

## 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 May 31, 2023.*

### To all parties in interest and claimants:

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

### Third & Final Publication

By virtue of a Writ of Execution **No. 2004-06767**, 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 **West Norriton Township**, Montgomery County, Pennsylvania, of the Recorder of Deeds of Montgomery County, in Deed Book 831, Page 600, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Juniata Road, a corner of Lot No. 34 on said Plan; thence, along Lot No. 34, Westwardly, 138.50 feet, more or less, to a point, in line of land, now or late of Henry Tetlow Estate; thence, along said land, North 23 degrees, 13 minutes East, 94.00 feet, more or less, to a stone in Egypt Road; thence, extending through Egypt Road, South 85 degrees, 11 minutes East, 106.00 feet, more or less, to a point along the Westerly side of Juniata Road, extended; thence, extending along the Westerly side of Juniata Road, South 03 degrees, 50 minutes West, 88.0 feet, more or less to the first mentioned point and place of beginning.

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

BEING a portion of Lot No. 34 on a Plan of Jefferson Manor, recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 831 at Page 600, bounded and described in accordance with a recent Survey made by W.D. Hiltner, Registered Surveyor, dated October 11, 1947, as follows:

BEGINNING at a point on the Westerly side of Juniata Road, a corner of this and Lot No. 35 on said Plan; thence, extending along Lot No. 35, North 57 degrees, 21 minutes West, 133.10 feet to a corner of other land, now or late of Henry Testlow Estate; thence, along the same; South 22 degrees, 24 minutes West, 31.88 feet to a point; a corner, minutes East, 143.87 feet to a point; a corner on the Westerly side of Juniata Road; thence, along the said side of said road, North 02 degrees, 19 minutes East, 30.00 feet to the point and place of beginning.

ALSO, ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made June 7, 1948, by Will D. Hiltner, Registered Surveyor, Norristown, PA, as follows, to wit:

BEGINNING at a point in the Westerly side of Juniata Road, at the distance of 89.00 feet, measured South, 02 degrees, 39 minutes West from the Southerly side of Egypt Road (33.00 feet wide), in line of other land of these grantees; thence, by the Westerly side of Juniata Road, South, 02 degrees, 39 minutes West, 67.19 feet to a point, in line of land, now or late of Raymond Ellis; thence, on the course North, 87 degrees, 21 minutes West, 167.99 feet to a point, in line of land, now or late of Linwood Stout, et ux, et al.; thence, on a course North, 22 degrees, 24 minutes East, 71.39 to a point, in line of land of these grantees; thence by the same, South 87 degrees, 21 minutes East, 143.87 feet to the point and place of beginning.

BEING the same premises, which Hansell E. Wade and Susan L. Wade, husband and wife, by Deed, dated November 26, 1996, and filed in the Montgomery County Recorder of Deeds Office, at Deed Book 5168, Page 2256, granted and conveyed unto Kevin P. Burk.

Parcel Number: 63-00-04279-00-5.

Location of property: 40 Egypt Road, West Norriton Township, Montgomery County, PA 19403.

The improvements thereon are: Residential, single-family home.

Seized and taken in execution as the property of **Kevin P. Burk and Susan Elizabeth Tears** at the suit of Sherman A. Eger, Jr. Debt: \$717,589.66.

**George J. Ozorowski (Hughes, Kalkbrenner & Ozorowski, 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. 2011-14360**, 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 two tracts of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follow, to wit:

**TRACT NO. 1**

BEGINNING at a point on the North side of High Street, a corner of lot of Reuben Geist; thence, by the same, Northwardly 140 feet to a corner on the South side of Buttonwood Alley; thence, by the same, Westwardly and in a line parallel with said High Street, 20 feet to other lands, now or late of Lewis B. Reifsnnyder; thence, by the same, Southwardly and on a line parallel with Reuben Geist's land, aforesaid, 140 feet to High Street, aforesaid; thence, by the same, Eastwardly 20 feet to the place of beginning.

**TRACT NO. 2**

BEGINNING at a point on the North side of High Street, between Franklin and Washington Streets, a corner of this and other lands of the said Newton R. Turner; thence, by the same, Northwardly, 140 feet to a 20 feet wide alley; thence, along the South side of said alley, Westwardly 18 inches to other land of John G. Kentzel; thence, by the same, Southwardly, 140 feet to the North side of High Street, aforesaid; thence, along the North side of High Street, Eastwardly, 18 inches to the place of beginning.

BEING the same premises which James Connolly by Deed, dated November 9, 1998 and recorded March 18, 1999, in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, at Deed Book 5263, Page 2102, granted and conveyed unto Whitemarsh House, Inc.

Parcel Number: 16-00-14956-00-4.

Location of property: 437 High Street, Pottstown, PA 19464.

The improvements thereon are: Mixed residential/commercial.

Seized and taken in execution as the property of **Whitemarsh House, Inc.** at the suit of Neshaminy Capital, LLC. Debt: \$96,613.11.

**Eden R. Bucher (Barley Snyder)**, 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. 2016-15277**, 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 Moreland Township**, Montgomery County, Pennsylvania, and described according to a plan of part of "Fern Village, Section No. 3", made by George B. Mebus, Registered Professional Engineer, dated May 27, 1954, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willard Road (fifty feet wide) at the distance of seventy-two and sixty-four one-hundredths feet, measured on a bearing of North, forty-three degrees, twenty minutes, ten seconds East along the said side of Willard Road from a point of tangent in the same, said point of tangent, being at the distance of thirty-two and forty-four one hundredths feet, measured on the arc of a circle, curving to the left, having a radius of twenty feet from a point of curve on the Northeasterly side of Bryant Lane (fifty feet wide); thence, extending from said point of beginning, North, forty-six degrees, thirty-nine minutes, fifty seconds West, one hundred five and fifty one-hundredths feet to a point; thence, extending North, thirty-six degrees, twenty-four minutes, fifty seconds East, thirty-seven and thirty-seven one-hundredths feet to a point; thence, extending North, forty-three degrees, twenty minutes, ten seconds East, thirty-seven and ninety one-hundredths feet to a point; thence, extending South, forty-six degrees, thirty-nine minutes, fifty seconds East, one hundred ten feet to a point on the Northwesterly side of Willard Road, aforesaid; thence, extending South, forty-three degrees, twenty minutes, ten second West, along the side of Willard Road, seventy-five feet to the first mentioned point and place of beginning.

BEING Lot No. 193 as shown on the above-mentioned Plan.

BEING the same premises which Robert Jankus and Linda Jankus by Deed, dated May 19, 2006 and recorded on July 21, 2006, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5609 at Page 646, as Instrument No. 2006089510, granted and conveyed unto John Lawrence Bridges.

Parcel Number: 59-00-18406-00-3.

Location of property: 303 Willard Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **John Lawrence Bridges and The United States of America** at the suit of U.S. Bank, N.A., as Successor Trustee to LaSalle Bank National Association, on behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE7, Asset-Backed Certificates Series 2006-HE7. Debt: \$483,737.83.

**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. 2016-25041**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being Lot 7 Section A, on plan of Burnside Estates, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, Norristown, PA, in Deed Book 1304 at Page 601 and described according to a survey and Plan thereof made by Will D. Hiltner, Registered Surveyor of Norristown, PA, on 3/26/1948, as follows, to wit:

BEGINNING at a point on the Southeast side of Liberty Avenue (50 feet wide), at the distance of 247.50 feet, Northeast from the intersection of one extended Southeast line of Liberty Avenue, with the extended Northeast line of Marshall Street (50 feet wide), containing in front or breadth on the Southeast side of Liberty Avenue, 55 feet and extending of that width, in length or depth, Southeast, between parallel lines at right angles to said Liberty Avenue, 156.33 feet.

BEING the same premises which Vincent R. Zinno and Karen L. Zinno, by Deed, dated 10/27/95 and recorded at Montgomery County Recorder of Deeds Office, on 10/31/95, in Deed Book 5129 at Page 2406, granted and conveyed unto Leonard G. Bisignaro, Jr. and Christina G. Bisignaro.

Parcel Number: 63-00-04435-00-2.

Location of property: 112 Liberty Avenue, West Norriton, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Leonard G. Bisignaro, Jr. and Christina G. Bisignaro** at the suit of West Norriton Township. Debt: \$4,718.26.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-02042**, 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 building and improvements thereon erected, Hereditaments and Appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 5 on Plan of Subdivision made for Rice's Mill Road, Inc., by Haggerty, Boucher and Hagan, Inc., Engineers, Abington, Pennsylvania, on the 15th day of January, A.D. 1960, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pa., in Plan Book A-5, Page 103, described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ricewynn Road (50 feet wide), which point is measured on the arc of the circle, curving to the right, having a radius of 125 feet, the arc distance of 82 feet from a point of curve therein, which point of curve is measured South 49 degrees, 10 minutes East, 195 feet from the Southerly terminus of the radial intersection connecting the said side of Ricewynn Road with the Southerly side of Rice Mill Road (50 feet wide) (the said radial intersection having a radius of 25 feet, an arc distance of 39.27 feet): thence, extending from said point of beginning, along the said side of Ricewynn Road; the (3) following courses and distances, to wit: (1) on the arc of a circle, curving to the right, having a radius of 125 feet, the arc distance of 27.08 feet to a point of tangent, therein; (2) South 0 degrees, 50 minutes West, 18.40 feet to a point of curve therein; (3) on the arc of a circle, curving to the right, having a radius of 50 feet, the arc distance of 21.38 feet to a point of reverse curve in the Cul-de-Sac of Ricewynn Road; thence, extending on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 98.57 feet to a point, in Lot No. 4 on said Plan; said point therein being the center of a 20 feet Right of Way for Sanitary Sewers; thence, extending along the same, South 2 degrees, 22 minutes, 22 seconds West, 103.57 feet to a point; thence, extending South 71 degrees, 45 minutes West, 57.64 feet to a point; thence, extending North 48 degrees, 17 minutes West, crossing a 10 feet wide Right of Way for Sanitary Sewers, 185.19 feet to a point, in Lot No. 6 on said Plan; thence, extending along the same, North 49 degrees, 15 minutes, 29 seconds East, 207.31 feet to a point on the Southwesterly side of Ricewynn Road, being the first mentioned point and place of beginning.

BEING the same property conveyed to James R. Davis, Jr., as sole owner, who acquired title by virtue of a deed from David E. Horvick and Lei L. Doo-Horvick, no marital status shown, dated November 2, 2007, recorded December 17, 2007, at Instrument Number 2007146588, and recorded in Book 5675, Page 00885, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-23074-00-7.

Location of property: 1210 Ricewynn Road, Wyncote, PA 19095.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James R. Davis, Jr., as sole owner** at the suit of MCLP Asset Company, INC. Debt: \$668,675.66.

**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. 2018-07677**, 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 **Hatfield Township**, Montgomery County, Pennsylvania, described according to a Record Plan, made for Lexington Commons Limited, by Chambers Associates, dated February 21, 1983 and last revised August 27, 1985 and recorded August 30, 1985 in Plan Book A-46, Pages 392 and 398 and described as follows, to wit:

BEGINNING at a point on the Southeast side of Needham Circle, said point being measured along Needham Circle, the three following courses and distances from the Southernmost terminus of a round corner, connecting the Southeast side of Needham Circle, with the Northeast side of Roxbury Road (50 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 10.00 feet, the arc distance of 14.77 feet; (2) North 11 degrees 23 minutes 48 seconds East, 51.72 feet; (3) the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 36.57 feet to a point, a corner of Lot #69 and place of beginning.

THENCE, from said place of beginning and continuing along the Southeast side of Needham Circle, on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 22.07 feet to a point, a corner of Lot #71.

THENCE, leaving the Southeast side of Needham Circle and along Lot #71, South 90 degrees 00 minutes 00 seconds East, 188.94 feet to a point, a corner in line of Lot #61 and #62; thence, along Lots #61 and #62, South 30 degrees 44 minutes 00 seconds West, 25.59 feet to a point, a corner of Lot #69; thence, along Lot #69, North 90 degrees 00 minutes 00 seconds, 174.25 feet to a point on the Southeast side of Needham Circle and first mentioned point and place of beginning. BEING Lot #70 on said Plan.

UNDER AND SUBJECT TO Agreements, Restrictions and Easements of Record.

BEING the same premises which Nicholas F. Changelo and Nicole Demers-Changelo, husband and wife, by Deed dated 10/12/2012 and recorded 11/05/2012 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5853, Page 1019, granted and conveyed unto Brandyon Anthony Valencia and Jolene Jenkins Valencia, husband and wife, in fee.

Parcel Number: 35-00-07061-48-2.

Location of property: 1486 Needham Circle, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brandyon Anthony Valencia and Jolene Jenkins Valencia** at the suit of JPMorgan Chase Bank, National Association c/o Carrington Mortgage Services, LLC. Debt: \$211,093.48.

**LOGS Legal Group LLP**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2018-15559**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit in the property known, named and identified as The Village at Sawmill Valley Condominium and whereby First Amendment to Declaration, Condominium is now known as Sawmill Village Condominium, located in **Horsham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., by the recording in the Montgomery County Department of Records of a Declaration dated November 22, 1982 and recorded on December 8, 1982, in Deed Book 4697 at Page 495, and an Amendment thereto, dated September 6, 1983 and recorded September 7, 1983, in Deed Book 4717 at Page 814; and a Second Amendment thereto, dated January 6, 1984 and recorded January 13, 1984, in Deed Book 4727 at Page 2092; and a Third Amendment thereto, dated April 30, 1984 and recorded May 9, 1984, in Deed Book 4735 at Page 1935; and a Fourth Amendment thereto, dated August 10, 1984 and recorded August 22, 1984, in Deed Book 4745 at Page 1657; and a Fifth Amendment thereto, dated September 11, 1984 and recorded September 19, 1984, in Deed Book 4748 at Page 602; and a Sixth Amendment thereto, dated October 24, 1984 and recorded November 7, 1984, in Deed Book 4752 at Page 120; and Declaration Plan, dated November 8, 1982 and recorded on December 8, 1982, in Condominium Plan Book 9 Pages 49 to 53; being and designated as Unit B-1, together with a Proportionate Undivided Interest in the Common Elements (as defined in such Declaration) of 0.8929%.

BEING the same premises conveyed which Deed, dated 04/05/12, conveying from Charles P. McClintock to Nicholas Rivelli, recorded 04/24/12, in Book 5833, Page 01324, Instrument #2012039829.

Parcel Number: 36-00-11669-68-8.

Location of property: 20 Hickory Drive, #B1, Horsham, PA 19044.

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

Seized and taken in execution as the property of **Nicholas Rivelli** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$173,239.81.

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

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

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

By virtue of a Writ of Execution **No. 2019-06056**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of Subdivision, Plan of Section I-B of Tower Hill Ridge, prepared for Quaker Construction Company by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveyor, Sumneytown Pike, Kulpsville, Pennsylvania, recorded April 24, 1986 in Plan Book A-47, Page 203, bounded and described as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Bellows Way, measured the two following courses and distances from a point of curve on the Northwesterly side of Twining Road; (1) on the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 31.82 feet, to a point of tangent; (2) North, 71 degrees 47 minutes 55 seconds West, 90.00 feet to a point; thence, extending from said point and place of beginning, along said side of Bellows Way, North 71 degrees 47 minutes 55 seconds West, 75.10 feet to a point; thence, extending North 21 degrees 12 minutes 11 seconds West, 147.90 feet to a point; thence, extending South 71 degrees 47 minutes 55 seconds East, 75.10 feet to a point, a corner of Lot No. 86; thence, extending along said lot and also Lot No. 85, South 21 degrees 12 minutes 11 seconds West, 147.90 feet to the first mentioned point and place of beginning.

BEING the same premises which Jennifer Cameron by Deed dated 3/30/2015 and recorded 4/2/2015 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5948 at Page 02666, granted and conveyed unto Robert Lee Knox.

Parcel Number: 46-00-00057-02-3.

Location of property: 201 Bellows Way, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Robert Lee Knox** at the suit of Freedom Mortgage Corporation. Debt: \$299,109.20.

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

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

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

By virtue of a Writ of Execution **No. 2019-13888**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and tract, or piece of land, situate in **East Norriton Township**, Montgomery County, Pennsylvania, being Lot No. 437 on a certain Plan of Lots of Grandview Heights, which Plan is recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 606 at Page 500, bounded and described as follows, to wit:

BEGINNING at a stake on the Northeast side of the Borough Line Road, now known as West Johnson Highway, at the distance of 440.00 feet, Northwesterly from the Northwest side of Third Street; thence, extending along the Northeasterly side of Johnson Highway, North 43 degrees West, 40.00 feet to a stake a corner; thence, extending along other land of the said Grantor, the line for a portion of the distance, passing through the middle of the partition wall, dividing the house on this lot from the one on the adjoining lot, North 47 degrees East, 150.00 feet to a stake, a corner; thence, extending along land of Marvel-Coles Company, South 43 degrees East, 40.00 feet to a point, a corner of other land of the said Grantor; thence, by and along the same, South 47 degrees West, 150.00 feet to the first mentioned point and place of beginning.

BEING the same premises which John Gambone and George J. Williams, Co-Partners, trading as Norristown Realty Holding Co., a Pennsylvania General Partnership, by Deed, dated July 7, 2003, and recorded August 21, 2003, in Deed Book 5470, Page 115, granted and conveyed unto David Martin and Kevin Davis, in fee.

BEING the same premises which David Martin and Kevin Davis, by Deed dated February 23, 2021, and recorded March 17, 2021, in Deed Book 6217, Page 1170, granted and conveyed unto Karen Bradford, in fee.

Parcel Number: 33-00-04648-00-8.

Location of property: 347 W. Johnson Highway, Norristown, PA 19401, f/k/a 316 W. Johnson Highway, Norristown, PA 19401.

The improvements thereon are: Commercial - Retail, Office, Apartments - Multi-use.

Seized and taken in execution as the property of **David Martin, Kevin Davis, and Karen Bradford** at the suit of COBA, Inc., assignee of TD Bank, N.A., successor by merger to Commerce Bank, N.A. Debt: \$173,807.52.

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

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

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

By virtue of a Writ of Execution **No. 2020-00199**, 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 Moreland Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Final Plan, Section Three of "Justa Farms", made for Chapel Hill Development Corp., by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors, dated December 13, 1965 and last revised April 29, 1966, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-9 at Page 56, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Somers Drive (50 feet wide), said point being the three following courses and distances from a point of curve on the Southwesterly side of County Line Road (L.R. 09033) (56.50 feet wide): (1) leaving County Line Road, on the arc of a circle, curving to the right, having a radius of 30.00 feet, the arc distance of 47.12 feet to a point of compound curve; (2) Southwestwardly, on the arc of a circle, curving to the right, having a radius of 125.00 feet, the arc distance of 48.94 feet to a point of tangent; and (3) South, 57 degrees 22 minutes 10 seconds West, along the Northwesterly side of Somers Drive, 98.62 feet to the point of beginning.

CONTAINING in front or breadth Southwesterly, along the Northwesterly side of Somers Drive, 125.00 feet and extending of that width, in length or depth, Northwestwardly, between parallel line at right angles to Somers Drive, 150.00 feet.

BEING Lot Number 155 as shown on the above-mentioned plan.

BEING the same property conveyed to Joseph D. Leska and Melissa Leska, no marital status shown, who acquired title by virtue of a deed from Brian Lichtenstein and Irvin Lichtenstein, Co-Executors of the Estate of Bernice Lichtenstein, deceased, dated April 5, 2006, recorded April 13, 2006, at Document ID 2006043656, and recorded in Book 05597, Page 0808, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 41-00-08530-00-6.

Location of property: 3914 Somers Road, a/k/a 3914 Sommers Drive, Huntingdon Valley, PA 19006.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joseph D. Leska and Melissa Leska** at the suit of MCLP Asset Company, Inc. Debt: \$309,575.24.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-01791**, 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 81-B, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, on February 3, 1987, in Deed Book 4828 at Page 1172; A First Supplementary Declaration of Condominium, dated February 26, 1987 and recorded March 3, 1987, in Deed Book 4830 at Page 1406; A Second Supplementary Declaration of Condominium, dated April 8, 1987 and recorded April 10, 1987, in Deed Book 4834 at Page 1169; A Third Supplementary Declaration of Condominium, dated May 20, 1987 and recorded June 9, 1987, in Deed Book 4840 at Page 877; A Fourth Supplementary Declaration of Condominium, dated July 14, 1987 and recorded July 21, 1987, in Deed Book 4845 at Page 106; A Fifth Supplementary Declaration of Condominium, dated July 28, 1987 and recorded August 19, 1987, in Deed Book 4848 at Page 936; A Sixth Supplementary Declaration of Condominium, dated October 7, 1987 and recorded October 13, 1987, in Deed Book 4853 at Page 2336; A Seventh Supplementary Declaration of Condominium, dated November 25, 1987 and recorded January 5, 1988, in Deed Book 4862 at Page 427; An Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988, in Deed Book 4865 at Page 938; A Ninth Supplementary Declaration of Condominium, dated April 6, 1988 and recorded April 15, 1988, in Deed Book 4870 at Page 399; A Tenth Supplementary Declaration of Condominium, dated May 10, 1988 and recorded May 16, 1988, in Deed Book 4873 at Page 485; An Eleventh Supplementary Declaration of Condominium, dated June 10, 1988 and recorded June 15, 1988, in Deed Book 4776 at Page 424; and A Twelfth Supplementary Declaration recorded August 9, 1988 and recorded in Deed Book 4882 at Page 2066; and A Thirteenth Supplementary Declaration recorded November 10, 1988 in Deed Book 4893 at Page 864; and A Fourteenth Supplementary Declaration recorded December 15, 1988 in Deed Book 4896 at Page 1864.

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 Amendment or Supplementary Declaration thereto.

UNDER AND SUBJECT TO the burdens, and together with the applicable benefits of Declaration of Condominium of Forest Park, a Condominium, together with Plats and Plans, dated November 27, 1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, on November 27, 1985 in Deed Book 4785 at Page 1772, which Declaration and Plats and Plans have since been amended by Amendment to Declaration of Forest Park, a Condominium, dated July 25, 1986 and recorded August 26, 1986 in Deed Book 4810 at Page 1664 and Second Amendment dated October 22, 1986 and recorded November 21, 1986 in Deed Book 4820 at Page 770.

TITLE TO SAID PREMISES IS VESTED IN Mark Gillman, by Deed from Darek Koleda, dated October 16, 2017, and recorded October 17, 2017, in Deed Book 6065, Page 1457.

Parcel Number: 63-00-05515-25-4.

Location of property: 1027 Northridge Drive, Condominium #81-B, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark Gillman** at the suit of Pennymac Loan Services, LLC. Debt: \$140,996.51.

**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. 2020-04560**, 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 **partly in Perkiomen Township and partly in Upper Salford Township**, Montgomery County, Pennsylvania and being Lot No. 2 on a map showing land of R. Campbell Start, made by Francis W. Wack, Registered Surveyor, Schwenksville, PA, on May 22, 1942, as follows, to wit:

**BEGINNING** at a point, in the bed of Cedar Road, a public road, leading from Schwenksville to Spring Mount, at the distance of ninety six feet and four tenths of a foot, measured along the title line in the bed of said Cedar Road on a course of South, 14 degrees 56 minutes East from an iron pin set at an angle point in said road, a corner of Lot No. 3, as shown on said plan; thence, extending along Lot No. 3; North, 67 degrees 38 minutes East, two hundred twenty-one feet and four tenths of a foot to an iron pin, in line of Spring Mountain House land; thence, along said land, South 14 degrees 56 minutes East, fifty-five feet to an iron pin, a corner of Lot No. 1; thence, along Lot No. 1, South 67 degrees 38 minutes West, two hundred twenty-one feet and four tenths of a foot to a point in the title line in the bed of Cedar Road, aforesaid; thence, along the title line in the bed of Cedar Road, North 14 degrees 56 minutes West, fifty-five feet to the place of beginning.

**BEING** the same premises which Charles T. Jackson, by Deed dated 6/30/2010 and recorded 7/7/2010, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5772 at Page 02048, granted and conveyed unto Robert D. Jackson.

Parcel Number: 62-00-00151-00-3.

Location of property: 826 Cedar Road, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Robert D. Jackson** at the suit of MidFirst Bank. Debt: \$133,313.56.

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

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

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

By virtue of a Writ of Execution **No. 2020-04633**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** lot, or piece of land, situate in **Red Hill Borough**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, Red Hill Village, made for Barrett Development Corporation, by John G. Walter, Inc., Registered Engineer, dated 7/1/1970 and recorded in the Office of the Recorder of Deeds on 7/23/1970, in Plan Book A-17 at Page 12, as follows, to wit:

**BEGINNING** at a point on the Southwesterly side of Jefferson Street (50 feet wide), at the following 2 courses and distances measured along the said side of Jefferson Street, from its point of intersection with the Southeastly side of 8th Street (50 feet wide): (1) on the arc of a circle, curving to the right, in a Southeastwardly direction, having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent in same; thence, (2) South 21 degrees 47 minutes 30 seconds East, 251.54 feet to the point and place of beginning.

**CONTAINING** in front or breadth on the said Southwesterly side of Jefferson Street, measured South 21 degrees 47 minutes 30 seconds East, 20 feet and extending of that width, in length or depth, measured South 68 degrees 12 minutes 30 seconds West, 155 feet to a 20 feet wide alley, running from 8th Street and 7th Street.

**BEING** Lot #60 on said plan.

**BEING** the same premises, which James M. Finnell, by Deed, dated February 13, 2012 and recorded March 2, 2012, in the County of Montgomery Clerk's/ Register's Office, in Deed Book 5828 at Page 2573, conveyed unto Joshua Greenwald and Megan M. Moyer, as Joint Tenants with the Right of Survivorship and not as Tenants in common, in fee.

Parcel Number: 17-00-00148-33-9.

Location of property: 749 Jefferson Street, Red Hill, PA 18076.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Joshua Greenwald and Megan M. Moyer a/k/a Megan Moyer** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I. Debt: \$164,337.08. **Jill Fein (Hill Wallack, LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2020-14916**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, Montgomery County, Pennsylvania and described according to a Plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated February 17, 1953, as follows, to wit:

BEGINNING at the point formed by the intersection of the Northwesterly side of York Road (60 feet wide) and the Northeasterly side of Williams Lane (50 feet wide); thence, extending from said point of beginning, North 82 degrees 29 minutes West, along the said Northeasterly side of Williams Lane, crossing a certain 20 feet wide right-of-way 171.48 feet to a point on the Northwesterly side of the said right-of-way; thence, extending North 11 degrees 37 minutes East along the said side of the right-of-way 77.55 feet to a point; thence, extending South 78 degrees 51 minutes 30 seconds East re-crossing the aforesaid right-of-way and partly through a wall 170.50 feet to a point on the Northwesterly side of York Road, aforesaid; thence, extending South 11 degrees 8 minutes 30 second West, along the said side of York Road, 66.61 feet to the first mentioned point and place of beginning.

EXCEPTING THEREFROM AND RESERVING THEREOUT a right-of-way 20 feet in width extending from the Northeasterly side of Williams Lane to the property of, now or late of Harry V. Yerkes, the Westerly side of the said right-of-way to follow the said Easterly line of Lot No. 2 as laid out on a certain Plan of Lots made by Herbert H. Metz, dated April 2, 1924 and known as Hatboro Heights and recorded at Norristown, PA, in Deed Book Number 768, Page 600 and the Easterly line to extend parallel thereto at a distance of 20 feet therefrom to all who abut thereon, their heirs, executors, administrators and assigns the free and uninterrupted use thereof for ingress, egress, regress to their properties forever.

BEING PART OF THE SAME PREMISES which Salrick, LLC, by Indenture, dated July 18, 2017, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid in Deed Book and Page 6053/2967, granted and conveyed unto 58 York Partners, LLC, in fee.

Parcel Number: 08-00-06652-00-9.

Location of property: 58 S. York Road, Hatboro, PA 19040.

The improvements thereon are: Commercial - Retail, Office, Apartments - Multi-use.

Seized and taken in execution as the property of **58 York Partners, LLC; Bernie's Hatboro, LLC; Eric S. Kretschman; and Oreland Associates II, LLC** at the suit of Berkshire Bank. Debt: \$1,933,790.84.

**Robert L. Saldutti**, Attorney. I.D. #63867

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. 2021-01282**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Fourth Street, between Johnson and State Streets, being known as No. 34 West Fourth Street, bounded and described as follows, to wit:

BEGINNING at a point on the South line of said Fourth Street, at the distance of 324 feet, 6 inches, more or less, Eastwardly from the Southeast corner of State and Fourth Streets, a corner of this and House No. 36 West Fourth Street, now or late of William H. Wiand; thence, Southwardly 140 feet to a twenty feet wide alley, passing in part of said course and distance through the middle of the division or partition wall of this and House No. 38 West Fourth Street; thence, by said twenty feet wide alley, Eastwardly, 22 feet 6 inches to land of \_\_\_\_\_; thence, Northwardly, 140 feet to the South side of Fourth Street, aforesaid; thence, by the same, Westwardly, 22 feet 6 inches to the place of beginning.

BEING the same premises which Lisa Butler-Keys a/k/a Lisa Butler, by Deed, dated 11/30/2004 and recorded 12/09/2004 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 11331 at Page 2746, granted and conveyed unto Mallie Roberson, in fee.

Parcel Number: 16-00-09884-00-9.

Location of property: 34 W. 4th Street, Pottstown, PA 19464.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mallie Robinson** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-HE2. Debt: \$76,245.66.

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

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

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

By virtue of a Writ of Execution **No. 2021-04837**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Plan of Willow Park Homes, made December 20, 1950, and recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 2151 at Page 601, as follows, to wit:

BEGINNING at a point on the Northeast side of Coolidge Avenue (50 feet wide), measured the two following courses and distance along the Northeast and Northwest sides of Coolidge Avenue, from the point of intersection of the Northwest side of Coolidge Avenue, with the Southwest side of Moreland Avenue (70 feet wide), (as widened 10 feet on the Southwest side thereof) (both lines produced): (1) South 42 degrees 25 minutes West, 21.85 feet to a point of curve; and (2) on the arc of a circle, curving to the right, having a radius of 10 feet, the arc distance of 15.41 feet to the point and place of beginning; thence, extending from said beginning point, along the Northeast side of Coolidge Avenue, on the arc of a circle, curving to the left, having the radius of 165 feet, the arc distance of 63.82 feet to a point; thence, extending North 18 degrees 34 minutes 22 seconds East, 137.61 feet to a point; thence, extending South 47 degrees 35 minutes East, 122.33 feet to a point on the Northeast side of Coolidge Avenue; thence, extending along the same, South 42 degrees 25 minutes West, 101.85 feet to a point a curve; thence, extending on the arc of a circle, curving to the right, having a radius of 10 feet, the arc distance of 15.41 feet to the point and place beginning.

BEING Lot Number 32 Coolidge Avenue on said Plan.

FOR INFORMATIONAL PURPOSES ONLY: The APN is shown by the County Assessor as 300010284009; source of title is Book 5339, Page 1854 (recorded 11/27/00).

Parcel Number: 30-00-10284-00-9.

Location of property: 1972 Coolidge Avenue, Township of Abington, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Carnell Williams, Jr.** at the suit of U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II. Debt: \$300,786.32.

**Friedman Vartolo, LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-07431**, 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 Moreland Township**, Montgomery County, Pennsylvania and described according to a plan of part of Fern Village, Section No. 3, made by George B. Mebus, Registered Professional Engineer, dated 5/27/1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of High Avenue (50 feet wide), at a distance of 305 feet, measured on a bearing North, 43 degrees 4 minutes 10 seconds East, along the said side of High Avenue, from a point of tangent, in the same said point of tangent, being at a distance of 31.32 feet, measured on the arc of a circle, curving to the right, having a radius of 20 feet from a point of curve on the Northeastly side of Exton Road, (50 feet wide).

CONTAINING in front or breadth on the said side of High Avenue, 60 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles at High Avenue, 122 feet.

BEING the same premises which Barbara Ann Tafuri, Kristina Foley and Christopher Foley, by Deed, dated 6/16/16 and recorded at Montgomery County Recorder of Deeds Office, on 7/19/16, in Deed Book 6007 at Page 2397, granted and conveyed unto Christopher Foley and Kristina Foley.

Parcel Number: 59-00-09346-00-9.

Location of property: 817 High Avenue, Upper Moreland, PA 19090.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Christopher Foley and Kristina Foley** at the suit of School District of Upper Moreland Township. Debt: \$3,485.09.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-07463**, 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 at the intersection of the Northeasterly line of Beecher Avenue (50 feet wide) and the Northwesterly line of Grove Avenue (50 feet wide), in the Village and **Cheltenham Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on Beecher Avenue 50 feet and extending of that width, in length or depth, Northeastwardly, along the Northwesterly side of Grove Avenue, 150 feet.

BEING the same premises which Edward Blanchard, by Deed dated 2/28/18 and recorded at Montgomery County Recorder of Deeds Office on 4/2/18, in Deed Book 6084 at Page 1721, granted and conveyed unto Michael Garcia.

Parcel Number: 31-00-13000-00-1.

Location of property: 104 Grove Avenue, Cheltenham, PA 19012.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Michael Garcia** at the suit of Cheltenham School District. Debt: \$6,322.26.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-24798**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit, in the property known, named and identified as Stony Creek Condominiums, located in **East Norriton Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, Act 68 Pa. C.S. Sec. 3101, et seq., by the recording in the Montgomery County Department of Records, of a Declaration dated 11/17/1986 and recorded in Deed Book 4819 at Page 1495, and First Amendment thereto recorded in Montgomery County in Deed Book 4936 at Page 172; Second Amendment recorded in Deed Book 5092 at Page 1682, being and designated as Unit No. 304, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and any Amendments thereto) of 0.54947317%.

BEING the same premises which, Laura Levin, by Deed, dated 07/28/2011 and recorded 08/12/2011 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5810 at Page 660, granted and conveyed unto Samuel Danner, in fee.

Parcel Number: 33-00-08576-30-1.

Location of property: 304 Stony Way, a/k/a 304 Stony Way, Condominium 304, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrea Danner, in her capacity as Heir of Samuel Danner a/k/a H. Samuel Danner a/k/a H. S. Danner, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Samuel Danner a/k/a H. Samuel Danner a/k/a H. S. Danner, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$129,067.46.

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

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

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

By virtue of a Writ of Execution **No. 2022-00071**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or parcel of land and premises, situate, lying and being in **Royersford Borough**, Montgomery County, Pennsylvania, more particularly described, as follows:

DESCRIBED in accordance with a Survey and Plan of property of William C. and Nancy Lee Warner, made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated June 3, 1955, as follows, to wit:

BEGINNING at a point in the center line of Walnut Street (57 feet wide), at the distance of 325 feet, Northeastwardly from the center line of 7th Avenue; thence, crossing a mark in concrete on the Northwest side of Walnut Street, North 41° West, the line passing through the center line of partition wall, dividing the building hereon erected and the building on the adjoining lot, 190 feet to an iron pin on the Southeast side of an intended alley; thence, along said side of said intended alley, North 49° East, crossing an iron pin, 71.32 feet from the beginning of this line, 75 feet to a tree with a pad at the corner of the premises herein described; thence, South 41° East, crossing an iron pin on the Northwest side of Walnut Street, 190 feet to a point in the center line of Walnut Street; thence, along the center line of Walnut Street, South 49° West, 75 feet to the first mentioned point and place of beginning.

BEING the same premises which Anna L. Gyuris f/k/a Anna L. Coan, by Deed dated 7/10/2018 and recorded at Montgomery County Recorder of Deeds Office on 7/11/2018, in Deed Book 6097 at Page 2621, Instrument No. 2018046018, granted and conveyed unto David N. Auman and Katherine A. Ryberg.

Parcel Number: 19-00-04828-00-4.

Location of property: Residential, single-family.

The improvements thereon are: 733 Walnut Street, Royersford, PA 19468.

Seized and taken in execution as the property of **Katherine A. Ryberg and David N. Auman** at the suit of Citizens Bank, N.A. Debt: \$225,931.74.

**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. 2022-03157**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, being Lot No. 25 on a Subdivision Plan, Section No. 1 Pine Hill Acres, made by C. Raymond Weir, Associates, Inc., of Ambler, Pa., dated September 12, 1964, and recorded in the Office for the Recording of Deeds in and for Montgomery County at Norristown, Pa., in Plan Book No. C-3 at Page 125 and described as follows:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road (of a width as shown on said plan) which point is measured the three following courses and distances from a point of curve on the southwesterly side of Susquehanna Road (65 feet wide), viz: (1) on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 67.57 feet to a point of tangent; (2) South 49 degrees 01 minutes 20 seconds West, 3.63 feet to a point of curve; and (3) on the arc of a circle, curving to the left, having a radius of 11,429.19 feet, the arc distance of 321.57 feet to the point and place of beginning; thence, extending along Lot No. 26 on said plan; South 40 degrees 58 minutes 40 seconds, East 143.66 feet to a point; thence, extending South 49 degrees 01 minutes 20 seconds West, 86 feet to a point; thence, extending North 40 degrees 58 minutes 40 seconds West, 140.91 feet to a point on the Southeasterly side of Fitzwatertown Road, aforementioned; thence, extending along the said Southeasterly side of Fitzwatertown Road, on the arc of a circle, curving to the right, having a radius of 11,429.19 feet, the arc distance of 86.03 feet to the point and place of beginning.

BEING the same premises where Denise Cummins by Deed dated 06/06/2019 and recorded 06/06/2019 in the Office of the Recorder of Deed in Montgomery County, Commonwealth of Pennsylvania in Deed Book 6138, Page 2296 and as Instrument No. 20190354688 granted and conveyed unto Michael Cummins.

BEING the same premises that Denise Cummins by Deed dated June 6, 2019, and recorded on June 6, 2019, in the Office of Recorder of Deeds in and for Montgomery County, at Book 6138, Page 2296 and Instrument #20190354688 conveyed unto Michael Cummins, Grantee herein.

Parcel Number: 54-00-06268-00-5.

Location of property: 1045 Fitzwatertown Road, Abington, PA 19001.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Denise Cummins and Michael Cummins** at the suit of U.S. Bank National Association, not in its individual capacity, but Solely, as Trustee for the RMAC Trust, Series 2016-CTT. Debt: \$367,894.12.

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

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

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

By virtue of a Writ of Execution **No. 2022-09207**, 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 two and one-half story, brick dwelling house and lot of land, situate in the Village of Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, on the Northeast corner of Fourth and Howard Streets, the dimensions of the building being 20 feet wide in front, by 30 feet in length and the description of the lot on which said dwelling house is located is as follows:

BEGINNING at a stake on the Northeast corner of Howard and Fourth Streets; thence, Northwardly, along the East side of said Howard Street, 64 feet 6 inches, more or less to the dividing line of this and Lot 205; thence, Eastwardly, along the same 75 feet to land, now or late of Samuel Hartlino; thence, Southwardly, along the same 60 feet, more or less to the North side of said Fourth Street; thence, Westwardly, along the same, 75 feet to the place of beginning.

BEING Lot Nos. 203 and 204 in a plan of lots laid out by Horace N. and C. Q. Guldin.

BEING the same premises which Kathryn L. Sabuack, by Deed dated September 13, 2018, and recorded September 28, 2018, in Deed Book 6109 at Page 00142. Instrument No. 2018067620 conveyed to Neil C. Heinrich, II.

Parcel Number: 64-00-02500-00-1.

Location of property: 530 E. Howard Street, Stowe, PA 19464.

The improvements thereon are: Single-family, residence.

Seized and taken in execution as the property of **Neil C. Heinrich, II** at the suit of Pennsylvania Housing Finance Agency. Debt: \$105,860.25.

**Lois M. Vitti (Vitti Law Group Incorporated)**, Attorney(s). I.D. #209865.

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. 2022-11451**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan of Betzwood Hills, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated September 3rd, 1954, and revised October 18th, 1955, and described, as follows to wit:

BEGINNING at a point on the Northerly Side of Betzwood Drive (60 feet wide), which point is measured South, 87 degrees, 15 minutes East, 97.53 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 13.00 feet, the arc distance of 20.42 feet from a point on the Easterly side of Parkview Drive (60 feet wide); thence, extending North, 02 degrees, 45 minutes East, 124.43 feet to a point; thence, extending North, 75 degrees, 20 minutes East, 93.78 feet to a point; thence, extending South, 02 degrees, 45 minutes West, 152.50 feet to a point on the Northerly side of Betzwood Drive; thence, extending along the Northerly side of Betzwood Drive, North, 87 degrees, 15 minutes West, 89.47 feet to the first mentioned point and place of beginning.

BEING Lot #34 on said Plan.

BEING the same premises which Joyce Carol Grieb, by her agent William James Grieb, by Deed dated 5/22/2019 and recorded 5/29/2019 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6137 at Page 01211, Instrument #2019032955, granted and conveyed unto William Grieb, Jr.

Parcel Number: 63-00-00403-00-2.

Location of property: 975 Betzwood Drive, Norristown, PA 19403.

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

Seized and taken in execution as the property of **William Grieb, Jr.** at the suit of Pennsylvania Housing Finance Agency. Debt: \$153,720.37.

**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. 2022-14900**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey made by George B. Mebus, Registered Professional Engineer on 4/20/1950, as follows:

BEGINNING in the Northeast side of Arbor Road (40 feet wide), 275 feet, Northwest from the intersection of the Northwest side of Walden Avenue (40 feet wide) and the Northeast side of Arbor Road (if both were produced to intersect), said beginning point being in the extended party wall, between these promises and the premises adjoining to the Southeast; thence, (1) North 51 degrees 45 minutes West, along the Northeast side of Arbor Road,

25 feet to the center line of an 8 feet wide driveway, laid out partly between these premises and the premises adjoining to the Northwest and which driveway extends Northeast at right angles to Arbor Road, for the approximate distance of 100 feet; thence, (2) North 38 degrees 15 minutes East, along the center line of said joint driveway and also through the party wall of a stucco garage between these premises and the premises adjoining to the Northeast and its extensions thereof, 125 feet; thence, (3) South 51 degrees 45 minutes East, 25 feet to the extended party wall, between these premises and the premises adjoining to the Southeast above mentioned; and thence, (4) South 38 degrees 15 minutes East, running through the last mentioned party wall and its extensions thereof, 125 feet to the Northeast side of Arbor Road and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 8 feet wide joint driveway as and for a driveway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the premises adjoining to the Northeast.

BEING the same premises conveyed from David Rosenblum and Lynn Rosenblum, by Deed dated 07/27/2015, recorded in Montgomery County on 07/30/2015, in Deed Book 5693, Page 2824 as Instrument # 2015056512 to Chakaire Sanders.

Parcel Number: 31-00-00259-00-7.

Location of property: 623 Arbor Road, Cheltenham, PA 19012.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Chakaire Sanders** at the suit of NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$171,063.64.

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

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

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

By virtue of a Writ of Execution **No. 2022-15192**, 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 lots, or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, being known as Lot #481 and one-half and Lot #480 on Plan of Willow Grove Heights, which plan is recorded at Norristown, Pa., in Deed Book 380 at Page 500, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Reservoir Avenue (50 feet wide) at the distance of 100 feet, Southwestwardly from the Southwesterly side of Rubicam Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Reservoir Avenue, 37 1/2 feet and extending in length or depth between parallel lines at right angles to said Reservoir Avenue, Southeastwardly, 110.58 feet.

BEING the same property conveyed to Leon M. Glover, Sr. who acquired title by virtue of a deed from Leon M. Glover, Sr. and Danese M. Glover, dated December 22, 1998, recorded August 31, 1999, at Document ID 018705, and recorded in Book 5285, Page 2390, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-55944-00-6.

Location of property: 1651 Reservoir Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **Leon M. Glover, Sr.** at the suit of Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association. Debt: \$42,426.49.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-16015**, 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 Lots or pieces of land with the buildings and improvements thereon erected, Situate in **East Norriton Township**, Montgomery County, Pennsylvania, being Lots Numbered 380 and 490 on Plan of Lots of Grandview Heights, recorded at Norristown, in Deed Book No. 606 at Page 500 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Francis Avenue, fifty feet wide, at the distance of three hundred fifty feet, Southeastwardly from the Southeast side of Markley or Swede Streets, a corner of Lot #489 on said Plan; thence, Northeastwardly, along Lot #489, one hundred fifty feet to a point, a corner of Lot #488; thence, Southeastwardly, along Lot #488 and #287, eighty feet to a point, a corner of Lot #379; thence, Southwestwardly, along Lot #379, one hundred fifty feet to a point on the Northeast side of Francis Avenue, aforesaid; thence, along the Northeast side thereof, Northwestwardly eighty feet to the place of beginning.

BEING the same premises which Francis J. Foley by Deed dated January 20, 1993, and recorded in Montgomery County in Deed Book 5033, at Page 937, conveyed unto The Foley Family Trust dated March 4, 1992.

UNDER AND SUBJECT to restrictions as of record.

BEING Parcel #C-104-968-N.

TITLE TO SAID PREMISES IS VESTED IN Francis J. Foley and Anna Mae Foley, his wife, as Tenants by the Entireties by Deed from The Foley Family Trust, dated March 4, 1992, dated December 20, 2007, recorded January 25, 2008, in Book No. 5680 at Page 00468, Instrument No 2008008496.

\*Francis J. Foley departed this life on or about June 3, 2016.

\*Anna Mae Foley departed this life on or about July 7, 2020.

Parcel Number: 33-00-02830-00-8.

Location of property: 320 Francis Avenue, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Sam Rosato, in his capacity as Heir of Anna Mae Foley; Paul Rosato, in his capacity as Heir of Anna Mae Foley; Matthew Rosato, in his capacity as Heir of Anna Mae Foley; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Anna Mae Foley, (Francis J. Foley and Anna Mae Foley, both deceased)** at the suit of Mortgage Assets Management, LLC. Debt: \$296,189.40.

**Robert Crawley, (Robertson Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorney(s). I.D. #319712**

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. 2022-16165**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, in the property known, named and identified in the Declaration referred to below as "Summit Mews Condominium", located on Farmington Avenue, **Pottstown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa C.S. Section 3101, et seq, by the recording in the Montgomery County Recorder of Deeds Office at Norristown, Pennsylvania, of a Declaration dated 4/22/1987 and recorded on 4/24/1987, in Deed Book 4835, Page 1792; and of an Amended Declaration, dated 4/30/1987 and recorded on 5/1/1987, in Deed Book 4836, Page 783; and of the Second Amended Declaration, dated 5/26/1987 and recorded on 5/28/1987, in Deed Book 4838, Page 2471; and the Third Amended Declaration, dated 9/22/1987 and recorded on 9/22/1987, in Deed Book 4851, Page 2143; and of the Fourth Amended Declaration dated 9/16/1988 and recorded 9/21/1988, in Deed Book 4887, Page 1729; and of the Fifth Amended Declaration 5/22/1989 and recorded 5/22/1989, in Deed Book 4911, Page 1804; and of the Sixth Amended Declaration dated 6/27/1989 and recorded 6/28/1989, in Deed Book 4915, Page 923, being and designated in *such* Declaration as Unit No. 4. *As* more fully described in such Declaration, together with a proportionate undivided interest in the Common elements (as defined in such Declaration).

BEING the same premises that David Burford, by Deed dated August 4, 2021, and recorded September 27, 2021, in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 6249, Page 800, as Instrument # 2021116023, granted and conveyed unto Amanda Wise, in fee.

Parcel Number: 16-00-08744-06-9.

Location of property: 700 Farmington Avenue, Unit 4, Pottstown, PA 19464.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Amanda Wise** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing, in the matter of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$172,498.48.

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

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

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

By virtue of a Writ of Execution **No. 2022-16254**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and tract of land situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, being a part of Lot No. 25 on a Plan of Lots, known as the "Ideal Bungalow Sites".

BEGINNING at a stake a corner of Lot No. 26 and Second Avenue; thence, by the aforesaid Lot No. 26, North forty-three degrees, West eighty-two and seventy-five one-hundredths feet to a point, a corner, in line of land of William S. Pierson, Sr., and Mary A. Pierson, his wife; thence, along land of the said William S. Pierson, Sr. and Mary A. Pierson, his wife; North forty-seven degrees East, sixty feet to a point, a corner in line of land of John F. Dallas and Charles Del Bona; thence, along land of the said John A. Dallas and Charles Del Bona, South forty-three degrees East, eighty-two and seventy-five one-hundredths feet to an iron pin, a corner in the aforesaid, Second Avenue; thence, along the same, South forty-seven degrees West, sixty feet to the place of beginning.

EXCEPTING AND RESERVING the use of a right of way as described in Deed from Elwood W. Fulmer, deceased to William S. Pierson, Sr. and Mary A. Pierson, his wife, dated November 17, 1942, and recorded in the Office for the Recording of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Deed Book No. 1495 at Page 43.

ALSO, EXCEPTING AND RESERVING the use of a right of way as described in Deed from Elwood W. Fulmer, deceased to James A. McIntyre, dated April 1, 1944, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Deed Book No. 1576 at Page 153.

BEING the same premises which Gary W. Weidemoyer, Administrator of the Estate of William W. Roth, Jr. a/k/a William Wallace Roth, Jr., by Deed dated 9/25/2020 and recorded 11/18/2020, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6201 at Page 02633, granted and conveyed unto Justin M. Knight.

Parcel Number: 38-00-02428-00-9.

Location of property: 11 Second Avenue, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Justin M. Knight** at the suit of Amerihome Mortgage Company, LLC. Debt: \$91,213.07.

**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. 2022-16323**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements thereon erected, situate in the 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Sub-division of Property, made for D & C Construction Company, by George C. Heilman, Registered Surveyor, on August 26, 1961 and last revised April 22, 1962, said plan being recorded at Norristown, Pennsylvania, in Plan Book B-7 at Page 111, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northeast side of Beech Street (shown on said Plan 50 feet wide), with the Northwest side of Haws Avenue (shown on Plan 100 feet wide); thence, extending from said beginning point, along the Northeast side of said Beech Street, North 45 degrees no minutes West, 36 feet to a point, a corner of No. 803 Beech Street; thence, extending along the same and passing in part through the party wall between these premises and the adjoining premises erected to the Northwest, North 45 degrees no minutes East, 73.34 feet to a point, a corner of lands, now or late of Leo P. Mancini; thence, extending along the same, South 45 degrees no minutes East, 36 feet to a point, a corner on the Northwest side of Haws Avenue, aforesaid; thence, extending along the same, South 45 degrees no minutes West, 73.34 feet to the Northeast side of Beech street, the first mentioned point and place of beginning.

BEING the same premises which Pierre V. Thelemaque and Chrislaine Thelemaque, husband and wife, by their Deed dated July 26, 1999, and recorded in the Montgomery County Recorder of Deeds, on September 1, 1999, in Deed Book 5286, Page 7, granted and conveyed unto Sylvia Tukes.

Parcel Number: 13-00-04548-00-2.

Location of property: 801 Beech Street a/k/a 801 W. Beech Street, Norristown, PA 19401-3711.

The improvements thereon are: 2-story, twin townhouse.

Seized and taken in execution as the property of **Sylvia Tukes** at the suit of Pennsylvania Housing Finance Agency, its Successors and Assigns. Debt: \$32,871.23.

**Matthew G. Brushwood (Barley Synder)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-16431**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by Charles F. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on April 13, 1960, as follows to wit:

SITUATE on the Southeasterly side of St. Charles Place (fifty feet wide) at the distance of two hundred fifty feet, Northeastwardly from the Northeastly side of Pershing Avenue (fifty feet wide).

CONTAINING in front or breadth on said St. Charles Place, fifty feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to said St. Charles Place, one hundred ten feet.

BEING House No. 1423, Lot No. 516A St. Charles Place, also being all of Lot No. 11 and all of Lot No. 12 Block "I", as shown on a plan of Roslyn Heights.

BEING the same premises which Suburban Building Materials, Inc. (Pa. Corp.), by Deed, dated 10/13/1961 and recorded in Montgomery County, in Deed Book 3214 at Page 537, conveyed unto Charles A. Shimkus and Marian V. Shimkus, his wife, in fee.

AND the said Charles A. Shimkus died on 12/18/89.

Parcel Number: 30-00-63276-00-9.

Location of property: 1423 St. Charles Place, Roslyn, PA 19001.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marian V. Shimkus, Deceased** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Trustee of Reliant Trust Series HPP. Debt: \$410,431.41.

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

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

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

By virtue of a Writ of Execution **No. 2022-16463**, 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 land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake on the Southeast side of Forrest Avenue (50.00 feet wide), at the distance of 210.17 feet, measured Northeastwardly from the Northeast side of Oak Street (66.00 feet wide); thence, along the Southeast side of Forrest Avenue, North 41 degrees East, 100.00 feet to a corner of this and other lands of Edgar D. Clemson, Jr.; thence, by said Clemson's land, South 49 degrees, 13 minutes East, 290.15 feet to a point, in line of land, now or late of J. Frank Boyer; thence, along said land, South 67 degrees, 10 minutes West, 111.63 feet to other lands of Albert J. Pizzica, and Helen A. Pizzica, his wife; thence, along said Pizzica's land, North 49 degrees, 13 minutes West, 249.92 feet to the place of beginning.

TOGETHER with the free and uninterrupted use of the hereinafter described area as and for a sanitary sewer easement in order to construct, locate, relocate, renew, replace, add to and maintain sanitary sewer lateral between the dwelling erected, or to be erected, on the above described premises and the existing sanitary sewer main in the bed of Oak Street, with the right of the said Grantee, their heirs and assigns to keep said area clear of trees, shrubs, roots, buildings and any other obstructions which would interfere with the use of said area as provided.

PROVIDED, however, that all costs of said construction, location, relocation, renewal, replacement, addition to and maintenance shall be at the expense of the Grantee herein, their heirs and assigns; and that all work done shall be done in a workmanlike manner, said area shall always be replace to existing grade and reseeded with the grass at any time any rights herein provided for shall be exercised.

BEGINNING at a point on the Northeasterly side of Oak Street (66.00 feet wide), said point being measured South, 49 degrees, 08 minutes East, 140.00 feet from the Southeastly side of Forrest Avenue (50.00 feet wide), said point being the Southeastly corner of said lot, which is to contain this sanitary sewer easement; thence, leaving Oak Street and proceeding along the Southeastly property line of said lot, North 41 degrees, 00 minutes East, 210.17 feet to an iron pin, on line of the above described land; thence, along the same, North 49 degrees, 08 minutes West, 10.00 feet to an iron pin; thence, extending through these lands, South 41 degrees, 00 minutes West, 210.17 feet to a point on the Northeasterly side of Oak Street; thence, along the said side of Oak Street, South 49 degrees, 08 minutes East, 10.00 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN David H. Green, as Sole Owner by Deed from David H. Green dated 08/03/2005 recorded 08/25/2005 Book 5568 at Page 422, Instrument No. 2005120385.

\*David H. Green Died on or about 2/27/2021.

Parcel Number: 13-00-11416-00-1.

Location of property: 730 Forrest Avenue a/k/a 730 Forrest Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling, residential duplex.

Seized and taken in execution as the property of **Holly Fiscaro a/k/a Holly L. Fiscaro, in her capacity as Heir of David H. Green; Suzanne Pascale, in her capacity as Heir of David H. Green; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under David H. Green (David H. Green, Deceased)** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT4, Asset-Backed Certificates, Series 2005-OPT4. Debt: \$244,840.36.

**Robert Crawley (Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company)**, Attorney(s). I.D. #319712

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. 2022-16929**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, described in accordance with a map made for Whiply Corp., by Yerkes Engineering Co., Bryn Mawr, PA, dated 12/5/1966 and last revised 9/20/1971, as follows, to wit:

BEGINNING at a point on the Northwest side of Potshop Road, as laid out and shown on said plan, measured the two following courses and distances along the side thereof, from a point of tangent of a curve on the Southwest side of Woodland Avenue, as laid out and shown on said plan: (1) Southeastwardly and Southwestwardly, on the arc of a circle, curving to the right with a radius of 25 feet, the arc distance of 37.98 feet; (2) South 40 degrees 56 minutes 40 seconds West, 365.81 feet; thence, from said point of beginning, along the Northwest side of Potshop Road, South 40 degrees 56 minutes 40 seconds West, 100 feet to a point, a corner of Lot# 12; thence, along Lot #12, North 49 degrees 03 minutes 20 seconds West, 200 feet to a Point, in line of Lot #35; thence, along Lot #35, North 40 degrees 56 minutes 40 seconds East, 100 feet to a point, a corner of Lot #14; thence, along Lot #14, South 49 degrees 03 minutes 20 seconds East, 200 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Erik Pannone, by Deed from Zhou Yong, also known as Yonghai Zhou, and Xu Yong, also known as Yongxia Xu, dated October 21, 2019, and recorded November 7, 2019, in Deed Book 6160 at Page 2077, Instrument Number 2019080158.

Parcel Number: 33-00-07141-33-2.

Location of property: 3027 Potshop Road, East Norriton, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Erik Pannone** at the suit of Citizens Bank, N.A. Debt: \$318,174.99.

**Joseph I. Foley (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #314675

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. 2022-17259**, 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 Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan of 'Deep Creek Acres', Phase I, made by Urwiler and Walter, Inc., dated January 30, 1987, and last revised April 9, 1987, and recorded in Plan Book A-48 at Page 243, as follows, to wit:

BEGINNING at a point on the Southwesterly proposed ultimate right-of-way line of Hill Road (which point is 30 feet from the center line of said road), said point, being a corner of Lot No. 3, as shown on the above-mentioned plan; thence, extending along the said side of Hill Road, the 3 following courses and distances: (1) along the arc of a circle, curving to the left, having a radius of 1030 feet, the arc distance of 51.52 feet to a point of tangent; (2) South 53 degrees 1 minute 21 seconds East, 313.80 feet to a point of curve; (3) along the arc of a circle, curving to the left, having a radius of 640 feet, the arc distance of 107.89 feet to a point, a corner of Lot No. 1; thence, extending along said lot, South 34 degrees 52 minutes 11 seconds West, 506.86 feet to a point, a corner in line of lands, now or late of J.R. Brode and DJ Burns; thence, extending along said lands, North 53 degrees 1 minute 21 seconds West, 501.28 feet to a point, a corner of Lot No. 3; thence, extending along said lot, North 37 degrees 13 minutes 39 seconds East, 584.11 feet to a point on the Southwesterly proposed ultimate right-of-way line of Hill Road, the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on the above-mentioned plan.

BEING the same premises which Jeffrey R. Bode and Dennis J. Burns, by Deed, dated 3-17-1985 and recorded 3-31-1985, in Montgomery County, in Deed Book 4863 at Page 2189, conveyed unto Thomas W. Cochrane and Karen F. Cochrane, husband and wife, in fee.

BEING the same premises which Thomas W. Cochrane and Karen F. Cochrane by Deed dated 8/1/2006 and recorded 8/8/2006 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5611 at Page 01125, granted and conveyed unto Stephen H. Sheriff and Carol E. Sheriff, as Tenants by the Entirety.

Parcel Number: 55-00-00882-90-8.

Location of property: 2824 Hill Road, Green Lane, PA 18054.

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

Seized and taken in execution as the property of **Carol E. Sheriff and Stephen H. Sheriff** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$647,361.77.

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

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

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

By virtue of a Writ of Execution **No. 2022-17359**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, and described according to a last Subdivision Plan, part of Whitmarsh Village, Section No. 1, made for McCloskey Homes, Inc, by Franklin and Lindsay, Registered Engineers, on October 4, 1949, which said plan is recorded at Norristown, in the Office for the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 2025 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Churchill Road (50 feet wide), at the distance of 236 feet, measured along said side of Churchill Road, South 38 degrees 30 minutes West, from its intersection with the Southwest side of Douglas Road (50 feet wide); thence, extending South, 51 degrees 30 minutes East, partly along the center line of a certain 8 feet wide driveway, laid out between these premises and the premises adjoining to the Northeast, 182 feet to a point; thence, extending South, 38 degrees 30 minutes 79 feet to a point; thence, extending North, 51 degrees 30 minutes West, 182 feet to a point on the Southeast side of Churchill Road; thence, extending along same, North, 38 degrees 30 minutes East, 79 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 664 in the above-mentioned Plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 8 feet wide driveway, as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the premises adjoining to the Northeast and having the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping the driveway in good order, conditions and repair at all times hereafter forever.

BEING the same premises which Philip B Seeherman and Jill Seeherman, by Deed dated June 18, 1998, and recorded July 21, 1998, in the County of Montgomery, in Deed Book 5233 at Page 1828, conveyed unto Florence B. Watson, in fee. Florence B. Watson departed this life on June 6, 2015, vesting title to Roy Watson, in his capacity as Administrator of The Estate of Florence B. Watson, Deceased.

Parcel Number: 52-00-03985-00-4.

Location of property: 1200 Churchill Road, Wyndmoor, PA 19038.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Roy Watson, Individually and in his capacity as Administrator of The Estate of Florence B. Watson, Deceased** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc., Alternative Loan Trust 2006-23CB, Mortgage Pass-Through Certificates Series 2006-23CB. Debt: \$265,958.80.

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

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

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

By virtue of a Writ of Execution **No. 2022-18066**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision of Oakland Farms, made for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, PA., dated July 15, 1974, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-26 at Page 26-B, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac, at the end of Barnwood Circle (50.00 feet wide), measured the five following courses and distances from a point of tangent on the Northwesterly side of Plowshare Road (50.00 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent; (2) North 49 degrees, 26 minutes, 20 seconds West, 33.46 feet to a point of curve; (3) extending Northwestwardly, on the arc of a curve, curving to the right, having a radius of 315.00 feet, the arc distance of 92.35 feet to a point of tangent; (4) North 32 degrees, 38 minutes, 30 seconds West, 347.94 feet to a point of curve; and (5) extending Northwestwardly, on the arc of a curve, curving to the right, having a radius of 60.00 feet, the arc distance of 28.48 feet to the point of beginning; thence, extending from said point and place of beginning, along the cul-de-sac at the end of Barnwood Circle, the two following courses and distances: (1) extending Northwestwardly, on the arc of a circle, curving to the left, having a radius of 60.00 feet, the arc distance of 18.54 feet to a point of reverse curve; and (2) extending Northwestwardly and Westwardly, on the arc of a circle, curving to the left, having a radius of 60.00 feet, the arc distance of 115.48 feet, crossing a twenty feet wide Sanitary and Storm Sewer Easement, to a point on the Northwesterly side thereof, said point also being a corner of lands of Markley Swim Club; thence, extending along said land and along the Northwesterly side of said Easement, North 64 degrees, 40 minutes, 40 seconds East 201.64 feet to a corner of Lot No. 217; thence, extending along said lot and re-crossing the twenty feet wide Sanitary and Storm Sewer Easement; South 32 degrees, 38 minutes, 30 seconds East, 86.14 feet to a corner of Lot No. 226; thence, extending along said lot, South 57 degrees, 21 minutes, 30 seconds West, 193.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 227 on said Plan.

BEING the same premises which Patrick J. Ahmad and Linda M. Ahmad, by Sheriff's Deed, recorded in Montgomery County Book 6309 at Page 01070, on November 29, 2022, conveyed to B & E Real Estate II.

Parcel Number: 63-00-00236-10-6.

Location of property: 2129 Barnwood Circle, Norristown, PA 19403.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Linda Ahmad, as Sole Owner and Administratrix of the Estate of Patrick Ahmad and B & E Real Estate II** 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 CWMBMS Inc., CHL Mortgage Pass-Through Certificates 2005-03. Debt: \$233,912.29.

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

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

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

By virtue of a Writ of Execution **No. 2022-19116**, 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 **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision of Pineview Estate, made by Barry Isett & Associates, Consulting Engineers, Norristown, Pennsylvania, dated 9/23/1988 and last revised 1/21/1989 and recorded in the Office of the Recorder of Deeds, in Plan Book A-50 at Page 372, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hartranft Avenue, measured the two following courses and distances from a point of curve on the Southwesterly side of Lafayette Street; (1) on the arc of a circle, curving to the right, having a radius of 15.00 feet, the arc distance of 23.72 feet to a point of tangent; (2) South 41 degrees 04 minutes 00 seconds West, 21.47 feet to a point; thence, extending from said point and place of beginning, along said side of Hartranft Avenue, South 41 degrees 04 minutes 00 seconds West, 25.00 feet to a point, a corner of Lot No. 3; thence, extending along said lot, passing through a partition wall, North 48 degrees 56 minutes 00 seconds West, 84.75 feet to a point in the center of a 20.00 feet wide alley; thence, extending along the said center line thereof, North 41 degrees 04 minutes 00 seconds East, 25.00 feet to a point, a corner of Lot No. 1; thence, extending along said lot, passing through a partition wall, South 48 degrees 56 minutes 00 seconds East, 84.75 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2 on said plan.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Montgomery County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

TITLE TO SAID PREMISES IS VESTED IN Eva L. Wright, by Deed from Paula Frances Harkin, Executrix for the Estate of Michael J. Cicala, Deceased, dated September 24, 2020, recorded October 13, 2020, in Book No. 6196 at Page 1543.

Parcel Number: 13-00-15767-60-9.

Location of property: 121 Hartranft Avenue, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Eva L. Wright** at the suit of Loandepot.com, LLC. Debt: \$206,765.20.

**Robert Flacco and Robert Crawley**, Attorneys. I.D. #s 325024 and 319712

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. 2022-21385**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot, or piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania:

BEGINNING at a point on the Southeasterly side of Locust Street, at the distance of two hundred fifty eight and six tenths feet, Northeastwardly from the Northeastly side of Roberts Street; thence, at right angles to Locust Street, Southeastwardly, one hundred thirty six feet to the Northwesterly side of a twenty feet wide alley (known as Grady Alley); thence, along the same, Northeastwardly, twenty four feet to a point of other ground of William I Winterbottom; thence, by and along the same, the line passing for a portion of the distance through the middle of the partition wall, between the house hereon erected and that on the adjoining lot to the Northeast and parallel to the first mentioned course, Northwesterly, one hundred thirty six feet to the Southeasterly side of Locust Street, aforesaid; and thence, along the same, Southwestwardly, twenty four feet to the first mentioned point and place of beginning.

BEING the same premises which Richard E. Miles and Bernadette Miles, his wife by Deed dated 10/28/1977 and recorded 10/31/1977 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4252 at Page 00267, granted and conveyed unto Donald E. Adams, now deceased (date of death 9/3/1997) and Nancy M. Adams, his wife, as Tenants by the Entireties.

Parcel Number: 13-00-20664-00-5.

Location of property: 1724 Locust Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Nancy M. Adams and Donald E. Adams (date of death 09/13/1997)** at the suit of LoanCare, LLC. Debt: \$91,162.17.

**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.

**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.*

**Rose21 Holdings 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 - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about 4/18/2023, for:

**inFOCUS Leadership**

326 Conshohocken State Road, Unit 128  
Gladwyne, PA 19035-1362

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Notice is hereby given that **Powered by Transformation** has been organized under the provisions of the Non-Profit Corporation Law of 1988 and filed Articles of Incorporation - Nonprofit with the Pennsylvania Department of State on April 18, 2023.

The purpose of the corporation is to provide strength training-based services to those in recovery from substance use and mental disorders and related activities.

**Jamie V. Ottaviano, Esquire  
Yergey. Daylor. Allebach. Scheffey. Picardi.**  
1129 E. High Street, P.O. Box 776  
Pottstown, PA 19464

**The Gulash Family Foundation, Inc.** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.  
**Lundy Beldecos & Milby, PC**  
450 N. Narberth Avenue, Suite 200  
Narberth, PA 19072

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about 4/18/2023, for:

**The Piper Silberman Foundation**

1818 Bethlehem Pike, Unit 455  
Flourtown, PA 19031-1521

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**West Point Walk Homeowners' Association** has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned community to be known as the West Point Walk Planned Community located in Upper Gwynedd Twp., Montgomery County, PA.  
**Carl N. Weiner, Solicitor  
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.**  
375 Morris Road, P.O. Box 1479  
Lansdale, PA 19446-0773

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-06730

NOTICE IS HEREBY GIVEN that on April 19, 2023, the Petition of Davis Marcello Santoro was filed in the above-named Court, praying for a Decree to change his name to DAVIS WALTER WHITE.

The Court has fixed June 21, 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. 2023-07213

NOTICE IS HEREBY GIVEN that on April 25, 2023, the Petition of Dominic Thomas Maguire was filed in the above-named Court, praying for a Decree to change the Petitioner's name to DOMINIC RONALD DOROBA.

The Court has fixed June 21, 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. 2023-07745

NOTICE IS HEREBY GIVEN that on May 5, 2023, the Petition of Julie Yim Chakra was filed in the above-named Court, praying for a Decree to change her name to JULIE J. PARK.

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

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-06564

NOTICE IS HEREBY GIVEN that on April 18, 2023, the Petition of Liberty Adrianna Carter was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CALVIN ADRIAN CARTER.

The Court has fixed June 14, 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. 2023-06731

NOTICE IS HEREBY GIVEN that on April 19, 2023, the Petition of Nadia Reid Santoro was filed in the above-named Court, praying for a Decree to change her name to NADIA ANNE REID.

The Court has fixed June 21, 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. 2023-07119

NOTICE IS HEREBY GIVEN that on April 21, 2023, the Petition of Rachael Leah Schott was filed in the above-named Court, praying for a Decree to change the Petitioner's name to KANNON EMRYS SCHOTT.

The Court has fixed June 21, 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

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA NO. 2019-07960

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Cenlar FSB, Plaintiff

vs.

**Dorothy A. Stewart; Senecca Goode, Known Surviving Heir of Haywood T. Neuby, Sr.; Hakeem Neuby, Known Surviving Heir of Haywood T. Neuby, Sr.; Brittney Pescatore, Known Surviving Heir of Haywood B. Neuby, Jr., Deceased Heir of Haywood T. Neuby, Sr.; M.N. (minor), Known Surviving Heir of Haywood B. Neuby, Jr., Deceased Heir of Haywood T. Neuby, Sr.; N.N. (minor), Known Surviving Heir of Haywood B. Neuby, Jr., Deceased Heir of Haywood T. Neuby, Sr.; Unknown Surviving Heirs of Haywood T. Neuby Sr.; and Unknown Surviving Heirs of Haywood B. Neuby, Jr., Deceased Heir of Haywood T. Neuby, Sr., Defendants**

**TO: Unknown Surviving Heirs of Haywood B. Neuby, Jr., Deceased Heir of Haywood T. Neuby, Sr.**

Premises subject to foreclosure: **806 Arch Street, Norristown, Pennsylvania 19401.**

NOTICE

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

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

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

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

**McCabe, Weisberg & Conway, LLC**  
**Attorneys for Plaintiff**  
1420 Walnut St., Ste. 1501  
Phila., PA 19102  
215-790-1010

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## 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

**ARENA, ELEANOR C. also known as  
ELEANOR B. ARENA, dec'd.**

Late of Lower Providence Township.  
Executor: VINCENT ARENA,  
503 Springbrook Lane,  
Wayne, PA 19087.

ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, PC,  
1043 S. Park Avenue,  
Audubon, PA 19403

**BEAUSOLEIL, THERESA M., dec'd.**

Late of Worcester Township.  
Executor: ROBERT M. BEAUSOLEIL,  
c/o Kathleen A. Maloles, Esquire,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773.

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

**BIDDLE JR., ERNEST LAW, dec'd.**

Late of Lower Merion Township.  
Administrator: ERNEST LAW BIDDLE, III,  
c/o Laura M. Tobey, Esquire,  
229 W. Wayne Avenue,  
Wayne, PA 19087.

ATTORNEY: LAURA M. TOBEY,  
REIDENBACH ASSOCIATES, LLC,  
229 W. Wayne Avenue,  
Wayne, PA 19087

**BIRD, RITA CATHERINE, dec'd.**

Late of Perkiomen Township.  
Co-Executrices: KATHRYN A. KERIN AND  
SUZANNE M. ENRIGHT.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegedale, PA 19426,  
610-489-6170

**CALCINORE, SARA K., dec'd.**

Late of Upper Providence Township.  
Executrix: REGINA C. LORENZO,  
c/o David G. Garner, Esquire,  
635 E. High Street, Suite 2,  
Pottstown, PA 19464.

**RUHLING, CATHERINE, dec'd.**

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

**CHIN, JOSEPH FONG, dec'd.**

Late of Upper Gwynedd Township.  
Administrator: ALEXA FONG DRUBAY,  
728 Hemlock Road,  
Media, PA 19063.

**CHIN, MARY F., dec'd.**

Late of Upper Gwynedd Township.  
Administrator: ALEXA FONG DRUBAY,  
728 Hemlock Road,  
Media, PA 19063.

**COKER, SHIRLEY Y., dec'd.**

Late of Abington Township.  
Executrices: SHIRLEY HUGHES AND  
CECILIA MOORE-GILES,  
c/o Andrew J. Bellwoar, Esquire,  
Bellwoar Kelly LLP,  
126 W. Miner Street, #1,  
West Chester, PA 19382.  
ATTORNEY: ANDREW J. BELLWOAR,  
BELLWOAR KELLY LLP,  
126 W. Miner Street, #1,  
West Chester, PA 19382

**CONWELL SR., CHARLES A., dec'd.**

Late of Lower Providence Township.  
Administrator CTA: CHARLES A. CONWELL, JR.,  
c/o Kristen R. Matthews, Esquire,  
257 W. Uwchlan Avenue, Suite 1,  
Downingtown, PA 19335.  
ATTORNEY: KRISTEN R. MATTHEWS,  
KRISTEN MATTHEWS LAW,  
257 W. Uwchlan Avenue, Suite 1,  
Downingtown, PA 19335

**CUFF, RICHARD B., dec'd.**

Late of Lower Merion Township.  
Executors: RICHARD A. CUFF AND  
DANIEL J. CUFF,  
c/o Cynthia J. Raymond, Esquire,  
Four Glenhardie Corporate Center, Suite 105,  
1255 Drummers Lane,  
Wayne, PA 19087.  
ATTORNEY: CYNTHIA J. RAYMOND,  
Four Glenhardie Corporate Center, Suite 105,  
1255 Drummers Lane,  
Wayne, PA 19087

**CURRAN, D. EDWARD also known as DONALD EDWARD CURRAN, JR., dec'd.**

Late of Lower Merion Township.  
Co-Executors: WILLIAM T. CURRAN AND ALEXANDRA CURRAN JENNISON, c/o Roman J. Koropecy, Esquire, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010.  
ATTORNEY: ROMAN J. KOROPEY, MAIN LINE LAW ASSOCIATES, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010

**DAWLEY, WEBSTER, dec'd.**

Late of Upper Gwynedd Township.  
Administrator: DOUGLAS R. HERBERICH, 394 VFW Parkway, Chestnut Hill, MA 02467.  
ATTORNEY: KATHRYN H. CRARY, GADSDEN SCHNEIDER & WOODWARD LLP, 1275 Drummers Lane, Suite 210, Wayne, PA 19087-1571

**DECERIO, JOAN A. also known as JOAN M. DECERIO, dec'd.**

Late of Borough of Conshohocken.  
Executor: RICHARD DECERIO, 31 Goldfinch Circle, Phoenixville, PA 19460.  
ATTORNEY: MICHAEL E. FUREY, FUREY & BALDASSARI, PC, 1043 S. Park Avenue, Audubon, PA 19403

**DECKER, BETTY, dec'd.**

Late of Abington Township.  
Administrator CTA: STEVEN G. SKLAR, 400 Greenwood Avenue, Wyncote, PA 19095.  
ATTORNEY: STEVEN G. SKLAR, LAW OFFICES OF STEVEN G. SKLAR, 400 Greenwood Avenue, Wyncote, PA 19095

**DRUMHELLER JR., ELMER, dec'd.**

Late of Upper Pottsgrove Township.  
Executor: DANIEL DRUMHELLER, c/o King Laird, P.C., 360 W. Main Street, Trappe, PA 19426.  
ATTORNEY: ANDREW C. LAIRD, KING LAIRD, P.C., 360 W. Main Street, Trappe, PA 19426

**FISH, MARCY G. also known as MARCY GARBER FISH, dec'd.**

Late of Cheltenham Township.  
Executor: DAVID J. FISH, 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

**FISHER III, GEORGE ROSS, dec'd.**

Late of Whitmarsh Township.  
Administrator: GEORGE ROSS FISHER, IV, c/o Terrance A. Kline, Esquire, 200 E. State Street, Suite 206, P.O. Box A, Media, PA 19063.

ATTORNEY: TERRANCE A. KLINE, LAW OFFICE OF TERRANCE A. KLINE, 200 E. State Street, Suite 206, P.O. Box A, Media, PA 19063

**FLOYD ELLEN T., dec'd.**

Late of Franconia Township.  
Executor: MATTHEW J. FLOYD, 16 N. Allentown Road, Telford, PA 18969.  
ATTORNEY: JEFFREY K. LANDIS, LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP, 114 E. Broad Street, P.O. Box 64769, Souderton, PA 18964

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

Late of Borough of Lansdale.  
Administratrix: JESSICA M. COPPOLELLA, 345 Trinity Avenue, Ambler, PA 19002.  
ATTORNEY: R. DOUGLAS DeNARDO, GALANTER TOMOSOVICH, LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219

**GERSON, MARY A., dec'd.**

Late of Rydal, PA.  
Executrix: RHONDA DONOFRIO, 2117 Tremont Road, Abington, PA 19001.

**GOOD, PAUL C., dec'd.**

Late of Whitmarsh Township.  
Executor: DAVID C. HOLMAN, c/o Michael P. Gottlieb, Esquire, Vangrossi & Recchuiti, 319 Swede Street, Norristown, PA 19401.  
ATTORNEY: MICHAEL P. GOTTLIEB, VANGROSSI & RECCHUITI, 319 Swede Street, Norristown, PA 19401

**HALL, STEPHEN ARTHUR, dec'd.**

Late of East Norriton Township.  
Executor: CHRISTOPHER S. HALL, c/o Marilyn Seide Mitchell, Esquire, 200 Eagle Road, Suite 106, Wayne, PA 19087.  
ATTORNEY: MARILYN SEIDE MITCHELL, HERR, POTTS & POTTS, 200 Eagle Road, Suite 106, Wayne, PA 19087

**HARPER, JAMES R., dec'd.**

Late of Lower Merion Township.  
Executor: HADLEY H. WITCHER, 1106 King of Prussia Road, Radnor, PA 19087.  
ATTORNEY: RICHARD W. STEVENS, FLAMM WALTON HEIMBACH, 794 Penllyn Pike, Suite 100, Blue Bell, PA 19422-1669

**HESS, JOYCE A. also known as JOYCE ALVERDA HESS, dec'd.**

Late of Upper Hanover Township.  
Executor: DENNIS P. HESS.  
ATTORNEY: MICHELLE M. FORSELL, WOLF, BALDWIN & ASSOCIATES, P.C., 570 Main Street, Pennsburg, PA 18073

**HUSTED, THOMAS P., dec'd.**

Late of Borough of Pennsburg,  
Executrix: PAMELA HUSTED,  
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

**KENNEDY, MARY D., dec'd.**

Late of Plymouth Township.  
Executor: ROBERT A. SARACENI, JR.,  
548 E. Main Street, Suite A,  
Norristown, PA 19401.

ATTORNEY: ROBERT A. SARACENI, JR.,  
548 E. Main Street, Suite A,  
Norristown, PA 19401

**KNOWLES, AUDREY L., dec'd.**

Late of Lower Merion Township.  
Executrix: PAMELA K. CLARK,  
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

**KOWALEWSKI, JOSEPH S., dec'd.**

Late of Cheltenham Township.  
Executrix: KATHLEEN WAY,  
307 Montier Road,  
Glenside, PA 19038.

ATTORNEY: LINDSEY J. CONAN,  
CONAN LAW OFFICES LLC,  
755 N. Monroe Street,  
Media, PA 19063

**LAWLER, JOSEPH PATRICK, dec'd.**

Late of Plymouth Township.  
Administrator: CHRISTOPHER F. BRENNEN,  
181 N. Pottstown Pike, Unit 1500,  
Exton, PA 19341.

ATTORNEY: PATRICK H. LARSEN,  
217 N. Main Street, P.O. Box 111,  
Coudersport, PA 16915

**LITTLE, ROBERT L., dec'd.**

Late of Franconia Township.  
Executor: TIMOTHY R. LITTLE,  
P.O. Box 227,  
Zieglerville, PA 19492.

ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER, PC,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**LORUSSO, ROBERT, dec'd.**

Late of Limerick Township.  
Administrator: LAWRENCE LORUSSO,  
406 Horton Street,  
Wilkes-Barre, PA 18702.

ATTORNEY: GARY P. LEWIS,  
LEWIS & MCINTOSH, LLC,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**MacMASTER III, DOUGLAS J. also known as  
DOUGLAS JOSEPH MacMASTER, III, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: MAUREEN S. MacMASTER,  
c/o Kathryn H. Crary, Esquire,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087-1571.

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

**MALANDRA, STEPHEN A., dec'd.**

Late of Lower Merion Township.  
Executrices: NICOLE MALANDRA,  
7811 Fairdale Lane,  
Houston, TX 77063,  
STEPHANIE DAVARO,  
631 Kenilworth Road,  
Ardmore, PA 19003.

ATTORNEY: HEATHER L. TURNER,  
LAW OFFICE OF HEATHER L. TURNER,  
137 N. Narberth Avenue,  
Narberth, PA 19072

**MAYER, STEVEN, dec'd.**

Late of Borough of West Conshohocken.  
Executrix: MIRIAM KATZ MAYER,  
c/o C. Scott Meyer, Esquire,  
1735 Market Street, 21st Floor,  
Philadelphia, PA 19103.

ATTORNEY: C. SCOTT MEYER,  
MONTGOMERY McCracken Walker &  
RHOADS, LLP,  
1735 Market Street, 21st Floor,  
Philadelphia, PA 19103

**McENTEE, MOIRA K., dec'd.**

Late of Rockledge, PA.  
Administrator: GREGORY McENTEE,  
c/o 952 Trenton Road,  
Fairless Hills, PA 19030.

ATTORNEY: WILLIAM F. THOMSON, JR.,  
GILBERT AND THOMSON LAW OFFICES,  
952 Trenton Road,  
Fairless Hills, PA 19030

**MEDICUS, MARY J., dec'd.**

Late of Whitemarsh Township.  
Executor: STEVEN C. JUSTICE,  
c/o William L. Landsburg, Esquire,  
Blue Bell Executive Campus, Suite 110,  
460 Norristown Road,  
Blue Bell, PA 19422-2323.

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

**MULFORD, CAROLE also known as  
CAROLE HALLER and  
CAROLE MULFORD-HALLER, dec'd.**

Late of Upper Merion Township.  
Administrator: WILLIAM RICHARD HALLER,  
10413 Valley Forge Circle,  
King of Prussia, PA 19406-1126.

ATTORNEY: ALBERT J. SCARAFONE,  
HILL, FRIEDLAND & SCARAFONE,  
1717 Swede Road, Suite 200,  
Blue Bell, PA 19422-3372

**NYCE, CLARA J., dec'd.**

Late of Hatfield Township.  
Executrices: SHIRLEY D. SNYDER,  
215 N. Main Street,  
Hatfield, PA 19440,  
JANICE E. BAINBRIDGE,  
207 Elliott Drive,  
Douglassville, PA 19518.



- ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- PEARSON III, RAYMOND THOMAS, dec'd.**  
Late of Pottstown, PA.  
Administratrix: CYNTHIA SUCRO,  
39 Finley Court,  
Lansdale, PA 19446.
- PERRY, JEAN M., dec'd.**  
Late of Lower Gwynedd Township.  
Executrix: SUZANNE M. PERRY,  
c/o Leonard L. Shober, Esquire,  
308 N. Main Street, Suite 400,  
Chalfont, PA 18914.  
ATTORNEY: LEONARD L. SHOBER,  
SHOBER & ROCK, P.C.,  
308 N. Main Street, Suite 400,  
Chalfont, PA 18914
- PRICE, CLOYD L., dec'd.**  
Late of New Hanover Township.  
Administrator: MICHAEL J. PRICE,  
3168 Middle Creek Road,  
Gilbertsville, PA 19525.  
ATTORNEY: JOHN R. KERWIN,  
KERWIN & KERWIN, LLP,  
4245 State Route 209,  
Elizabethville, PA 17023
- REVLOCK, LOIS P., dec'd.**  
Late of Horsham Township.  
Executor: JOSEPH REVLOCK, JR.,  
3218 Summer Street,  
Philadelphia, PA 19104.  
ATTORNEY: MICHAEL L. GALBRAITH,  
GALBRAITH LAW, LLC,  
2001 Market Street, Suite 3810,  
Philadelphia, PA 19103
- ROADARMEL, JACQUELINE A. also known as  
JACQUELINE ROADARMEL, dec'd.**  
Late of Borough of Hatboro.  
Executor: ANTHONY M. ROADARMEL,  
c/o 104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040
- ROBINETTE, JOAN TODD, dec'd.**  
Late of Lower Merion Township.  
Executrix: AMANDA ROBINETTE PENDLETON,  
45 Gard Avenue,  
Bronxville, NY 17078.  
ATTORNEY: STACEY WILLITS McCONNELL,  
LAMB McERLANE, PC,  
24 E. Market Street, P.O. Box 565,  
West Chester, PA 19381
- ROBINSON, COLETTE, dec'd.**  
Late of Red Hill, PA.  
Executrix: COLLEEN LUCCI,  
72 Oxbow Circle,  
Chalfont, PA 18914.
- RUBINSKY, FLORENCE, dec'd.**  
Late of Lower Moreland Township.  
Executor: SCOTT RUBINSKY,  
c/o Michael D. Rubin,  
686 Gray Circle,  
Southampton, PA 18966.
- ATTORNEY: MICHAEL D. RUBIN,  
LAW OFFICE OF MICHAEL D. RUBIN,  
686 Gray Circle,  
Southampton, PA 18966
- SAUERBAUM, HERMAN F., dec'd.**  
Late of Abington Township.  
Executor: CHRIS SAUERBAUM,  
2082 Jenkintown Road,  
Glenside, PA 19038.  
ATTORNEY: ANN DUKE,  
DUKE LAW OFFICES, PC,  
228 Dean Street,  
West Chester, PA 19382
- SCHLEIN, HARRY PHILLIP, dec'd.**  
Late of Huntingdon Valley, PA.  
Co-Executors: LINDA GAIL SCHLEIN,  
3780 Glenn Court,  
Huntingdon Valley, PA 19006, and  
BRET HOWARD SCHLEIN,  
9 Ella Circle,  
Huntingdon Valley, PA 19006.
- SEIDENBERGER, VICTORIA E., dec'd.**  
Late of Upper Providence Township.  
Administratrix CTA: CAROLYN M. MARTINEZ,  
158 Providence Forge Road,  
Royersford, PA 19468.  
ATTORNEY: DAVID S. KAPLAN,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464
- SPECK, BRIGID C. also known as  
BRIDE ELLEN SPECK, dec'd.**  
Late of Worcester Township.  
Executrix: ELLEN L. STANG,  
1060 Oakridge Drive,  
Blue Bell, PA 19422.  
ATTORNEY: KATHRYN H. CRARY,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087-1571
- STATES, BEATRICE also known as  
BEATRICE M. STATES, dec'd.**  
Late of Hatfield, PA.  
Executor: JAMES E. CASSEL,  
5 Highland Park Road,  
Sellersville, PA 18960.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- STEWART, ROBERT C., dec'd.**  
Late of Springfield Township.  
Executor: ROBERT M. BRADLEY,  
607 Laverock Road,  
Glenside, PA 19038.  
ATTORNEY: MATTHEW A. FOLEY,  
FLAMM WALTON HEIMBACH,  
794 Penllyn Pike, Suite 100,  
Blue Bell, PA 19422-1669
- THOMPSON, DELBERT R. also known as  
DELBERT RAY THOMPSON, dec'd.**  
Late of Towamencin Township.  
Executors: MICHELE P. GROSS,  
222 Village Green Lane,  
Telford, PA 18969,

JEFFREY D. THOMPSON,  
1600 Kriebel Road,  
Lansdale, PA 19446.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**TRACHTMAN, DIANA M., dec'd.**

Late of Whitemarsh Township.  
Executors: RICHARD S. ROSS, JR. AND  
VICTORIA R. HOCHMAN,  
c/o Joseph A. Walheim, Esquire,  
40 W. Eagle Road, Suite Two,  
Havertown, PA 19083-1425.  
ATTORNEY: JOSEPH A. WALHEIM,  
JOSEPH A. WALHEIM & ASSOCIATES, P.C.,  
40 W. Eagle Road, Suite Two,  
Havertown, PA 19083-1425

**TUREK, JOHN A., dec'd.**

Late of Borough of Lansdale.  
Executrix: CAROLE A. TUREK,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE,  
LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446

**WAMBOLD, MINDY, dec'd.**

Late of Horsham Township.  
Administratrix: JENNIFER YEAGER,  
c/o HighPoint Law Offices,  
200 Highpoint Drive, Suite 211,  
Chalfont, PA 18914.  
ATTORNEY: PETER J. GILBERT,  
200 Highpoint Drive, Suite 211,  
Chalfont, PA 18914

**WAMBOLD, RAYMOND A., dec'd.**

Late of Horsham Township.  
Administratrix: JENNIFER YEAGER,  
c/o HighPoint Law Offices,  
200 Highpoint Drive, Suite 211,  
Chalfont, PA 18914.  
ATTORNEY: PETER J. GILBERT,  
HIGHPOINT LAW OFFICES,  
200 Highpoint Drive, Suite 211,  
Chalfont, PA 18914

**WATSON-PATTERSON, LINDA E., dec'd.**

Late of Cheltenham Township.  
Executrix: STEPHANIE PATTERSON,  
1202 Ashbourne Road,  
Elkins Park, PA 19027.

**WHATLEY, WANDA M., dec'd.**

Late of Springfield Township.  
Executors: MARGARET M. VESCI AND  
RAYMOND J. VESCI,  
1605 N. Church Road,  
Oreland, PA 19075.  
ATTORNEY: MARYBETH O. LAURIA,  
LAURIA LAW LLC,  
3031 Walton Road, Suite C310,  
Plymouth Meeting, PA 19462

**WILLIAMSON, THOMAS J., dec'd.**

Late of Worcester Township.  
Executor: THOMAS C. WILLIAMSON,  
c/o Denis A. Gray, Esquire,  
Carriage House, Suite 100,  
115 Bloomingdale Avenue,  
Wayne, PA 19087.

ATTORNEY: DENIS A. GRAY,  
PALMER & GRAY LLP,  
Carriage House, Suite 100,  
115 Bloomingdale Avenue,  
Wayne, PA 19087

**WOLGIN, WILLIAM also known as  
WILLIAM WOLGIN, MD, dec'd.**

Late of Whitemarsh Township.  
Executor: RICHARD I. WOLGIN,  
c/o Ronald J. Levine, Esquire,  
326 W. Lancaster Avenue, Suite 100,  
Ardmore, PA 19003.  
ATTORNEY: RONALD J. LEVINE,  
LAW OFFICES OF RONALD J. LEVINE,  
326 W. Lancaster Avenue, Suite 100,  
Ardmore, PA 19003

**Second Publication**

**ALBERT, JOAN E., dec'd.**

Late of Skippack Township.  
Executor: DONALD ALBERT,  
758 Evansburg Road,  
Collegeville, PA 19426.  
ATTORNEY: HARRIET R. LITZ,  
MULLANEY & MULLANEY,  
3881 Skippack Pike, P.O. Box 1368,  
Skippack, PA 19474

**CARDAMONE, CARMELA, dec'd.**

Late of Lower Providence Township.  
Executor: ANTHONY F. CARDAMONE,  
210 Windermere Avenue,  
Wayne, PA 19087.  
ATTORNEY: KEVIN S. FRANKEL,  
FRANKEL ESTATE PLANNING &  
ELDER LAW, LLC,  
150 N. Radnor Chester Road, Suite F-200,  
Radnor, PA 19087

**CAULER, ROBERT DARBY also known as  
ROBERT D. CAULER, dec'd.**

Late of Borough of Pottstown.  
Executrix: ANDREA P. MISSIMER,  
507 Berks Street,  
Pottstown, PA 19464.  
ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER, PC,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**CENTER, HOWARD CHARLES, dec'd.**

Late of Whitemarsh Township.  
Executors: MICHAEL CENTER,  
2027 Wisteria Lane,  
Lafayette Hill, PA 19444,  
SHARI CENTER,  
10408 Lamar Avenue,  
Overland Park, KS 66207.  
ATTORNEY: LAWRENCE CENTER,  
620 Primrose Lane,  
Allentown, PA 18104

**CHURCHMAN, JEAN WOOD, dec'd.**

Late of Lower Merion Township.  
Executrix: DIANA C. MASON,  
707 Old Gulph Road,  
Bryn Mawr, PA 19010.  
ATTORNEY: LARISSA R. WHITMAN,  
FAEGRE DRINKER BIDDLE & REATH, LLP,  
One Logan Square, Suite 2000,  
Philadelphia, PA 19103

**COLGAN, ANNA, dec'd.**

Late of Lower Merion Township.  
 Administratrix: JOAN M. KAHNY,  
 117 Drake Lane,  
 North Wales, PA 19454.  
 ATTORNEY: TRACY THOMAS CADZOW,  
 CUNNINGHAM, CHERNICOFF &  
 WARSHAWSKY, P.C.,  
 2320 N. Second Street,  
 Harrisburg, PA 17110

**DAMES, GLADYS M., dec'd.**

Late of Borough of Pottstown.  
 Administratrix: DINA M. RICE,  
 136 Cobblestone Drive,  
 Gilbertsville, PA 19525.  
 ATTORNEY: VICTOR M. FREDERICK, IV,  
 BOYD & KARVER, PC,  
 7 E. Philadelphia Avenue, Suite 1,  
 Boyertown, PA 19512

**DiVITO, JOSEPHINE R. also known as**

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

**DRAYTON, CYNTHIA WHITNEY also known as**

**CYNTHIA W. DRAYTON, dec'd.**  
 Late of Lower Merion Township.  
 Executor: JOHN W. DRAYTON, JR.,  
 c/o Mark J. Deal, Esquire,  
 Cira Centre, 2929 Arch Street,  
 Philadelphia, PA 19104-2808.  
 ATTORNEY: MARK J. DEAL,  
 DECHERT LLP,  
 Cira Centre, 2929 Arch Street,  
 Philadelphia, PA 19104-2808

**DUBOST, ANDREW CHRISTOPHER, dec'd.**

Late of Upper Providence Township.  
 Administrators: KIMBERLY A. DUBOST AND  
 JONATHAN M. DUBOST,  
 1043 S. Lewis Road,  
 Collegeville, PA 19426.  
 ATTORNEY: CHARLES D. MANDRACCHIA,  
 MANDRACCHIA LAW, LLC.,  
 272 Ruth Road,  
 Harleysville, PA 19438

**FERRI, UBALDO also known as**

**BOB FERRI and  
 UBALDO BOB FERRI, dec'd.**  
 Late of Plymouth Township.  
 Executor: CARLO R. FERRI,  
 c/o William J. Stein, Esquire,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: WILLIAM J. STEIN,  
 SEMANOFF ORMSBY GREENBERG &  
 TORCHIA, LLC,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**GARDNER, SHEILA P., dec'd.**

Late of Lower Providence Township.  
 Executors: ALAN RICHARD GARDNER AND  
 ROBERT PFEIFER,  
 c/o Joseph E. Lastowska, Jr., Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.

ATTORNEY: JOSEPH E. LASTOWKA, JR.,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, PC,  
 300 W. State Street, Suite 300,  
 Media, PA 19063

**GODFREY, JOHN C. also known as**

**JOHN CARL GODFREY, dec'd.**  
 Late of Abington Township.  
 Executrix: HELEN R. GODFREY,  
 c/o Albert L. Chase, Esquire.  
 ATTORNEY: ALBERT L. CHASE,  
 2031 N. Broad Street, Suite 137,  
 Lansdale, PA 19446-1003

**GRAHAM, MARY LOUISE, dec'd.**

Late of Horsham Township.  
 Executor: PATRICK C. FAGAN,  
 533 Shady Place,  
 Ambler, PA 19002.  
 ATTORNEY: JILLIAN E. BARTON,  
 BARTON LAW, LLC,  
 300 Welsh Road, Building One, Suite 100,  
 Horsham, PA 19044

**GREEN, ANN E., dec'd.**

Late of Borough of Ambler.  
 Executor: JONATHAN RAPKIN,  
 c/o Edmund L. Harvey, Jr., Esquire,  
 1835 Market Street, Suite 320,  
 Philadelphia, PA 19103.  
 ATTORNEY: EDMUND L. HARVEY, JR.,  
 TEETERS HARVEY MARRONE & KAIER LLP,  
 1835 Market Street, Suite 320,  
 Philadelphia, PA 19103

**HOOP, HENRY GEORGE, dec'd.**

Late of Upper Merion Township.  
 Administrator: PATRICK JOHN HONAN,  
 c/o Peter E. Bort, Esquire,  
 101 Lindenwood Drive, Suite 225-G,  
 Malvern, PA 19355.  
 ATTORNEY: PETER E. BORT,  
 BORT LAW,  
 101 Lindenwood Drive, Suite 225-G,  
 Malvern, PA 19355

**JONES, KATHARINE WENDY, dec'd.**

Late of Jenkintown, PA.  
 Executrix: JAN FERNBACK.  
 ATTORNEY: DAVID M. HOLLAR,  
 DAVID M. HOLLAR, PLLC,  
 8 Tower Bridge, Suite 400,  
 161 Washington Street,  
 Conshohocken, PA 19428

**JONES, SUSAN DEBORAH, dec'd.**

Late of Hatfield Township.  
 Executrix: LINDA E. RAINER,  
 355 Sunnyside Avenue,  
 Harleysville, PA 19438.  
 ATTORNEY: HARRIET R. LITZ,  
 3881 Skippack Pike, P.O. Box 1368,  
 Skippack, PA 19474

**KAY, WILLIAM, dec'd.**

Late of Skippack Township.  
 Executrix: FRANCESCA BUFFA,  
 1512 Forest Lane,  
 Schwenksville, PA 19473.  
 ATTORNEY: HARRIET R. LITZ,  
 MULLANEY & MULLANEY,  
 3881 Skippack Pike, P.O. Box 1368,  
 Skippack, PA 19474

**KLOPFER, LEOPOLD E. also known as****LEO KLOPFER, dec'd.**

Late of Horsham, PA.  
Co-Administrators: JOANNE S. CARR,  
10 Fawn Lane,  
Horsham, PA 19044,  
MICHAEL A. CARR,  
10 Fawn Lane,  
Horsham, PA 19044.

**KRATZ, RONALD ARDEN, dec'd.**

Late of Limerick Township.  
Executrix: PEGGY KRATZ,  
25 Collins Lane,  
Schwenksville, PA 19473.  
ATTORNEY: HARRIET R. LITZ,  
MULLANEY & MULLANEY,  
3881 Skippack Pike, P.O. Box 1368,  
Skippack, PA 19474

**KULIK, ELEANOR J., dec'd.**

Late of Lansdale, PA.  
Executor: HENRY J. KULIK,  
445 Lawn Avenue,  
Sellersville, PA 18960.  
ATTORNEY: JOHN P. McGUIRE,  
552 Ridge Road,  
Telford, PA 18969

**LIPSCHUTZ, MARLENE, dec'd.**

Late of Upper Dublin Township.  
Executrix: LAUREN KARP,  
c/o Larry Scott Auerbach, Esquire,  
1000 Easton Road,  
Abington, PA 19001.  
ATTORNEY: LARRY SCOTT AUERBACH,  
1000 Easton Road,  
Abington, PA 19001

**LUTZ, SARA J., dec'd.**

Late of Borough of Pottstown.  
Executor: GREGORY A. LUTZ, JR.,  
2412 Lomara Drive,  
Pottstown, PA 19464.  
ATTORNEY: HARVEY FRIEDLAND,  
1717 Swede Road, Suite 200,  
Blue Bell, PA 19422

**McGURKIN, ELEANOR T., dec'd.**

Late of Cheltenham Township.  
Executor: PAUL T. McGURKIN,  
c/o John S. McVeigh, Esquire,  
P.O. Box 163,  
Abington, PA 19001.  
ATTORNEY: JOHN S. McVEIGH,  
McVEIGH LAW OFFICES,  
P.O. Box 163,  
Abington, PA 19001

**MOLIKEN, MAX HARRIS, dec'd.**

Late of Collegeville, PA.  
Administrator: GABRIEL S. MOLIKEN,  
293 W. 5th Avenue,  
Collegeville, PA 19426.  
ATTORNEY: HARRIET R. LITZ,  
MULLANEY & MULLANEY,  
3881 Skippack Pike, P.O. Box 1368,  
Skippack, PA 19474

**MORELLO SR., JOHN W., dec'd.**

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

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

Late of Franconia Township.  
Executor: DAVID A. MOYER,  
c/o Maza, David & Hoeffel,  
P.O. Box 369,  
Lederach, PA 19450-0369.  
ATTORNEY: JAMES W. MAZA,  
MAZA, DAVID & HOEFFEL,  
P.O. Box 369,  
Lederach, PA 19450-0369,  
215-256-0007

**MURDOCK, JEAN ELISABETH, dec'd.**

Late of Lower Merion Township.  
Administratrix: NANCY E. VANLANDINGHAM,  
c/o Michael S. Dinney, Esquire.  
ATTORNEY: MICHAEL S. DINNEY,  
919 Conestoga Road, Suite 3-114,  
Bryn Mawr, PA 19010

**PAINTER, MARK L., dec'd.**

Late of Limerick Township.  
Executrix: MOLLY E. SCHAPPEL,  
c/o Brian R. Ott, Esquire,  
Barley Snyder LLP,  
50 N. Fifth Street, Second Floor,  
Reading, PA 19601.  
ATTORNEY: BRIAN R. OTT,  
BARLEY SNYDER LLP,  
50 N. Fifth Street, Second Floor,  
Reading, PA 19601

**PAVLICKA, MICHAEL J., dec'd.**

Late of Limerick Township.  
Administratrix: DANA L. DAVIS,  
8 Bratlett Drive,  
Schwenksville, PA 19473.  
ATTORNEY: HARRIET R. LITZ,  
MULLANEY & MULLANEY,  
3881 Skippack Pike, P.O. Box 1368,  
Skippack, PA 19474

**PUMILIA, STEVE P. also known as  
STEVEN P. PUMILIA and  
STEVE PETER PUMILIA, dec'd.**

Late of East Norriton Township.  
Co-Executors: STEPHEN W. PUMILIA, JR.,  
3808 Lisa Lane,  
Collegeville, PA 19426,  
GREGORY J. PUMILIA,  
1714 Reserve Drive,  
Collegeville, PA 19426.  
ATTORNEY: MARY KAY KELM,  
418 Stump Road, Suite 103,  
Montgomeryville, PA 18936

**PURCELL, DOLORES L., dec'd.**

Late of Abington Township.  
Executor: GERALD L. PURCELL, JR.,  
c/o John S. McVeigh, Esquire,  
P.O. Box 163,  
Abington, PA 19001.  
ATTORNEY: JOHN S. McVEIGH,  
McVEIGH LAW OFFICES,  
P.O. Box 163,  
Abington, PA 19001

**RICCA, JOHN E., dec'd.**

Late of Borough of Lansdale.  
Executrix: ALICE GEORGE,  
122 Iris Road,  
Warminster, PA 18974.

**RIES, WILMA A., dec'd.**

Late of Worcester Township.  
 Executrix: LYNDA RIES,  
 615 Wiltshire Lane,  
 Newtown Square, PA 19073.  
 ATTORNEY: HARRIET R. LITZ,  
 MULLANEY & MULLANEY,  
 3881 Skippack Pike, P.O. Box 1368,  
 Skippack, PA 19474

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

Late of Whitpain Township.  
 Executrix: DOROTHEA S. WOOD,  
 c/o Sarah M. Ford, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: SARAH M. FORD,  
 FORD AND BUCKMAN, PC,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**SERRATORE, MILDRED L., dec'd.**

Late of Upper Moreland Township.  
 Administrator: ANTHONY SERRATORE,  
 201 A. Summit Avenue,  
 Willow Grove, PA 19090.  
 ATTORNEY: SCOT W. SEMISCH,  
 SEMISCH AND SEMISCH,  
 408 Easton Road, P.O. Box 306,  
 Willow Grove, PA 19090-0306

**SOUDER, MIRIAM W., dec'd.**

Late of Salford Township.  
 Executrix: EILEEN S. LANDIS,  
 709 Morwood Road,  
 Telford, PA 18969.

**VALERIANO, ELLEN V., dec'd.**

Late of Borough of Green Lane.  
 Administrator: JAN A. VALERIANO,  
 3175 Main Street,  
 Green Lane, PA 18054.  
 ATTORNEY: VALERIE ROSENBLUTH ANGST,  
 878 Main Street,  
 Harleysville, PA 19438

**VECCHIOLLI, JOYCE ANN, dec'd.**

Late of Lower Merion Township.  
 Executrix: GERALDINE VECCHIOLLI,  
 404 Cheswick Place, Apt. 240,  
 Bryn Mawr, PA 19010.  
 ATTORNEY: STEPHEN M. PORTER,  
 BRETT SENIOR & ASSOCIATES, P.C.,  
 125 Stafford Avenue, Suite 112,  
 Wayne, PA 19087

**WAGNER, MARY CONCETTA also known as**

**MARY C. WAGNER, dec'd.**  
 Late of Borough of Hatboro.  
 Executors: DAVID WAGNER,  
 3 Kings Court,  
 Hatboro, PA 19040,  
 ROBERT WAGNER,  
 927 Bush Street,  
 Bridgeport, PA 19405.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, PC,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**WEILER, ROLF G., dec'd.**

Late of Borough of Rockledge.  
 Executors: TOM R. WEILER,  
 381 Emerson Road, P.O. Box 1100,  
 Huntingdon Valley, PA 19006,

GUENTHER B. WEILER,  
 17 Loney Street,  
 Rockledge, PA 19046.  
 ATTORNEY: DAVID W. BIRNBAUM,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY, O'CONNELL & BIRNBAUM, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**WELSH, RICHARD, dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT KEITER,  
 4429 Edges Mill Road,  
 Downingtown, PA 19335.  
 ATTORNEY: KATHLEEN K. GOOD,  
 KEEN KEEN & GOOD, LLC,  
 3460 Lincoln Highway,  
 Thorndale, PA 19372

**Third and Final Publication****AMIRAULT, ELAINE M., dec'd.**

Late of Towamencin Township.  
 Executor: DAVID AMIRAULT,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**BOSTOCK, JACQUELINE S., dec'd.**

Late of Huntingdon Valley, PA.  
 Executor: BRADEN BOSTOCK,  
 2752 Alden Road, #811,  
 Bryn Athyn, PA 19009.

**BROCKWELL SR., JOHN H. also known as**

**JOHN H. BROCKWELL and  
 JOHN BROCKWELL, dec'd.**  
 Late of Borough of Jenkintown.  
 Executor: JOHN H. BROCKWELL, JR.,  
 247 Wyncote Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: DAVID W. BIRNBAUM,  
 HOWLAND, HESS, GUINAN, TORPEY, CASSIDY,  
 O'CONNELL & BIRNBAUM, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**CAHILL, JULIA also known as**

**JULIA CAHILL-NISH, dec'd.**  
 Late of Upper Dublin Township.  
 Administrator: JEFFREY S. NISH,  
 c/o Denise M. Cordes, Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.  
 ATTORNEY: DENISE M. CORDES,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300,  
 Media, PA 19063

**CHERNICK, ALAN JAY also known as**

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

**CHIBARO, MARGARET SUSAN, dec'd.**

Late of Upper Merion Township.  
 Administrator: KEITH DELLAPENA,  
 c/o Karen M. Stockmal, Esquire,  
 1235 Westlakes Drive, Suite 320,  
 Berwyn, PA 19312.  
 ATTORNEY: KAREN M. STOCKMAL,  
 KMS LAW OFFICES, LLC,  
 1235 Westlakes Drive, Suite 320,  
 Berwyn, PA 19312

**COHN, EMIL also known as****EMIL COHN, III and  
EMIL COHN, 3RD, dec'd.**

Late of Abington Township.  
 Executors: ANDREW STARR AND  
 JUDITH H. COHN,  
 c/o Robert J. Stern, Esquire,  
 Two Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: ROBERT J. STERN,  
 ROBERT J. STERN LAW, LLC,  
 Two Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004

**CONNOLLY, JOHN D. also known as  
JOHN DOLAN CONNOLLY, dec'd.**

Late of Lower Merion Township.  
 Executrix: ELIZABETH F. CONNOLLY,  
 c/o Paul C. Heintz, Esquire,  
 Centre Square West, Suite 3400,  
 1500 Market Street,  
 Philadelphia, PA 19102-2101.  
 ATTORNEY: PAUL C. HEINTZ,  
 OBERMAYER, REBMANN, MAXWELL &  
 HIPPEL, LLP,  
 Centre Square West, Suite 3400,  
 1500 Market Street,  
 Philadelphia, PA 19102-2101

**CONTI, FREDERIC L., dec'd.**

Late of Abington Township.  
 Executor: FREDERICK J. CONTI,  
 c/o Mario DiClerico, Esquire,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: MARIO DICLERICO,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038

**CZERVISKI, TIMOTHY D., dec'd.**

Late of Abington Township.  
 Executrix: KELLY A. CZERVISKI,  
 831 Jackson Avenue,  
 Glenside, PA 19038.

**DOTTER, BEVERLY also known as  
BEVERLY M. DOTTER, dec'd.**

Late of Lower Merion Township.  
 Executor: BRIAN J. McGOWAN, SR.,  
 937 Glenbrook Avenue, P.O. Box 1180,  
 Bryn Mawr, PA 19010.  
 ATTORNEY: MICHAEL F. ROGERS,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 510 E. Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**DUGAN, CAROL ANNE, dec'd.**

Late of Montgomery Township.  
 Executor: SAMUEL R. DUGAN,  
 143 Pinecrest Lane,  
 Lansdale, PA 19446.

**ECKERT, TIMOTHY J., dec'd.**

Late of Lower Salford Township.  
 Executrix: MARY D. ECKERT,  
 499 Old Morris Road,  
 Harleysville, PA 19438.  
 ATTORNEY: NEIL M. HILKERT,  
 229 W. Wayne Avenue,  
 Wayne, PA 19087

**FRAZER, BARBARA G. also known as  
BARBARA GEORGE FRAZER, dec'd.**

Late of Lower Merion Township.  
 Executors: ELAINE FRAZER COLVIN AND  
 THE GLENMED TRUST COMPANY, N.A.,  
 Attn.: Isabel M. Albuquerque,  
 1650 Market Street, Suite 1200,  
 Philadelphia, PA 19103.  
 ATTORNEY: LISA K. SCHUBEL,  
 FISHER BROYLES LLP,  
 25 S. Main Street, #163,  
 Yardley, PA 19067

**FRESE, ELIZABETH S., dec'd.**

Late of Worcester Township.  
 Executors: CHRISTOPHER R. FRESE,  
 8 Mohawk Drive,  
 Conestoga, PA 17516,  
 WENDY FRESE IRWIN,  
 136 Spring Meadow Lane,  
 Washingtonboro, PA 17582.  
 ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**GABAY, ANTOINETTE A. also known as  
ANTOINETTE GABAY, dec'd.**

Late of Borough of Bridgeport.  
 Administrator: JOSEPH A. GABAY,  
 c/o Denise M. Cordes, Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.  
 ATTORNEY: DENISE M. CORDES,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300,  
 Media, PA 19063

**GARRETT SR., KEVIN, dec'd.**

Late of Borough of Ambler.  
 Administrator: KYLE GARRETT,  
 c/o Kristen L. Behrens, Esquire,  
 457 Haddonfield Road, Suite 700,  
 Cherry Hill, NJ 08002.  
 ATTORNEY: KRISTEN L. BEHRENS,  
 DILWORTH PAXSON LLP,  
 457 Haddonfield Road, Suite 700,  
 Cherry Hill, NJ 08002

**GOTSDINER, JUDITH Z., dec'd.**

Late of Plymouth Township.  
 Executrices: DENISE GOTSDINER AND  
 MARCI S. ZINN,  
 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

**GUBICZA, WENDELL D. also known as****WENDELL GUBICZA, dec'd.**

Late of Upper Moreland Township.  
 Administratrix: BRENDA DEVINE,  
 c/o Danielle M. Yacono, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**HALVONIK, SUSAN H., dec'd.**

Late of Upper Providence Township.  
 Administrators: ERIC HALVONIK,  
 1917 NE 7th Place,  
 Fort Lauderdale, FL 33304,  
 KELLY BATCHELOR,  
 420 Larchwood Drive,  
 Limerick, PA 19468.  
 ATTORNEY: KENNETH E. PICARDI,  
 YERGEY DAYLOR ALLEBACH SCHEFFEY,  
 PICARDI.,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776

**HARTNETT, CHRISTOPHER J., dec'd.**

Late of West Norriton Township.  
 Executrix: LAUREL L. PIPPEN,  
 c/o Sarah M. Ford, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: SARAH M. FORD,  
 FORD AND BUCKMAN, PC,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**HILLEGASS, BERNICE, dec'd.**

Late of Borough of East Greenville.  
 Executrix: PHYLLIS J. ACKERMAN,  
 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

**HONG, CHUNG-ILE, dec'd.**

Late of Lower Providence Township.  
 Executor: MICHAEL HONG,  
 1016 Ruby Circle,  
 Gilbertsville, PA 19525.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**HUNSICKER, CAROL G. also known as  
CAROL HUNSICKER, dec'd.**

Late of Franconia Township.  
 Executor: DAVID V. MOYER,  
 638 Highland Drive,  
 Perkasio, PA 18944.  
 ATTORNEY: DOUGLAS A. GIFFORD,  
 CLEMENS, NULTY and GIFFORD,  
 510 E. Broad Street, P.O. Box 64439,  
 Souderton, PA 18964-0439

**ILCKEN, ERNESTINE also known as  
ERNESTINE J. B. ILCKEN, dec'd.**

Late of Towamencin Township.  
 Executrices: CHRISTINA B. ECKHART,  
 1663 Bishopwood Boulevard, E,  
 Harleysville, PA 19438,

LINDA C. BAILEY,  
 236 Ruses Drive,  
 Bear, DE 19701.

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

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

Late of Hatboro, PA.  
 Executor: DAVID JOHNSON,  
 c/o 2390 Thyme Court,  
 Jamison, PA 18929.

ATTORNEY: WILLIAM A. HABIB,  
 HABIB LAW ASSOCIATES, LLC,  
 2390 Thyme Court,  
 Jamison, PA 18929

**KILGANNON SR., THOMAS J., dec'd.**

Late of Hatfield Township.  
 Administrator: JOHN ERTHAL,  
 5 Bradford Circle,  
 Fort Washington, PA 19034.  
 ATTORNEY: MARY KAY KELM,  
 418 Stump Road, Suite 103,  
 Montgomeryville, PA 18936

**LEONARD SR., JOSEPH GERALD, dec'd.**

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

**LEVINS, GERARD F., dec'd.**

Late of Plymouth Township.  
 Executor: CHRISTOPHER G. LEVINS,  
 c/o Grim, Biehn & Thatcher,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215.

ATTORNEY: DIANNE C. MAGEE,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**LONG, MICHAEL A., dec'd.**

Late of West Norriton Township.  
 Co-Administrators: BARBARA A. LONG,  
 827 N. Lewis Road, Apt. 110,  
 Limerick, PA 19468, AND  
 RICHARD LONG,  
 827 N. Lewis Road, Apt. 112,  
 Limerick, PA 19468.

ATTORNEY: MARY KAY KELM,  
 418 Stump Road, Suite 103,  
 Montgomeryville, PA 18936

**MAHONEY, GALE C., dec'd.**

Late of Royersford, PA.  
 Executrix: JESSICA ZEBROWSKI,  
 c/o 2390 Thyme Court,  
 Jamison, PA 18929.

ATTORNEY: WILLIAM A. HABIB,  
 HABIB LAW ASSOCIATES, LLC,  
 2390 Thyme Court,  
 Jamison, PA 18929

**MATTIS, ROY B. also known as  
RICK MATTIS, dec'd.**

Late of Borough of Conshohocken.  
 Administrator: BRUCE MATTIS,  
 155 W. 7th Avenue,  
 Conshohocken, PA 19428.

**McMENAMIN, WILLIAM J., dec'd.**

Late of Abington Township.  
 Executrix: CAROLE COVERT McMENAMIN,  
 c/o Robert S. Cohen, Esquire,  
 123 Old York Road, Suite 201,  
 Jenkintown, PA 19046.  
 ATTORNEY: ROBERT S. COHEN,  
 LAW OFFICE OF ROBERT S. COHEN,  
 123 Old York Road, Suite 201,  
 Jenkintown, PA 19046

**McPHEE, LORRAINE M., dec'd.**

Late of Towamencin Township.  
 Executrix: KIMBERLY A. OLSEN,  
 c/o Drake, Hileman & Davis,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901.  
 ATTORNEY: R. LEONARD DAVIS, III,  
 DRAKE, HILEMAN & DAVIS,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901

**NICHOLSON, HELEN R., dec'd.**

Late of Upper Dublin Township.  
 Administratrix: JEANNE A. NICHOLSON,  
 c/o Hilary Fuelleborn, Esquire,  
 745 Yorkway Place,  
 Jenkintown, PA 19046.  
 ATTORNEY: HILARY FUELLEBORN,  
 YORKWAY LAW GROUP,  
 745 Yorkway Place,  
 Jenkintown, PA 19046

**NIGRO, ANGELA C., dec'd.**

Late of East Norriton Township.  
 Executor: RICHARD J. NIGRO,  
 250 Cedar Place,  
 Wayne, PA 19087.  
 ATTORNEY: EDMUND J. CAMPBELL, JR.,  
 2201 Renaissance Boulevard, 3rd Floor,  
 King of Prussia, PA 19406

**O'NEAL, GENE PAUL, dec'd.**

Late of Upper Providence Township.  
 Executrix: REBECCA LYNN KOVACH,  
 251 Gay Street,  
 Royersford, PA 19468.  
 ATTORNEY: VALERIE ROSENBLUTH ANGST,  
 878 Main Street,  
 Harleysville, PA 19438

**PEARSON, MARGARET NEWBOLD, dec'd.**

Late of Whitmarsh Township.  
 Executor: ALEXANDER C. PEARSON,  
 c/o Lance S. Lacheen, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: LANCE S. LACHEEN,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**POMPIZZI, GEMMA MARIE, dec'd.**

Late of Springfield Township.  
 Executrix: COURTNEY ANN LUNNEY,  
 c/o Brutscher Foley Milliner Land & Kelly LLP,  
 213 E. State Street,  
 Kennett Square, PA 19348.

**ROBERTS, LILLIAN H., dec'd.**

Late of Towamencin Township.  
 Executor: GEORGE H. ROBERTS,  
 c/o David C. Onorato, Esquire,  
 Hladik, Onorato & Federman, LLP,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454.

ATTORNEY: DAVID C. ONORATO,  
 HLADIK, ONORATO & FEDERMAN, LLP,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454

**ROBINSON, SUSANNE S., dec'd.**

Late of Lower Merion Township.  
 Executrix: PAMELA R. ADAMS,  
 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

**SALADINO, FRANK, dec'd.**

Late of Worcester Township.  
 Executor: VICTOR J. SALADINO,  
 1130 Quarry Hall Road,  
 Norristown, PA 19403.

**SCHWARZ, KURT WALTER also known as KURT W. SCHWARZ, dec'd.**

Late of Borough of Lansdale.  
 Executor: STEVEN R. SCHWARZ,  
 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

**SHENK, BETTY J., dec'd.**

Late of Douglass Township.  
 Executrix: DEBRA HARRIS,  
 431 Douglass Drive,  
 Douglassville, PA 19518.  
 ATTORNEY: KENNETH E. PICARDI,  
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
 PICARDI.,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776

**SILVEY JR., JAMES H., dec'd.**

Late of Borough of Norristown.  
 Co-Administrators: FLORENCE SILVEY AND  
 JAMES H. SILVEY, SR.,  
 c/o Christopher M. Murphy, Esquire,  
 Breslin Murphy & Roberts, P.C.,  
 3305 Edgmont Avenue,  
 Brookhaven, PA 19015.

**SPEKTER, RUTH GREENBERG also known as RUTH NANCY SPEKTER, dec'd.**

Late of Lower Merion Township.  
 Executrix: BARBARA GHEN,  
 9435 Southern Belle Drive,  
 Brooksville, FL 34613.  
 ATTORNEY: WHITNEY P. O'REILLY,  
 COHEN SEGLIAS,  
 1600 Market Street, Floor 32,  
 Philadelphia, PA 19103

**STRASSACKER, PATRICIA E. also known as PAT STRASSACKER, dec'd.**

Late of Hatboro, PA.  
 Executor: WILLIAM L. GILBERT,  
 18 Academy Road,  
 Hatboro, PA 19040.

**SULLIVAN, PHILIP A., dec'd.**

Late of Lower Merion Township.  
 Executrix: MARGOT A. SULLIVAN,  
 c/o Peter J. Bietz, Esquire,  
 1275 Drummers Lane, Suite 210,  
 Wayne, PA 19087.



ATTORNEY: PETER J. BIETZ,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087

**TISSIAN, GLORIA, dec'd.**

Late of Lower Merion Township.  
Executor: ROBERT M. TISSIAN,  
c/o Andrew L. Miller, Esquire,  
15 Saint Asaphs Road,  
Bala Cynwyd, PA 19004.

ATTORNEY: ANDREW L. MILLER,  
ANDREW L. MILLER & ASSOCIATES, P.C.,  
15 Saint Asaphs Road,  
Bala Cynwyd, PA 19004

**TOMCZAK, RAYMOND C., dec'd.**

Late of Borough of Norristown.  
Executrix: AMY JETTE,  
18 Tantasqua Shore Drive,  
Sturbridge, MA 01566.

ATTORNEY: THOMAS J. BARNES,  
EGBERT & BARNES, P.C.,  
349 York Road, Suite 100,  
Willow Grove, PA 19090

**WETZEL, MARIA CARLA also known as  
CARLA WETZEL, dec'd.**

Late of West Norriton Township.  
Executor: ANGELO CARRION, III,  
1475 Graystone Road, Lot 7,  
Manheim, PA 17545.

ATTORNEY: KENNETH E. PICARDI,  
YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.  
PICARDI.,

1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776

**WU, RICHARD T., dec'd.**

Late of Lower Gwynedd Township.  
Executrix: ALICE SUN,  
c/o 2390 Thyme Court,  
Jamison, PA 18929.

ATTORNEY: WILLIAM A. HABIB,  
HABIB LAW ASSOCIATES,  
2390 Thyme Court,  
Jamison, PA 18929

Notice is hereby given that **Menu North America Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124). The corporation is incorporated under the laws of Delaware. The address of its principal office under the laws of said jurisdiction is 3176 Lionshead Avenue, Suite 101, Carlsbad, CA 92010 and the proposed registered office and name of its commercial registered officer provider in Pennsylvania is Corporation Service Company.

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**TRUST NOTICES**

**First Publication**

**IRREVOCABLE DEED OF TRUST OF  
CARLTON BROWN DATED APRIL 26, 2016  
Carlton Brown Deceased  
Late of Abington Twp., Montgomery County, PA**

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

**Trustee:** Arden Trust Company  
Attn.: Shavon Martin, V.P. & Sr. Trust Officer  
8777 N. Gainey Center Dr., #125  
Scottsdale, AZ 85258

**Or to its Atty.: Kim D. Fetrow  
Heckscher, Teillon, Terrill & Sager, PC**  
1001 Conshohocken State Rd., #1-300  
West Conshohocken, PA 19428

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**THE FRANK A. BARBATO AND  
ANTONIA M. BARBATO  
REVOCABLE LIVING TRUST AGREEMENT  
DATED 12/16/1999  
FRANK A. BARBATO, DECEASED  
Late of West Norriton Township,  
Montgomery County, PA**

All persons having claims or demands against said decedent or The Frank A. Barbato and Antonia M. Barbato Revocable Living Trust Agreement dated 12/16/1999, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below:

**Trustee:** Michael Barbato  
223 Birchwood Drive, West Chester, PA 19380

**Trustee's Attorney: Frank W. Hayes  
Hayes & Romero**  
31 S. High Street, West Chester, PA 19380

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**FOREIGN REGISTRATION STATEMENT**

Notice is hereby given that **Avantia Labs Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124). The corporation is incorporated under the laws of the State of Delaware. The address of its principal office under the laws of said jurisdiction is 323 Daniels Road, Ambler, PA 19002 and the address, including street and number, if any, of its proposed registered office and name of its commercial registered office provider in Pennsylvania located at 323 Daniels Road, Ambler, PA 19002.

**THE JOHN A. MELLOR AND  
BETTY K. MELLOR LIVING TRUST**  
Betty K. Mellor, Deceased  
Late of Hatboro Borough,  
Montgomery County, PA

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

**Trustee:** Mary Elizabeth Ambros  
c/o Sally A. Farrell, Esq.  
17 W. Miner St., West Chester, PA 19381

**Or to her Atty.:** Sally A. Farrell  
MacElree Harvey, Ltd.  
17 W. Miner St., West Chester, PA 19381

**EXECUTIONS ISSUED**

**Week Ending May 9, 2023**

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

- 5 Js' CONTRACTOR: BANK OF AMERICA, GRNSH. - White, Sandra; 202303992; WRIT/EXEC.  
AAA AUTO TRANSPORT, INC. - VV2727, LLC, et al.; 202309207; \$9,646.49 & POSS.  
ARSENAULT, JAMES: SOVEREIGN BANK, GRNSH. - Discover Bank; 201014586; WRIT/EXEC.  
BAILEY, LINDA: PHILIP - Towd Point Mortgage Trust 2018-2 U.S. Bank, National Association; 202221634.  
BEHRIG, KIMBERLY: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, et al.; 201427992; \$1,214.90.  
BELL, CHARLES: EDWARD: UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS - Wells Fargo Bank, National Association Successor by Merger; 202222340; \$58,432.95.  
BODAMER, ROBERT: TD BANK, GRNSH. - Discover Bank; 201516228; WRIT/EXEC.  
BRISGONE, NORMA - Ditech Financial, LLC, et al.; 201829714; ORDER/JUDGMENT/\$295,962.65.  
BROWN, MAURICE: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 201927040.  
BURROUGHS, JOHN: HUGHES, JERILYN: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - Maple Glen Village Homeowners Association; 202305041; \$2,974.00.  
CADDEN, ROBERT: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 201814741.  
CHAVEZ-ASCENION, LUIS - Norristown Municipality; 201919026; WRIT/EXEC.  
COOPER, BLAKELY: ERIE INDEMNITY COMPANY: ERIE INSURANCE COMPANY: BENCHMARK FEDERAL CREDIT UNION, GRNSH. - Burns, Jamiylah; 201611905; VERDICT/\$75,000.00.  
CORRADO, STEVEN: BANK OF AMERICA, GRNSH. - Citibank, N.A.; 201928464.  
CRAIG LIEBEL CONTRACTING, INC. - Wilcox, Virginia; 202305049; WRIT/EXEC.  
DAVIS, TAJ: TRUMARK FINANCIAL CU, GRNSH. - Citibank, N.A.; 201926226.  
DENARDO, ALBERT: KEY BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201526168; \$1,509.66.  
EARLY, KATELYN - Valley National Bank; 202203341; WRIT/EXEC.  
FOWLER, ELMONT: BANK OF AMERICA, GRNSH. - TD Bank, N.A.; 202215362; WRIT/EXEC.  
GARCIA, ANTHONY - Upper Perkiomen School District; 202015500; WRIT/EXEC.  
GAYE, DEAN: SUSANNAH: DEAN, ANWAR - West Norriton Township; 201825670; WRIT/EXEC.  
GIPE, RICHARD: MARGARET - Municipality of Norristown; 201800650; WRIT/EXEC.  
GLADYS M & ORIE STEELE TRUST: THE ORIE AND M. GLADYS STEELE TRUST - Lower Moreland Township School District; 201808964; WRIT/EXEC.  
GREENBERG, PHILIP: EVERYTHING UNDER THE SUN: HAIR TODAY, LLC: TRUIST BANK F/K/A BB&T BANK, GRNSH., ET AL. - Origen Capital Investments Vi, LLC, et al.; 201803660.  
GREENE, ERIC: DAMITA - Bridgeport Borough; 202115843; WRIT/EXEC.  
GUERRA, TRICIA: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 202010715.  
HEMMERLÉ, DALE: CAROL - Bridgeport Borough; 202115849; WRIT/EXEC.  
HLS INVESTMENTS, LLP - Municipality of Norristown; 201307315; WRIT/EXEC.  
JONES, LANCE: POLICE & FIRE FCU, GRNSH. - Simon, James; 202305182; WRIT/EXEC.  
KIKAVA, J. EMALI: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 201718578.  
KRAMME, JOSEPH: THE UNITED STATES OF AMERICA - Deutsche Bank National Trust Company, as Trustee in Trust, et al.; 202212505; ORDER/IN REM/\$221,975.41.  
LOGAN MARKETING GROUP, LLC: BANK OF AMERICA, GRNSH. - Domestic Linen Supply Co, Inc.; 202300590; ORDER/JUDGMENT/140,491.47 PLUS.  
MacPHEE ELECTRIC, LLC: MacPHEE, DONALD: TD BANK, GRNSH. - Retail Capital Partners, LLC, et al.; 201803664; ORDER/JDMT. \$164,582.75.  
MAY, LISA: UNIVEST NATIONAL BANK AND TRUST, GRNSH. - Discover Bank; 201602626; WRIT/EXEC.  
MCGUCKIN, JAMES: PHILADELPHIA VASCULAR INSTITUTE, LLC: UBS BANK, GRNSH. - Gardner, William; 202302518; \$1,417,861.75.  
MEDZIE, STUART: BANK OF AMERICA, GRNSH. - Westlake Services, LLC; 202302682; WRIT/EXEC.  
MELLE, ANTHONY: WELLS FARGO BANK, GRNSH. - Discover Bank; 202216873.  
MOLITORIZ, NICOLE: FIRST NIAGARA BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201612702; \$1,287.47.  
NABAY, ABUBAKARR - Genisys Credit Union; 202115558; WRIT/EXEC.  
OSBORN, NATHANIEL: UNIVEST BANK AND TRUST CO., GRNSH. - American Express National Bank; 202201357; \$5,875.27.  
PARK, CHONG: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201612682; \$1,427.51.  
PIFFER, SUSAN: KERMICK, MARGARET: HALL, STEPHEN, ET AL. - PHH Mortgage Corporation; 202202424; \$159,678.01.  
PLUMMER, LARRY: TRUIST FINANCIAL CORPORATION, GRNSH. - Truist Bank; 202202042.

PROSTOCK, JENNIFER: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 202214260.  
 RICKERT, JAMIE - Upper Perkiomen School District; 202015472; WRIT/EXEC.  
 SELF-REALIZATION, LLC - Nischal, Narinder; 201914988; \$159,695.25.  
 SHEARER, ANDREW - Upper Perkiomen School District; 202103823; WRIT/EXEC.  
 SIMMONS, MARVIN: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 202221035.  
 SMITH, EUREKA: NAVY FCU, GRNSH. - Department Stores National Bank; 202218227.  
 STEWART, JOSETTE: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 202220778.  
 TAYLOR, CAROL: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 202010694.  
 THURNER, FRANK: PNC BANK, GRNSH. - Atlantic Credit & Finance, Inc., et al.; 202004302; WRIT/EXEC.  
 YUN, MYOUNG: KEY BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201512020; \$12,357.86.

ESPOSITO, LUIGI - Capital One, N.A.; 202307863; Certification of Judgment; \$3,080.60.  
 FLYNN, KATHLEEN - Capital One Bank, N.A.; 202309211; Certification of Judgment; \$4,310.66.  
 GIBBONS, JOHN - LVNV Funding, LLC; 202307856; Judgment fr. District Justice; \$1,109.80.  
 GONGLOFF, CINDY - Capital One Bank, N.A.; 202309221; Certification of Judgment; \$2,335.69.  
 HEMMERLE, DALE: CAROL - Marshall, Inc.; 202309116; Judgment fr. District Justice; \$2,346.02.  
 HOLEVA, CYNTHIA - Capital One, N.A.; 202307878; Certification of Judgment; \$4,400.62.  
 HOWELL, AMY - Capital One Bank, N.A.; 202309119; Certification of Judgment; \$3,577.02.  
 HUDSON, KRIS - Capital One Bank, N.A.; 202309193; Certification of Judgment; \$3,492.27.  
 JACKSON, TAWANDA - Capital One Bank, N.A.; 202309239; Certification of Judgment; \$2,997.01.  
 KOHLER, TIM - Capital One, N.A.; 202307835; Certification of Judgment; \$3,461.93.  
 KWIATKOWSKI, TRACY - Capital One Bank, N.A.; 202309168; Certification of Judgment; \$11,547.31.  
 LE, LINDA - Joyner, Carolyn; 202308946; Certification of Judgment; \$2,984.25.  
 LEWIS, LATRINA - Mariner Finance, LLC; 202307820; Judgment fr. District Justice; \$2,249.57.  
 LONG, LACRESHA - Capital One Bank USA, N.A.; 202309100; Certification of Judgment; \$2,320.56.  
 LONG, MARCI - Capital One, N.A.; 202307871; Certification of Judgment; \$4,732.65.  
 LUETTGEN, CATILIN - Capital One, N.A.; 202307839; Certification of Judgment; \$2,472.38.  
 MARSHALL, HENRY - Capital One Bank USA, N.A.; 202309059; Certification of Judgment; \$3,740.39.  
 MEADE, PHIL - Lowry Services; 202308920; Judgment fr. District Justice; \$12,192.25.  
 MEYER, LANEICIA - Capital One, N.A.; 202307855; Certification of Judgment; \$4,689.07.  
 NAGLE, DONALD - LVNV Funding, LLC; 202307854; Judgment fr. District Justice; \$5,909.52.  
 PALATNIK, MARINA - Capital One Na; 202309183; Judgment fr. District Justice; \$6,419.68.  
 PRETLOW, MARCIA - Capital One, N.A.; 202309157; Certification of Judgment; \$5,594.58.  
 PROBST, SUSAN - Capital One, N.A.; 202307797; Certification of Judgment; \$3,055.10.  
 QUARLES, LORRAINE - Barclays Bank Delaware; 202307806; Judgment fr. District Justice; \$7,274.65.  
 RO, JOO - Capital One Bank, N.A.; 202309257; Certification of Judgment; \$5829.54.  
 RODENHAUSEN, JANET - LVNV Funding, LLC; 202309203; Judgment fr. District Justice; \$5,921.90.  
 RONAN, RUTHANNE - Barclays Bank Delaware; 202307809; Judgment fr. District Justice; \$5,370.17.  
 RYAN, ALISON - Capital One, N.A.; 202309181; Judgment fr. District Justice; \$4,440.58.  
 SMITH, EMILY - Capital One Bank, N.A.; 202309255; Certification of Judgment; \$3,655.93.  
 SNYDER, AMANDA - Capital One Bank, N.A.; 202309187; Certification of Judgment; \$2,630.60.  
 SPONSLER, DORA - Capital One Bank; 202309109; Certification of Judgment; \$3,838.97.  
 STEM, MARC - Capital One Bank, N.A.; 202309107; Certification of Judgment; \$3,061.06.  
 STONE, LANEICIA - Capital One, N.A.; 202307815; Certification of Judgment; \$3,848.50.  
 STOUGH, STACEY - Capital One Bank, N.A.; 202309240; Certification of Judgment; \$5,497.23.

## JUDGMENTS AND LIENS ENTERED

Week Ending May 9, 2023

The Defendant's Name Appears  
First in Capital Letters

AA AUTO TRANSPORT INC - VV2727, LLC; 202309207; Complaint In Confession of Judgment Money; \$9,646.49 & POSS.  
 BELLAN, SHERRY - Capital One Bank USA, N.A.; 202309749; Certification of Judgment; \$3,072.96.  
 BKG, INC. - Charged Up Performance, LLC; 202309225; Judgment fr. District Justice; \$12,215.25.  
 BLOOM, ESTHER - Capital One Bank, N.A.; 202309236; Certification of Judgment; \$1,785.30.  
 BOUTIELLER, THOMAS - Capital One Bank, N.A.; 202309232; Certification of Judgment; \$5,192.29.  
 BUCHHOLZ, ELENA - Capital One Bank, N.A.; 202309182; Certification of Judgment; \$2,849.71.  
 CHARGEEX - Naples, Vincent; 202309149; Judgment fr. District Justice; \$7293.20.  
 CHORRO, CARLOS - Capital One Bank, N.A.; 202309214; Certification of Judgment; \$2,619.98.  
 COFFMAN, BILLIE - Capital One Bank USA, N.A.; 202309093; Certification of Judgment; \$11,690.66.  
 CULP, JENNY - McCormick, Carrie; 202309249; Judgment fr. District Justice; \$4,049.37.  
 DONNELLY, MICHAEL - Capital One Bank, N.A.; 202309196; Certification of Judgment; \$3431.20.  
 DOWNES, RYAN - Capital One Bank, N.A.; 202309252; Certification of Judgment; \$2,717.08.  
 EDMONSON, EDWARD - Capital One Bank USA, N.A.; 202309095; Certification of Judgment; \$2,031.83.  
 EDWARDS, LATOY - LVNV Funding, LLC; 202309208; Judgment fr. District Justice; \$1,271.24.  
 ELBATTAH, EYAD - Capital One Bank, N.A.; 202309244; Certification of Judgment; \$4,587.28.  
 ELLIOTT, JAMES - Midland Funding, LLC; 202307861; Judgment fr. District Justice; \$7,842.61.  
 ENERTIA, LLC - Nappen & Associates, L.P.; 202307836; Complaint in Confession of Judgment; POSSESSION.  
 ENERTIA, LLC - Robert W. Nappen Revocable Trust and Madeline H. Nappen Revoc.; 202307829; Complaint in Confession of Judgment; \$33,352.49.

SYLVESTER, AMANDA - Capital One, N.A.; 202307828; Certification of Judgment; \$3,082.86.  
 SYLVESTER, AMANDA - Capital One, N.A.; 202309155; Certification of Judgment; \$3,571.32.  
 TREIBER, ROBERT - Capital One Bank, N.A.; 202309202; Certification of Judgment; \$2,110.27.  
 TROUBLE SHOOTERS RESOURCES, LLC:  
 REESE, THOMAS - Mantis Funding, LLC; 202307877; Foreign Judgment; \$24,435.00.  
 WESLEY, MINDY - Capital One, N.A.; 202307853; Certification of Judgment; \$3,881.74.  
 WILLIAMS, EMILY - Capital One Bank USA, N.A.; 202309103; Certification of Judgment; \$2,359.70.  
 WOLFE, MICHAEL - Capital One Bank, N.A.; 202309180; Certification of Judgment; \$3,626.76.  
 ZAPATA, CRISTIAN - Capital One Bank USA, N.A.; 202309078; Certification of Judgment; \$4074.81.  
 ZIMMERMAN, EDWARD - Capital One, N.A.; 202307782; Certification of Judgment; \$4,465.46.

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

Fitzpatrick, Brian; 202370161; \$112,810.34.  
 Freas, Jeremiah; 202370159; \$14,321.81.  
 Genesio, Thomas; 202370160; \$731,759.61.  
 Pham, Khoi; Heather; 202370162; \$8,959.74.  
 Stratso, James; 202370158; \$67,329.78.

**UPPER MORELAND TWP./HATBORO BORO.  
 JOINT SEWER AUTH. -  
 entered municipal claims against:**

Ashe, Claude; 202309125; \$451.04.  
 Billa, Victor; 202309126; \$349.30.  
 Brady, Daniel; 202309127; \$469.46.  
 Calloway, Raymond; 202309128; \$493.45.  
 Crawford, Keia; 202309129; \$326.10.  
 Darnesto, David; 202309144; \$371.32.  
 Fernandez, Jessica; 202309145; \$330.30.  
 Gallen, Kevin; Sarah; 202309146; \$416.63.  
 Hasty, Jesse; 202309147; \$332.68.  
 Heffernan, Mary; Brian; 202309148; \$424.17.  
 Herrmann, Jonathan; 202309160; \$333.37.  
 Huddleston, Audrey; Jennifer; Meltzer, Paula; 202309161; \$333.87.  
 Marcotte, Donna; 202309162; \$383.59.  
 Martin, Bryan; 202309163; \$473.95.  
 Musolf, Catherine; Bates, Jeannine; 202309164; \$505.70.  
 Quintero, Oswald; Jacqueline; 202309171; \$423.22.  
 Ross, Marc; Brittany; 202309172; \$427.87.  
 Singh, Sukhwinder; 202309174; \$575.45.  
 Snoha, Michael; Cheryl; 202309173; \$413.81.  
 Tolton, Gary; Kathryn; 202309175; \$346.69.  
 Warburton, Kenneth; Jennifer; 202309176; \$357.81.  
 Wong, Chak; Kwong, Cheung; Lui; 202309177; \$657.66.  
 Wyatt, Gary; Laura; 202309178; \$477.43.

BIDDLE JR., ERNEST L. - Lower Merion Township; Biddle III, Ernest L., 6303 Franconia Commons Drive, Alexandria, VA 22310.  
 BURCH, MARYELLEN - Marlborough Township; Burch Jr., John M., 2315 Upper Ridge Road, Perkiomenville, PA 18074.  
 DAWLEY, WEBSTER - Upper Gwynedd Township; Herberich, Douglas R., 394 VFW Parkway, Chestnut Hill, MA 02467-3716.  
 GOLDMAN, JEAN - Abington Township; Tomao, Barbara L., 36 Standish Road, Bellingham, MA 02019.  
 HAHN, DONG JIN - Whitmarsh Township; Hahn, John H., 4112 Hellman Road, Lafayette Hill, PA 19444.  
 HUGHES, JANE M. - Norristown Borough; Scanlan, Jane M., 300 S. 6th Avenue, Royersford, PA 19468.  
 JONELLO, ANTHONY M. - Whitmarsh Township; Jonello, Lillian J., 36 Gerloff Road, Schwenksville, PA 19473.  
 KOLLOCK, WILLIAM J. - Lower Moreland Township; Kollock, Frances M., 2200 Packard Avenue, Huntingdon Valley, PA 19006.  
 LANDIS, BRIAN C. - Norristown Borough; Mittman, Jeremy Z., 593 Bethlehem Pike, Montgomeryville, PA 18936.  
 LENOX, COLLEEN T. - Upper Merion Township; McClennen, Karen, 922 Caledonia Street, Philadelphia, PA 19128.  
 MACHALETTE, BETSY J. - Springfield Township; Machalette, Michael L., 304 Garth Road, Oreland, PA 19075.  
 MILNER, JEROME G. - Montgomery Township; Brooks, Reena, 960 Woodland Drive, Southampton, PA 18966.  
 PEARSON, RAYMOND T. III - Upper Pottsgrove Township; Suco, Cynthia P., 39 Finley Court, Lansdale, PA 19446.  
 POWDERLY, JOSEPH F. - Upper Providence Township; Powderly, Kathleen E., 666 S. 5th Avenue, Royersford, PA 19468.  
 ROSENBAUM, LEE J. - Lansdale Borough; Rosenbaum, Fran, 1412 Oxford Circle, Lansdale, PA 19446.  
 SAUTTER, JENNIFER A. - Lower Salford Township; Sautter, Abigail K., 930 Harleysville Pike, Harleysville, PA 19438.  
 SCHWARTZ, IRVING B. - Cheltenham Township; Antonucci, Donna, 722 Bridle Road, Cheltenham, PA 19038.  
 SLYSZ, JEAN - Conshohocken Borough; Puzyn, Joseph, 901 Righter Street, Conshohocken, PA 19428.  
 SPINELLI, ANTHONY J., SR. - Skippack Township; Spinelli, Maria R., 47 Daphne Court, Douglasville, PA 19518.  
 STUFFLET, JOSEPH G. - Upper Providence Township; Marosek, Linda J., 910 Port Providence Road, Phoenixville, PA 19460.  
 WALSH, SUSAN - Schwenksville Borough; McGinn, John R., 302 Lexington Road, Schwenksville, PA 19473.  
 WILLOUGHBY, PALMA - Norristown Borough; Kitterman, Ann, 1518 Enyart Way, Annapolis, MD 21409.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending May 9, 2023**

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

BALL, COLLEEN - Lansdale Borough; Ball III, Vincent J., 31 E. 5th Street, Lansdale, PA 19446.

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## SUITS BROUGHT

Week Ending May 9, 2023

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

- 380 HAWS, L.P.: TRADITIONS OF SPRINGFIELD LLC - Springfield Township; 202309246; Declaration of Taking Eminent Domain Gov.; Garrity, James J.
- ADLER, AMANDA - Adler, Matthew; 202309197; Complaint Divorce.
- AQUINO PIRIR, MARCELA: XUJUR VICENTE, ISRAEL - Xujur Aquino, Walter; 202309140; Complaint for Custody/Visitation; Mixon, Justin.
- BAILEY, RAY - LVNV Funding c/o Resurgent Capital Services, L.P.; 202308740; Plaintiffs Appeal from District Justice; Deenis, Nicholas.
- BARAJAS CORTES, LUIS - Sanchez Salto, Raquel; 202307779; Complaint for Custody/Visitation; Atzert, Karen.
- BARRON, PETER - Barron, Carrie; 202309068; Complaint Divorce.
- BRIDGESTONE AMERICAS: CAPITAL ONE AUTO FINANCE: DIVIRGILLIS, MICHAEL - Forge Automotive, LLC; 202308938; Defendants Appeal from District Justice.
- BURTON, OJORE - Harrington, Brionca; 202309101; Complaint for Custody/Visitation.
- CASTRO TERRAZA, SANTOS - Velasquez Amador, Ericka; 202309135; Complaint for Custody/Visitation; Mixon, Justin.
- CONNELLY, DANIEL - Connelly, Nicole; 202308896; Complaint Divorce.
- CUTRONA, GIROLAMO - Cutrona, Patricia; 202308963; Complaint for Custody/Visitation.
- DEPAOLA, PATRICK - Seeburger, Gary; 202307872; Petition.
- ELITE PRO INVESTMENTS - Montgomery County Tax Claim Bureau; 202309206; Petition; Glassman, Alexander M.
- ELLIS, JOSHUA - Strohle, Malina; 202308907; Petition for Protection from Sexual Viol.
- FREDERICK, KAREN - Grosse & Quade Management Co.; 202309194; Defendants Appeal from District Justice.
- GEORGE, ANN - Montgomery County Tax Claim Bureau; 202307880; Petition; Glassman, Alexander M.
- GIBSON, BELINDA - Portfolio Recovery Associates, LLC; 202309143; Civil Action; Gerding, Carrie A.
- GONZALEZ CARDONA, JOSE - Cardona Lainez, Carolina; 202309136; Complaint for Custody/Visitation; Mixon, Justin.
- GREBE, GERALD - Portfolio Recovery Associates, LLC; 202309150; Civil Action; Gerding, Carrie A.
- GUSMAN MORENO, GERMAN - Aguilar Vasquez, Ely; 202309102; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.
- GUZMAN RAMIREZ, EMMANUEL: MARTINEZ HERNANDEZ, HERMINIA - Garcia Recinos, Gumercinda; 202309138; Complaint for Custody/Visitation; Mixon, Justin.
- HAMME, EMERSON - Hamme, Mara; 202309185; Complaint Divorce.
- IRWIN, TODD - Irwin, Heather; 202308453; Complaint for Custody/Visitation; Reiff, K. Alicia.
- JACKSON, DESMOND: KHALIA - Rapoport, Dayana; 202309228; Petition to Appeal Nunc Pro Tunc.
- JOHNSON, MORGAN - Moyer, Kenneth; 202309049; Complaint for Custody/Visitation.
- JOHNSON, MORGAN - Mial, Sarah; 202308949; Petition for Protection from Sexual Viol.
- JOHNSON, PAUL - Wells, Marshay; 202307750; Complaint for Custody/Visitation.
- JONES-ACKLER, ESTHER - Ackler, Joseph; 202307864; Complaint Divorce.
- KRICZKY, ALISSA - Shortridge, Kyle; 202307865; Complaint for Custody/Visitation; Reigh, Alison.
- LOPEZ TRIGUEROS, MARIO: MARCOS SUCHITE, ANGELICA - Salazar Del Cid, Jerry; 202307795; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.
- LOPEZ, GINA - Portfolio Recovery Associates, LLC; 202308891; Civil Action; Gerding, Carrie A.
- LYFT, INC.: DOE, JANE - Salterman, Caryn; 202309106; Civil Action; Campbell, Charles W.
- MASTRANGELO, ILENE - Portfolio Recovery Associates, LLC; 202307884; Civil Action; Gerding, Carrie A.
- McGRUDER, DESMEYON - McGruder, Maria; 202307817; Complaint Divorce.
- MICELI, PETER - Miceli, Charlotte; 202307857; Complaint Divorce.
- MILLS, NIKITHA - Mills, Curt; 202307824; Complaint In Partition; Schroeder, William D., Jr.
- MILOVANOV, DENIS: SUNSHINE LOGISTICS SERVICES, LLC - Allstate Vehicle and Property Insurance Company; 202308915; Defendants Appeal from District Justice.
- MITCHELL, BRENT - Rossi, Rachele; 202308943; Complaint Divorce.
- NESMITH, RAHAD - Ginsburg, Michaela; 202308922; Complaint for Custody/Visitation.
- NEUMANN, TIMOTHY - Neumann, Amanda; 202308913; Complaint Divorce.
- NILES, COLE - Portfolio Recovery Associates, LLC; 202308878; Civil Action; Gerding, Carrie A.
- O'KEEFE CHIEFFO, KRISTINA - Schall, Robert; 202307842; Complaint for Custody/Visitation; Williams, Shari Gelfont.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Floyd, Xavier; 202306928; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rotar, Aleksandr; 202309169; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA STATE POLICE - R.R.; 202308885; Petition; Giaramita Jr., Michael Antonioi.
- PLOTKIN-COSTELLO, JULIE: PLOTKIN, JULIE - Costello, Daniel; 202308906; Complaint for Custody/Visitation; Christiansen, Chelsey.
- RAMIREZ ZAMORA, JOSE: GOMEZ HERNANDEZ, LELIS - Ramirez Zamora, Jose; 202309137; Complaint for Custody/Visitation; Mixon, Justin.
- RESENDIZ, HORACIO - Amann, George; 202309253; Defendants Appeal from District Justice.
- RIDGWAY, JESSICA - Portfolio Recovery Associates, LLC; 202309159; Civil Action; Gerding, Carrie A.
- RIEGEL, IVAN - Riegel, Samantha; 202307799; Complaint Divorce.
- ROWLAND, EMILY - Portfolio Recovery Associates, LLC; 202309131; Civil Action; Gerding, Carrie A.

RYEA, RICHARD - Ryea, Danielle; 202307804;  
Complaint Divorce.  
SANCHEZ, CHARLENE - Stevens, Dustin; 202309251;  
Defendants Appeal from District Justice.  
SELECTIVE INSURANCE COMPANY OF  
THE SOUTHEAST - Jensen, Norman; 202309158;  
Civil Action; Donovan, James M.  
SMITH, JELISA - Iljor Properties, LLC; 202307886;  
Petition to Appeal Nunc Pro Tunc.  
WATERS, DANIEL - Waters, Erin; 202307813;  
Complaint Divorce; Marinari, Guy.  
WEBER, STEVEN - Haldeman, Kimberly; 202308967;  
Complaint In Partition; Angst, Valerie R.  
WEISS, LEWIS; SUKI - Montgomery County  
Tax Claim Bureau; 202307882; Petition;  
Glassman, Alexander M.

DECERIO, JOAN A. - Conshohocken Borough;  
Decerio, Richard E., 31 Goldfinch Circle,  
Phoenixville, PA 19460.  
DEVRIES, ELIZABETH J. - Lower Gwynedd Township;  
Spitznagel, Sharyn L., 1004 W. Welsh Road,  
Ambler, PA 19002.  
EAMES, ROLLAND - Montgomery Township;  
Polzella, Laura M., 109 Bradford Lane,  
Lansdale, PA 19446.  
FAIRMAN, CLYDE J., SR. - Montgomery Township;  
Fairman Jr., Clyde J., 3009 Inkberry Circle, N.,  
North Wales, PA 19454.  
FORD, ALLAN J. - Lower Merion Township;  
Ford, Robert A., 2956 Denbeigh Drive,  
Hatfield, PA 19440.  
GANNON, JOAN E. - Worcester Township;  
Gannon, Joseph J., 23 Winterberry Drive,  
Perkasie, PA 18944; Gannon, Paul S.,  
1535 Green Hill Road, Collegeville, PA 19426.  
GRZYWACS, WALTER F. - Collegeville Borough;  
Grzywacz, Diane, 504 Carver Lane,  
Limerick, PA 19468.  
GUERRE-CHALEY, JOSEPHINE T. - New Hanover  
Township; Forman, Josephine A., 1679 Layfield Road,  
Pennsburg, PA 18073.  
HARNER, FRANCES J. - Douglass Township;  
Kastenbaum, Joan M., 235 Douglass Drive,  
Douglassville, PA 19158.  
HARTMAN, EMMA - Lansdale Borough;  
Wassenar, Sandra M., 548 Greenbriar Drive,  
Williamstown, NJ 08094.  
HESS, JOYCE A. - Upper Hanover Township;  
Hess, Dennis P., 1009 Hosensack Road, Palm, PA 18070.  
HUSTED, THOMAS P. - Pennsburg Borough;  
Husted, Pamela, 160 Newhart Road,  
Shavertown, PA 18708.  
JENKINS, ANNE A. - Whitemarsh Township;  
Jenkins, June A., 711 E. Greenman Road,  
Haddonfield, NJ 08033; Riter, George M.,  
400 Maryland Drive, Fort Washington, PA 19034.  
KNOWLES, AUDREY L. - Lower Merion Township;  
Clark, Pamela K., 1164 Maplecrest Circle,  
Gladwyne, PA 19035.  
KOWALEWSKI, JOSEPH S. - Cheltenham Township;  
Way, Kathleen, 307 Montier Road, Glenside, PA 19038.  
LAX, SUSAN - Abington Township; Lax, Lisa A.,  
405 Lawnton Road, Willow Grove, PA 19090.  
MALEK, JOAN M. - Limerick Township;  
Jullet, Cynthia M., 9 Bradford Drive,  
Schwenksville, PA 19473; Malek Jr., Thomas W.,  
3100 Dockside Circle, Apt. 17, Raleigh, NC 27613;  
Nace, Lynn C., 3 Country Drive, Pottstown, PA 19464.  
MALISZEWSKI, JOSEPHINE - Lansdale Borough;  
Maliszewski, Stephen G., 746 Pineview Lane,  
North Wales, PA 19454.  
MANTON, MARTHA F. - Bridgeport Borough;  
Manton, Carol A., 725 Pershing Street,  
Bridgeport, PA 19405.  
MCADAM, JOHN J. - Whitemarsh Township;  
Mayer, Kathleen, 14 Gateview Road,  
Strafford, PA 19087.  
MIDDLETON, BARBARA H. - Whippain Township;  
Lexa, Tracy M., 130 Pembroke Circle,  
Phoenixville, PA 19460; Middleton, Raymond J.,  
574 Fawnview Circle, Blue Bell, PA 19422;  
Thompson, Susan M., 4 Quiet Pond Circle,  
Mechanicsburg, PA 17050.

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## WILLS PROBATED

### Granted Week Ending May 9, 2023

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

ALLEBACH, MARTHA - Lower Salford Township;  
Derstine, Renae M., 1295 Winter Lane,  
Schwenksville, PA 19473; Hummel, Karyn L.,  
20 E. Station Road, Coopersburg, PA 18036.  
ARENA, ELEANOR C. - Lower Providence Township;  
Arena, Vincent, 503 Springbrook Lane,  
Wayne, PA 19087.  
BARNETT, FREDERIC J. - Lower Merion Township;  
Kolberg, Heidi L., 130 W Lancaster Avenue,  
Wayne, PA 19087.  
BEATTY, WILLIAM S. - Ambler Borough;  
Malone, Annmarie E., 511 Herold Court,  
Maple Glen, PA 19002.  
BELMAN, MICHAEL R. - Lower Merion Township;  
Belman, Corinne E., 1001 City Avenue,  
Lower Merion Township, PA 19096.  
BENVENESTE, SHARON - Lower Moreland Township;  
Rubinsky, Debra Z., 3486 Pine Road,  
Huntingdon Valley, PA 19006.  
BERESFORD, LINDA - Lower Merion Township;  
Beresford, Marie, 108 Winchester Road,  
Merion Station, PA 19066.  
BISHOP, P. D. - Skippack Township; Gampa, Molly F.,  
5 Morningside Drive, Lansdale, PA 19446.  
BRADLEY, THELMA C. - Whitemarsh Township;  
Morgan, Sharon M., 233 Hillcrest Avenue,  
Conshohocken, PA 19428.  
BROWN, REGINA F. - Lower Merion Township;  
Taggart, Patricia R., 7 Norwood Avenue #2C,  
Bryn Mawr, PA 19010.  
BROWN, ROBERT A. - Upper Merion Township;  
Brown, Jerry, 3102 Taft Road, Norristown, PA 19403;  
Brown, Thomas E., 1710 Kendrick Lane,  
Norristown, PA 19401.  
CHANTZ, PHILLIP M. - Upper Dublin Township;  
Chantz, Barbara H., 735 Susquehanna Road,  
Fort Washington, PA 19034.  
CLUTTON, SHARON - Upper Moreland Township;  
McLaren, Colleen, 2260 Ridge View Drive,  
Warrington, PA 18976.  
CRAWFORD, CHARLES P. - Upper Merion Township;  
Klein, Sandra, 1139 Brians Way, Wayne, PA 19087.

- MITCHELL, SAUL J. - Plymouth Township;  
Mitchell, Brian S., 236 Hansell Road, PA 19073.
- MOCENTER, MICHAEL - Upper Dublin Township;  
Mocenter, Randi F., 1166 Goodman Drive,  
Fort Washington, PA 19034.
- NOPPER, ESTHER M. - Lower Providence Township;  
Slota, Deanna L., 361 Applebrook Drive,  
Malvern, PA 19355.
- ONEILL, GERALDINE E. - Upper Moreland Township;  
Armstrong, Diane O., 517 Quigley Avenue,  
Willow Grove, PA 19090.
- O'SHEA, GREGORY F. - Abington Township;  
Melissen, Margaret E., 1156 Cumberland Road,  
Abington, PA 19001.
- PEIRSON, JILL C. - Upper Providence Township;  
Peirson, David W., 701 Russell Avenue,  
Douglassville, PA 19518.
- ROBINETTE, JOAN T. - Lower Merion Township;  
Pendleton, Amanda R., 45 Gard Avenue,  
Bronxville, NY 10708.
- ROGERS, THOMAS E. - Cheltenham Township;  
Nease, Stephen M., 106 Hunters Run,  
Newtown Square, PA 19073.
- ROMANOSKI, JACQUELINE A. - Montgomery  
Township; Romanoski, Joseph A.,  
101 Edgar Allan Circle, North Wales, PA 19454.
- ROMASCO, JOSEPH D. - Whippain Township;  
Peter, Carolene R., 114 Pemberton Court,  
North Wales, PA 19454.
- SAMUELS, ROBERT - Springfield Township;  
Samuels, Pamela G., 8536 Trumbauer Drive,  
Wynndmoor, PA 19038.
- SANDS, DAVID J. - Abington Township; Sands, Seth C.,  
327 Fisher Road, Jenkintown, PA 19046.
- SCHLEIN, HARRY P. - Lower Moreland Township;  
Schlein, Bret H., 9 Ella Circle, Huntingdon Valley,  
PA 19006; Schlein, Linda G., 3780 Glenn Court,  
Huntingdon Valley, PA 19006.
- SHERWOOD, MARGARET F. - Upper Moreland  
Township; Chadwick, William H., 6309 Route 412,  
Riegelsville, PA 18077.
- SMITH, JOAN M. - Worcester Township;  
Vandusen, Donna, 102 Green Bank Way,  
Harleysville, PA 19438.
- SOLOW, AUDREY S. - Jenkintown Borough;  
Solow, Michael M., 575 Pinetown Road,  
Fort Washington, PA 19034.
- STATES, BEATRICE - Hatfield Township;  
Cassel, James E., 5 Highland Park Road,  
Sellersville, PA 18960.
- STOLTZ, CAROLYN - Montgomery Township;  
Stoltz, Marilyn L., 142 Harris Drive,  
Sebastian, FL 32958.
- STROUP, TIMMY J. - New Hanover Township;  
Stroup, Kimberly, 2731 Leidy Road,  
Gilbertsville, PA 19525.
- TRAUGER, WILLIAM G. - Lower Salford Township;  
Trauger, William T., 780 Quarry Road,  
Harleysville, PA 19438.
- WACK, SHARON L. - Upper Moreland Township;  
Wack, James J., 2835 Kentner Road,  
Hatboro, PA 19040.
- WANG, JAN N. - Whippain Township; Wang, Lea,  
1025 Carriage Lane, Blue Bell, PA 19422.
- WARREN, KENNETH M. - Upper Merion Township;  
Warren, Frank M., Jr., 10 Carol Road,  
Ormond Beach, FL 32176.
- WHATLEY, WANDA M. - Springfield Township;  
Vesci, Margaret M., 1605 Church Road,  
Oreland, PA 19075; Vesci, Raymond J.,  
1605 Church Road, Oreland, PA 19075.
- WHITEBREAD, SHIRLEY A. - Telford Borough;  
Engarde, Lisa M., 2500 Tirjan Avenue,  
Quakertown, PA 18951.
- WILLIAMS, ALFREDA P. - Montgomery Township;  
Peat, Alvina L., 120 Aileen Drive, Lansdale, PA 19446.
- WILLIAMSON, THOMAS J. - Worcester Township;  
Williamson, Thomas C., 304 Meadow Lane,  
Telford, PA 18969.
- WILSON, LOUISE J. - Worcester Township;  
Blair, Carol R., 132 Kintner Road,  
Kintnersville, PA 18930.
- WOLGIN, WILLIAM - Whitmarsh Township;  
Wolgin, Richard L., 514 S. 17th Street,  
Philadelphia, PA 19146.
- ZEMBLE, DOROTHY - Montgomery Township;  
Dolan, Anne, 9629 Bustleton Avenue,  
Philadelphia, PA 19115.
- ZERGANI, JAMES J. - Upper Dublin Township;  
Riahifard, Mojgan, 1410 Patrick Court,  
Ambler, PA 19002.

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## RETURN DAY LIST

May 22, 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.**

- 701 Lansdale Operating LLC v. Henrich - Plaintiff's Motion to Compel Discovery (Seq. 12d) - **M. Simone.**
- Alan B. Liss Co-Administrator of Estate of Jewel B. Liss, Deceased v. Main Line Health, Inc. - Plaintiff's Motion to Overrule Objections to Subpoena (Seq. 49d) - **B. Akins - R. Pugh.**
- Bayete v. Jtown Hot Yoga - Defendant's Motion to Compel Discovery (Seq. 9d) - **R. Sweeney - J. McHaffie.**
- Betesh v. Eisenstein - Defendant's Motion for Entry of Judgment of Non Pros (Seq. 83) - **K. Chiesa - B. Binder.**
- Blackwell v. Quarles - Defendant's Motion to Compel Discovery (Seq. 22d) - **S. Lipschutz - H. Welch.**
- Block 3, LLC v. Keystone River Crossing Elm General, L.P. - Plaintiff's Motion for Admission Pro Hac Vice (Seq. 64) - **E. Ficaro - T. Sherman.**
- Blue Sky, LLC v. Brown - Plaintiff's Motion to Compel Discovery (Seq. 47d) - **W. Zimolong - E. Fredman.**
- Callahan v. Spring Mountain Adventures, Inc. - Defendant's Motion for Protective Order (Seq. 11d) - **F. Strokoff - A. Hinkle.**

9. *Campion v. Ramsey* - Defendant's Motion to Compel Discovery (Seq. 8d) - **D. String - A. Griffith.**
10. *Chun v. Recycling Paper Partners of Pennsylvania, LLC* - Defendant's Motion to Compel Discovery (Seq. 45d) - **A. Sherr - M. Fienman - E. Milby.**
11. *Collins v. Sams Auto Service & Repair Center* - Defendant's Motion to Compel Discovery (Seq. 28d) - **A. Kroupa - J. Cella.**
12. *Commonwealth of Pennsylvania v. Bauder* - Plaintiff's Motion to Compel Discovery (Seq. 24d) - **J. Wise - B. Pancio.**
13. *Coughlin v. Wesselt* - Defendant's Motion for Admission Pro Hac Vice (Seq. 35) - **M. Willner - V. Vangrossi - G. Farrell.**
14. *Coulbaly v. Main Line Hospitals, Inc.* - Plaintiff's Motion to Compel Discovery (Seq. 72d) - **N. Matteo - R. Pugh.**
15. *Daniel v. Bristow* - Defendant's Motion to Compel Discovery (Seq. 3d) - **K. Buddle - S. Washington.**
16. *Dinan v. Lower Merion Township* - Defendant's Motion to Compel Discovery (Seq. 13d) - **J. Fulmer - G. Knoell, III.**
17. *Do v. Trang* - Petition for Expulsion of Limited Liability Member (Seq. 0) - **S. Liberatori.**
18. *Dougherty v. Schuylkill River Greenway Association* - Defendant's Motion to Compel Discovery (Seq. 92d) - **R. Braker - S. O'Donnell.**
19. *Drs. Schelkun & Kienle Associates of Montgomery County, P.C. v. Instant Air* - Plaintiff's Motion to Compel Discovery (Seq. 11d) - **S. Parker - O. Force.**
20. *Edwards v. Abington Memorial Hospital* - Plaintiff's Motion to Compel Discovery (Seq. 53d) - **K. Harden - B. Post.**
21. *Egan v. Turkey Hill, L.P.* - Plaintiff's Motion to Compel Discovery (Seq. 48d) - **J. Rosenbaum - A. Webb.**
22. *Estate of Sharon Augustine v. Gwynedd Healthcare, LLC* - Defendant's Motion to Compel Discovery (Seq. 24d) - **L. Haberman - S. Josephson.**
23. *Fazio v. Mutual Benefit Insurance Company* - Defendant's Motion to Compel Discovery (Seq. 12d) - **G. Mullaney - C. Gallagher.**
24. *Federal Realty OP, L.P. f/k/a Federal Realty Investment Trust v. Lord & Taylor Holdings, LLC* - Defendant's Motion to Compel Discovery (Seq. 113d) - **M. Kizner - J. Eads.**
25. *Feingold v. Nationwide Mutual Insurance Company* - Plaintiff's Motion to Strike Objections to Subpoena (Seq. 27d) - **B. Vance.**
26. *Fennell v. Abington Memorial Hospital* - Plaintiff's Motion to Compel Depositions (Seq. 89d) - **A. Avrigian - A. Romanowicz.**
27. *Garcia Luna v. Robinson* - Defendant's Motion to Compel Discovery (Seq. 13d) - **E. Gilson - S. Peterman.**
28. *Gardner v. Plush* - Defendant's Petition to Withdraw as Counsel (Seq. 20d) - **A. Levin - E. Frey.**
29. *Garza v. Mendez* - Defendant's Petition for Entry of Judgment of Non Pros (Seq. 49) - **M. Sheinoff.**
30. *Glazer v. Mullen* - Plaintiff's Motion to Transfer to Arbitration (Seq. 13) - **J. Lessin - K. McCloskey.**
31. *Goh v. Ballod* - Defendant's Motion to Compel Discovery (Seq. 22d) - **M. Mednick - K. Nosari.**
32. *Gorsen v. Pellathy* - Plaintiff's Motion to Compel Discovery (Seq. 18d) - **M. Handley - J. Stanwood.**
33. *Gorski v. Walgreen Company* - Defendant's Motion for Non Pros (Seq. 26) - **C. Campbell - D. Krebbs.**
34. *Grasso v. Goldman* - Plaintiff's Motion to Amend Complaint (Seq. 30) - **J. First - R. Goldman.**
35. *Gresham v. Ibbetson* - Plaintiff's Motion to Compel Discovery (Seq. 23d) - **A. Ginsburg - M. Bissell.**
36. *Griffin v. Ryan* - Defendant's Motion to Compel Discovery (Seq. 9d) - **J. Trotman - L. Young.**
37. *Hau v. Stanton* - Defendant's Motion to Compel Discovery (Seq. 12d) - **K. Saffren - J. Auth.**
38. *Hayat v. Cruz* - Defendant's Motion to Compel Discovery (Seq. 27d) - **S. Fishman - B. Evangelist.**
39. *Jammer v. Valley Forge Medical Center and Hospital* - Plaintiff's Petition to Withdraw as Counsel (Seq. 102) - **M. Barrett - J. Orsini-Ford - M. McGilvery.**
40. *Johnson v. Browns Wyncote, LLC* - Plaintiff's Motion to Compel Discovery (Seq. 17d) - **J. Zafran - M. Droogan.**
41. *Jones v. Hennelly Do* - Defendant's Motion to Strike Objections to Subpoena (Seq. 103d) - **S. Specter - A. Romanowicz.**
42. *Kassick v. Marios Tree Service, LLC* - Plaintiff's Motion to Strike Answers (Seq. 138) - **J. Solt - L. Plevinsky.**
43. *Kehley-Stahl v. Raffaele* - Defendant's Motion to Compel Discovery (Seq. 18d) - **K. Rambo - M. Iacovou.**
44. *Kim v. Montgomery Place Condominium Association* - Plaintiff's Motion for Leave to File Amended Complaint (Seq. 24) - **J. Solnick - E. Horneff.**
45. *King v. 301 Circle of Progress, LLC* - Defendant's Motion for Leave to File Amended Answer (Seq. 28) - **J. Solomon - R. Pugh.**
46. *Lidestri Beverages, LLC v. Sunberry Limited, LLC* - Plaintiff's Motion to Compel Discovery (Seq. 16d) - **B. Andersen - S. Wolf.**
47. *Lous Wholesale Distributors, Inc. v. Spring Mart, Inc.* - Petition to Withdraw as Counsel (Seq. 38) - **J. Kubisiak - B. Picker.**
48. *Mancini v. Rufe* - Defendant's Motion to Compel Discovery (Seq. 15d) - **G. Baldino - T. Klosinski.**
49. *McAuley v. Abington Memorial Hospital* - Defendant's Motion to Overrule Objections to Subpoena (Seq. 32d) - **D. Koller - C. Moran.**
50. *Milligan v. Allstate Insurance Company* - Defendant's Motion to Compel Discovery (Seq. 7d) - **B. Chacker - J. Santiago.**
51. *Minor v. Nicholas Yaculak and Sons, Inc.* - Plaintiff's Motion for Leave to File Amended Complaint (Seq. 4) - **H. Molitoris - A. Riemenschneider.**
52. *Moten v. Schulz* - Defendant's Motion to Compel Discovery (Seq. 10d) - **H. Reese - J. Edwards.**
53. *Na v. Garcia* - Plaintiff's Motion to Compel Discovery (Seq. 25d) - **J. Mezyk - H. Welch.**
54. *Plush v. Gardner* - Plaintiff's Petition to Withdraw as Counsel (Seq. 20d) - **E. Frey - A. Levin.**
55. *Reserve at Providence Crossing v. Calatlantic Group, Inc.* - Defendant's Motion for Leave to Join Additional Defendant (Seq. 17) - **E. Phillips - B. Garber.**
56. *Rorke v. Providence Corner Homeowners Association* - Defendant's Motion to Compel Discovery (Seq. 28d) - **M. Haber - J. Devli.**
57. *Ryan v. Stasiowski* - Defendant's Petition to Withdraw as Counsel (Seq. 20) - **C. Cornelison - C. Consolo.**



58. Schepperd v. Pointe at River Glen Apartments - Defendant's Motion to Compel Deposition (Seq. 24d) - **J. Manus - P. Moran.**
59. Schneck v. Figueroa - Defendant's Motion to Compel Discovery (Seq. 15d) - **M. Greenfield.**
60. Silvi v. Alpha Real Estate Development, LLC - Defendant's Motion to Compel Discovery (Seq. 45d) - **E. Seglias - J. Katz - J. Keating.**
61. Smith v. McQuaid - Defendant's Petition to Withdraw as Counsel (Seq. 53) - **M. Cutillo Teare - M. Kehoe.**
62. So v. Toll Brothers, Inc. - Defendant's Motion to Compel Discovery (Seq. 61d) - **D. Dessen - F. Nofer.**
63. State Farm Fire and Casualty Company v. Check - Defendant's Motion to Compel Discovery (Seq. 22d) - **R. Allen - M. Riley.**
64. Stisi v. Ramos - Plaintiff's Motion for Default Judgment (Seq. 17) - **K. Bergsten.**
65. Stith v. Unique Hair and Nails - Defendant's Motion to Compel Deposition (Seq. 26d) - **W. Williams - M. Lyon.**
66. Sukhu v. Errandonea - Defendant's Motion to Compel Deposition (Seq. 40d) - **G. Ellis - M. Capriotti.**
67. Toirova v. Herman - Defendant's Motion to Compel Supplemental Discovery (Seq. 30d) - **S. Fishman - J. Branca.**
68. Towne Mortgage Company v. Gilbert - Plaintiff's Motion to Vacate Judgment, Reaffirm Mortgage Lien, and Discontinue (Seq. 64) - **V. Dobaria.**
69. Wilf v. Main Line Hospitals, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 109d) - **R. Safier - D. Brooks.**
70. Yetter v. Womens Health Care Group of Pennsylvania, LLC - Defendant's Motion to Compel Supplemental Discovery (Seq. 85d) - **M. Creedon - R. Petrucci.**
71. Yun v. Aroma Nails Salon, Inc. - Defendant's Motion to Compel Discovery (Seq. 27d) - **J. Solnick - C. Pitchford.**
72. Zoomdining, LLC v. Alliantec, Inc. - Defendant's Motion to Overrule Objection to Subpoena (Seq. 42d) - **M. Levin - T. Ruf.**