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**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 Georgia Ave., Suite 520, Silver Springs, MD 20910 January 25, 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. 2014-03967**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, formerly known as Lot Numbers 27, 28, and 29, as shown on plan of North Glenside Manor - Section No. 2 and now being described in accordance to a survey and plan made by Boucher and James, Inc., Engineers, Glenside, Pennsylvania, dated May 1954.

BEGINNING at a point (an iron pipe set) on the Southwesterly side of Lukens Avenue (40 feet wide) at the distance measured North, 44 degrees 38 minutes West, 115.00 feet from the Southwest corner of Avenue "G" (40 feet wide); thence, from the first mentioned point and place of beginning, along Lot No. 30, 34, to 39, inclusive to the South as shown on the aforementioned plan of North Glenside Manor; South, 45 degrees 22 minutes West, 236.66 feet to a point (an iron pipe set); thence, along rear line of Lot Nos. 15 to 21, inclusive to the Northwest, as shown on the aforementioned plan; North, 16 degrees 11 minutes 30 seconds East, 153.86 feet to a point (an old survey monument four in place); thence, along Lot No. 26 to the North, as shown on the aforementioned plan; North, 45 degrees 22 minutes East, 102.32 feet to a point (an iron pipe set), in the aforementioned Southwesterly side of Lukens Avenue; thence, by same, South, 44 degrees 38 minutes East, 75.00 feet to a point (an iron pipe set), the first mentioned point and place of beginning.

BEING the same premises which Dionigo Fontana (a/k/a Dionigio Fontana), by Deed, dated 6/9/99 and recorded at Montgomery County Recorder of Deeds Office, on 6/30/99, in Deed Book 5277 at Page 1555, granted and conveyed unto Lucio Fontana.

Parcel Number: 54-00-11362-00-5.

Location of property: 3120 Lukens Avenue, Upper Dublin, PA 19038.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Lucio Fontana** at the suit of School District of Upper Dublin. Debt: \$8,346.82.

**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.

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By virtue of a Writ of Execution **No. 2015-25424**, 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, hereditaments and appurtenances, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof, known as 'Harley Manor', made by Stanley F. Moyer, Registered Professional Engineer, dated April 12, 1958, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-4, Page 67, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hunsberger Lane (50 feet wide); said point being the three following courses and distances, measured along the Northwesterly side of Hunsberger Lane from a point formed by the intersection of the extended Northwesterly side of Hunsberger Lane, with the center line of Springhouse and Summeytown Pike (50 feet wide): (1) leaving Springhouse and Summeytown Pike; North, 47 degrees, 51 minutes East, crossing the Northeastly side of Springhouse and Summeytown Pike, 72.30 feet to a point, an angle; (2) North, 45 degrees, 49 minutes East, 252.01 feet to a point, another angle on same; and (3) North, 48 degrees, 25 minutes East, 252.04 feet to the point of beginning.

CONTAINING in front or breadth, Northeastwardly, along the Northwesterly side of Hunsberger Lane, 127.04 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to Hunsberger Lane, 299.54 feet.

BEING Lot Number 4 as shown on the above-mentioned plan.

BEING the same premises which Robert P. Krumm and Barbara S. Krumm, husband and wife, by Deed bearing date of the 15th of August, A.D. 1997, and recorded in the Office of the Recorder of Deeds &c., in and for the County of Montgomery, on the 22nd day of August, A.D. 1997, in Deed Book 5196 at Page 2419 &C., granted and conveyed unto James M. Owens and Susan A. Owens, husband and wife, in fee.

Parcel Number: 50-00-01159-00-6.

Location of property: 263 Hunsberger Lane, Harleysville, PA 19438.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Susan A. Owens** at the suit of U.S. Bank Trust, National Association, as Trustee of the Chalet Series IV Trust. Debt: \$204,455.31.

**The Lynch Law Group, 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. 2016-15277**, 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 Northwestern 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 Northeastly 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 Northwestern side of Willard Road, aforesaid; thence, extending South, forty-three degrees, twenty minutes, ten seconds West along the side of Willard Road, seventy-five feet to the first mentioned point and place of beginning.

BEING the same premises which Robert Jakus and Linda Jakus, by Deed dated May 19, 2006 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on July 21, 2006 in Book 05609, Page 0546, 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: \$363,256.17.

**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. 2017-19310**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit, in the property known, named and identified in the Declaration plan referred to below as Green Willow Run, located in **Upper Moreland Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979, in Deed Book 4437, Page 310 and Declaration Plan, dated May 9, 1979, last revised July 16, 1979 and recorded on August 2, 1979, in Condominium Plan Book 6, Page 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979, in Deed Book 4437, Page 332, being and designated on Declaration Plan as Unit 2-D, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.3517%.

BEING THE SAME PREMISES which Carolyn Gwin, by Deed, dated March 20, 2017 and recorded at Montgomery County Recorder of Deeds Office, on March 29, 2017, in Deed Book 6038, at Page 01268, granted and conveyed unto Carolyn Gwin and Barbara W. Gwin (now deceased, date of death July 16, 2017), as joint tenants with the right of survivorship.

Parcel Number: 59-00-19898-14-9.

Location of property: 515 N. York Road, Condominium 2-D, a/k/a Unit 2-D, Willow Grove, PA 19090.

The improvements thereon are: Residential, Condominium townhouse.

Seized and taken in execution as the property of **Carolyn Gwin** at the suit of Green Willow Run Condominium Association. Debt: \$10,555.27 (\$19,110.98 less \$8,555.71 credit).

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

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

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

By virtue of a Writ of Execution **No. 2017-22674**, 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 thereon erected, situate in the **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, viz:

**BEGINNING** at a stake on the Northerly side of Elm Street, at the distance of 250 feet, Westerly from Cherry Street, being a point in the middle of the partition wall of this and the adjoining property, now or late of Elizabeth M. McCarter; thence, through the middle of said partition wall, Northerly, parallel with Cherry Street, 90 feet to an alley, 20 feet wide; thence, along the Southerly side of said alley, Westerly, 14 feet to a stake, a corner of land, now or late of Sarah Ann Mason; thence, by and along said land, Southerly and through the middle of the partition wall of this and the said Mason House, 90 feet to Elm Street, aforesaid, and along the Northerly side thereof, Easterly, 14 feet, to the place of beginning.

**BEING** the same premises which Charmaine P. Smith aka Charmaine Boynes, by Deed dated 10/31/1997 and recorded 12/23/1997, in the Office for the Recorder of Deeds, etc., in and for the County of Montgomery, in Record Book Volume 5211 Page 369, granted and conveyed unto Oethan Scott.

Parcel Number: 05-00-02004-00-7.

Location of property: 354 E. Elm Street, Conshohocken, PA 19428.

The improvements thereon are: Single-family, residential dwelling

Seized and taken in execution as the property of **Oethan Scott Jr. and Denise Dana Scott (Real Owner)** at the suit of Wilmington Trust, National Association, not in its Individual Capacity, but Solely, as Trustee for MFRA Trust 2015-1. Debt: \$203,834.39.

**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. 2017-24262**, 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 of land, known as Lot 4, as shown on the final record plan of Country Fields Phase I, as prepared by Hanover Engineering Associates, Inc., dated 1/5/2000, and last revised 8/31/2000, as recorded in the Recorder of Deeds Office, for Montgomery County, on 10/18/2000, in Plan Book A-59, Pages 375 to 379, situate in **New Hanover Township**, Montgomery County, Pennsylvania, is further described as follows:

**BEGINNING** at the Southeastern corner of Lot 4, said point being on the Westerly right-of-way line of Homestead Court cul-de-sac (50.00 foot radius) and a common corner with Lot 3; thence, along said Lot 3, the 2 following courses: (1) North, 76 degrees 24 minutes 50 seconds West, 83.63 feet to a point; thence, (2) South, 64 degrees 21 minutes 9 seconds West, 83.87 feet to a point, said point along the easterly right-of-way of Swamp Pike (120 feet wide); thence, along said right-of-way, the 2 following courses: (1) North, 25 degrees 39 minutes 08 seconds West, 88 feet to a point; thence, (2) North 24 degrees 1 minutes 24 seconds West, 226.96 feet to a point, said point, being a common corner with Lot 5 of the subdivision; thence, along said Lot 5, North, 65 degrees 58 minutes 36 seconds East, 125.76 feet to a point, said point being a common corner with Lot 5 and Lot 6; thence, along said Lot 6, South, 48 degrees 42 minutes 00 seconds East, 242.07 feet to a point, said point, being a common corner with Lot 6 and on the Northerly right-of-way of Homestead Court cul-de-sac (50.00 foot radius); thence, along said right-of-way, the 2 following courses: (1) along a curve, to the right, having a central angle of 48 degrees 55 minutes 4 seconds, a radius of 20.00 feet, and an arc length of 17.08 feet to a point of reverse curvature; thence, (2) along a curve, to the left, having a central angle of 76 degrees 38 minutes 3 seconds, a radius of 50.00 feet, and an arc length of 66.88 feet to a point, said point being the place of beginning.

**CONTAINING** approximately 35,201 square feet or .808 acres of land, be the same, more or less.

**BEING** the same premises, which Shelly L. Griffith a/k/a Shelly L. Baumgartner, by Deed dated August 24, 2012, and recorded in the Office of Recorder of Deeds of Montgomery County on June 9, 2014, at Book 5915, Page 2309, granted and conveyed unto Thomas K. Baumgartner.

Parcel Number: 47-00-07080-00-1.

Location of property: 2867 Homestead Court, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Thomas K. Baumgartner and Shelly L. Griffith** at the suit of U.S Bank, National Association, as Trustee for the Registered Holders of ABFC 2007-WMC1 Trust Asset Backed Funding Corporation Asset Backed Certificates, Series 2007-WMC1. Debt: \$310,495.52.

**Matthew C. Fallings**, Attorney.

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

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

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By virtue of a Writ of Execution **No. 2018-15918**, 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 **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan, made by Hiltner and Hitchcock, in May 1929, as follows, to wit:

BEGINNING at a point on the Northeast side of Borough Line Road, at the distance of three hundred fifteen and seventy one one-hundredths feet Southeast from the Southeast side of Third Street, a corner of this and other land of the said Elsie M. Todd; thence, extending along the same, Northeasterly, 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, one hundred fifty feet to a Point, a corner; thence, extending Southeasterly, twenty six and thirty three one hundredths feet to a point, a corner of other land of the said Elsie M. Todd; thence, extending along the same, Southwesterly, one hundred fifty feet to a point on the Northeast side of Borough Line Road; thence, extending along the same, Northwesterly, twenty six and thirty three one hundredths feet to the first mentioned point and place of beginning.

BEING the same premises conveyed to Richard B. Newman and Mary Ellen Newman from Alan Miller and Cecile T. Miller, by Deed, dated December 15, 1997, and recorded on December 29, 1997, as Instrument Number 1997059185, in Book 5211 at Page 1552.

TITLE TO SAID PREMISES IS VESTED IN Richard B. Newman and Mary Ellen Newman a/k/a Mary E. Newman, by Deed from Alan Miller and Cecile T. Miller, dated December 15, 1997, and recorded December 29, 1997, in Deed Book 5211, Page 1552, Instrument Number 1997059185.

THE SAID Richard B. Newman died on August 6, 2018, thereby vesting title in Mary Ellen Newman a/k/a Mary E. Newman, by Operation of Law.

THE SAID Mary Ellen Newman a/k/a Mary E. Newman died on August 16, 2017, without a Will or Appointment of an Administrator, thereby vesting title in David Powell, known surviving heir of Mary Ellen Newman and Unknown Surviving Heirs of Mary Ellen Newman by Operation of Law.

Parcel Number: 33-00-04690-00-2.

Location of property: 225 W. Johnson Highway, East Norriton, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David Powell, Known Surviving Heir of Mary Ellen Newman and Unknown Surviving Heirs of Mary Ellen Newman** at the suit of Citizens Bank N.A., f/k/a RBS Citizens N.A. Debt: \$167,583.21.

**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.

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By virtue of a Writ of Execution **No. 2018-17102**, 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 **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by William T. Muldrew, Civil Engineer, Jenkintown, PA, on May 7, 1929, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Church Road (33 feet wide), at the distance of 253.79 feet, Northwest of the point of curve of the Northerly radius corner of Church Road and Ogontz Avenue (50 feet wide); thence, along the Northeasterly side of said Church Road, North, 41 degrees 7 minutes 30 seconds West, 50 feet to a corner; thence, North, 48 degrees 52 minutes 30 seconds East, partly along the Southeasterly side of a 10 feet wide right-of-way, and crossing a 10 feet wide right-of-way, 181.45 feet to a corner on the Westerly side of Tacony Creek; thence, along the same, South, 15 degrees 7 minutes 30 seconds East, 55.63 feet to a corner; thence, South, 48 degrees 52 minutes 30 seconds West, crossing a 10 feet wide right-of-way, 157.06 feet to the place of beginning.

EXCEPTING out this for the use of this and adjoining owners a certain 10 feet wide right-of-way across the rear of this lot. Together with the right and use of a certain 10 feet wide right-of-way running along the Northwest side of the above-described premises and extending into Church Road the Southeast side thereof being described above.

BEING the same property conveyed to John W. Leonard and Shawna Leonard, who acquired Title by Virtue of a Deed from Jimmie Baker, Jr., and Barrie G. Baker, dated January 25, 2007, recorded February 16, 2007, at Instrument Number 2007020720, and recorded in Book 5635, Page 02495, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-06298-00-7.

Location of property: 537 Church Road, a/k/a 537 E. Church Road, Elkins Park, PA 19027.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **John Leonard a/k/a John W. Leonard (deceased) and Shawna Leonard** at the suit of LNV Corporation. Debt: \$674,512.75.

**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. 2018-17356**, 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 dwelling and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast corner of East and Hanover Streets; thence, extending Northwardly along the Eastern side of Hanover Street, one hundred forty feet to a ten feet wide alley; thence, along said alley, Eastwardly, thirty-five feet three inches to a point, a corner of this and land, late of the said Grantors; thence, Southwardly, along said land, one hundred forty feet to the North side of East Street, passing in part of said distance and courses through the middle of the partition wall of this and property immediately adjoining to the East; thence, along said East Street, Westwardly, thirty-four feet nine inches to the place of beginning.

BEING the same premises which Kenneth W. Stavarski, by Deed, dated 6/25/91 and recorded at Montgomery County Recorder of Deeds Office on 7/17/91, in Deed Book 4981 at Page 976, granted and conveyed unto Randy Smith.

Parcel Number: 16-00-07120-00-1.

Location of property: 203 East Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Randy Smith** at the suit of Pottstown School District. Debt: \$3,022.00.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2018-19855**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain Plan thereof, known as "Chapel Hill Manor, Section No. 1", made by Haggerty, Boucher and Hagan, Inc., Engineers, dated January, AD. 1956, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-2 at Page 130, as follows, to wit:

BEGINNING at a point on the Northwestern side of Lippincott Road (50 feet wide), said point being the two following courses and distances from a point of curve, on the Southwesterly side of Durand Road (50 feet wide): (1) leaving Durand Road, on the arc of a circle, curving to the right, having a radius of twenty feet, the arc distance of thirty one and fifty five hundredths feet, to a point of tangent on the Northwestern side of Lippincott Road; and (2) South, forty five degrees fifty minutes West, along the Northwestern side of Lippincott Road, ninety and eighty-one hundredths feet to the place of beginning.

CONTAINING in front of breadth on the Northwestern side of Lippincott Road, one hundred eight feet and extending of that width, in length or depth, Northwardly, between parallel lines at right angles to Lippincott Road, one hundred forty feet.

BEING Lot No.16, as shown on the above-mentioned plan.

BEING the same premises which Ruth Cohen, by Deed, dated December 15, 2010 and recorded in the Office of Recorder of Deeds of Montgomery County, on December 20, 2010, in Deed Book 5788 at Page 01004, granted and conveyed unto Jeffrey H. Sorkin.

Parcel Number: 30-00-038996-00-7.

Location of property: 1880 Lippincott Road, Huntingdon Valley, PA 19006-7925



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey H. Sorkin** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely as Trustee for RMTP Trust, Series 2021BKM-TT-V. Debt: \$288,645.25.

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

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

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

By virtue of a Writ of Execution **No. 2018-24523**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN Unit** in the property known, named and identified in the Declaration Plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Commonwealth of Pennsylvania, which unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration of Condominium dated April 18, 1973 and recorded May 11, 1978 in Deed Book 3848 page 424, a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848 page 438; a First Amendment of Code of Regulations of Morgandale dated September 16, 1987 and recorded on February 25, 1988 in Deed Book 4866 page 294; a First Amendment to Declaration of Condominium dated February 6, 1974 and recorded on March 1, 1974 in Deed Book 3925 page 77; a Second Amendment to Declaration of Condominium dated October 24, 1975 and recorded November 6, 1975 in Deed Book 4066 page 500; a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded July 2, 1976 in Deed Book 4119 page 435; a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146 page 148; a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded December 3, 1976 in Deed Book 4162 page 245; a Sixth Amendment to Declaration of Condominium dated May 12, 1977 and recorded in Deed Book 4201 page 140; a Seventh Amendment to Declaration of Condominium dated August 9, 1977 and recorded in Deed Book 4230 page 97; and an Eighth Amendment to Declaration of Condominium dated August 30, 1977 and recorded in Deed Book 4235 page 542; and a Ninth Amendment to Declaration of Condominium dated November 22, 1977 and recorded in Deed Book 4262 page 411; and a Tenth Amendment to Declaration of Condominium dated December 6, 1977 and recorded in Deed Book 4270 page 291; and Eleventh Amendment to Declaration of Condominium dated December 1, 1978 recorded December 7, 1978 in Deed Book 4368 page 426; and a Twelfth Amendment to Declaration of Condominium dated January 17, 1979 and recorded January 24, 1979 in Deed Book 4382 page 66; and a Thirteenth Amendment of Declaration of Condominium dated September 11, 1979 and recorded September 17, 1979 in Deed Book 4453 page 417; and a Fourteenth Amendment of Declaration of Condominium dated November 27, 1979 and recorded December 20, 1979 in Deed Book 4484 page 63; and Fifteenth Amendment to Declaration dated March 19, 1980 and recorded March 20, 1980 in Deed book 4511 page 265; and Sixteenth Amendment to Declaration dated August 22, 1980 and recorded August 28, 1980 in Deed Book 4555 page 377; and Seventeenth Amendment to Declaration dated June 1, 1981 and recorded June 12, 1981 in Deed Book 4632 page 200; and an Eighteenth Amendment to Declaration dated May 9, 1984 and recorded May 10, 1984 in Deed book 4735 page 2402, and a Amended Declaration Plan thereto made part of said Eighteenth Amendment recorded in Deed Book 4735 page 2402 and said Declaration Plan also recorded June 17, 1981 in Condominium Plan Book 8 pages 75 to 78, inclusive being and designated on the Declaration Plan as Building Unit 21 Unit 2434, as more fully described in such Amendments of Declaration of Condominium and Declaration Plan.

**TOGETHER** with and undivided interest in the Common Elements (as defined in such Declaration of Condominium).

**UNDER AND SUBJECT** to covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions and reservations as contained and set forth in such Declaration of Condominium Declaration Plan and Code of Regulations, and further under and subject to other restrictions, rights of way, easements and agreements of record.

**TOGETHER** with the benefits and under and subject to the burdens of the terms, covenants and conditions contained in certain Declaration of Reciprocal Easements, as now of record.

**BEING** the same premises in which Richard J. Politz, by Deed dated 12/08/2006 and recorded 01/17/2007 in the Office of the Recorder of Deeds, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5631, Page 02375, and in Instrument No. 2007007909, granted and conveyed unto Joan D. Lutz and Christopher W. Lutz, in fee.

Parcel Number: 53-00-03708-00-1.

Location of property: 2434 Hillock Court, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher W. Lutz and Joan D. Lutz** at the suit of JPMorgan Chase Bank, National Association. Debt: \$167,923.45.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-26966**, 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, prepared for Heritage Real Estate Investment Co., called "Regents Park - Phase III", dated 4/21/1980 and last revised 7/9/1986, as prepared by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pa., and recorded in the Office of the Recorder of Deeds, in Plan Book A-46 at Page 69, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Treetop Lane, measured on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet from a point of curve on the Southwesterly side of Norrington Drive; thence, extending from said point and place of beginning, along the said side of Treetop Lane, South, 69 degrees 20 minutes 30 seconds West, 36.35 feet to a point, a corner of Lot #298; thence, extending along said lot, passing through a partition wall, North, 20 degrees 39 minutes 30 seconds West, 129.98 feet to a point, a corner of Lot #296; thence, extending along said lot, North, 60 degrees 54 minutes East, 51.58 feet to a point on the Southwesterly side of Norrington Drive; thence, extending along said side thereof; the two (2) following courses and distances: (1) on the arc of a circle, curving to the right, having a radius of 325 feet, the arc distance of 14.57 feet to a point of tangent; and (2) South, 20 degrees 39 minutes 30 seconds East, 107.99 feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to the first mentioned point and place of beginning.

BEING the same premises which Karen A. Simms, by Deed, dated 7/7/06 and recorded at Montgomery County Recorder of Deeds Office, on 8/4/06, in Deed Book 5611 at Page 26, granted and conveyed unto James P. O'Brien.

Parcel Number: 63-00-08201-42-1.

Location of property: 819 Treetop Lane, West Norriton, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **James P. O'Brien** at the suit of West Norriton Township. Debt: \$2,084.69.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-20008**, 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 certain plan of a portion of Burnside Estates, made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated 12/15/1950 and last revised 4/11/1952, and which plan is recorded at Norristown, in the aforesaid Office on 12/31/1952, in Plan File Case No. 1956, Page 601 etc., bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Clearview Avenue (50 feet wide), which point is a corner of Lot Nos. 7 and No. 8, Block D of said Plan; thence, extending along said Lot No. 7; South, 46 degrees, 2 minutes, 16 seconds West, 112 feet to a point, in line of Lot No. 9, Block D; thence, extending partly along said Lot No. 9; South, 39 degrees, 25 minutes, 10 seconds East, 73.1 feet to a point on the Northwesterly side of Republic Avenue (50 feet wide); thence, extending along said side of Republic Avenue, North, 50 degrees, 34 minutes, 50 seconds East, 91.48 feet to a point of curve; thence, extending on the arc of a circle, curving left, with a radius of 25 feet, the arc distance of 41.44 feet to a point on the Southwesterly side of Clearview Avenue; thence, extending along same, North, 43 degrees, 57 minutes, 44 seconds West, 55 feet to the place of beginning.

BEING Lot No. 8, Block "D" on said Plan.

FEE SIMPLE TITLE VESTED IN Arlean Forgrove, by Deed from, Byron E. Wilds and Baerbel Wilds, dated 12/1/2016, recorded 12/8/2016, in the Montgomery County Recorder of deeds in Deed Book 6026, Page 1274, as Instrument No. 2016095723.

Parcel Number: 63-00-01357-00-2.

Location of property: 1926 Clearview Avenue, Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Arlean Forgrove** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$142,139.96.

**Matthew C. Fallings**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2019-23254**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit in the property, known, named and identified in the Declaration Plan referred to below as Plymouth Hill Condominium, Germantown Pike, **Plymouth Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, of a Declaration dated March 6, 1974, and recorded on March 8, 1974 in Deed Book 3926, page 571, a Declaration Plan dated February 22, 1974 and recorded on March 8, 1974 in Condominium Plan Book 2, page 74 and a Code of Regulations dated March 8, 1974 and recorded on March 8, 1974 in Deed Book 3926, page 589 as amended in Deed Book 4192, page 43, and Second Amendment to Code of Regulations dated October 26, 1978 and recorded October 26, 1978 in Deed Book 4355, page 392; and a Third Amendment to Code of Regulations dated November 6, 1979, recorded November 20, 1979 in Deed Book 4475, page 151, being and designated on such Declaration Plan as Unit No. 320-S, as more fully described in such Declaration Plan and Declaration, together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) .314%.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions, as contained and set forth in such Declaration, Declaration Plan and Code of Regulations and in the Rules referred to in such Code of Regulations.

UNDER AND SUBJECT to easements of road and to certain building restrictions, rights granted to public utilities and other rights, covenants and restrictions of record.

BEING THE SAME PREMISES which Cecilia Ann Hunt, now known as Cecilia Hunt Gregory by Deed dated 5/19/2016 and recorded 5/27/2016 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6000 at Page 01246, granted and conveyed unto Jacqueline N. Graves and Joseph C. Graves, Jr.

Parcel Number: 49-00-04108-64-9.

Location of property: 666 W. Germantown Pike, Condominium 2320, Plymouth Meeting, PA 19462.

The improvements thereon are: A condominium, high rise, 7+ stories.

Seized and taken in execution as the property of **Joseph C. Graves, Jr. and Jacqueline N. Graves** at the suit of Amerihome Mortgage Company, LLC. Debt: \$159,937.92.

**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. 2019-23433**, 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 Eastern half part of a certain double brick message, or tenement and lot or piece of land, situate on the South side of Vine Street, (formerly designed Second Street), in the Village of Stowe, in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of this and premises of Samuel Robinson; thence, Southwardly, by the same, one hundred and forty feet (140') to a twenty feet (20') wide alley; thence, Westwardly, by the same, thirty feet (30') to the premises of Angelo Confino; thence, by the same and through the partition wall of said message, one hundred and forty feet (140') to Vine Street, aforesaid; thence, Eastwardly by the same, thirty feet (30') to the place of beginning.

BEING the same premises which Jodi J. Widdicombe and Raymond J. Collins, by Deed, dated March 11, 1994 and recorded in the Office of Recorder of Deeds of Montgomery County, on March 22, 1994 at Book 5072, Page 1442, granted and conveyed unto Rosetta Clark and Timothy D. Manley. Rosetta Clark departed this life on January 22, 2022.

Parcel Number: 64-00-05056-00-1.

Location of property: 18 W. Vine Street, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of the **Unknown Heirs of Rosetta Clark, deceased and Timothy D. Manley** at the suit of HSBC Bank USA, National Association, as Trustee for MASTR Reperforming Loan Trust 2005-1. Debt: \$59,273.45.

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

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

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

By virtue of a Writ of Execution **No. 2019-25105**, 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 to be erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a survey by Carl H. Maring, Registered Professional Engineer, dated April 26, 1960 and recorded August 17, 1960, in the Office of the Recorder of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-6 at Page 17, as follows, to wit:



BEGINNING at a point, on the Southerly side of Welsh Road (46.5 feet wide) at the point, which said beginning point is the following two courses from the intersection of the corner line of Welsh Road (33 feet wide), with the center line of Paper Mill Road: (1) Northwestwardly, along the various course of Welsh Road, 906.14 feet; and (2) South, 0° 48' 10" East, 30.08 feet; thence, from the first mentioned point of beginning; South, 0° 48' 10" West, 212.72 feet to a point; thence, along Lot No. 2 on the above mentioned plan; North, 2° 28' 3" West, 227.23 feet to the said Southerly side of Welsh Road; thence, extending along the same, North, 82° 49' 44" East, 122.57 feet to a point of curve; thence, still along Welsh Road, on a curve to the right, with a radius of 512.32 feet, the arc distance of 90 feet to the first mentioned point and place of beginning.

CONTAINING 1.005 acres, more or less.

BEING Lot No. 3 on the above-mentioned plan.

BEING the same premises which Susan Bowen, by Deed, dated 2/26/2010 and recorded at Montgomery County Recorder of Deeds Office, on 3/3/2010, in Deed Book 5760 at Page 392, granted and conveyed unto Susan H. Bowen a/k/a Susan Bowen-McIlvaine and Eugene McIlvaine.

Parcel Number: 30-00-48704-00-1.

Location of property: 1620 Old Welsh Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Susan H. Bowen a/k/a Susan Bowen-McIlvaine and Eugene McIlvaine** at the suit of Citizens Bank, N.A., s/b/m to Citizens Bank of Pennsylvania. Debt: \$42,103.94.

**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. 2019-25624**, 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, laid out by John R. Brintenback, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Ford Street, at the distance of 251.8 feet, Southwesterly from the South corner of Ford and Rambo Streets; thence, extending along the Southeast side of said Ford Street, Southwesterly, 19 feet 2 inches to other land of Robert A. Young; thence, along the line of said Robert A. Young's land, Southeasterly, 135 feet to land of the most Rev. Patrick J. Ryan; thence, along the line of said land, Northeasterly, 19 feet 2 inches to land of Alice G. Willis; thence, along the line of said land, Northwestwardly, 135 feet to the place of beginning.

BEING the same premises which David G. Fair and Robin S. Fair, by Deed, dated April 22, 2009, and recorded April 29, 2009, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Book 5728 at Page 1485, granted and conveyed unto Robert Gesullo, in fee.

Parcel Number: 02-00-02092-00-3.

Location of property: 474 Ford Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert Gesullo and Angela P. Gesullo** at the suit of Carrington Mortgage Services, LLC. Debt: \$244,521.34.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-26342**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN parcel or tract of land situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, with the message thereon erected, bounded and described in accordance with an office draft prepared by George E. Shaner, as of May 9, 1953, and more fully described as follows, to wit:

BEGINNING at a corner lands, now or formerly owned by Levi and Regina Showers, said point being in the middle of Pine Ford Road (33 feet wide and ultimate width of 50 feet) and being distant along and in road from a corner lands of Fred Prout; South 51 degrees east 245.80 feet; thence, from said point of beginning continuing along and in Pine Ford Road leading from Pine Forge to the Halfway House; South 51 degrees East 104.76 feet to a corner lands, now or formerly John Ludy; thence, along the same, South 43 degrees 50 minutes West 245.00 feet to an iron pin, a corner, and continuing along other lands, now or partly owned by John Ludy; North 41 degrees 40 minutes East 148.00 feet to a corner lands aforesaid Levi and Regina Showers; thence, along the same, North 51 degrees 40 minutes East 229.65 feet to a corner and place of beginning.

CONTAINING 0 acres 124.93 perches of land.

BEING the same property conveyed to Daniel B. McAllister, Jr., unmarried who acquired title by virtue of a deed from George R. Waltman and Helen C. Waltman, his wife, dated May 20, 1983, recorded May 26, 1983, at Deed Book 4708, Page 354, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 60-00-02542-00-8.

Location of property: 212 Pine Ford Road, a/k/a 212 Pineford Road, Pottstown, Pennsylvania 19464.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **Daniel B. McAllister, Jr., unmarried (deceased on or about 6/10/2018); and Unknown Heirs and/or Administrators to the Estate of Daniel B. McAllister, Jr.** at the suit of PNC Bank, National Association. Debt: \$65,741.02.

**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. 2020-01865**, 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 Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan of Property of George Fad, dated 10/11/1952 and revised 7/4/1953 and recorded in the Office for the Recording of Deeds, at Norristown, in Deed Book 1739, Page 601, as follows, to wit:

BEGINNING at a point on the Southwest side of Bannockburn Avenue (50 feet wide), at the distance of 565.97 feet, measured on a bearing of South 80 degrees 44 minutes East, along the said Bannockburn Avenue from a point of tangent therein, which said point of tangent is at the arc distance of 49.86 feet, measured on the arc of a circle, curving to the right, with a radius of 25 feet from a point of curve on the Northeasterly side of Ambler Road, (45 feet wide); thence, along the said side of Bannockburn Road, South 80 degrees 44 minutes East, 50 feet to a point, in line of Lot No. 1, on said plan; thence, extending along the same, South 9 degrees 16 minutes West, 346.06 feet to a point, in the center line of a certain 40 feet wide right-of-way for township drainage; thence, extending along the same, South 89 degrees 44 minutes West, 50.70 feet to a point, in line of Lot No. 3, on said Plan; thence, along the same, North 9 degrees 16 minutes East, 354.45 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

UNDER AND SUBJECT to agreements and easements as of record.

BEING the same premises, which Stephen P. McKenna and Linda M. McKenna, his wife, by Deed, dated 3/30/1990 and recorded 4/6/1990 in Montgomery County, in Deed Book 4942, Page 1956, granted and conveyed unto Dean L. Stoerrle and Rosann M. Stoerrle, husband and wife, in fee.

AND THE SAID Rosann M. Stoerrle passed away, on or about May 18, 2017, thereby vesting title solely unto Dean L. Stoerrle.

Parcel Number: 54-00-01672-00-2.

Location of property: 421 Bannockburn Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dean L. Stoerrle** at the suit of JPMorgan Chase Bank, National Association. Debt: \$352,091.63.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-02752**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof by William W. Rooder, Registered Engineer, dated March 12, 1939 and revised April 21, 1939, as follows to wit:

BEGINNING at a point on the Southeasterly side of Harding Boulevard (100 feet wide) at the distance of 72.5 feet, measured South, 41 degrees 15 minutes West from the intersection of the said side of Harding Boulevard and the Southwesterly side of Freedley Street (66 feet wide); thence, extending along the said side of Harding Boulevard, South, 41 degrees 15 minutes West, 55.00 feet to a point; thence, extending South, 49 degrees East, 145.54 feet to a point; thence, extending North 41 degrees East, 55.00 feet to a point; thence, extending North, 49 degrees West 145.31 feet to the first mentioned point and place of beginning.

BEING Lot #22.

TITLE TO SAID PREMISES IS VESTED IN Tracy Fleming and John Fleming, by Deed from Troy Beane, dated December 23, 2013 and recorded December 24, 2013, in Deed Book 5900, Page 00125.

Parcel Number: 13-00-15412-00-1.

Location of property: 1424 Harding Boulevard, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tracy Fleming and John Fleming** at the suit of Navy Federal Credit Union. Debt: \$262,490.77.

**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. 2020-03984**, 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 improvements thereon erected, situate in **Towamencin Township**, Montgomery County, Pennsylvania, described and known as Lot No. 88, Ivywood Way, formerly known as Kimberly Way, according to a Plan of Subdivision, made for Hunter Construction Company, by Herbert H. Metz, Inc., dated December 13, 1977 and last revised August 6, 1979, which Plan is recorded in Plan Book B-35, Pages 3A and 38, which Plan is commonly known as Hunter Villa, as follows, to wit:

**BEGINNING** at a corner of this Lot and of Lot No. 87 on the aforesaid plan on the Southerly side of Ivywood Way, formerly Kimberly Way, fifty feet (50') wide; thence, along Lot No. 87, South, ten degrees, seven minutes, fifty-four seconds East, one hundred ninety-two and forty-three one-hundredths feet (S. 10 degrees 07' 54" E. 192.43') to a corner; thence, along lands, now or late of Fred and Joanne M. Seipt, South seventy-three degrees, fifty-three minutes, thirty seconds West ninety-five and fifty-two one-hundredths feet (S. 73 degrees 53' 30" W. 95.52') to a corner; thence, along Lot No. 89, North ten degrees, seven minutes, fifty-four seconds West, two hundred two and thirty-eight one-hundredths feet (N. 10 degrees 07' 54" W. 202.38') to a corner; thence, along the said Southerly side of said Ivywood Way, North seventy-nine degrees, fifty-two minutes, six seconds East ninety-five feet (N. 79 degrees 52' 06" E. 95.00') to the point and place of beginning.

**CONTAINING** 18,754 square feet of land, more or less.

**BEING** the same premises which Neshaminy Holding Corporation, a Pennsylvania corporation, by deed dated 12/28/1981 and recorded 12/30/1981 in the Office of the Recorder of Deeds in and for the county of Montgomery in Deed Book 4673, Page 1166, granted and conveyed unto Harold S. Broughton and Ruth C. Broughton, his wife, in fee.

**AND THE SAID** Harold S. Broughton hereby departed this life on or about 04/29/2018, thereby vesting title unto his wife, Ruth C. Broughton.

Parcel Number: 53-00-03918-49-3.

Location of property: 1509 Ivywood Way, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ruth C. Broughton and Harold S. Broughton (Deceased)** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I. Debt: \$184,124.16.

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

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

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

By virtue of a Writ of Execution **No. 2020-18167**, 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 **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the East side of Charlotte Street and at the distance of 139 feet North from the North side of South Street; thence, Eastwardly, along lands, now or late of the Estate of Joseph E. Yeager, 178 feet to an alley, 14 feet wide; thence, Northwardly, along the same, 20 feet to other lands, now or late, of the Estate of Joseph E. Yeager; thence, Westwardly, along the same, 178 feet to Charlotte Street, aforesaid; thence, Southwardly, along the same, 20 feet to the place of beginning.

**BEING** the same premises which John A. Jones and John J. Allen, Jr., by deed dated 9/13/04 and recorded at Montgomery County Recorder of Deeds Office on 10/08/04, in Deed Book 5528 at Page 1221, granted and conveyed unto James E. Johnson, Jr.

Parcel Number: 16-00-04416-00-5.

Location of property: 66 S. Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **James E. Johnson, Jr.** at the suit of Pottstown School District. Debt: \$3,796.81.

**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. 2020-20253**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a certain Plan thereof, known as Plan of "Thistlewood Farms", made for Colonial Mortgage Service Company, by George B. Mebus, Inc., Engineers, (not dated); said Plan being recorded on February 10, 1965, in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-8 at Page 68 and later revised December 2, 1965, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Thistlewood Road (50 feet wide), said point being the three following courses and distances from a point of curve on the Easterly side of Minnie Lane (50 feet wide): (1) leaving Minnie Lane, on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 22.32 feet to a point of reverse curve on the Northeasterly side of Thistlewood Road; (2) Southeastwardly, along the Northeasterly side of Thistlewood Road, on the arc of a circle, curving to the right, having a radius of 400.00 feet, the arc distance of 290.44 feet to a point of tangent; and (3) South, 14 degrees 19 minutes East, along the Northeasterly side of Thistlewood Road, 217.79 feet to the point of beginning; thence, extending from said point of beginning; North, 75 degrees 41 minutes East, crossing the bed of a certain 20.00 feet wide Right-of-Way for drainage 200.00 feet to a point on the Northeasterly side of same; thence, extending South, 14 degrees 19 minutes East, along the Northeasterly side of said Right-of-Way, 133.00 feet to a point; thence, extending South, 87 degrees 02 minutes 31 seconds West, re-crossing the bed of the aforesaid 20.00 feet wide Right-of-Way for drainage, 207.49 feet to a point on the Easterly side of Thistlewood Road; thence, extending Northwardly and Northwestwardly, partly along the Easterly and Northeasterly side of Thistlewood Road, on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 34.70 feet to a point of tangent on the Northeasterly side of same; thence, extending North, 14 degrees 19 minutes West, along the Southeasterly side of Thistlewood Road, 57.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 23 as shown on the above-mentioned Plan.

BEING the same premises which Gregory Johnson and Cheryl Johnson, by Deed dated June 28, 2018, and recorded in the Office of Recorder of Deeds of Montgomery County, on July 3, 2018, at Book 6098, Page 2733, granted and conveyed unto Gregory Johnson, as sole owner.

Parcel Number: 59-00-17314-00-6.

Location of property: 4175 Thistlewood Road, Hatboro, PA 19040-2524.

The improvements thereon are: Residential, real estate.

Seized and taken in execution as the property of **Gregory Johnson, a/k/a Gregory F. Johnson** at the suit of Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007-OPT1. Debt: \$398,327.84.

**Matthew C. Fallings**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2020-20529**, 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 **Skippack Township**, Montgomery County, Pennsylvania, described in accordance with a Subdivision Plan called "Carriage Run", made for Harry D. Kratz, by Urwiler and Walter, Inc., Sumneytown Pennsylvania, dated September 12, 1978 and last revised October 14, 1981 and recorded in Montgomery County, Office for the Recording of Deeds on January 19, 1982, in Plan Book B-40 at Page 55, as follows, to wit:

BEGINNING at an interior point, said point being measured the eight following courses and distances along the Northwesterly, Northerly and Northeasterly side of Carriage Drive (fifty feet wide) from the Northeasterly side of Mensch Road (no width set out): (1) on the arc of a circle, curving to the left, having a radius of twenty feet, the arc distance of thirty one and forty two one-hundredths feet to a point; (2) North, forty nine degrees twenty eight minutes four seconds East, one hundred one and fifty two one-hundredths feet to a point of curve; (3) on the arc of a circle, curving to the left, having a radius of two hundred seventy five feet, the arc distance of one hundred sixty six and fifteen one-hundredths feet to a point of tangent; (4) North, fourteen degrees fifty one minutes four seconds East, two hundred thirty seven and twenty six one-hundredths feet to a point of curve; (5) on the arc of a circle, curving to the right, having a radius of one hundred seventy five feet, the arc distance of one hundred seventy one and sixty four one-hundredths feet to a point of tangent; (6) North, seventy one degrees two minutes fifty seconds East, eighty one and thirteen one-hundredths feet to a point of curve; (7) on the arc of a circle, curving to the right, having a radius of one hundred seventy five feet, the arc distance of two hundred twenty three feet; (8) leaving the side of Carriage Drive, North, eighty two degrees East two hundred fifty four and forty six one-hundredths feet to the point of beginning; thence, extending from said point of beginning, along Lot No. 200, North, eight degrees West, eighty feet to a point; thence, extending North, eight two degrees East, twenty feet to a point, a corner of Lot No. 202; thence, extending along said Lot, South, eight degrees East, eighty feet to a point, a corner; thence, extending South, eighty two degrees West, twenty feet to the first mentioned point and place of beginning.

BEING Lot No. 201 on said Plan.



BEING the same premises which Gayle S. Griffith, granted and conveyed unto Shayne J. McKee and Jesica Trumbore, as joint tenants with right of survivorship, by Deed, dated March 30, 2006 and recorded May 4, 2006 in Montgomery County, in Deed Book 5599, at Page 1495.

Parcel Number: 51-00-03034-01-1.

Location of property: 4103 Rittenhouse Lane, Skippack, PA 19474.

The improvements thereon are: Single-family, 2-story, residential dwelling.

Seized and taken in execution as the property of **Shayne J. McKee and Jesica Trumbore** at the suit of Coastal Financial, LLC. Debt: \$30,546.68.

**Leopold and Associates, PLLC**, 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. 2020-20690**, 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 **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lot Subdivision, made for Ellen Jane Buchanan (Day), by Herbert H. Metz, Registered Engineers, Lansdale, Pennsylvania, dated June 17, 1970, revised August 18, 1970, as follows, to wit:

**BEGINNING** at an iron pin, the original centerline of Orvilla Road (33 feet wide, to be widened to 60 feet), said point being at the intersection of the original center line of Maple Avenue (33 feet wide, to be widened to 50 feet); thence, extending from said beginning point, along the original center line of Orvilla Road; North, 39 degrees, 2 minutes East, 110 feet to a point, a corner of Lot No. 1, on said plan; thence, leaving Orvilla Road; and extending along the line of Lot No. 1; South, 67 degrees, 36 minutes East, 400 feet to a point, in line of land, now or late of William Kerr; thence, extending along the line of land, now or late of William Kerr; South, 39 degrees, 2 minutes West, 110 feet to an iron pin, in line of land, now or late of Henry Miller; thence, extending along the line of land, now or late of Henry Miller; North, 67 degrees, 36 minutes West, 400 feet to a point on the original center line of Orvilla Road, the first mentioned point and place of intersection.

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

BEING the same premises that Carl R. Holbert, Jr., an unmarried man, and Lori Holbert, an unmarried woman, who acquired title as husband and wife, by Deed, dated 02/10/2006 and recorded on 03/10/2006 in the Office of the Recorder of Deeds, in the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5593 at Page 0221, and as Instrument Number 2006029399, granted and conveyed unto Carl R. Holbert, Jr. unmarried man.

BEING the same premises that Carl R. Holbert, Jr. and Lori Holbert, by Deed dated February 10, 2006 and recorded on March 10, 2006 in the Office of Recorder of Deeds in and for Montgomery County, in Deed Book 5593 at Page 0221, and Instrument #2006029399, conveyed unto Carl R. Holbert, Jr.

Parcel Number: 35-00-07721-00-2.

Location of property: 2317 E. Orvilla Road, Hatfield Township, PA 19440.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Carl R. Holbert, Jr.** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee, on behalf of CSMC 2018-RPL Trust. Debt: \$282,038.85.

**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. 2021-03263**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** message and lot of land situate in **North Wales Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof, made by Francis W. Wack, Registered Surveyor, on the 20th day of October A.D., 1943, as follows, to wit:

**BEGINNING** at an iron pin in the Northwest side line of Elm Street, as now laid out (45 feet in width), said beginning point, being a corner of this and land, now or late of Asbestos Fibre Spinning Company; North, fifty-three degrees 15 minutes West, one hundred seventy-one feet, eight inches to an iron pin, in line of land of North Wales Park Lane; thence, along the same, North, thirty-nine degrees forty-five minutes East, 28 and five-sixteenths of an inch to an iron pin, in other land of said Lester K. Geyer; thence, along the same, and passing thru the middle of the partition wall, dividing this and the adjoining dwelling; South, fifty-three degrees 15 minutes East, one hundred and seventy feet, three inches to an iron pin, in said Northwest side line of Elm Street; thence, along the same, South, thirty-six degrees, forty-five minutes East, twenty-eight feet to an iron pin, the place of beginning.



BEING the same premises which Catherine J. Craig, by deed dated 12/21/2007 and recorded at Montgomery County Recorder of Deeds Office on 1/7/2008, in Deed Book 5677 at Page 2672, granted and conveyed unto Mark D. Donohue, Sr. and Kimberly H. Donohue.

Parcel Number: 14-00-00532-00-3.

Location of property: 316 Elm Avenue, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Mark D. Donohue and Kimberly H. Donohue** at the suit of AJAX Mortgage Loan Trust 2019-G, Mortgage-Backed Securities Series 2019-G, et al. Debt: \$271,279.74.

**Padgett Law Group**, 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. 2021-06073**, 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 **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, on the Northwest side of Haws Avenue, 280 feet, Northeasterly from Oak Street, a corner of this and Lot No. 85, owned by late Hiltner; thence, along said Hiltner's lot, Northwesterly, at right angles, with said Haws Avenue, 200 feet to a stake; thence, by lot Northwesterly, 20 feet to a stake, in land of Ephraim F. Slough; thence, by said Slough's land, Southeasterly, parallel with the first line through the middle of the partition wall of this and said Slough's adjoining house, 200 feet to Haws Avenue, aforesaid; thence, along the Northwest side of said Haws Avenue, Southwesterly, 20 feet, to the place of beginning.

BEING the same premises which Elizabeth Basso and Francis Rakowski, by Deed, dated March 29, 2001, and recorded in the Office of Recorder of Deeds of Montgomery County, on April 12, 2001, in Deed Book 5356 at Page 142, granted and conveyed unto Dean C. Scott.

Parcel Number: 13-00-16568-00-6.

Location of property: 727 Haws Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dean C. Scott** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Owner Trustee of the Aspen Holdings Trust, a Delaware Statutory Trust. Debt: \$61,001.28.

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

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

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

By virtue of a Writ of Execution **No. 2021-15851**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot, or piece of land, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, being known as No. 10 Fraley Street, bounded and described as follows, to wit:

BEGINNING at a point the north corner of Hurst and Fraley Streets; thence, along the Northeasterly side of Fraley Street, Northwesterly, 11 feet; thence, along premises, being known as No. 9 Fraley Street, at right angles to said Fraley Street, Northeasterly, the line passing through the middle of the partition wall, between the houses, 76 feet to the Southwest side of a 4 feet wide alley, laid out for the common use of the properties abutting thereon; thence, along the said side of said alley, Southeasterly, parallel with Fraley Street, 11 feet to the Northwesterly side of Hurst Street, aforesaid and along said side of Hurst Street, Southwesterly, 76 feet to the place of beginning.

BEING the same premises which JKM Source, LLC, by deed dated 11/25/09 and recorded at Montgomery County Recorder of Deeds Office on 12/4/09, in Deed Book 5752 at Page 2208, granted and conveyed unto Kevin R. O'Toole.

Parcel Number: 02-00-02804-00-2.

Location of property: 10 Fraley Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Kevin R. O'Toole** at the suit of Borough of Bridgeport. Debt: \$10,654.47.

**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. 2021-16728**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message and lot of land, known as #117 Fourth Street, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point on the Northeast side of Fourth Street, at the distance of two hundred and six feet, Southeasterly from the East corner of Fourth and Green Streets; thence, Northeasterly and at right angles to Fourth Street, along land of Margaret Clyde, one hundred and twenty feet to the South side of a twenty feet wide alley; thence, Southeasterly parallel to Fourth Street, along said side of said alley twenty feet, to the line of lot of John T. Nash and Annie, his wife (Deed Book 1312 Page 466); thence, along the said Nash's land, Southwesterly, the line passing through the middle of the partition wall, dividing this house and the adjoining house, and parallel with first line, one hundred and twenty feet to the Northeast side of said Fourth Street; and thence, along the said side of Fourth Street, Northwesterly twenty feet to the place of beginning.

BEING the same premises which Residential Funding Corporation, by deed dated 5/5/99 and recorded at Montgomery County Recorder of Deeds Office on 6/23/99, in Deed Book 5276 at Page 1773, granted and conveyed unto BLR Associates, Ltd.

Parcel Number: 02-00-02740-00-3.

Location of property: 117 4th Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **BLR Associates, Ltd.** at the suit of Borough of Bridgeport. Debt: \$4,054.45.

**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. 2021-16739**, 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 **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan, Record Plan, prepared for MD Builders, proposed development by Wilkinson & Associates, Inc., dated 10/1/2004, last revised 12/16/2004 and recorded in Plan Book 24 at Page 383, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ford Street (80 feet wide), a corner of this and Lot No. 1 on said plan; thence, extending from said point of beginning and along the Southeasterly side of Ford Street, aforesaid, North 62 degrees 00 minutes 00 seconds East, 25.00 feet to a point, a corner of Lot No. 3 on said plan; thence, extending along the same, crossing a prop. 20 feet wide sanitary sewer easement, South 28 degrees 00 minutes 00 seconds East, 130.00 feet to a point on Line Street (a/k/a Line Alley (40 feet wide right-of-way) (unopened); thence, extending through the same, South 62 degrees 00 minutes 00 seconds West, 25.00 feet to a point, a corner of Lot No. 1, aforesaid; thence, extending along the same, re-crossing the aforesaid prop. 20 feet wide sanitary sewer easement, North 28 degrees 00 minutes 00 seconds West, 130.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Martin/Davis Group LTD., by deed, dated 5/20/06 and recorded at Montgomery County Recorder of Deeds Office on 5/22/06, in Deed Book 5601 at Page 1987, granted and conveyed unto Robin Menya.

Parcel Number: 02-00-01896-00-1.

Location of property: 1027 Ford Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Robin Menya** at the suit of Borough of Bridgeport. Debt: \$4,890.19.

**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. 2021-22395**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property, made of Glenside Bond and Mortgage Co., by Charles R. Shoemaker, Inc., Engineers and Surveyors, dated 7/22/1966 and recorded at Norristown, Pa., on 8/30/1966, in Plan Book B-12 at Page 25, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Phipps Avenue (40 feet wide), said point being the distance of 331 feet, measured North, 47 degrees, 55 minutes West, along the Southwesterly side of Phipps Avenue, from its intersection with the Northwesterly side of Osbourne Avenue (40 feet wide).

CONTAINING in front or breadth Northwesterly along the Southwestwardly side of Phipps Avenue, 50 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines, at right angles to Phipps Avenue, 125 feet.

BEING the same premises which Ewald F. Klinger and Mary Klinger, his wife, by Indenture dated September 30, 1986, and recorded in the Office of the Recorder of Deeds co., in and for the County of Montgomery, aforesaid, in Deed Book 4815 at Page 22, granted and conveyed unto John Dennis and Carolyn Dennis, in fee.

AND WHEREAS, by Decree of the Court of Common Pleas of Montgomery County, dated 6/2/1997 as of 692-13126, the said Carolyn E. McAden Dennis and John R. Dennis were divorced from the Bonds of Matrimony.

BEING the same premises which John Dennis, a/k/a John R. Dennis, and Carolyn Dennis, by deed dated November 26, 1997 and recorded at Montgomery County Recorder of Deeds Office on December 4, 1997, in Deed Book 5208 at Page 2056, granted and conveyed unto Clinton J. Sanders and Stephanie M. Carr, Joint Tenants with Rights of Survivorship.

Parcel Number: 30-00-53668-00-5.

Location of property: 2828 Phipps Avenue, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Clinton J. Sander and Stephanie M. Carr DiCampello** at the suit of U.S. Bank Trust National Association, as Trustee of the Cabana Series III Trust. Debt: \$147,492.87.

**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. 2021-24355**, 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 Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a survey or plan of Farview Park, by Donald H. Schurr, Professional Engineer, dated November 14, 1955 and last revised October 10, 1958 as follows, to wit:

BEGINNING at a point on the Easterly side of a cul-de-sac, at the end of Farview Avenue (fifty feet wide), which point is measured, the five following course and distances along the said side of Farview Avenue from its intersection with the Northwesterly side of Clearfield Avenue (forty feet wide): (1) extending along the Northeasterly side of Farview Avenue (at this point forty feet wide), North, fifty-three degrees, thirty-one minutes, thirty seconds West from said point of intersection, eight hundred fifty-six feet to a point; (2) thence, extending North, thirty-six degrees twenty-eight minutes West, thirty seconds, five feet to a point, in the Northeasterly side of Farview Avenue (at this point fifty feet wide); thence, (3) along the arc of a circle, having a radius of two hundred fifty feet, curving to the right, the arc distance of one hundred ninety-six and thirty-five one hundredths feet to a point of reverse curve; (4) thence, extending along the arc of a circle, having a radius of two hundred fifty feet, curving to the left, the arc distance of seventy-nine and thirty one hundredths feet to a point of reverse curve; and (5) on the arc of a circle, having a radius of fifty feet, curving to the right, the arc distance of thirty-six and fourteen one hundredth feet to the point and place of beginning; thence, extending along the Easterly side of the cul-de-sac, on the arc of a circle, having a radius of fifty feet, curving to the left, the arc distance of sixty-eight and fourteen one hundredths feet to a point, a corner of Lot No. 12, on said plan; thence, extending along the same, North, twenty-six degrees, thirty-eight minutes East, one hundred seventy-eight and twenty-seven one hundredths feet to a point, in line of land, now or late of Chester W. Rauch; thence, extending along the same and lands, now or late of Clayton L. Brown, South, fifty-two degrees, forty-two minutes East, one hundred thirty-five feet to a point, a corner of Lot No. 14, on said plan; thence, extending along the same, South, fifty degrees, five minutes, thirty seconds West, two hundred ten and thirty-four one hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Bruce W. Tonkin and Marcia D. Tonkin, husband and wife, by Deed dated October 8, 2004 and recorded on October 20, 2004, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5529 at Page 2368, as Instrument No. 2004205991, granted and conveyed unto Kathleen F. Blake and Kathleen F. Blake. The said Kathleen F. Blake departed this life on or about January 7, 2020. Decedant's Estate has been raised and Letters of Testamentary were issued to heir Amy J. Van Blaricum at File No. 46-2020-X3318 by the Montgomery County Register of Wills. Whereby operation of law, title vested in Amy J. Van Blaricum, as Executrix of the Estate of Kathleen F. Blake, Deceased.

Parcel Number: 43-00-04222-00-1.

Location of property: 143 Farview Avenue, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Amy J. Van Blaricum and Kathleen F. Blake** at the suit of U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association. Debt: \$346,125.21.

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

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

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

By virtue of a Writ of Execution **No. 2022-00503**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan thereof, made by David Meixner, Registered Professional Engineer, Collegeville, Pennsylvania, on 10/1/1966, which Plan is recorded in the Office for the Recording of Deeds of Montgomery County, in Plan Book A-11 at Page 69, and since last revised on 9/2/1970, by Donald H. Schurr, as follows:

BEGINNING at a point on the Southwesterly side of Mocking Bird Lane (50 feet wide), which point is 256.50 feet, measured North, 77 degrees 02 minutes 30 seconds West from a point of tangent on said side of Mocking Bird Lane, which point is at the arc distance of 136.89 feet, measured on the arc of a curve, curving to the left, having a radius of 200 feet from a point of curve on the said side of Mocking Bird Lane, which point is 25 feet, measured North, 37 degrees 40 minutes 40 seconds West from a point of tangent on said side of Mocking Bird Lane, which point is at the arc distance of 23.56 feet, measured on the arc of a circle, curving to the left, having a radius of 15 feet from a point of curve on the Northwesterly side of Falcon Road (50 feet wide); thence, from said point of beginning, South, 12 degrees 57 minutes 30 seconds West, along line of Lot #101, as shown on said Plan, crossing a 20 foot wide drainage right-of-way, 176.46 feet to a point, in line of Lot #97, as shown on said Plan; thence, along Lot #97, South, 85 degrees 35 minutes 30 seconds West, 78.96 feet to an angle point, a corner of Lot #95, as shown on said Plan; thence, North, 77 degrees 02 minutes 30 seconds West, 19.64 feet to a point, a corner of Lot #103, as shown on said Plan; thence, North, 12 degrees 57 minutes 30 seconds East, along Lot #103, recrossing the aforesaid drainage easement, 200 feet to a point on the aforesaid Southwesterly side of Mocking Bird Lane; thence, South, 77 degrees 02 minutes 30 seconds East, along said side thereof 95 feet to a point, a corner of Lot #101, as shown on said Plan, the first mentioned point and place of beginning.

BEING Lot #102, as shown on said Plan.

RESERVING THEREOUT AND THEREFROM, the hereinafter described tract of land for the uninterrupted use, liberty, right, and privilege of the owners, tenants and occupiers of Lot #103 as shown on said Plan, as and for driveway purposes, as a means of turning, entering, and leaving the said Lot #103, but not for the purpose of storage of any properties of the owners, tenants or occupiers of the said Lot #103.

ALL THAT CERTAIN area of land, situate on Lot #102 of Audubon Gardens, **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan, prepared by Donald H. Schurr, Civil Engineer and Surveyor, dated 9/2/1970, as follows, to wit:

BEGINNING at a point on the common boundary line of Lots #102 and #103, as shown on said Plan, which point is 51.00 feet, measured South, 12 degrees 57 minutes 30 seconds West, along said boundary line from a point on the Southwesterly side of Mocking Bird Lane (50 feet wide); thence, along said common boundary line, South, 12 degrees 57 minutes 30 seconds West, 40 feet to a point, a corner; thence, South, 77 degrees 02 minutes 30 seconds East, through Lot #102 10.00 feet to a point, a corner; thence, continuing through Lot #102, North, 12 degrees 57 minutes 30 seconds East, 40.00 feet to a point, a corner; thence, continuing through Lot #102, North, 77 degrees 02 minutes 30 seconds West, 10.00 feet to a point, a corner of Lot #103, the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions and agreements of record.

BEING THE SAME PREMISES which Audubon Gardens, Inc., a Pennsylvania Corporation, by its Attorney-in-Fact William B. Murdoch, by Deed dated August 4, 1971 and recorded August 5, 1971, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania in Book 3686, Page 127, granted and conveyed unto John DiFrancesco and Eleanor A. DiFrancesco, his wife, in fee.

AND THE SAID John DiFrancesco departed this life on or about August 6, 1995, thereby vesting title unto Eleanor A. DiFrancesco, by operation of law.

Parcel Number: 43-00-08614-00-1.

Location of property: 612 Mockingbird Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eleanor A. DiFrancesco** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$401,884.04.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-01227**, 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 **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey as made by George F. Shanor, R.E., as follows, to wit:

BEGINNING at an iron pin marking the intersection of the Northeasterly property line of a given 50 feet wide road or street and center line of a township road (33 feet wide) known as Yerkes or Rhoads Road, said point being distant along said Yerkes Road from an iron pin marking the original property line of the original tract (Baessler Lands) and



in a public road known as Buchert Road (33 feet wide); South 38 degrees, 30 minutes West, 1025.07 feet; thence, from said point of beginning, by a course along the side of said given 50 feet wide road or street; South, 51 degrees, 30 minutes East, 225.0 feet to a corner on line of other lands of Alvin R. Hoffman; thence, along the same, North 38 degrees, 30 minutes East, 100.0 feet to a corner of other lands of Alvin R. Hoffman (Lot 7); thence, along the same, North, 51 degrees, 30 minutes West, 225.0 feet to a corner in the middle of aforesaid Yerkes Road; thence, along the middle of the same, South, 38 degrees, 30 minutes West, 100.0 feet to the place of beginning.

BEING all of Lot 8.

BEING the same premises which Larry Titanic and Georgeann Titanic, single man and single woman, by deed dated February 2, 1989, and recorded February 9, 1989, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4902, Page 823, granted and conveyed unto Georgeann Titanic.

Parcel Number: 47-00-06004-00-6.

Location of property: 2514 Rhoads Road, Gilbertsville, PA 19525.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Georgeann L. Titanic a/k/a Georgeann Titanic** 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: \$187,258.69.

**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. 2022-02969**, 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 **Rockledge Borough**, Montgomery County, Pennsylvania, described according to a lot plan and survey thereof, made on July 26, 1924, by William T. Muldrew, Esquire, Borough Engineer of Jenkintown and recorded at Norristown, in the County of Montgomery, in the State of Pennsylvania, in Plan Book No. \_\_\_, Page \_\_\_, as follows, to wit:

BEGINNING at a point on the Southeastly side of Church Road (50 feet wide), at the distance of 403.56 feet Southwestwardly from the Southwestly side of Fox Chase and Huntingdon Turnpike (54 feet wide); thence, extending South, 50 degrees, 45 minutes East, 133.65 feet to a point; thence, extending South, 39 degrees, 15 minutes West, 33.37 feet to a point; thence, extending North, 50 degrees, 45 minutes West, 135.09 feet to a point on the said Southeastly side of Church Road; and thence, extending North, 41 degrees, 42 minutes, 30 seconds East, along the same, 33.45 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Ashley Garrick, who acquired title by virtue of a deed from Secretary of Housing and Urban Development of Washington, D.C., dated July 18, 2017, recorded July 28, 2017, at Instrument Number 2017055890, and recorded in Book 6055, Page 613, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 18-00-00781-00-2.

Location of property: 7941 Church Road, Jenkintown, PA 19046.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Ashley Garrick** at the suit of MidFirst Bank. Debt: \$185,216.99.

**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. 2022-03980**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof, made by Franklin and Lindsey, Registered Professional Engineers, dated 8/16/1941, as follows, to wit:

BEGINNING at a point, on the Westerly side of Elizabeth Road (50 feet wide), at the distance of 84.93 feet, measured along the said side of Elizabeth Road, Southwardly, along the arc of a circle, curving to the right, with a radius of 1,375 feet, from a point of compound curve, said point being 24 feet, measured on the arc of a circle, curving to the right, with a radius of 15 feet from a point on the Southwardly side of Normandy Lane (50 feet wide); thence, from said beginning point, Southwestwardly, on a radial line 79 feet to a point; thence, extending South, 00 degrees 58 minutes 20 seconds East, 81.39 feet to a point; thence, extending Northeastwardly, along a radial line 96.07 feet to a point on the said side of Elizabeth Road; thence, extending Northwardly, along the said side of Elizabeth Road, along the arc of a circle, curving to the left, with a radius of 1,375 feet, the arc distance of 85 feet to the place of the beginning.



BEING the same premises which Edward L. Youngblood, Sr., Marlene Youngblood, by deed dated August 25, 2010, and recorded at Montgomery County Recorder of Deeds Office on September 3, 2010, Book 12901, Page 011777, granted and conveyed unto Edward L. Youngblood, Sr., Marlene Youngblood.

Parcel Number: 31-00-09040-00-1.

Location of property: 7440 Elizabeth Road, Elkins Park, PA 19027.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Edward L. Youngblood, Sr. and Marlene Youngblood, and Edward L. Youngblood, Jr.** at the suit of Towd Point Master Funding Trust 2021-PM1. Debt: \$255,481.93.

**Jill M. Fein (Hill Wallack, 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.

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By virtue of a Writ of Execution **No. 2022-04024**, 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 or building thereon erected, being known as No. 341 Johnson Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, 108' 1 1/2" North from the Northwest corner of Fourth and Johnson Streets; thence, Westerly, along an alley and also along land, now or late of William Strahle, 65' 2" to a corner of this and land, now or late of Mrs. Charles Lachman; thence, North, along this and land, now or late of Mrs. Charles Lachman, 17' 10" to a corner of this and land, now or late of Oliver S. Hoffman; thence, East, along this and land, now or late of O.S. Hoffman; and extending through the division or party wall of this and the adjoining frame messuage on North 66' to a point on the West side of Johnson Street; thence, extending South, along the West side of Johnson Street, 17' 10 1/2" to the place of beginning.

BEING the same property conveyed to Daniel Gonzalez, who acquired title by virtue of a deed from Michael Christman, dated April 23, 2010, recorded April 28, 2010, at Book 5765, Page 646, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-16588-00-1.

Location of property: 341 Johnson Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Daniel Gonzalez** at the suit of PNC Bank, National Association. Debt: \$78,232.87.

**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.

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By virtue of a Writ of Execution **No. 2022-04600**, 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 messuage and three tracts, or pieces of land, situate upon the Southeasterly side of Walnut Street, between Adams Street and Third Avenue, in the Second Ward of **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

TRACT NO. 1 - BEGINNING at a stake, in the curb line of Walnut Street, in **Royersford Borough**, at the distance of 149-1/2' from its intersection with the curb line of Adams Street; thence, North, 68 degrees 59 minutes East, 11-2/10'; thence, North, 48 degrees 50 minutes East, 42-1/2'; thence, South, 20 degrees 10 minutes East, 54-1/2'; thence, South, 68 degrees 59 minutes West, 35-1/2'; thence, North, 41 degrees 10 minutes West, 42-1/2' to the place of beginning.

TRACT NO. 2. - BEGINNING at a stake, in the Northwesterly line of lands, late of Harry L. Dyer; thence, along lands of **Royersford Borough**, to the line of lands of Arlington Moyer; North, 68 degrees 59 minutes East, 35-1/2'; thence, South, 20 degrees 10 minutes East, 45'; thence, South, 69 degrees 50 minutes West, 18-1/2'; thence, North, 41 degrees 10 minutes West, 48-2/10' to the place of beginning.

TRACT NO. 3 - BEGINNING at an iron pipe, set for a corner, on line with the front wall of the Borough Hall and 10-2/10' Southwesterly therefrom, said pipe also being 15-2/10' Southeasterly from the curb line on the Southeasterly side of said Walnut Street; thence, along land of **Royersford Borough**, by a line running parallel with the brick wall of said Borough Hall, at the distance of 10-2/10' Southwesterly therefrom, South, 41 degrees, 10 minutes East 74', 3" to a post, in line of lands of Fred I. Peterman; thence, along said Peterman's land, South, 68-3/4 degrees West, 23' to an iron pin, a corner of this and other lands of the said William H. Bisbing and M. Rebe Bisbing, his wife; thence, along the same, North, 23-1/4 degrees West, 70' to the place of beginning.

CONTAINING Eight hundred and five square feet of land, be the same, more or less.

BEING the same property which Anna M. Harris, widow, and Leah M. Bixler, unmarried, granted and conveyed to Robert W. Eschbach and Elaine D. Eschbach, his wife, by deed dated April 18, 1969, and recorded April 21, 1969, in Book 3551, Page 1138, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

BEING THE SAME PREMISES which Robert W. Eschbach, by Deed, dated June 2, 2014, and recorded July 21, 2014, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5920, Page 02992, Instrument No. 2014046664, granted and conveyed unto Robert W. Eschbach, an unmarried man, in fee.

AND THE SAID Robert W. Eschbach departed this life, on or about February 8, 2022, thereby vesting title unto Robert Eschbach, Jr., known Heir of Robert W. Eschbach and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Robert W. Eschbach, deceased.

Parcel Number: 19-00-04180-00-4.

Location of property: 250 Walnut Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert Eschbach, Jr., known Heir of Robert W. Eschbach, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert W. Eschbach, deceased** at the suit of Reverse Mortgage Funding LLC. Debt: \$208,515.47.

**LOGS Legal Group LLP, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2022-05015**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property made for Mont-Bux, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated May 23, 1970, as follows, to wit:

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

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

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2022-05118**, 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, tenement and tract of land, situate in **Telford Borough** (formerly West Telford), Montgomery County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stone, a corner in the County Line Road, now Main Street; thence, by the middle thereof, South 46-1/2 degrees East 74 feet, to a corner; thence, by land, now or late John Capollo; South 42 degrees West, 200.00 feet to a stake; thence, by lands, now or late of Mary Curtis, the two following courses and distances, viz: North 46-1/2 degrees West, 74 feet to a corner; thence, North 42 degrees East, 200.00 feet to the point of beginning.

**CONTAINING** 54 perches of land, more or less.

AND ALSO, ALL THAT CERTAIN lot, or piece of land, situate in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent survey and plan, dated May 12, 1948, as prepared by Stanley F. Moyer, Registered Engineer and Surveyor, as follows to wit:

BEGINNING at a point in the West curb line of Main Street, 30 feet, between curbs, said point being 69.98 feet Northwest of the center line of Summit Street; thence, along other lands, now or late Walter H. Steward, Jr.; South 47 degrees 55 minutes West, the distance of 185.00 feet to an iron pin in the East side of a ten feet alley; thence, along the same, North 42 degrees 30 minutes West, the distance of 20 feet to an iron pin; thence, along lands intended to be conveyed by, now or late Jacob R. Groff, to now or late Earl S. Kratz; North 47 degrees 55 minutes East, the distance of 185.00 feet to the West curb line of Main Street; thence, along the same, South 42 degrees 30 minutes East, the distance of 20 feet to the place of beginning.

CONTAINING 3,700 square feet of land, more or less.

BEING the same property conveyed to William P. Porter, Jr., who acquired title by virtue of a deed from William P. Porter, Jr., and Lisa M. Porter, dated October 12, 2006, recorded November 6, 2006, at Book 5623, Page 00797, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 22-02-01498-00-8.

Location of property: 444 S. Main Street, Telford Borough, a/k/a Telford, PA 18969.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Lisa M. Porter, individually and as believed Heir and/or Administrator to the Estate of William P. Porter, Jr.; William P. Porter, III, as believed Heir and/or Administrator to the Estate of William P. Porter, Jr.; Stacy Porter, as believed Heir and/or Administrator to the Estate of William P. Porter, Jr.; and Unknown Heirs, and/or Administrators to the Estate of William P. Porter, Jr.** at the suit of PNC Bank, National Association. Debt: \$242,897.27.

**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. 2022-05383**, 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 Huntingdon Place, a Condominium, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA. C.S.A. 3101, et seq, by the Recording of a Declaration of Condominium, recorded in the Montgomery County Office of Recorder of Deeds, Norristown, PA, on November 29, 2007, in Deed Book No. 5673, Page 1244.

BEING the same property conveyed to Barry Schlossberg and Jodi Schlossberg, husband and wife, who acquired title, as tenants by the entirety, by virtue of a deed from Barry Schlossberg and Jodi Schlossberg, husband and wife and Elaine Rubin, dated February 24, 2010, recorded March 11, 2010, at Instrument Number 2010019920, and recorded in Book 5760, Page 2518, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 41-00-09897-27-2.

Location of property: 225 Carson Terrace, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, condominium, midrise (4-6 stories).

Seized and taken in execution as the property of **Barry Schlossberg and Jodi Schlossberg** at the suit of Nationstar Mortgage LLC. Debt: \$160,723.58.

**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. 2022-07106**, 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 plan and survey thereof, made by John V. Hoey, Registered Engineer, on 6/10/1952, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Heston Avenue (50 feet wide), at the distance of 414.02 feet, Southwesterly side of Mill Road; thence, extending South, 48 degrees East, 175 feet to a point, a corner; thence, extending South, 42 degrees West, 60 feet to a point, a corner of land, about to be conveyed to Wayne Carl and Frances Carl, his wife; thence, by the same, North, 48 degrees West, 175 feet to a point on the said Southeasterly side of Heston Avenue; thence, extending along said Southeasterly side of Heston Avenue, North, 42 degrees East 60 feet to the first mentioned point and place of beginning.

BEING the same premises which Christopher J. Pezzano, by Deed, dated March 12, 2012, and recorded on March 20, 2012, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5830, at Page 01126, as Instrument No. 2012026938, granted and conveyed unto Paul Wasmanski.

Parcel Number: 63-00-02854-00-8.

Location of property: 320 Heston Avenue, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Paul Wasmanski** at the suit of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust. Debt: \$127,628.50.

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

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

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

By virtue of a Writ of Execution **No. 2022-09257**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Building Number C, Unit Number E-609, Unit in Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium, bearing date the 29th day of January A.D 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on the 5th day of February A.D 1981, in Deed Book 4603, Page 176 etc.; and whereby a Corrective Amendment thereto, dated June 30, 1981 and recorded July 1, 1981, in Deed Book 4638, Page 56; and a Second Corrective Amendment thereto, dated July 10, 1981 and recorded July 15, 1981, in Deed Book 4642, Page 534; and the Third Amendment thereto, dated August 20, 1986 and recorded September 4, 1986, in Deed Book 4811, Page 2113; and the Fourth Amendment thereto, dated October 7, 1988 and recorded October 14, 1988, in Deed Book 4890, Page 1189; and the Fifth Amendment thereto, dated January 29, 1990 and recorded May 18, 1990 in Deed Book 4946, Page 1396; and the Sixth Amendment thereto, dated October 27, 2014 and recorded November 10, 2014, in Deed Book 5934, Page 01283; and Plats and Plans for Green Hill Condominium, bearing date the 29th day of January A.D 1981 and recorded as Exhibit "B" of the Declaration of Condominium, of Green Hill Condominium, in Deed Book 4603, Page 176.

TOGETHER with all right, title and interest, being a 0.186522% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Richard J. Singer and Judith S. Kolman, Trustees of the Evelyn R. Pinerman Revocable Living Trust, dated 10/15/2023, by Deed dated October 15, 2009, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on October 16, 2009, in Deed Book 5747 at Page 01330, et seq., granted and conveyed unto Lois Sernoff, in fee.

Parcel Number: 40-00-11153-29-1.

Location of property: 1001 City Avenue, Unit E-609, Wynnewood, PA 19096.

The improvements thereon are: Residential, condominium, high rise (7+ stories).

Seized and taken in execution as the property of **Lois Sernoff** at the suit of Green Hill Condominium Owners Association. Debt: \$10,165.93.

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

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

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

By virtue of a Writ of Execution **No. 2022-11150**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements to be thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, prepared for Cedar Road Homes, Inc., and Grant Homes, Inc., made by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, PA, dated 9/13/1972 and last revised 5/16/1977, as follows, to wit:

**BEGINNING** at a point on the Northwestern side of Fitzwatertown Road (60 feet wide at this point), said point being measured the four following courses and distances from a point of curve on the Northeastly side of Limekiln Pike (65 feet wide): (1) leaving Limekiln Pike, on the arc of a circle, curving to the left, having a radius of 40 feet and the arc distance of 79.87 feet to a point of tangent on the Northwestern side of Fitzwatertown Road; (2) North, 43 degrees 30 minutes 30 seconds East, 75 feet to a point; (3) South, 46 degrees 29 minutes 30 seconds East, 10 feet to a point; and (4) North, 43 degrees 30 minutes 30 seconds East, 578 feet to the point of beginning; said point of beginning, being a point, a corner of Lot No. 728, as shown on the above mentioned Plan; thence, extending along the aforesaid lot, North, 46 degrees 29 minutes 30 seconds West and crossing a certain sanitary

sewer right of way easement, 118.90 feet to a point, a corner of Lot No. 733, as shown on the above-mentioned plan; thence, extending along the aforesaid lot, North, 54 degrees 20 minutes 00 seconds East, 118.10 feet to a point, a corner of Lot No. 737, as shown on the above-mentioned plan; thence, extending along the aforesaid lot, South, 46 degrees 29 minutes 30 seconds East, 86.72 feet to a point on the Northwesterly side of Fitzwatertown Road (70 feet wide at this point); thence, extending South, 43 degrees 30 minutes 30 seconds West, 44 feet to a point; thence, extending South, 46 degrees 29 minutes 30 seconds East, 10 feet to a point on the Northwesterly side of Fitzwatertown Road (60 feet wide at this point); thence, extending along the same, South, 43 degrees 30 minutes 30 seconds West, 72 feet to the first mentioned point and place of beginning.

BEING Lot No. 732 as shown on the above-mentioned Plan.

BEING the same property conveyed to Hung B. Nguyen and Thoa Nguyen, husband and wife, who acquired title, as tenants by the entirety, by virtue of a deed from Seung Hong Cho, dated October 26, 2004, recorded November 15, 2004, at Document ID 2004221115, and recorded in Book 05532, Page 2177, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 54-00-06304-08-6.

Location of property: 732 Fitzwatertown Road, Glenside, PA 19038.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Hung B. Nguyen and Thoa Nguyen, husband and wife**, at the suit of The Huntington National Bank. Debt: \$321,471.29.

**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. 2022-12089**, 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, prepared for Oakland Associates, called "Norriton Knoll", by Yerkes Associates, Inc., Consulting Engineers, Bryn Mawr, PA, dated 4/21/1980 and last revised 11/14/1984, Phase #1 recorded in the Office of the Recorder of Deeds Office in Plan Book A-46, Page 68, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Norriton Drive (80 feet wide), measured on the arc of a circle, curving to the right, having a radius of 15.00 feet, the arc distance of 23.56 feet from a point of curve on the Southeasterly side of Winterfall Avenue (50 feet wide); thence, extending from said point and place of beginning, along said side of Norriton Drive, the two following courses and distances: (1) South 49 degrees 05 minutes 30 seconds East, 6.84 feet to a point of curve; (2) on the arc of a circle, curving to the left, having a radius of 279.79 feet, the arc distance of 89.02 feet to a point, a corner of Lot #166; thence, extending along said lot and also along Lot #165, South 31 degrees 53 minutes West, 65.14 feet to a point, a corner of Lot #168; thence, extending along said lot, passing through a partition wall, North 49 degrees 05 minutes 30 seconds West, 119.58 feet to a point of tangent on the Southeasterly side of Winterfall Avenue; thence, extending along said side thereof, North 40 degrees 54 minutes 30 seconds East, 35.30 feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of 15.00 feet, the arc distance of 23.56 feet to the first mentioned point and place of beginning.

BEING Lot #167 on said plan.

BEING THE SAME PREMISES which John T. Chan and Janny M. Chan, his wife, by Deed dated 9/30/1994 and recorded 10/04/1994 at Norristown, Pennsylvania is Deed Book 5093, Page 120, granted and conveyed unto Rosemary Knobler, in fee.

AND the said Rosemary Knobler, a/k/a Rosemary R. Knobler, Rosemary Rita DiGiovannantonio-Knobler has since departed this life on 3-16-1998, leaving a Last Will and Testament dated 5-21-1984 and registered at Norristown, Pennsylvania as to Will No. 46-98-2163, for whose Estate Letters of Administrative C.T.A. were granted on 7-2-1998 unto James DiGiovannantonio, Jr.

TITLE TO SAID PREMISES IS VESTED IN George Dippolito and Margaret Dippolito, as tenants by the entireties by James DiGiovannantonio, Jr., Administrator C.T.A., of the Estate of Rosemary R. Knobler, a/k/a Rosemary Knobler, Rosemary Rita DiGiovannantonio-Knobler, Deceased, Deed from dated August 24, 1998, recorded September 30, 1998, in Book No. 5242, Page 1119.

Parcel Number: 63-00-09662-22-9.

Location of property: 315 Winterfall Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Margaret Dippolito and George Dippolito** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$229,776.00.

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

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

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



By virtue of a Writ of Execution **No. 2022-12922**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania and bounded and described according to a Survey and Plan thereof, made by Donald H. Sebum, Registered Surveyor, on March 21, 1964, and last revised on the 26th day of June A. D. 1964, as follows to wit:

SITUATE at the intersection of the Northwesterly side of Kohn Street (fifty feet wide) and the Southwesterly side of Beech Street (sixty-six feet wide); thence, extending South, thirty-nine degrees forty-nine minutes West (along the Northwesterly side of Kohn Street), thirty-two and forty-four one hundredths feet to a point; thence, extending North, fifty degrees eleven minutes West (the line extending partly through the party wall of this premises and the premises adjoining to the Southwest) (and crossing the bed of a certain twenty foot wide alley), one hundred thirty-six and fifty one hundredths feet to a point; thence, extending North, forty degrees East (along the Northwesterly side of said alley), thirty-three and eighty-seven one hundredths feet to the Southwesterly side of Beech Street; thence, extending South, forty-nine degrees thirty-five minutes East (recrossing the bed of said alley and along the Southwesterly side of Beech Street), one hundred thirty-six and fifty one hundredths feet to the Northwesterly side of Kohn Street, the first mentioned point and place of beginning.

BEING Lot No. 19 on said Plan.

TOGETHER with the free and common use right liberty and privilege of the aforesaid twenty-foot-wide alley as and for an alleyway, driveway, passageway, and watercourse at all time hereafter, forever, in common with the other owners, tenants and occupiers bounding thereon and entitled to the use thereof Subject nevertheless to the proportionate share of expense of keeping said alleyway in good order, condition, and repair at all times hereafter.

BEING the same premises which Daniel V. Smith, deceased, by Barbara Shivick, Executrix, by deed dated September 14, 2001, and recorded October 2, 2001, at Book 5379, Page 497, Instrument Number 2001150264 in the Office of the Recorder of Deeds of Montgomery County, PA, granted and conveyed unto Malcolm D. McCarty and Charlotte L. McCarty, husband and wife, in fee.

Parcel Number: 13-00-19104-00-8.

Location of property: 845 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Malcolm F. McCarty and Charlotte L. McCarty** at the suit of U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the CIM Trust 2018-R5 Mortgage-Backed Notes, Series 2018-R5. Debt: \$82,065.44.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-13027**, 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, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a Plan thereof made by George B. Mebus, Registered Professional Engineer, dated 2/17/1948 and revised 3/20/1948 and 9/22/1949, as follows, to wit:

BEGINNING at a point on the title line in the bed of Edge Hill Road, (36.5 feet wide), said title line, being 16.5 feet Southeastwardly from the Northwesterly side of Edge Hill Road and parallel thereto, at the distance of 714.11 feet, Northeastwardly measured along said title line by its various courses and distances from the center line of Susquehanna Road; thence, extending North, 39 degrees 24 minutes 40 seconds West, crossing the Northwesterly side of Edge Hill Road, 153.11 feet to a point on the Southeastly side of Tyson Avenue (70 feet wide); thence, extending North, 69 degrees 41 minutes, East along said side of Tyson Avenue, 58.49 feet to a point; thence, extending South, 39 degrees 24 minutes 40 seconds, East re-crossing the aforesaid Northwesterly side of Edge Hill Road, 133.98 feet to a point on the aforesaid title line in the bed of Edge Hill Road; thence, extending South, 50 degrees 35 minutes 20 seconds West, along said title line through the bed of Edge Hill Road; thence, extending South, 50 degrees 35 minutes 20 seconds, West along said title line through the bed of Edge Hill Road, 55.27 feet to the first mentioned point and place of beginning.

BEING the same premises which Steven L. Cunnane by deed dated August 28, 1998 and recorded at Montgomery County Recorder of Deeds office on October 5, 1998 in Deed book 5242, Page 2486 granted and conveyed until Steven L. Cunnane.

Parcel Number: 30-00-15608-00-4.

Location of property: 1156 Edge Hill Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven L. Cunnane** at the suit of Ardent Credit Union. Debt: \$132,590.73.

**Corinne Samler Brennan**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2022-13179**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** lot, or piece of land, with the buildings and improvements to be erected thereon, situate in **Horsham Township**, Montgomery County, Pennsylvania, as follows, to wit:

**BEGINNING** at a point in the center line of Tennis Avenue (33 feet wide, as widened to 41.5 feet, by the addition of 8.5 feet on the Southeastwardly side thereof), which point is located by the 3 following courses and distances: (1) South 52 degrees 24 minutes 30 seconds West, from the point of intersection a stone and the center line of Limekiln Pike (45 feet wide), with the center line of Tennis Avenue (33 feet wide), 514.01 feet to another stone in said Tennis Avenue, and; (2) South 52 degrees 25 minutes 30 seconds West (still along the center line of said Tennis Avenue), 1,142.53 feet to a point; thence, extending South 52 degrees 25 minutes 30 seconds West (along said center line of Tennis Avenue), 175 feet to the said point of beginning; thence, from said beginning point, South 39 degrees 28 minutes East (crossing Tennis Avenue), 400 feet to a point; thence, extending South 52 degrees 25 minutes 30 seconds West, 175 feet, more or less to a point; thence, extending North 39 degrees 28 minutes West, 400 feet, more or less to the center line of Tennis Avenue, aforesaid; thence, extending North 52 degrees 29 minutes 30 seconds East, 175 feet, more or less to the first mentioned point and place of beginning.

**BEING THE SAME PREMISES** which Thomas Johnson, by Deed dated 2/27/2018 and recorded in the Office of the Recorder of Deeds of Montgomery County on 2/28/2018 in Deed Book Volume 6081, Page 691, granted and conveyed unto Joanne Coniglio and Joseph Coniglio.

Parcel Number: 36-00-11059-00-2.

Location of property: 936 Tennis Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joanne Coniglio and Joseph Coniglio** at the suit of Matrix Financial Services Corp. Debt: \$425,125.59.

**Harry B. Reese (Powers Kirn, LLC)**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-13932**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** lot, or piece of ground, together with the buildings and improvement thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, as shown on a Plan of "Spring House Manor", made by John Smigra, of Wayne, PA, dated 10/5/1986, recorded in Plan Book A-48, Page 230, and more particularly described, as follows, to wit:

**BEGINNING** at a point, in the Northerly line of a cul-de-sac, having a radius of 50.00 feet, at the end of Spring House Lane (50 feet wide), said point being measured along the Westerly and Northerly line of said Spring House Lane, the following six (6) courses and distances from the terminus of a curve, around a corner at the intersection of the Westerly line of Spring House Lane, with the Northerly line of North Wales Road (widened to 40 feet from center): (1) along the arc of a curve, bending to the left, having a radius of 15 feet, the arc distance of 23.56 feet to a point of reverse curve; (2) along the arc of a curve, bending to the right, having a radius of 301.74 feet, the arc distance of 147.46 feet to a point of tangent; (3) North 20 degrees 40 minutes West, 12.03 feet to a point of curve; (4) along the arc of a curve, bending to the left, having a radius of 25 feet, the arc distance of 26.18 feet to a point of tangent; (5) North 80 degrees 40 minutes West. 14.43 feet to a point of curve; (6) along the Northerly line of a cul-de-sac, having the radius of 50.00 feet, the arc distance of 50.00 feet to a point; thence, leaving the said Northerly line of a cul-de-sac, North 29 degrees 55 minutes 02 seconds West, 117.35 feet to a point; thence, South 87 degrees 12 minutes 47 seconds East, 152.41 feet to the point and place of beginning.

**BEING** Lot No. 5 on said plan.

**BEING** the same property which John Yanan and Mary Ann Yanan, his wife, by Deed dated March 31, 1998, and recorded June 8, 1998, in the Recorder's Office of Montgomery County in Deed Book 5228, Page 1164, granted and conveyed unto Walter E. Schank Jr. and Kimberly E. Schank, his wife, as tenants by the entireties.

Parcel Number: 33-00-08030-40-6.

Location of property: 18 Spring House Lane, Norristown, PA 19403.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Tyler E. Willey and Riley Skapik** at the suit of NewRez, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$334,973.23.

**Jill M. Fein (Hill Wallack, 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.

#### **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.

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## ACTION IN DIVORCE

**Yergey, Daylor, Allebach, Scheffey, Picardi**

**BY: Kenneth E. Picardi, Esquire**

**Attorney I.D. #44014**

**Attorney for Plaintiff**

P.O. Box 776

Pottstown, PA 19464-0776

610-323-1400

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

NO. 2022-24652

### IN DIVORCE

**Jennifer A. Bentley,**  
Plaintiff

vs.

**Jose L. Cerdas, a/k/a Jose L. Cerdas-Vargas,**  
Defendant

### 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](http://www.montgomerybar.org)

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## 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.*

**Huntingdon Hoagies Inc.** has been incorporated under the provisions of the Pennsylvania Business 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 were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: **JP Holdco, Inc.**

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

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## ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that **Stable Ridge Estates Community Association** has been incorporated under the provisions of the PA Non-Profit Corporation Law of 1988.

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-24337

NOTICE IS HEREBY GIVEN that on December 14, 2022, the Petition of Ashlei Nadirah Alexander was filed in the above-named Court, praying for a Decree to change their name to AMARI NADIRAH ALEXANDER.

The Court has fixed February 15, 2023, at 9:30 AM, in Courtroom "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. 2021-24619

NOTICE IS HEREBY GIVEN that on December 20, 2021, the Petition of Jennifer Oakley, on behalf of minor children, Eliana Webb and Oliver Webb was filed in the above-named Court, praying for a Decree to change their names to ELIANA OAKLEY AND OLIVER OAKLEY.

The Court has fixed February 22, 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.

**Maria Cutillo Teare, Esquire**  
1221 West Chester Pike  
West Chester, PA 19382

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-24469

NOTICE IS HEREBY GIVEN that on December 15, 2022, the Petition of Latrease Pleasant, Mother, on behalf of minor child, A'Layah Milan Davenport, was filed in the above-named Court, praying for a Decree to change her name to A'LAYAH MILAN PLEASANT.

The Court has fixed February 15, 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.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-24343

NOTICE IS HEREBY GIVEN that on December 14, 2022, the Petition of Mason Gray Wendell was filed in the above-named Court, praying for a Decree to change their name to GWENDOLYN MASON GRAY WENDELL.

The Court has fixed February 15, 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.

**Linda Berman, Esquire**  
630 Freedom Business Drive, 3rd Floor  
King of Prussia, PA 19406

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**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-19300

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Newrez LLC d/b/a Shellpoint Mortgage Servicing,**  
Plaintiff

vs.

**Judith K. Baldwin, in her capacity as Heir of John C. Baldwin; et al,**  
Defendant(s)

**To: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under John C. Baldwin, Defendant(s), 1421 Forest Lane, Schwenksville, PA 19473**

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Newrez LLC d/b/a Shellpoint Mortgage Servicing, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, PA, docketed to No. 2022-19300, seeking to foreclose the mortgage secured on your property located, 1421 Forest Lane, Schwenksville, PA 19473.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

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

**Attorneys for Plaintiff**  
**Jonathan M. Etkowicz, Esq., I.D. #208786**  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-21362

**NOTICE OF ACTION**

**The Council of Elkins Park House, a Condominium,**  
Plaintiff

vs.

**Rebecca Kaplan,**  
Defendant

**NOTICE**

**TO: Rebecca Kaplan**

The Council of Elkins Park House, a Condominium, has filed a Complaint against you to recover unpaid condominium association assessments.

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

**Elliot H. Berton, Esquire**  
**610-889-0700**

## 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

#### **BETHEL, ELIZABETH F., dec'd.**

Late of Lower Salford Township.  
Executors: ELIZABETH C. BIRKHEAD AND CHARLES F. BIRKHEAD,  
c/o David B. Pudlin, Esquire,  
One Logan Square, 27th Floor,  
Philadelphia, PA 19103-6933.

ATTORNEY: DAVID B. PUDLIN,  
HANGLEY ARONCHICK SEGAL PUDLIN & SCHILLER,  
One Logan Square, 27th Floor,  
Philadelphia, PA 19103-6933

#### **BORGENSEN, BARBARA ERENE also known as BARBARA BORGERSEN and BARBARA E. BORGERSEN, dec'd.**

Late of Upper Merion Township.  
Executrix: CHRISTINA H. BARKER,  
c/o John S. Custer, Jr., Esquire,  
7 St. Albans Circle,  
Newtown Square, PA 19073.  
ATTORNEY: JOHN S. CUSTER, JR.,  
CUSTER & CUSTER,  
7 St. Albans Circle,  
Newtown Square, PA 19073

#### **BRUN, RINA, dec'd.**

Late of Springfield Township.  
Co-Executors: MARY ANN GAVRUSHENKO AND JOHN BRUN,  
c/o Law Offices of Michelle C. Berk, P.C.,  
1300 Virginia Drive, Suite 325A,  
Fort Washington, PA 19034  
215-793-4800.  
ATTORNEY: MICHELLE C. BERK,  
LAW OFFICES OF MICHELLE C. BERK, P.C.,  
1300 Virginia Drive, Suite 325A,  
Fort Washington, PA 19034

#### **BUCK, ELIA DÜRR also known as**

**ELIA D. BUCK and ELIA BUCK, dec'd.**  
Late of Lower Merion Township.  
Executors: CAROLINE B. ROGERS AND JAMES M. BUCK, III,  
c/o Heike K. Sullivan, Esquire,  
1735 Market Street, 51st Floor,  
Philadelphia, PA 19103.  
ATTORNEY: HEIKE K. SULLIVAN,  
BALLARD SPAHR LLP,  
1735 Market Street, 51st Floor,  
Philadelphia, PA 19103

#### **CAROFF, BETTY ANN, dec'd.**

Late of Red Hill, PA.  
Executors: ALLEN CAROFF,  
2001 Upper Ridge Road,  
Green Lane, PA 18054,

JOHN CAROFF,  
1675 Canary Road,  
Quakertown, PA 18951.

#### **CONCHEWSKI-MAYS, HELEN, dec'd.**

Late of Schwenksville, PA.  
Administratrix: LAURA HORVATH,  
417 Bridge Street,  
Collegeville, PA 19426.

#### **CONNOR, NINA S. also known as NINA SCHEIDT CONNOR, dec'd.**

Late of Lower Merion Township.  
Executrix: CAROLINE FUTERAL,  
c/o Elizabeth T. Stefanide, Esquire,  
Law Offices of Elizabeth T. Stefanide, Esquire,  
339 W. Baltimore Avenue,  
Media, PA 19063.  
ATTORNEY: ELIZABETH T. STEFANIDE,  
LAW OFFICES OF ELIZABETH T. STEFANIDE, ESQUIRE,  
339 W. Baltimore Avenue,  
Media, PA 19063

#### **DELLACAMERA, HELEN E., dec'd.**

Late of Upper Merion Township.  
Administratrix: ANN KENNEDY,  
499 W. Valley Forge Road,  
King of Prussia, PA 19406.  
ATTORNEY: KATHLEEN M. O'CONNELL,  
SCHUBERT GALLAGHER TYLER MULCAHEY,  
121 S. Broad Street, 20th Floor,  
Philadelphia, PA 19107

#### **DOURIS, JOHN, dec'd.**

Late of Springfield Township.  
Executor: THOMAS J. DOURIS,  
c/o Adrian L. Meyer, Esquire,  
Law Office of Adrian L. Meyer,  
62 N. Church Street,  
Doylestown, PA 18901.  
ATTORNEY: ADRIAN L. MEYER,  
LAW OFFICE OF ADRIAN L. MEYER,  
62 N. Church Street,  
Doylestown, PA 18901

#### **GIFT III, HARRISON WILLIAM, dec'd.**

Late of Upper Dublin Township.  
Executrix: DOLORES M. GIFT,  
c/o David E. Schwager, Esquire,  
183 Market Street, Suite 100,  
Kingston, PA 18704-5444.

#### **GRANT, JEANINE MARIE, dec'd.**

Late of Royersford, PA.  
Administrator: EDMUND GRANT,  
104 Allgates Drive,  
Haverford, PA 19041.

#### **HUTTER, DANA RICHARD, dec'd.**

Late of Lower Merion Township.  
Administrator: BRIAN WILLIAM HUTTER,  
1069 Challis Spring Drive,  
New Albany, OH 43054.  
ATTORNEY: MISTY A. TOOTHMAN,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

#### **JACOBS, WILLIAM J., dec'd.**

Late of Worcester Township.  
Executor: KENNETH L. WEIR,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.



ATTORNEY: CARLA TRONGONE,  
THE LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446

**KULP, SIGNE E. also known as  
SIGNE ELIZABETH KULP, dec'd.**

Late of Towamencin Township.  
Executors: GEORGE E. KULP,  
3231 Vineyard Avenue,  
Pleasanton, CA 94566,  
RUTH E. BLOOM,  
50 Cherry Drive,  
Alburtis, PA 18011.  
ATTORNEY: J. OLIVER GINGRICH,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**KUTLER, BARRY, dec'd.**

Late of Borough of Lansdale.  
Executor: GARY R. EGOVILLE,  
933 Tennis Avenue,  
Ambler, PA 19002.

**LEIDY, SALLY L. also known as  
SALLY LOU LEIDY, dec'd.**

Late of Upper Merion Township.  
Executors: LEE A. REILLY,  
130 Deep Hollow Road,  
King of Prussia, PA 19406,  
LISA G. SMITH,  
125 Hillymede Circle,  
Harrisburg, PA 17111.  
ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**LONCAR, GORDANA, dec'd.**

Late of Lower Merion Township.  
Executors: MILICA SCHIAVIO AND  
NIKOLAI LONCHAR,  
c/o Rudolph L. Celli, Jr., Esquire,  
125 Strafford Avenue, Suite 115,  
Wayne, PA 19087.  
ATTORNEY: RUDOLPH L. CELLI, JR.,  
CELLI & ASSOCIATES,  
125 Strafford Avenue, Suite 115,  
Wayne, PA 19087

**LOUGHNANE, ROSE-MARIE H., dec'd.**

Late of Springfield Township.  
Executors: ALISON L. AMANN AND  
PAUL LOUGHNANE,  
c/o Bradley D. Terebello, Esquire,  
1001 Conshohocken State Road, Suite 1-300,  
West Conshohocken, PA 19428.  
ATTORNEY: BRADLEY D. TEREBELO,  
HECKSCHER, TEILLON, TERRILL & SAGER,  
1001 Conshohocken State Road, Suite 1-300,  
West Conshohocken, PA 19428

**MACURA, MICHAEL ALEXANDER, dec'd.**

Late of Pottstown, PA.  
Administratrix: TANYA YERKES,  
304 Morgan Drive,  
Royersford, PA 19468.  
ATTORNEY: VICTOR M. FREDERICK, IV,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**McCLELLAN, HELEN, dec'd.**

Late of Lower Providence Township.  
Executor: JAMES LENNON,  
1545 Briarwood Lane,  
Pottstown, PA 19464.

ATTORNEY: PATRICK J. KURTAS,  
934 High Street, P.O. Box 696,  
Pottstown, PA 19464

**O'NEILL SR., JOSEPH B. also known as  
JOSEPH B. O'NEILL and  
JOSEPH O'NEILL, dec'd.**

Late of Upper Merion Township.  
Co-Executors: JOSEPH B. O'NEILL, JR. AND  
BARBARA WAGNER,  
c/o Leo T. White, Esquire,  
Law Office of Leo T. White, LLC,  
1220 Valley Forge Road, Suite 37-B,  
Phoenixville, PA 19460.

**OTT, GRACE MARY also known as  
GRACE MARY WANJEK and  
GRAZIA MARIA DONATA CHECCHIA, dec'd.**

Late of Lower Merion Township.  
Executrix: JEANNE GRAY,  
132 Galleon Lane,  
Cudjoe Key, FL 33042.

**PARAVATI, ANTHONY R., dec'd.**

Late of Royersford, PA.  
Administrator: FRANK PARAVATI,  
A/K/A FRANCIS PARAVATI,  
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

**PETRUSKY, CHARLES A. also known as  
CHARLES ANDREW PETRUSKY, dec'd.**

Late of Borough of Lansdale.  
Executor: CHARLES P. PETRUSKY,  
c/o Amy R. Stern, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

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

Late of Skippack Township.  
Executrix: NANCY A. POLLOCK,  
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

**ROBB, JOAN ROBIN, dec'd.**

Late of Upper Frederick Township.  
Executor: KENNETH R. WERNER,  
c/o Werner & Wood,  
203 W. Miner Street,  
West Chester, PA 19382-2924.

**SCHWOYER, HARRY S., dec'd.**

Late of Towamencin Township.  
Executrices: ASHLEY DEIHL,  
312 Nassau Boulevard,  
Prospect Park, PA 19076,  
ALICIA MALKE,  
863 Sweet Birch Drive,  
Middletown, DE 19709.

ATTORNEY: NEIL M. HILKERT,  
229 W. Wayne Avenue,  
Wayne, PA 19087

**STEIN, MICHELE V., dec'd.**

Late of Towamencin Township.  
Administrators: GARRETT C. STEIN AND  
TAMMY M. ELDRED,  
c/o Rosemary R. Ferrino, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446-2012.  
ATTORNEY: ROSEMARY R. FERRINO,  
MONTCO ELDER LAW, LLP,  
608 W. Main Street,  
Lansdale, PA 19446-2012

**WATKINS, ALICE GERTRUDE, dec'd.**

Late of Hatfield Township.  
Executor: MICHAEL B. WATKINS,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE,  
THE LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446

**WEIBEL, KATHERINE E., dec'd.**

Late of Worcester Township.  
Administratrix CTA: KIMBERLY ANN WAITE,  
c/o Maza, David & Hoeffel,  
507 Salfordville Road, P.O. Box 369,  
Lederach, PA 19450-0369.  
ATTORNEY: PATRICIA M. DAVID,  
MAZA, DAVID & HOEFFEL,  
507 Salfordville Road, P.O. Box 369,  
Lederach, PA 19450-0369,  
215-256-0007

**WEIBEL, ROBERT E., dec'd.**

Late of Worcester Township.  
Administratrix CTA: KIMBERLY ANN WAITE,  
c/o Maza, David & Hoeffel,  
507 Salfordville Road, P.O. Box 369,  
Lederach, PA 19450-0369.  
ATTORNEY: PATRICIA M. DAVID,  
MAZA, DAVID & HOEFFEL,  
507 Salfordville Road, P.O. Box 369,  
Lederach, PA 19450-0369,  
215-256-0007

**WILLIAMS JR., PLATO WILLIAM, dec'd.**

Late of Abington Township.  
Executrix: JEAN L. WILLIAMS,  
914 Tennis Avenue,  
Glenside, PA 19038.

**WILSON, DONALD, dec'd.**

Late of Schwenksville, PA.  
Executrix: MARYANN TAYLOR,  
1152 Kriebel Mill Road,  
Collegeville, PA 19426.

**Second Publication**

**AGERSBORG, MARCELLA F., dec'd.**

Late of Whitpain Township.  
Executrices: KAREN E. AGERSBORG AND  
KRISTIN A. TOUCHSTONE,  
650 Crestwyck Drive,  
King of Prussia, PA 19406.  
ATTORNEY: ELIZABETH FERRARO,  
DUANE MORRIS LLP,  
30 S. 17th Street, 5th Floor,  
Philadelphia, PA 19103

**ALDERFER, FERNE H., dec'd.**

Late of Towamencin Township.  
Executrix: BETSY L. MOYER,  
123 Bank Barn Lane,  
Lancaster, PA 17602.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**ALLEN, PHYLLIS ANN, dec'd.**

Late of Lower Merion Township.  
Administrator: JEFFREY ALLEN,  
c/o Adam S. Bernick, Esquire,  
2047 Locust Street,  
Philadelphia, PA 19103.  
ATTORNEY: ADAM S. BERNICK,  
LAW OFFICES OF ADAM S. BERNICK,  
2047 Locust Street,  
Philadelphia, PA 19103

**BERGER, NAOMI also known as  
NAOMI K. BERGEY, dec'd.**

Late of Franconia Township.  
Executors: AMY JO HAYDU,  
5 Dartmouth Drive,  
Doylestown, PA 18901-7017,  
DEBORAH A. BERGEY-WORKMAN,  
21-B Marwood Road, S,  
Port Washington, NY 11050.  
ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**BREWER, JOHN CURTIS also known as  
J. CURTIS BREWER, dec'd.**

Late of Whitpain Township.  
Executrix: LAURA W. BREWER,  
c/o George M. Riter, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**CLAYPOOL, SHIRLEY S., dec'd.**

Late of Borough of Lansdale.  
Executrix: BARBARA A. STRADE,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**COHEN, ANITA also known as  
ANITA F. COHEN, dec'd.**

Late of Montgomery Township.  
Executor: GREG COHEN,  
c/o Eric Ladley, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446-2012.  
ATTORNEY: ERIC LADLEY,  
MONTCO ELDER LAW LLP,  
608 W. Main Street,  
Lansdale, PA 19446-2012

**COOPER, CAROL O., dec'd.**

Late of Upper Moreland Township.  
Executrix: CAROL J. McCUEN,  
37 Barbara Road,  
Hatboro, PA 19040.

**COVALESKI, DOROTHEA J., dec'd.**

Late of Lower Providence Township.  
 Executrix: LISA WINIGRAD,  
 c/o Susan G. Caughlan, Esquire,  
 2686 Overhill Drive,  
 Center Point, PA 19403-4822.  
 ATTORNEY: SUSAN G. CAUGHLAN,  
 2686 Overhill Drive,  
 Center Point, PA 19403

**DENCHAK, WILLIAM F. also known as WILLIAM FRANKLIN DENCHAK and WILLIAM DENCHAK, dec'd.**

Late of Towamencin Township.  
 Executrix: SUSAN E. DENCHAK  
 (A/K/A SUSAN ELIZABETH DENCHAK),  
 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

**FELDMAN, EUGENE S., dec'd.**

Late of Springfield Township.  
 Executors: JEROME R. VERLIN AND  
 JACQUELINE K. ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: JACQUELINE K.  
 ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**FOX, ERICA HOCHWALT DEGER also known as ERICA D. FOX and ERICA FOX, dec'd.**

Late of Harleysville, PA.  
 Executor: MICHAEL F. FOX,  
 315 Harvey Street,  
 Punta Gorda, FL 33950.  
 ATTORNEY: WENDY J. ASHBY,  
 314 W. Broad Street, Suite 118,  
 Quakertown, PA 18951

**GRANT, BARBARA J., dec'd.**

Late of Borough of Collegeville.  
 Executor: EDMUND M. GRANT,  
 c/o Thomas C. Rentschler, Esquire,  
 34 W. Lancaster Avenue,  
 Reading, PA 19607.  
 ATTORNEY: THOMAS C. RENTSCHLER,  
 RENTSCHLER LAW, LLC,  
 34 W. Lancaster Avenue,  
 Reading, PA 19607

**GREGG, GLORIA E. also known as GLORIA GREGG, dec'd.**

Late of Lower Providence Township.  
 Executrix: NANCY LYN MANISCALCO,  
 c/o Marc H. Jaffe, Esquire,  
 795 E. Lancaster Avenue, #260,  
 Villanova, PA 19085.  
 ATTORNEY: MARC H. JAFFE,  
 FROMHOLD JAFFE ADAMS & JUN,  
 795 E. Lancaster Avenue, #260,  
 Villanova, PA 19085

**HAMILTON, DENISE C. also known as DENISE C. REPH HAMILTON, dec'd.**

Late of Towamencin Township.  
 Administrator: CHARLES HAMILTON, JR.,  
 c/o Mullaney Law Offices,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024

**HOFSTAEDTER, ZACHARY D., dec'd.**

Late of Borough of Lansdale.  
 Administrators: MARGARET A. HOFSTAEDTER AND  
 DANIEL K. HOFSTAEDTER,  
 c/o Kristen L. Behrens, Esquire,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19102.  
 ATTORNEY: KRISTEN L. BEHRENS,  
 DILWORTH PAXSON LLP,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19102

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

Late of Lower Merion Township.  
 Executrix: HEATHER L. TURNER,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072.  
 ATTORNEY: HEATHER L. TURNER,  
 LAW OFFICE OF HEATHER L. TURNER,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072

**KEHL, MARTHA S., dec'd.**

Late of Upper Frederick Township.  
 Executor: RANDY B. KEHL,  
 c/o Carolyn M. Marchesani, Esquire,  
 Wolf, Baldwin & Associates, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**LYNCH, JAMES PATRICK also known as JAMES P. LYNCH, dec'd.**

Late of Abington Township.  
 Administratrix: COLLEEN K. LYNCH,  
 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

**NUNAN, MARY AGNES also known as MARY A. NUNAN, dec'd.**

Late of Hatfield Township.  
 Executrix: CAROLYN M. NUNAN,  
 c/o Kevin D. Birkhead, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: KEVIN D. BIRKHEAD,  
 TIMONEY KNOX LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**RUDDY, DONALD C., dec'd.**

Late of Upper Moreland Township.  
 Executor: ELEANOR O. RUDDY,  
 2545 Martin Road,  
 Willow Grove, PA 19090.  
 ATTORNEY: ANDREW P. GRAU,  
 911 Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**SCHELL, MARGARET ANN also known as MARGARET K. SCHELL, dec'd.**  
 Late of Upper Providence Township.  
 Executor: JOHN A. SCHELL,  
 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

**SCHLEGEL, HELEN K. also known as HELEN LOUISE KOCH SCHLEGEL, dec'd.**  
 Late of Franconia Township.  
 Executrix: NANCY FITCH,  
 c/o Charice D. Chait, Esquire,  
 29 Mainland Road,  
 Harleysville, PA 19438.  
 ATTORNEY: CHARICE D. CHAIT,  
 29 Mainland Road,  
 Harleysville, PA 19438

**SIMMONS, DOROTHY F. also known as DOROTHY FAYE SIMMONS and DOROTHY J. SIMMONS, dec'd.**  
 Late of Cheltenham Township.  
 Executor: WILLIAM W. NORVELL,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**SKLAROFF, ROBERT B., dec'd.**  
 Late of Jenkintown, PA.  
 Executor: HARVEY BEN SKLAROFF,  
 c/o Donald J. Weiss, Esquire,  
 6 Dickinson Drive, Suite 110,  
 Chadds Ford, PA 19317.  
 ATTORNEY: DONALD J. WEISS,  
 6 Dickinson Drive, Suite 110,  
 Chadds Ford, PA 19317

**STANGO, MARIE, dec'd.**  
 Late of New Hanover Township.  
 Executor: MICHAEL STANGO,  
 2439 Jessica Drive,  
 Gilbertsville, PA 19525.  
 ATTORNEY: ANDREW P. GRAU,  
 911 Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**STEIGERWALD, MARCELLA, dec'd.**  
 Late of Borough of Hatboro.  
 Executrix: MARY CATHERINE RAFFERTY,  
 c/o Lindsey J. Conan, Esquire,  
 755 N. Monroe Street,  
 Media, PA 19063.  
 ATTORNEY: LINDSEY J. CONAN,  
 CONAN LAW OFFICES LLC,  
 755 N. Monroe Street,  
 Media, PA 19063

**VARANO, CHARLOTTE, dec'd.**  
 Late of Towamencin Township.  
 Executor: NICHOLAS L. VARANO,  
 466 Juno Dunes Way,  
 Juno Beach, FL 33408.  
 ATTORNEY: JASON B. MARTIN,  
 725 Skippack Pike, Suite 337,  
 Blue Bell, PA 19422

**YOUNG, MELVILLE CURTIS also known as M. CURTIS YOUNG and CURT YOUNG, dec'd.**  
 Late of Lower Merion Township.  
 Executors: JAMES H. YOUNG, III AND  
 LAURA Y. MURPHY,  
 c/o Theodore S. Cox, Jr., Esquire,  
 170 N. Radnor-Chester Road, Suite 101,  
 Radnor, PA 19087-5281.  
 ATTORNEY: THEODORE S. COXE, JR.,  
 170 N. Radnor-Chester Road, Suite 101,  
 Radnor, PA 19087-5281

### Third and Final Publication

**BIDDY, JOSEPH M., dec'd.**  
 Late of Lower Frederick Township.  
 Executrix: WENDY BOHANNON,  
 c/o R. Emmett Madden, Esquire,  
 711 West Avenue,  
 Jenkintown, PA 19046.  
 ATTORNEY: R. EMMETT MADDEN,  
 THE PHILLY LAWYERS,  
 711 West Avenue,  
 Jenkintown, PA 19046

**BROSIOUS, BARBARA LOU also known as BARBARA GRANT BROSIOUS, BARBARA L. BROSIOUS and BARBARA G. BROSIOUS, dec'd.**  
 Late of Hatfield Township.  
 Administrator: KEVIN JOHN BROSIOUS,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**HAYDEN, MARY-JEAN B. also known as MARY-JEAN BENJAMIN HAYDEN, dec'd.**  
 Late of Lower Merion Township.  
 Executor: GEOFFREY W. HAYDEN,  
 1107 Sherwood Road,  
 Charlottesville, VA 22903.  
 ATTORNEY: LARISSA RENSHAW WHITMAN,  
 FAEGRE DRINKER BIDDLE & REATH LLP,  
 One Logan Square, Suite 2000,  
 Philadelphia, PA 19103

**HOLLOWAY, HAROLD L., dec'd.**  
 Late of Hatfield Township.  
 Executor: C. SCOTT HOLLOWAY,  
 c/o Robert J. Dougher, Esquire,  
 3115 Main Street,  
 Birdsboro, PA 19508.  
 ATTORNEY: ROBERT J. DOUGHER,  
 DOUGHER & RICE, PC,  
 3115 Main Street,  
 Birdsboro, PA 19508

**KELLER, GERALDINE K., dec'd.**  
 Late of Franconia Township.  
 Executrix: MELANIE S. DERSTINE,  
 2690 Old Bethlehem Pike,  
 Sellersville, PA 18960.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**LENTZ, GEORGE D., dec'd.**

Late of Towamencin Township.  
 Executor: BARRY W. LENTZ,  
 c/o Dillon L. Ross, IV, Esquire,  
 Ross Law Offices,  
 3801 Skippack Pike, #1403,  
 Skippack, PA 19474-1403.  
 ATTORNEY: DILLON L. ROSS, IV,  
 ROSS LAW OFFICES,  
 3801 Skippack Pike, #1403,  
 Skippack, PA 19474-1403

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

Late of Whitpain Township.  
 Administratrix: MARY JANE MADONNA,  
 c/o Mark S. Danek, Esquire,  
 1255 Drummers Lane, Suite 105,  
 Wayne, PA 19087.  
 ATTORNEY: MARK S. DANEK,  
 THE DANEK LAW FIRM, LLC,  
 1255 Drummers Lane, Suite 105,  
 Wayne, PA 19087

**McMONAGLE, MARGARET AGNES, dec'd.**

Late of Worcester Township.  
 Executor: PATRICK J. McMONAGLE,  
 564 Skippack Pike,  
 Blue Bell, PA 19422.

**MICHENER III, EVAN W., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JAMES R. PATTERSON,  
 c/o Grim, Biehn & Thatcher,  
 P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: GREGORY E. GRIM,  
 GRIM, BIEHN & THATCHER,  
 104 S. Sixth Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**MUSE JR., ROBERT C., dec'd.**

Late of Horsham Township.  
 Administratrix: LAVONDAH L. MUSE,  
 124 Hunt Drive,  
 Horsham, PA 19044.  
 ATTORNEY: MICHAEL DAVEY,  
 FULL CIRCLE LAW,  
 716 E. Willow Grove Avenue,  
 Wyndmoor, PA 19038

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

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

**PANNULLA SR., DANIEL M. also known as DANIEL M. PANNULLA, dec'd.**

Late of Abington Township.  
 Executor: JOSEPH T. PANNULLA,  
 3250 Masons Mill Road,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**ROSEFSKY, SUE P. also known as****ARLYN P. ROSEFSKY and SUE PEREL ROSEFSKY, dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT L. GORMAN,  
 901 Spruce Street,  
 Philadelphia, PA 19107.  
 ATTORNEY: ROBERT L. GORMAN,  
 GORMAN & GORMAN, P.C.,  
 901 Spruce Street,  
 Philadelphia, PA 19107

**SCHWARTZ, WALTER J. also known as WALTER JOSHUA SCHWARTZ, dec'd.**

Late of Lower Providence Township.  
 Executrix: LAUREN SCHWARTZ,  
 c/o Joseph N. Frabizzio, Esquire,  
 2200 Renaissance Boulevard, Suite 270,  
 King of Prussia, PA 19406.  
 ATTORNEY: JOSEPH N. FRABIZZIO,  
 ROBSON & ROBSON, P.C.,  
 2200 Renaissance Boulevard, Suite 270,  
 King of Prussia, PA 19406

**STANTON, MARY L. also known as MARY LOUISE STANTON, dec'd.**

Late of Borough of Pottstown.  
 Executrix: LINDA F. KERCHNER,  
 c/o Jessica R. Grater, Esquire,  
 Monastra & Grater LLC,  
 400 Creekside Drive, Suite 409,  
 Pottstown, PA 19464.

**STRICKLER, MARY, dec'd.**

Late of Willow Grove, PA.  
 Executrix: SUSAN STRICKLER,  
 3725 Lukens Lane,  
 Hatboro, PA 19040.

**WHITE, CATHERINE LORAINNE also known as CATHERINE L. WHITE, dec'd.**

Late of West Norriton Township.  
 Executor: CHARLES E. WHITE,  
 640 Barrington Drive,  
 Collegeville, PA 19426.

**YOUNG, RASHID DAQUAN, dec'd.**

Late of Borough of Pottstown.  
 Administrator: ANTONIO DILL-WORD,  
 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

**ZALICK, HELENA M., dec'd.**

Late of East Norriton Township.  
 Executrix: MARZANA ZALIK,  
 172 Bump's Creek Road,  
 Snead's Ferry, NC 28460.  
 ATTORNEY: JANNA M. PELLETIER,  
 535 N. Church Street, Suite 309,  
 West Chester, PA 19380



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## FICTITIOUS NAME

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

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of **SUDS Soft Washing**.

With its principal place of business at 193 W. Linfield Road, Royersford, PA 19468.

The name and address of any person/entity owning or interested in said business: Davis Home Services, LLC, 193 W. Linfield Road, Royersford, PA 19468.

The application has been filed on December 29, 2022.

**Andrew C. Laird, Esquire**

**King Laird, P.C.**

360 W. Main Street

Trappe, PA 19426

610-489-0700

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**Twist of Fate Salon** with its principal place of business at 656 Harleysville Pike, Suite 270, Harleysville, PA 19438.

The name and address of the person owning or interested in said business is: Nichole Fluehr, 565 S. Main Street, Telford, PA 18969.

The application has been filed on November 17, 2022.

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## MISCELLANEOUS

### NOTICE OF HEARING

A Petition for Reinstatement to the active practice of law has been filed by **JOHN P. HALFPENNY** and will be the subject of a hearing on April 25, 2023 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District II Office of the Disciplinary Board of the Supreme Court of Pennsylvania, Suite 170, 820 Adams Avenue, Trooper, Pennsylvania 19403, phone number 610-650-8210, on or before **April 11, 2023**.

Marcee D. Sloan

Board Prothonotary

The Disciplinary Board of the  
Supreme Court of Pennsylvania

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## TRUST NOTICES

### First Publication

**LAUREN A. CHAPIS TRUST DATED 7/11/2008**

**LAUREN A. CHAPIS, DECEASED**

**Late of Phoenixville, Upper Providence Township,  
Montgomery County, PA**

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

**Co-Trustees:** Gregory J. Chapis and Anne C. Hirn  
127 Buckwalter Road, Royersford, PA 19468

**Trustee's Attorney: Mary C. Crocker, Esquire**  
**Crocker & Crocker, P.C.**

1296 High Street, Pottstown, PA 19464

### Second Publication

**GLORIA GREGG REVOCABLE  
LIVING TRUST**

**UNDER DECLARATION OF TRUST  
DATED MARCH 29, 1993, AS AMENDED**

**Gloria Gregg, Deceased**

**Late of Lower Providence Twp.,  
Montgomery County, PA**

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

**Trustee:** Nancy Lyn Maniscalco

c/o Marc H. Jaffe, Esq.

795 E. Lancaster Ave., #260, Villanova, PA 19085

**Or to her Atty.: Marc H. Jaffe**

**Fromhold Jaffe Adams & Jun**

795 E. Lancaster Ave., #260, Villanova, PA 19085

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## EXECUTIONS ISSUED

**Week Ending January 3, 2023**

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

AKERS, JESSICA - Montgomery Glen Association, Inc.;  
202213945.

ALLEN, STACI: WELLS FARGO BANK, GRNSH. -  
Calvary Spv., I, LLC, et al.; 201527552; \$6,027.46.

ANDERSON, RYAN: FIRST FEDERAL SAVINGS  
AND LOAN, GRNSH. - Cavalry Spv. I, LLC, et al.;  
201405863; \$2,413.54.

AXIS BENEFIT SOLUTIONS, INC.: POLITI, NICHOLAS:  
WELLS FARGO BANK, N.A., GRNSH. -  
Shelton, James; 202225053; \$37,105.00.

BAER, MICHAEL: TD BANK, GRNSH. -  
TD Bank USA, N.A.; 202217370; \$8,888.68.

BATES, MELISSA: PNC BANK, GRNSH. -  
TD Bank USA, N.A.; 201926815; \$5,490.12.

BERGIN, ERIN: POLICE AND FIRE FEDERAL  
CREDIT UNION, GRNSH. - LVNV Funding, LLC;  
202012943; \$10,232.71.

BRIGHT VANGUARD, LLC: DAVIS, CRAIG: SANTANDER BANK, GRNSH. - PNC Equipment Finance, LLC; 202121774.

BROOKS, LUCILLE: LUCILLE - Secretary of Veterans Affairs; 201719137; ORDER/JUDGMENT/ \$129,779.72.

BUTLER, KRISTIN: BB&T BANK, GRNSH. - Cavalry Spv. I, LLC; 201826343.

CAPUTO, MATTHEW: PNC BANK, GRNSH. - TD Bank USA, N.A.; 201605062; \$1,885.93.

CAREY, MICHAEL: WELLS FARGO BANK, GRNSH. - Unifund CCR, LLC; 202213074; \$1,716.72.

CASTORINA, THOMAS: PNC BANK, GRNSH. - Target National Bank; 201523950; \$2,474.67.

CHRISTIAN, ALBERT - Federal Home Loan Mortgage Corporation, as Trustee for the B; 202114477.

CHRISTMAN, JENNIFER: FIRST NIAGRA, GRNSH. - TD Bank USA, N.A.; 201604135; \$3,056.03.

CORRADO, JOHN: BANK OF AMERICA, GRNSH. - Unifund CCR, LLC; 202003261.

COSTELLO, KATHY: BANK OF AMERICA, GRNSH. - TD Bank USA, N.A., et al.; 201604134; \$7,356.09.

CYLC, VERONICA: PNC BANK, GRNSH. - TD Bank USA, N.A.; 202215972; \$2,762.77.

FRASCINO, MICHAEL: WELLS FARGO BANK, GRNSH. - CACH, LLC; 202011859; \$3,469.32.

GAMLER, DEBRA: SANTANDER BANK, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202002062; \$3,596.05.

GOLDSTEIN, ALEXANDRA: PNC BANK, GRNSH. - TD Bank USA, N.A. as a Successor in Interest to Target National; 202122753; \$2,054.34.

GORMLEY, JAMES: MANJGALADZE, ANGELA - PHH Mortgage Corporation; 202201983; \$195,810.84.

GRAY, JENNIFER: UNIVEST BANK AND TRUST, GRNSH. - TD Bank USA, N.A., Co Patenaude and Felix APC; 202202747; \$4,994.25.

HAWLEY, JENNIFER: MERCK SHARP CREDIT UNION, GRNSH. - LVNV Funding, LLC; 202219433; \$2,906.69.

HAWLEY, JENNIFER: MERCK SHARP CREDIT UNION, GRNSH. - TD Bank USA, N.A.; 202216071; \$5,001.33.

HENDERSON, NIGERIA: TD BANK NATIONAL ASSOCIATION, GRNSH. - Unifund CCR, LLC; 202004016.

HESS, KATELYN: PNC BANK, GRNSH. - TD Bank USA, N.A.; 202216416; \$1,570.68.

HORTON, ELGIN: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 201702339.

HURLEY II, JACQUE: AMERICAN HERITAGE CREDIT UNION, GRNSH. - Unifund CCR, LLC; 201904223.

KAPLAN, MATTHEW: MARGARET: TRUMARK FINANCIAL CREDIT UNION, GRNSH. - Germantown Academy; 202207107.

KENT, DONALD: TD BANK, GRNSH. - Credit Corp. Solutions; 201927780; \$1,604.37.

KERN, STEPHANIE: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202124635; \$6,058.14.

KIMMEY, BRIAN: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 201903851.

KING OF PRUSSIA DINER, LLC - Silvis Construction, LLC; 202215906; \$23,000.00.

LAMARRE, MONA: WELLS FARGO, GRNSH. - Unifund CCR, LLC; 202014736.

LEGGETT, DONNIKA: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 201926816; \$941.73.

LINDA AHMAD AS SOLE OWNER AND AS ADMINISTRATRIX OF THE ESTA. - The Bank of New York Mellon f/k/a The Bank of New York, as Tru.; 202218066.

MCCORMACK, KATHERINE: POLICE AND FIRE FEDERAL CREDIT UNION, GRNSH. - TD Bank USA, N.A. c/o Patenaude & Felix APC; 202114904; \$690.00.

McGURK, WENDY: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 201432129.

MICILCAVAGE, STEFANIE: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 202201684; \$2,705.39.

MILLER, LINDA: TD BANK, GRNSH. - Calvary Spv. I, LLC, et al.; 201612703; \$1,815.27.

MLA INTERNATIONAL, INC.: AYALA, JOSE: WELLS FARGO BANK, N.A., GRNSH. - Perrong, Andrew; 202223590; \$39,000.00.

MOSS, ELIZABETH: JOHN - PHH Mortgage Corporation; 202003671.

NGUYEN V. U.: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 201726284.

NORWOOD, WENDY: PNC BANK, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202216088; \$2,928.23.

OH, EUN: YOUN - Wells Fargo Bank, N.A.; 201923917.

OK WIRELESS 2 CORPORATION D/B/A METRO PCS: MOON, SUN: TD BANK, GRNSH. - Retail Capital, LLC; 201922832.

OLIVE, TINA: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202002063; \$8,155.99.

ONEILL, RHONDA: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 201529752.

PAT'S TOWING SERVICES: WELLS FARGO, GRNSH. - Darden, Taneshia; 202224190; WRIT/EXEC.

PRATT, EDEWARD: PNC BANK, GRNSH. - Capital One Bank USA, N.A., et al.; 201508049; \$1,974.17.

PRATT, MARGARET: BANK OF AMERICA, GRNSH. - Target National Bank, et al.; 201600345; \$1,993.42.

RIGGS, PATRICIA: KEY BANK, GRNSH. - TD Bank USA, N.A. as Successor in Interest to Target National; 202021535; \$4,970.85.

ROBINSON, ALYNTHIA: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 201702659.

ROSKOS, JACKIE: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202011605; \$2,530.88.

SANDLER, MICHELE: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 201500447; \$1,290.00.

SCOTTON, TRACY: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A., et al.; 201702744; \$4,020.45.

SMALLS, FREDRICK: AMBLER SAVINGS BANK, GRNSH. - Cavalry Spv. I, LLC; 201314682; \$22,824.47.

SMITH, ERIC: EZ APPLIANCE - Downs, Joseph; 202219866; WRIT/EXEC.

TALERICO, LAUREN: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 201725204.

THOMAS, CYNTHIA: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202021529; \$2,257.72.

TILGHMAN, SHYREETA: NAVY FEDERAL CU, GRNSH. - East Coast Funding Group, Inc.; 202218982; WRIT/EXEC.

TIPPETT, IMANI: CITIZENS BANK, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202021537; \$736.83.

VALLE, ALONZO: BANK OF AMERICA, GRNSH. - Bank of America, N.A.; 202018853; WRIT/EXEC.

VERSATILE CONSTRUCTION, INC.: RHODEN, RAY: SANTANDER BANK, GRNSH. - National Funding, Inc., a California Corporation; 202221462; \$43,778.72.

WALKER, KEVIN: CITADEL FEDERAL CREDIT UNION, GRNSH. - Cavalry Spv. I, LLC; 201434180; \$2,042.72.

WALLIN, GREGORY: SUSQUEHANNA BANK, GRNSH. - Cavalry Spv. I, LLC; 201335377; \$50,466.62.

WESH, JOHANNE: TD BANK, GRNSH. - LVNV Funding, LLC; 202021546; \$695.64.

WILLIAMS, LEVI: KEY BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201527556; \$7,112.58.

## JUDGMENTS AND LIENS ENTERED

### Week Ending January 3, 2023

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

ALUSH, DANIELLE - Bryn Athyn Fire Company, Inc.; 202225102; Judgment fr. District Justice; \$1,214.17.

ANANIEV, MILEN - Main St. Acquisition Corp.; 202225110; Certification of Judgment; \$5,556.97.

BAUER, JENNIFER - Commonwealth Financial Systems, Inc.; 202225106; Certification of Judgment; \$8,117.50.

BOWLER, JOSEPHINE - Bryn Athyn Fire Company, Inc.; 202225097; Judgment fr. District Justice; \$1,125.12.

FALZONE, BETH - Commonwealth Financial Systems, Inc.; 202225115; Certification of Judgment; \$8,171.28.

GRANTHAM, ALAN - Crown Asset Management, LLC; 202225220; Judgment fr. District Justice; \$1,849.52.

HALL, DAQUAN - Richardson, Jesse; 202225202; Certification of Judgment; \$5752.97.

HANNA, BETH - Crown Asset Management, LLC; 202224915; Judgment fr. District Justice; \$2,851.76.

KISSINGER, TINA - Crown Asset Management, LLC; 202225219; Judgment fr. District Justice; \$1,633.59.

MCCARTHY, PATRICK - Commonwealth Financial Systems; 202225141; Certification of Judgment; \$13,074.09.

McNEMAR, ROBIN - Kegleman Contracting; 202224925; Mechanics Lien Claim; \$29,046.00.

NEAL, CAROL - Worldwide Asset Purchasing, LLC; 202225112; Certification of Judgment; \$9,850.93.

RODRIGUEZ, AMBER - LVNV Funding, LLC; 202224908; Judgment fr. District Justice; \$4,674.95.

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

Darr Works: Alice Bakery & Confectionary; 202270405; \$16,786.18.

Fisher, Alfred; 202270401; \$21,588.43.

Michniak, Andre; 202270402; \$70,284.05.

Michniak, Andre; 202270403; \$11,925.24.

Priority Comfort, LLC; 202270406; \$17,405.34.

RAAL Partners; 202270404; \$12,065.22.

## LETTERS OF ADMINISTRATION

### Granted Week Ending January 3, 2023

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

CARSON, FRANK M. - Upper Moreland Township; Carson Jr., Frank M., 33 Skyview Lane, Thorndale, PA 19372.

HAGAN, STEPHEN M. - Bridgeport Borough; Hagan, Thomas J., 745 Haverford Avenue, Maple Shade, NJ 08052.

LUNSFORD, ANTOINETTE M. - Abington Township; Binder, Jane T., 15 Somers Avenue, Egg Harbor Township, NJ 08234; Binder, Jane T., 15 Somers Avenue, Egg Harbor Township, NJ 08234.

PARAVATI, ANTHONY R. - Royersford Borough; Paravati, Frank, 620 Apple Street, Red Hill, PA 18076.

SHILDKROUT, BRADLEY S. - Lansdale Borough; Shildkrout, Donna L., 611 Ellison Drive, North Wales, PA 19454.

SMALLS, HENERY E. - Montgomery Township; Jackson, Sharon D., 5419 Chestnut Street, Philadelphia, PA 19139.

TREADWELL JR., CLIFTON - Cheltenham Township; Treadwell, Cynthia, 1409 Hopeland Road, Wyncote, PA 19095.

VERDI, BARBARA L. - Lower Moreland Township; Sand, Richard M., 1138 W. Saw Mill Road, Quakertown, PA 18951.

## SUITS BROUGHT

### Week Ending January 3, 2023

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

ALGEO, BILL - Tolbert, Daniel; 202225105; Plaintiff's Appeal from District Justice.

AMERICAN GENERAL LIFE INSURANCE COMPANY - Peachtree Settlement Funding, LLC; 202224834; Petition; Maro, Robert A.

BEST, DUSTIN - Best, Bridget; 202225143; Complaint for Custody/Visitation; Lauria, Brandon J.

BOWEN, STEVEN - Soldridge, Justine; 202225078; Complaint for Custody/Visitation.

BUTLER, YVETTE - Midland Credit Management, Inc.; 202225233; Defendants Appeal from District Justice; Campbell, Charles W.

COMFORT SOLUTIONS HEATING AND AIR CONDITIONING, INC. - Zhou, Jiping; 202225131; Defendants Appeal from District Justice.

DANIELSON, ANDREA - Sardesai, Mital; 202224963; Complaint for Custody/Visitation; Finger, Scott J.G.

DUNN, KYANA: PATRICK, DENINE - G&E Reality; 202225104; Petition to Appeal Nunc Pro Tunc.

ESCOBAR, SEBASTIAN - Silva, Maria; 202225044; Complaint for Custody/Visitation.

GALLAGHER, BRIGID - American Express National Bank; 202225080; Civil Action; Loewy, Andrew D.

GILLS, PATRICIA - Gills, Isaiah; 202225225; Complaint Divorce.

HELD, MELISSA - Reynolds, Darryk; 202225221;  
Complaint for Custody/Visitation.  
JOHNSON, ALFRED - Mallett, Latrice; 202225057;  
Complaint for Custody/Visitation.  
JONES, RENOLD - Norris Hills Apartments; 202224801;  
Petition to Appeal Nunc Pro Tunc.  
KINSMAN CORPORATION: JP TREE SERVICE -  
Gilrov, Kellie; 202225159; Defendants Appeal  
from District Justice.  
KLEMMANN, CHRISTINE - Klemann, Finn; 202225218;  
Complaint Divorce.  
MEFFERD, TOMMASINA - Sanders, Nathaniel;  
202225108; Complaint for Custody/Visitation.  
MILLER, DEBORAH - Geico Insurance Company;  
202224832; Petition; Friedman, David R.  
NOLL, JASON - Bank of America, N.A.; 202225207;  
Civil Action; Shean, Dennis E.  
PACIFIC LIFE INSURANCE COMPANY -  
Uy, Dennis; 202225168; Foreign Subpoena.  
PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Irvin, Ethan; 202225033;  
Appeal from Suspension/Registration/Insp.  
PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Dougherty, Sarah; 202225067;  
Appeal from Suspension/Registration/Insp.  
PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Breese, Charles; 202225055;  
Appeal from Suspension/Registration/Insp.;  
Kelly, Joseph.  
PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Mayger, Magdy; 202225073;  
Appeal from Suspension/Registration/Insp.;  
Beck III, Basil D.  
PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Mayger, Magdy; 202225072;  
Appeal from Suspension/Registration/Insp.;  
Beck III, Basil D.  
PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Richardson, William; 202225095;  
Appeal from Suspension/Registration/Insp.  
PENNSYLVANIA DEPT. OF TRANSPORTATION -  
Fortebruno, Raymond; 202224838; Petition to Appeal  
Nunc Pro Tunc; Beck III, Basil D.  
PHILIP, MIRIAM - Olugbade-Oseyemi, Cecilia;  
202225228; Plaintiffs Appeal from District Justice.  
QUINONES, RAMONCITO - Quinones, Jennifer;  
202224937; Complaint Divorce.  
RIDEOUT, TYREE - Mallett, Latrice; 202225056;  
Complaint for Custody/Visitation.  
ROBINSON, VINCENT - Courts at Spring Mill, L.P.;  
202225083; Petition to Appeal Nunc Pro Tunc.  
ROULHAC, RASHAD - Roulhac, Cynthia; 202224876;  
Complaint for Custody/Visitation; Graff, Caron P.  
SCADUTO, HEATHER - Discover Bank;  
202225176; Civil Action; Loewy, Andrew D.  
SNYDER, LISA - Snyder, Karen; 202225184; Complaint  
for Custody/Visitation; Eisenberg, Michael E.  
TAGUE, CHRISTOPHER - Tague, Chanell; 202225079;  
Complaint for Custody/Visitation.  
TODD, WILLIAM - Kay-Todd, Janet; 202225236;  
Complaint Divorce.  
TORRES, NYJAL - Johnson, Avia; 202223554;  
Complaint for Custody/Visitation.  
VOLGGER, GUENTER - Motel 6 #4230; 202224921;  
Defendants Appeal from District Justice.  
ZHOU, LILI - Qi, Chunhua; 202225157; Complaint  
Divorce.

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## WILLS PROBATED

### Granted Week Ending January 3, 2023

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

AVERY, WILLIAM - Montgomery Township;  
Clark, Jessica, 569 Deep Run Road, Perkasio, PA 18944;  
Demmerly Jr., Frank R., 1025 Laurel Oak Road,  
Voorhees, NJ 08043; Hearn, Gabrielle,  
135 Somerset Drive, Blue Bell, PA 19422.  
BAILEY, FRED J. - Hatfield Township;  
Gladfelter, Allison C., 31 White Swan Way,  
Brick, NJ 08723; Popeck, Lauren E.,  
1770 Adams Street, Longwood, FL 32750.  
BOYER, DAVID J. - Souderton Borough;  
Spallone, Brenda D., 556 Peabody Court,  
Sellersville, PA 18960.  
BRITTINGHAM, MARJORIE A. - Hatfield Township;  
Brittingham, Bruce P., 4248 Southview Lane,  
Doylestown, PA 18902.  
BURWELL, WALTON C. - Plymouth Township;  
Romito, Robin B., 503 Hiram Road,  
Plymouth Meeting, PA 19462; Sabo, Holly C.,  
141 Cambridge Street, Burlington, MA 01803.  
CAPARONI SR., LOUIS J. - Upper Providence  
Township; Canney, Diane K., 118 Norwood Street,  
Mont Clare, PA 19453.  
CENTRELLA III, MICHAEL R. - Upper Merion  
Township; Centrella, Eileen, 469 W. Valley Forge Road,  
King Of Prussia, PA 19406.  
CIOFFI-DELP, LAURA A. - Conshohocken Borough;  
Delp, Erik G., 382 E. Hector Street,  
Conshohocken, PA 19428.  
CURA, IRENE C. - Cheltenham Township;  
Parris, Joanne G., 1953 Peppermint Road,  
Coopersburg, PA 18036.  
DELANEY, MARJORIE M. - Lower Merion Township;  
Penrose, Ann M., 3300 Darby Road,  
Haverford, PA 19041; Slack, Daniel B.,  
1114 St. Andrews Road, Bryn Mawr, PA 19010.  
DOS SANTOS, MARIA - Towamencin Township;  
Sullivan, Cordalia, 20 N. Cannon Avenue,  
Lansdale, PA 19446.  
DOURIS, JOHN - Springfield Township;  
Douris, Thomas J., 3007 Brambling Lane,  
Norristown, PA 19401.  
FALSETTA, ANTONIO F. - Lower Moreland Township;  
Falsetta, Michael J., 437 Holly Knoll Drive,  
Churchville, PA 18966.  
FELDMAN, ALYNE - Abington Township;  
Adler, Bryan J., Seven Neshaminy Interplex,  
Suite 403, Trevose, PA 19053.  
FINDLATER, ICYBELLE - Lower Gwynedd Township;  
Wellington-McGhie, Pauline, 1006 Trewellyn Avenue,  
Penllyn, PA 19422.  
GAGNON, THOMAS S. - Hatfield Township;  
Gagnon, Margaret A., 1443 Werner Road,  
Hatfield, PA 19440.  
GIBSON, PATRICIA A. - West Pottsgrove Township;  
Koch, Carol D., 218 Lemon Street, Stowe, PA 19464.  
HUMMELER, MARY P. - Lower Merion Township;  
1600 Market Street, Philadelphia, PA 19103.  
KUTLER, BARRY - Lansdale Borough;  
Egoville, Gary R., 933 Tennis Avenue,  
Ambler, PA 19002.



- LADEN, OTTILIE - Whitemarsh Township;  
Campbell, Robert J., 4154 Howell Road,  
Malvern, PA 19355; Laden, Drew M.,  
16 Cobblestone Drive, Paoli, PA 19301;  
Laden, Scott M., 1545 Clark Drive, Yardley, PA 19067.
- LINCOLN, RUTH H. - Lower Merion Township;  
Lincoln, Joseph L., 400 Helen Circle,  
Narberth, PA 19072.
- LOUGHNANE, ROSE-MARIE H. - Springfield  
Township; Amann, Alison L., 220 Bradford Circle,  
Blue Bell, PA 19422; Loughnane, Paul M.,  
506 Lynmere Road, Bryn Mawr, PA 19010.
- MCDONOUGH, JAMES F. - Lansdale Borough;  
McDonough, James, 13448 Lake Shore Drive,  
Herndon, VA 20171.
- POLLINO, MARY C. - Springfield Township;  
Pollino, Juliann M., 120 Bethlehem Pike,  
Fort Washington, PA 19034.
- PRISCO, PATRICIA A. - Hatfield Township;  
Burns, Patricia, 822 Monroe Avenue,  
Ardley, PA 19038.
- RHODES, NANCY C. - Upper Gwynedd Township;  
Rhodes III, Robert L., 23 S. Newport Drive,  
Napa, CA 94559.
- SILVERWOOD, PATRICIA J. - Lower Providence  
Township; Silverwood, Kenneth, 1520 Generals Way,  
West Chester, PA 19380.
- SOFFA, ROBERT D. - Upper Hanover Township;  
Soffa, Karen E., 209 Hawthorne Avenue,  
Gilbertsville, PA 19535.
- TOWRY, SUSAN J. - Lower Merion Township;  
Towry-McNamara, Katherine J., 3 Little Bay Road,  
Orleans, MA 02653.
- WALTZ, DOROTHY E. - Lower Providence Township;  
Devlin, Patricia W., 67 Bay Drive, Key West, FL 33040.
- WOLDECKE, DIETMAR R. - Upper Dublin Township;  
Woldecke, Ronald R., 118 Dale Road,  
Willow Grove, PA 19090.
4. Ashford-Alam v. Mullen - Plaintiff's Motion to Compel Discovery (Seq. 15d) - **R. Gordon - A. Fedak.**
  5. Baer v. Shannondell, Inc. - Plaintiff's Motion to Alter Class Certification (Seq. 127) - **L. Spector - G. Davis.**
  6. Becker v. Guofang - Plaintiff's Motion to Compel Discovery (Seq. 7d) - **E. Aidman - A. Kroupa.**
  7. Benek v. Wisler - Plaintiff's Petition to Withdraw as Counsel (Seq. 22) - **L. Whalen - N. Plank.**
  8. Berenholz v. Kligerman - Defendant's Motion to Compel Discovery (Seq. 17d) - **R. Braker - D. Ruckert.**
  9. Cardinal Health 414, LLC v. New Life Cardiovascular Care, P.C. - Plaintiff's Motion to Compel Discovery (Seq. 24d) - **L. Markind.**
  10. Caroline Melchionda and Elizabeth Wheeler t/ta Stuart H. Malone & Company, L.P. v. Waterstone Properties Group, Inc. - Motion Pro Hac Vice (Seq. 2) - **D. Dormont - H. Giacometti.**
  11. Carrington Mortgage Services, LLC v. Holland - Plaintiff's Motion to Reform Legal Description (Seq. 39) - **K. Wolf.**
  12. Davis v. Montgomery - Defendant's Motion to Quash Subpoena (Seq. 28d) - **A. Hyder - B. Evangelist.**
  13. Doherty v. Allstate Indemnity Company - Plaintiff's Motion to Disqualify as Counsel (Seq. 76) - **M. Doherty - B. Callaway - D. Doyle.**
  14. Doherty v. Allstate Indemnity Company - Plaintiff's Petition to Disqualify (Seq. 75) - **M. Doherty - B. Callaway - D. Doyle.**
  15. Donnelly v. Donnelly - Plaintiff's Petition to Withdraw as Counsel (Seq. 22) - **D. Sager - E. Early.**
  16. Dougherty v. Schuylkill River Greenway Association - Defendant's Motion to Compel Discovery (Seq. 58d) - **R. Braker - S. O'Donnell.**
  17. Dougherty v. Schuylkill River Greenway Association - Plaintiff's Motion to Compel Discovery (Seq. 62d) - **R. Braker - S. O'Donnell.**
  18. Edwards v. Krasley - Plaintiff's Motion to Amend Complaint (Seq. 9) - **B. Hoffman - B. Hoffer.**
  19. Forman v. Zhang - Defendant's Motion to Compel Discovery (Seq. 24d) - **A. Smialowicz - K. May.**
  20. Fowler v. Jacquet - Plaintiff's Petition to Withdraw as Counsel (Seq. 24) - **R. Gray.**
  21. Franklin Brookhaven, LLC v. Kaplan Stewart Meloff Reiter & Stein, P.C. - Plaintiff's Motion to Overrule Objections to Subpoena and Compel Discovery (Seq. 35d) - **J. Katz - P. Troy.**
  22. Gates v. Gates - Defendant's Motion for Leave to Withdraw (Seq. 65) - **P. Dolan - B. Lauria.**
  23. Grossman v. Lower Gwynedd Township - Defendant's Motion to Compel Discovery (Seq. 60d) - **J. Schaffer - G. Knoell, III.**
  24. Hartman v. The Surgery Center at Fort Washington - Defendant's Motion to Strike Objections to Subpoena (Seq. 35d) - **J. Beasley - M. McGrath.**
  25. Hopkins v. Sun Cheltenham, LLC - Plaintiff's Motion to Compel Discovery (Seq. 10d) - **G. Brooman - D. Garcia.**
  26. Jones v. Homewood Suites by Hilton - Plaintiff's Motion to Compel Discovery (Seq. 154d) - **A. Galerian - E. DeVine.**
  27. Knotts v. Knotts - Defendant's Petition to Withdraw as Counsel (Seq. 15) - **P. McGinnis - S. Rentz.**

## RETURN DAY LIST

January 17, 2023  
COURT ADMINISTRATOR

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

1. A+ Home Health Care, LLC v. Felton - Plaintiff's Motion to Compel Discovery (Seq. 124d) - **D. Diaz - C. Booth - P. Collins.**
2. Akarman v. O'Grady - Defendant's Motion to Compel Discovery (Seq. 13d) - **L. Himmelstein - G. Mondjack.**
3. Andrew M. Berkowitz Trustee of Sylvia C. Solomon Trust v. Krik - Plaintiff's Motion to Compel Discovery (Seq. 18d) - **D. Banks - J. Ladov.**



28. Lucas v. Estate of Ralph S. Longello - Defendant's Motion to Compel Discovery (Seq. 38d) - **M. Barish - R. Pugh.**
29. Lucas v. Huacon - Defendant's Petition to Withdraw as Counsel (Seq. 27) - **E. Klaproth - C. Bagnato.**
30. Masoudnia v. Couch - Defendant's Motion to Compel Discovery (Seq. 14d) - **B. Steinberg - J. Fowler.**
31. McGee v. Lepape - Plaintiff's Motion to Compel Discovery (Seq. 54d) - **G. Dion - J. Idell.**
32. McMonigle v. Renzulli - Defendant's Motion to Withdraw as Counsel (Seq. 118) - **S. Cullen.**
33. Mountney v. Eckert - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 50) - **T. Kenny - J. Dalton.**
34. Nicole v. RMF Entertainment, Inc. - Defendant's Motion to Compel Discovery (Seq. 41d) - **J. Rooney - J. Russomanno.**
35. Penn Christian Academy v. Aaron Paprocki - Plaintiff's Motion to Withdraw as Counsel (Seq. 8) - **D. Ferris.**
36. Penn Christian Academy v. Cole - Plaintiff's Motion to Withdraw as Counsel (Seq. 7) - **D. Ferris.**
37. Penn Christian Academy v. Paprocka - Plaintiff's Motion to Withdraw as Counsel (Seq. 31) - **D. Ferris.**
38. Piccard v. Victory Builders, LLC - Defendant's Petition to Discontinue (Seq. 191) - **J. Soderberg - P. McMonagle - P. Fecile-Moreland.**
39. Rodriguez v. Solid Waste Services, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 42) - **D. Kleiner - T. McKenzie.**
40. Shakaryants v. Anderson-Delallo - Defendant's Motion to Compel Discovery (Seq. 14d) - **N. Hoffman - R. Palmer.**
41. Sprual v. Cucchiara - Plaintiff's Motion to Compel Discovery (Seq. 15d) - **D. Krain - K. Nosari.**
42. State Farm Mutual Automobile Insurance Company v. Weikel - Plaintiff's Motion to Compel Discovery (Seq. 19d) - **D. Aaron - M. Lyon.**
43. Stein v. Gratch - Plaintiff's Motion to Compel Discovery (Seq. 42d) - **S. Pokiniewski - M. Schwartz.**
44. Steinmetz v. Footman - Defendant's Motion to Compel Discovery (Seq. 15d) - **M. Roach - K. Meindl.**
45. Steinmetz v. Footman - Plaintiff's Motion to Consolidate (Seq. 17) - **M. Roach - K. Meindl.**
46. Stettler v. Antonelli - Defendant's Motion to Compel Discovery (Seq. 6d) - **G. Schell - A. Fedak.**
47. Traboulsi v. Ciaccio - Defendant's Motion to Compel Discovery (Seq. 11d) - **C. Hudock - K. Packer.**
48. U. S. Bank National Association v. Hinds - Defendant's Motion to Enter Conciliation (Seq. 7) - **D. Marks - G. Tadross.**
49. Valerio v. JBG/King of Prussia Retail, LLC - Defendant's Motion to Compel Discovery (Seq. 37d) - **S. Bello - D. Yondura.**
50. Valerio v. JBG/King of Prussia Retail, LLC - Defendant's Motion to Compel Discovery (Seq. 31d) - **S. Bello - D. Yondura.**
51. Van Eerden Coatings Company v. Mbengue Painting Company - Plaintiff's Motion to Compel Discovery (Seq. 10d) - **N. Stein - G. Gossett.**
52. Wacker v. Wacker - Defendant's Petition to Withdraw as Counsel (Seq. 22) - **E. Early - S. Quigley.**
53. Wassinger v. Joslow - Plaintiff's Motion to Compel Discovery (Seq. 12d) - **R. Stoloff - T. Arechabala.**
54. Wilene v. Li - Defendant's Motion to Compel IME (Seq. 17d) - **M. Leabman - M. Hazel.**
55. Willis v. Footman - Plaintiff's Motion to Consolidate (Seq. 37) - **V. Presto.**
56. Wojtowicz v. Main Line Hospital - Plaintiff's Motion to Compel Production (Seq. 48d) - **J. Beasley - T. Vizza - K. Thompson.**
57. Yang v. Sady - Plaintiff's Motion to Strike Objections to Subpoena (Seq. 20d) - **C. Edwards Achey - S. Rothman - D. Weisgold.**
58. Zambella v. Global Industries Services, Inc. - Defendant's Motion to Compel Discovery (Seq. 18d) - **J. Craynock - M. Riley.**
59. Zambella v. Global Industries Services, Inc. - Defendant's Motion to Compel Discovery (Seq. 19d) - **J. Craynock - M. Riley.**