

SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 George Ave., Suite 520, Silver Springs, MD 20910 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.

First 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.

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 Northeasterly side of Bryant Lane (fifty feet wide); thence, extending from said point of beginning, North, forty-six degrees, thirty-nine minutes, fifty seconds West, one hundred five and fifty-one hundredths feet to a point; thence, extending North, thirty-six degrees, twenty-four minutes, fifty seconds East, thirty-seven and thirty-seven one-hundredths feet to a point; thence, extending North, forty-three degrees, twenty minutes, ten seconds East, thirty-seven and ninety one-hundredths feet to a point; thence, extending South, forty-six degrees, thirty-nine minutes, fifty seconds East, one hundred ten feet to a point on the Northwestern side of Willard Road, aforesaid; thence, extending South, forty-three degrees, twenty minutes, ten second West along the side of Willard Road, seventy-five feet to the first mentioned point and place of beginning.

BEING 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 Southeastly 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.

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.

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 Northwesterly 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 Northwesterly side of Lippincott Road; and (2) South, forty five degrees fifty minutes West, along the Northwesterly side of Lippincott Road, ninety and eighty-one hundredths feet to the place of beginning.

CONTAINING in front of breadth on the Northwesterly 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 RMTF 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, Northwesterly, 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 West 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., Summeytown 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 Northwestwardly 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 Southeasterly 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 Southeasterly 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.

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 message 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.

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 message 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 Norristown 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 Northwesterly 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 Northeasterly 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 Northwesterly 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. 2022-11826**, 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 **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision, made for Holly Acres, by Urwiler and Walter, Inc., dated January 19, 1973, recorded in Montgomery County, in Plan Book A39, Page 63, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Dogwood Lane (50 feet wide), said point being a corner of Lot No. 60 on said plan; thence, extending from said point of beginning, Northeastwardly, along the Southeasterly side of Dogwood Lane, along the arc of a circle, curving to the left, having a radius of 180 feet, the arc distance of 33.22 feet to a point, a corner of Lot No. 62; thence, extending along same, South 23° 38' 24" East and crossing the Northerly side of a 30 feet wide easement, 104.67 feet to a point, in the bed of said easement, said point being in line of Lot No. 49; thence, extending along same, North 88° 18' 43" West through the bed of said easement, 54.01 feet to a point, a corner of Lot No. 60; thence, extending along same, North 13° 4' West and crossing the Northerly side of said 30 feet wide easement, 86.09 feet to the first mentioned point and place of beginning.

BEING Lot No. 61 as shown on the above-mentioned plan.

BEING the same property conveyed to Darryl M. Perecko and Stephanie Perecko, his wife, who acquired title, as tenants by the entirety, by virtue of a deed from Darryl Perecko, married, dated November 6, 2017, recorded November 24, 2017, at Instrument Number 2017088872, and recorded in Book 6070, Page 1550, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 64-00-00876-30-2.

Location of property: 14 Dogwood Lane, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Darryl Perecko, a/k/a Darryl M. Perecko and Stephanie Perecko, his wife**, at the suit of Wells Fargo Bank, N.A. Debt: \$148,425.35.

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 "Norrington 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 Norrington 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 Norrington 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 Southeasterly 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.

ARTICLES OF DISSOLUTION

Notice is hereby given to all persons interested or who may be affected by **Ventco, Inc.**, a for profit corporation, incorporated in the Commonwealth of Pennsylvania, with an address of 115 Lismore Avenue, Glenside, PA 19038, that the corporation is now engaged in the process of dissolving so that its articles of incorporation will be cancelled by the issuance of a dissolution by the Department of State of the Commonwealth of Pennsylvania, under the Pennsylvania Business Corporation Law of 1988, as amended.

ARTICLES OF INCORPORATION NONPROFIT

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about 11/17/2022, for:

**Scenic Park Office Campus
Condominium Association, Inc.**
125 E. Elm Street, Suite 400
Conshohocken, PA 19428

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

AUDIT LIST

Second and Final Publication

NOTICE

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

VIRTUAL AUDIT

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of January 3, 2023, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Tuesday, January 3, 2023.**

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

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

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

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON TUESDAY, JANUARY 3, 2023. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

1. FANTO, BARBARAA., DECEDENT – 01/03/2023 – First and Final Account, Stated by Richard M. Heller, Executor.
2. HUNTER, CAROLINE, SETTLOR – 01/03/2023 – Third Account for the Trust established under the Deed of Caroline Hunter, Settlor dated 3/4/81 as Amended for Caroline Hunter Charitable Trust, as Stated by PNC Bank, National Association, Wayne Raffety and Vernon Walker, Trustees.
3. IRWIN, JOHN L., DECEDENT'S ESTATE – 1/03/2023 – Final Account, Stated by Thomas R. Irwin, Executor.
4. KANE, LOUIS, SETTLOR – 1/03/2023 - Third and Final Account, Stated by Alexander Magid, Agent for Uninvest Bank & Trust Co., Trustee for Trust of Louis Kane.
5. MERION MEMORIAL PARK, INC., SETTLOR – ESTATE (TRUST AGREEMENT OR DEED) – 1/03/2023 – Bi-Annual Account for Cemetery Company, Stated by Merion Memorial Park, Inc., Permanent Lot Care Fund 2019.
6. MERION MEMORIAL PARK, INC., SETTLOR – ESTATE (TRUST AGREEMENT OR DEED) – 1/03/2023 – Bi-Annual Account for Cemetery Company, Stated by Merion Memorial Park, Inc., Permanent Lot Care Fund 2020.
7. MERION MEMORIAL PARK, INC., SETTLOR – ESTATE (TRUST AGREEMENT OR DEED) – 1/03/2023 – Bi-Annual Account for Cemetery Company, Stated by Merion Memorial Park, Inc., Permanent Lot Care Fund 2021.
8. OLIVANT, WALTER R., DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL) – 1/03/2023 – First and Final Account, Stated by Marylou Berk, Administratrix.

Relisted Accounts

1. HICKERSON, J. LINDON, PRINCIPAL – 1/03/2023 – Account, Stated by Bradley Hand-Fells, Agent for December 12, 2015 through July 25, 2018.

- 2. HICKERSON, J. LINDON, PRINCIPAL – 1/03/2023 – Vanguard Account Filed as a Result of September 9, 2021 Court Order, Stated by Scott Smith, Agent.
- 3. MINISCALCO, FLORENCE, PRINCIPAL – 1/03/2023 – First and Final Account for Power of Attorney for Florence Miniscalco, Stated by Henry A. Miniscalco, Agent.

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2022-17414

NOTICE IS HEREBY GIVEN that on September 14, 2022, the Petition of Jason Brook Zimmerman was filed in the above-named Court, praying for a Decree to change their name to BROOK ZIMMERMAN.

The Court has fixed February 8, 2023, at 9:30 AM in Courtroom "16", 9th Floor, One Montgomery Plaza, 425 Swede Street, Norristown, Pennsylvania 19401, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

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

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

**BROSIUS, BARBARA LOU also known as
BARBARA GRANT BROSIUS,
BARBARA L. BROSIUS and
BARBARA G. BROSIUS, dec'd.**

Late of Hatfield Township.
Administrator: KEVIN JOHN BROSIUS,
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,
Perkasie, PA 18944-0215.
ATTORNEY: GREGORY E. GRIM,
GRIM, BIEHN & THATCHER,
104 S. Sixth Street, P.O. Box 215,
Perkasie, 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

MÜSSER, 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,
 Collegetown, 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

Second Publication**ALDERFER, SANFORD A., dec'd.**

Late of Franconia Township.
 Executors: LINDA L. MARTIN,
 2550 Shelly Road,
 Harleysville, PA 19438,
 JAMES L. RITTENHOUSE,
 272 Clump Road,
 Green Lane, PA 18054.
 ATTORNEY: DOROTHY K. WEIK-HANGE,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

BANYAI, ALLAN MARY, dec'd.

Late of Lower Pottsgrove Township.
 Co-Executors: GEORGE BANYAI, JR.,
 243 Steinmetz Road,
 Schwensksville, PA 19473, and
 MARY JANE SOUDER,
 320 W. Walnut Street,
 Pottstown, PA 19464.
 ATTORNEY: PAUL A. PRINCE,
 934 High Street, P.O. Box 696,
 Pottstown, PA 19464

BARBONE, EDITH M., dec'd.

Late of East Norriton Township.
 Executor: GERALD A. CARFAGNO,
 c/o Ian W. Peltzman, Esquire,
 1012 N. Bethlehem Pike, Suite 220,
 Lower Gwynedd, PA 19002.
 ATTORNEY: IAN W. PELTZMAN,
 LAW OFFICE OF ANDREW B. PELTZMAN,
 1012 N. Bethlehem Pike, Suite 220,
 Lower Gwynedd, PA 19002

BAUER, CATHERINE M., dec'd.

Late of Abington Township.
 Executrix: JANET L. GROSHON,
 298 Main Road,
 Passadamkeag, ME 04475.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

BEIZER, PAUL D., dec'd.

Late of Abington Township.
 Administratrix: RUTH BEIZER,
 c/o Jonathan H. Ellis, Esquire,
 100 Front Street, Suite 100,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG, P.C.,
 100 Front Street, Suite 100,
 Conshohocken, PA 19428

BROWN, FRANCIS JOSEPH also known as FRANCIS J. BROWN and FRANK J. BROWN, dec'd.

Late of Upper Dublin Township.
 Executor: ERIC FRANCIS BROWN,
 4337 County Line Road,
 Chalfont, PA 18914.

BYRD, SHARON, dec'd.

Late of Borough of Pottstown.
 Administrator C.T.A.: 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

CARUSO, JOSEPH W., dec'd.

Late of Whitpain Township.
 Executrix: NANCY D. SOMMAR,
 c/o Sommar, Tracy & Sommar,
 210 S. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: KEVIN J. SOMMAR,
 SOMMAR, TRACY & SOMMAR,
 210 S. Broad Street,
 Lansdale, PA 19446

COX, DIANE, dec'd.

Late of Lower Providence Township.
 Co-Administrators: LINDA HENLEY AND
 MICHAEL G. HOWELL,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

DAVIS, BEVERLY HARRIET, dec'd.

Late of Lower Merion Township.
 Executrix: JILL L. DAVIS,
 c/o Steven J. Fromm, Esquire,
 1 Petty Circle,
 Fort Washington, PA 19034.
 ATTORNEY: STEVEN J. FROMM,
 STEVEN J. FROMM & ASSOCIATES, P.C.,
 1 Petty Circle,
 Fort Washington, PA 19034

DJANIKIAN, SONIA, dec'd.

Late of Lower Merion Township.
 Executor: GREGORY DJANIKIAN,
 c/o Marilyn Seide Mitchell, Esquire,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087.
 ATTORNEY: MARILYN SEIDE MITCHELL,
 HERR, POTTS & POTTS, LLC,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087

DZURENDA, MARY JANE, dec'd.

Late of Upper Hanover Township.
 Executor: WILLIAM J. DZURENDA,
 235 Edwards Avenue,
 Barrington, NJ 08007.
 ATTORNEY: MARK D. FREEMAN,
 P.O. Box 457,
 Media, PA 19063

ERWIN, BLANCHE R., dec'd.

Late of Hatboro Township.
 Executrix: BETH A. BUCHER,
 c/o John W. Metzger, Esquire,
 Metzger and Spencer, LLP,
 901 Rohrerstown Road,
 Lancaster, PA 17601.
 ATTORNEY: JOHN W. METZGER,
 METZGER AND SPENCER, LLP,
 901 Rohrerstown Road,
 Lancaster, PA 17601

FETTER, JAMES K. also known as J. KEATH FETTER, dec'd.

Late of Limerick Township.
 Executrices: JULIA M. BANNON AND
 KATHERINE R. SCHNEIDER,
 c/o Russell J. Ressler, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355.
 ATTORNEY: RUSSELL J. RESSLER,
 STRADLEY RONON STEVENS & YOUNG, LLP,
 30 Valley Stream Parkway,
 Malvern, PA 19355

GRADY, RICHARD FRANCIS also known as RICHARD CONLIN, dec'd.

Late of Lower Merion Township, Montgomery
 County, PA and
 Philadelphia County, PA.
 Administrator CTA: REVEREND ROBERT M. HUSSEY,
 c/o Nina B. Stryker, Esquire,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101.
 ATTORNEY: NINA B. STRYKER,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL LLP,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101

GRASSE, LINDA A., dec'd.

Late of Franconia Township.
 Executors: LORINA D. HUNSBERGER,
 18 Curtina Drive,
 Telford, PA 18969, and
 MELINDA L. ANDERS,
 946 Long Mill Road,
 Telford, PA 18969.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

HICKS, MARGARET W., dec'd.

Late of Whitmarsh Township.
 Executor: STEVAN STEVANOVIC,
 10 Verdi Avenue,
 Tuckahoe, NY 10707.

ATTORNEY: TRACY BLAKE DeVLEIGER,
GADSDEN SCHNEIDER & WOODWARD LLP,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087

JACOBS, ARTHUR S., dec'd.

Late of Abington Township.
Executor: JOSEPH JACOBS,
c/o Ned Hark, Esquire,
Goldsmith Hark & Hornak, PC,
7716 Castor Avenue,
Philadelphia, PA 19152.

ATTORNEY: NED HARK,
GOLDSMITH HARK & HORNAK, PC,
7716 Castor Avenue,
Philadelphia, PA 19152

LACHMAN, JEAN, dec'd.

Late of Lower Merion Township.
Executor: JAY LACKMAN,
202 Monument Road, Suite #4,
Bala Cynwyd, PA 19004.

ATTORNEY: MARK FEINMAN,
8171 Castor Avenue,
Philadelphia, PA 19152

LEIDY, MARY ELIZABETH, dec'd.

Late of Hatfield Township.
Executor: DAVID ALLAN LEIDY,
c/o James M. Jacqueline, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.

ATTORNEY: JAMES M. JACQUETTE,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

LEWIS III, WILLIAM C., dec'd.

Late of West Pottsgrove Township.
Executrix: CHERYL KITCHEN,
1896 S. Keim Street,
Pottstown, PA 19465.

ATTORNEY: STEPHEN J. ROSS, JR.,
ROSS, QUINN & PLOPPERT, P.C.,
192 S. Hanover Street, Suite 101,
Pottstown, PA 19464

LIPP, ALBERT N., dec'd.

Late of Towamencin Township.
Administrator: BRYAN MICHAEL OROSZ,
11600 Game Preserve Road,
Gaithersburg, MD 20878.

ATTORNEY: AMAN M. BARBER, III,
FIORE & BARBER, LLC,
418 Main Street, Suite 100,
Harleysville, PA 19438

LOZIER, MARY A., dec'd.

Late of Borough of Trappe.
Executrix: JENELLE GUSTAFSSON.

ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

MADDEN, PATRICK J., dec'd.

Late of Borough of Pottsville.
Administrator: ANDREW PELTZMAN,
1012 N. Bethlehem Pike, Suite 220,
Lower Gwynedd, PA 19002.

ATTORNEY: IAN W. PELTZMAN,
LAW OFFICE OF ANDREW B. PELTZMAN,
1012 N. Bethlehem Pike, Suite 220,
Lower Gwynedd, PA 19002

MARTIN-HOCKETT, GEORGIA, dec'd.

Late of Lower Merion Township.
Administrator: CHRISTINE A. DAVIDSON,
3644 Falcon Court,
Mountville, PA 17554.

ATTORNEY: DOUGLAS A. SMITH,
GIBBLE KRAYBILL & HESS LLP,
P.O. Box 5349,
Lancaster, PA 17606

**MENOKEN, JUANITA also known as
JUANITA DARDEN, dec'd.**

Late of Borough of Norristown.
Administratrix: KAMEELAH MENOKAN,
1312 Astor Street,
Norristown, PA 19401.

ATTORNEY: MOSES M. BATES,
SOLOMON, BERSCHLER, CAMPBELL &
THOMAS, P.C.,
317 Swede Street,
Norristown, PA 19401

MILLER, MARY A., dec'd.

Late of Jenkintown, PA.
Executors: GEORGE BROWN MILLER,
3477 Pin Oak Lane,
Chalfont, PA 18914, and
STUART LEE MILLER,
204 Mary Court,
Richlandtown, PA 18955.

ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

NEELY, JUNE G. also known as

JUNE NEELY, dec'd.

Late of Montgomery Township.
Executors: BARBARA R. NEELY AND
JAMES M. NEELY,
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

**NEUSIDL, KATHARINE also known as
KAY NEUSIDL, dec'd.**

Late of Borough of Jenkintown.
Executrix: THERESA L. WELSH,
c/o Briana M. Gaumer, Esquire,
Mobilio Wood,
4728 Hamilton Boulevard,
Allentown, PA 18103.

ATTORNEY: BRIANA GAUMER,
MOBILIO WOOD,
4728 Hamilton Boulevard,
Allentown, PA 18103

OAKES, DONALD L., dec'd.

Late of Abington Township.
Executor: RANDAL J. McDOWELL,
801 Old York Road, Suite 221,
Jenkintown, PA 19046.

ATTORNEY: RANDAL J. McDOWELL,
801 Old York Road, Suite 221,
Jenkintown, PA 19046

PULLI, PAUL, dec'd.

Late of Upper Dublin Township.
 Executrix: PAULETTE FARLING,
 449 Springlake Road,
 Harrisburg, PA 17112.

QUIGLEY, EMILIE C., dec'd.

Late of Abington Township.
 Executors: NANCY Q. O'DONNELL AND
 WILLIAM T.M. QUIGLEY,
 c/o Jonathan H. Ellis, Esquire,
 100 Front Street, Suite 100,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG, P.C.,
 100 Front Street, Suite 100,
 Conshohocken, PA 19428

RAYMOND, MICHAEL A., dec'd.

Late of West Pottsgrove Township.
 Executor: MARK RAYMOND,
 c/o Jessica R. Grater, Esquire,
 Monastra & Grater, LLC,
 400 Creekside Drive, Suite 409,
 Pottstown, PA 19464.

RICHARDS, A. BETTY T., dec'd.

Late of Lower Merion Township.
 Executor: BRYN MAWR TRUST,
 Attn: Matthew Holt,
 1436 Lancaster Avenue,
 Berwyn, PA 19312.
 ATTORNEY: KATHRYN H. CRARY,
 GADSDEN SCHNEIDER & WOODWARD LLP,
 1275 Drummers Lane, Suite 210,
 Wayne, PA 19087-1571

ROBINSON, WALLACE E., dec'd.

Late of Cheltenham Township.
 Administrator: MARY R. WHITE,
 1456 Thornberry Road,
 Wyncote, PA 19095.
 ATTORNEY: WILLIAM S. RAVENELL, II, ESQ., MA,
 RAVENELL LAW, LLC,
 8033 Old York Road, Suite 210B,
 Elkins Park, PA 19027

SAURMAN, GEORGE EDWIN, dec'd.

Late of Fort Washington, PA.
 Executor: RICHARD SAURMAN,
 296 Kingsfield Drive,
 Souderton, PA 18964.

SCAIRATO, MARGARET ANN also known as

MARGARET A. SCAIRATO, dec'd.
 Late of West Norriton Township.
 Executors: KAREN L. NEWTON,
 946 Mill Road,
 Bryn Mawr, PA 19010, and
 CHRISTOPHER J. TOMLINSON, SR.,
 2969 Artmar Road,
 Eagleville, PA 19403.
 ATTORNEY: ELIZABETH ZWAAN MILNE,
 ELIZABETH Z. MILNE, LLC,
 P.O. Box 161,
 Berwyn, PA 19312-0161

SCHAFFER, RUTH, dec'd.

Late of North Wales, PA.
 Executor: DAVID SCHAFFER,
 c/o Marguerite M. Nocchi, Esquire,
 Nocchi Law PC,
 206 S. Broad Street, Rear Office,
 Lansdale, PA 19446.
 ATTORNEY: MARGUERITE M. NOCCHI,
 NOCCHI LAW PC,
 206 S. Broad Street, Rear Office,
 Lansdale, PA 19446

SCHAIBLE, RODNEY F., dec'd.

Late of Whitemarsh Township.
 Executor: NANCY,
 4027 Briar Lane,
 Lafayette Hill, PA 19444.
 ATTORNEY: JOHN J. MCCREESH, IV,
 MCCREESH, MCCREESH, MCCREESH AND
 CANNON,
 7053 Terminal Square,
 Upper Darby, PA 19082

SCHOOLEY, PAUL F., dec'd.

Late of Montgomery Township.
 Administrator: JASON P. SCHOOLEY,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

SCOTT, KATHRYN J., dec'd.

Late of Borough of Telford.
 Executor: ROBERT C. SCOTT, SR.,
 c/o David B. Shulman, Esquire,
 Shulman Law Office PC,
 1935 Center Street,
 Northampton, PA 18067.

SILVER, EUGENE DAVID, dec'd.

Late of Abington Township.
 Executor: JONATHAN SILVER,
 c/o David A. Applebaum, Esquire,
 Friedman, Schuman, PC,
 275 Commerce Drive, Suite 210,
 Fort Washington, PA 19034.
 ATTORNEY: DAVID A. APPLEBAUM,
 FRIEDMAN, SCHUMAN, PC,
 275 Commerce Drive, Suite 210,
 Fort Washington, PA 19034

SMERKE, KATHRYN L., dec'd.

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

WEISING, JAMES P., dec'd.

Late of Montgomery Township.
 Executor: FRED CATMAN,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

WHITE, DAVID also known as

DAVID A. WHITE and
DAVID ANDERSON WHITE, dec'd.
 Late of Springfield Township.
 Administratrix: SUSAN LEE WHITE,
 c/o Maury B. Reiter, Esquire,
 910 Harvest Drive, P.O. Box 3037,
 Blue Bell, PA 19422.
 ATTORNEY: MAURY B. REITER,
 KAPLIN STEWART MELOFF REITER & STEIN, PC,
 910 Harvest Drive, P.O. Box 3037,
 Blue Bell, PA 19422

ZAUN, JENNIFER, dec'd.

Late of Towamencin Township.
 Executor: CHRISTOPHER ZAUN,
 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

ZOLLO JR., JOHN P., dec'd.

Late of Borough of Ambler.
 Co-Administrators: ANTHONY J. ZOLLO,
 PHILOMENA J. WRIGHT AND
 DONNA M. ALBRIGHT,
 c/o Jessica R. Grater, Esquire,
 Monastra & Grater, LLC,
 400 Creekside Drive, Suite 409,
 Pottstown, PA 19464.

Third and Final Publication**BALKIEWICZ, FRANCES, dec'd.**

Late of Perkiomen Township.
 Executrix: MARY ANN DALY,
 395 Wartman Road,
 Collegeville, PA 19426.

BARRON, MICHAEL P., dec'd.

Late of Borough of Hatboro.
 Administratrix: NICOLE BARRON,
 421 Exton Road,
 Hatboro, PA 19040.
 ATTORNEY: CARRIE L. SCATTERGOOD,
 ROTHKOFF LAW,
 7 Neshaminy Interplex, Suite 403,
 Trevese, PA 19053

BLUMENTHAL, ARLENE B. also known as

**ARLENE BLUMENTHAL,
 ARLENE WOLF BLUMENTHAL and
 ARLENE B. WOLF BLUMENTHAL, dec'd.**

Late of Cheltenham Township.
 Executrix: JAMIE ALPER,
 c/o Holmberg Law Offices,
 P.O. Box 622,
 Glenside, PA 19038.
 ATTORNEY: GLEN R. HOLMBERG,
 HOLMBERG LAW OFFICES,
 P.O. Box 622,
 Glenside, PA 19038

BRODYNSKY, LEON J. also known as

LEONID BORODYANSKIY, dec'd.
 Late of Lower Merion Township.
 Executrix: INGA F. VETKINA,
 c/o Harvey Ballard and Bornstein, LLC.
 ATTORNEY: RYAN M. BORNSTEIN,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312

BUCHAK, OLGA, dec'd.

Late of Douglass Township.
 Co-Executors: BRIAN W. BUCHAK,
 1539 E. Moyamensing Avenue,
 Philadelphia, PA 19147,
 DEBORAH A. WAMBOLD,
 149 Wild Run Road,
 Barto, PA 19504.
 ATTORNEY: JEFFREY C. KARVER,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

BULLOCK SR., WILLIAM J., dec'd.

Late of Limerick Township.
 Executrix: MARY ANN WARBURTON,
 c/o Thomas G. Wolpert, Esquire,
 527 Main Street,
 Royersford, PA 19468.
 ATTORNEY: THOMAS G. WOLPERT,
 WOLPERT SCHREIBER McDONNELL P.C.,
 527 Main Street,
 Royersford, PA 19468

**BYRNE, ANTHONY R. also known as
 ANTHONY ROBERT BYRNE, dec'd.**

Late of Springfield Township.
 Executor: MICHAEL C. BYRNE,
 c/o Marjorie E. Gallagher, Esquire,
 101 W. Elm Street, Suite 400,
 Conshohocken, PA 19428.
 ATTORNEY: MARJORIE E. GALLAGHER,
 ROYER COOPER COHEN BRAUNFELD LLC,
 101 W. Elm Street, Suite 400,
 Conshohocken, PA 19428

CIRIGLIANO, ELIZABETH JANE, dec'd.

Late of Borough of Rockledge.
 Executor: CHARLES V. CIRIGLIANO,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 104 N. York Road,
 Hatboro, PA 19040

COLLINS, HELEN VICTORIA, dec'd.

Late of Upper Moreland Township.
 Executor: ALBERT THOMAS COLLINS, JR.,
 105 Marlin Court,
 Centreville, MD 21617.
 ATTORNEY: MARK J. DAVIS,
 CONNOR ELDER LAW,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

CRANER, BONNIE K., dec'd.

Late of Borough of Telford.
 Executor: BRUCE H. BENJAMIN
 (A/K/A BRUCE HERBERT BENJAMIN),
 c/o Howard M. Solomon, Esquire,
 1760 Market Street, Suite 404,
 Philadelphia, PA 19103.
 ATTORNEY: HOWARD M. SOLOMAN,
 1760 Market Street, Suite 404,
 Philadelphia, PA 19103

DEMCHIK, LAWRENCE, dec'd.

Late of West Norriton Township.
 Administrator: LORI A. HENSON,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

DOERING, WREN H., dec'd.

Late of Borough of Bryn Athyn.
 Executor: GARRY HYATT,
 c/o Hilary Fuelleborn, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.
 ATTORNEY: HILARY FUELLEBORN,
 YORKWAY LAW GROUP,
 745 Yorkway Place,
 Jenkintown, PA 19046

FITZGERALD, MARY, dec'd.

Late of Hatfield Township.
 Executrices: VERONICA JAMES AND
 MARY ELLEN ROSSI,
 c/o Gloriana Noreika, Esquire,
 502 Crestwood Lane,
 Downingtown, PA 19335.
 ATTORNEY: GLORIANA NOREIKA,
 502 Crestwood Lane,
 Downingtown, PA 19335

GOMEZ, KATHLEEN A., dec'd.

Late of Borough of Collegeville.
 Executor: BARRY GOMEZ,
 c/o Elaine T. Yandrisevits, Esquire,
 P.O. Box 50,
 Doylestown, PA 18901.
 ATTORNEY: ELAINE T. YANDRISEVITS,
 ANTHEIL MASLOW & MacMINN, LLP,
 P.O. Box 50,
 Doylestown, PA 18901

HARTENBAUM, SONDRRA, dec'd.

Late of Lower Moreland Township.
 Executors: GLEN HARTENBAUM,
 3982 Martin Road,
 Huntingdon Valley, PA 19006,
 DAVID HARTENBAUM,
 1600 White House Road,
 Maple Glen, PA 19002.

**HISTAND, RAY MARK also known as
RAY M. HISTAND, dec'd.**

Late of Franconia Township.
 Executrix: DONNA R. KELLER,
 105 Clarion Drive,
 Souderton, PA 18964.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

HOFFMAN, DOROTHY G., dec'd.

Late of Collegeville, PA.
 Executrix: JUDITH E. ISHLER,
 39 Thayer Way,
 Phoenixville, PA 19460.
 ATTORNEY: ROSIE SOTO,
 5 E. Germantown Pike,
 Plymouth Meeting, PA 19462

HRIN, GEORGE J., dec'd.

Late of Horsham Township.
 Executrix: RENEE HRIN-SOLT,
 c/o Jillian E. Barton, Esquire,
 300 Welsh Road, Building One, Suite 100,
 Horsham, PA 19044.
 ATTORNEY: JILLIAN E. BARTON,
 BARTON LAW, LLC,
 300 Welsh Road, Building One, Suite 100,
 Horsham, PA 19044

IERVOLINO, AURORA, dec'd.

Late of Borough of Ambler.
 Co-Executors: MARIA-MADDALENA DiRUSSO,
 199 Grist Mill Court,
 Ambler, PA 19002,
 ANITA C. IERVOLINO,
 401 Sommerset Court,
 Lansdale, PA 19446, and
 NICHOLAS F. IERVOLINO,
 134 Aileen Drive,
 Lansdale, PA 19446.

ATTORNEY: JACK D. WUERSTLE,
 THE LAW OFFICE OF JACK D. WUERSTLE,
 107 Blue Spruce Drive, P.O. Box 1259,
 Kennett Square, PA 19438

KENDALL, EARL, dec'd.

Late of Lower Merion Township.
 Executrix: MARGELLE K. LISS,
 1234 Bobarn Drive,
 Penn Valley, PA 19072.
 ATTORNEY: DAVID PUDLIN,
 HANGLEY ARONCHICK SEGAL PUDLIN &
 SCHILLER,
 One Logan Square, 27th Floor,
 Philadelphia, PA 19103

**LaROSA, PASQUALINA also known as
LINA LaROSA, dec'd.**

Late of Upper Dublin Township.
 Executrix: MARIA C. LaROSA,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 104 N. York Road,
 Hatboro, PA 19040

LAUDER, WILLIAM, dec'd.

Late of Worcester Township.
 Executor: ALAN LAUDER,
 c/o Nathan Egner, Esquire,
 Radnor Station Two, Suite 110,
 290 King of Prussia Road,
 Radnor, PA 19087.
 ATTORNEY: NATHAN EGNER,
 DAVIDSON & EGNER,
 Radnor Station Two, Suite 110,
 290 King of Prussia Road,
 Radnor, PA 19087

MAASS, CAROLYN S., dec'd.

Late of Harleysville, PA.
 Executor: DAVID R. MAASS,
 517 Apple Lane,
 Harleysville, PA 19438.
 ATTORNEY: JEFFREY W. SODERBERG,
 MANDRACCHIA LAW LLC,
 P.O. Box 1229,
 Skippack, PA 19438

**MAURONE, DOMINICK C. also known as
DOMINICK MAURONE, dec'd.**

Late of Horsham Township.
 Executor: RICHARD MAURONE,
 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

**MAUTHE JR., ALBERT H. also known as
ALBERT MAUTHE, JR.,
ALBERT H. MAUTHE and
ALBERT MAUTHE, dec'd.**

Late of West Norriton Township.
 Executrix: DONNA MARTINO,
 c/o Matthew A. Levitsky, Esquire,
 980 Jolly Road, Suite 110,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.

ATTORNEY: MATTHEW A. LEVITSKY,
FOX ROTHSCHILD LLP,
980 Jolly Road, Suite 110,
P.O. Box 3001,
Blue Bell, PA 19422-3001

**McALISTER, DONNA JANE also known as
DONNA J. McALISTER and
DONNA McALISTER, dec'd.**
Late of Abington Township.
Administrator: MICHAEL McALISTER,
c/o Jillian E. Barton, Esquire,
300 Welsh Road, Building One, Suite 100,
Horsham, PA 19044.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
300 Welsh Road, Building One, Suite 100,
Horsham, PA 19044

MEHLE, MICHAEL L., dec'd.
Late of Gilbertsville, PA.
Executrix: KIMBERLY MEHLE,
P.O. Box 357,
Boyertown, PA 19512.
ATTORNEY: RICHARD T. CURLEY
LAW OFFICES OF RICHARD T. CURLEY,
50 E. Philadelphia Avenue,
Boyertown, PA 19512

MILLER SR., RAYMOND, dec'd.
Late of Abington Township.
Executor: MARK WALDRUM,
c/o Larry Scott Auerbach, Esquire,
1000 Easton Road,
Abington, PA 19001.
ATTORNEY: LARRY SCOTT AUERBACH,
1000 Easton Road,
Abington, PA 19001

NEFF JR., ALBERT W., dec'd.
Late of Upper Frederick Township.
Executor: KENNETH S. NEFF,
c/o Supriya G. Philips, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

O'BRIEN, MARIE K., dec'd.
Late of Upper Gwynedd Township.
Executrix: MYRTLE M. O'BRIEN,
c/o James F. Carney, Esquire.
ATTORNEY: JAMES F. CARNEY,
610 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

POPKY, HOWARD, dec'd.
Late of Borough of Royersford.
Executor: BRUCE POPKY,
c/o Vincent A. Guarna, Esquire,
412 E. Street Road,
Feasterville, PA 19053.
ATTORNEY: VINCENT A. GUARNA,
LAW OFFICES OF VINCENT A. GUARNA, P.C.,
412 E. Street Road,
Feasterville, PA 19053

RHOADS, MARGARET BOYD, dec'd.
Late of Lower Gwynedd Township.
Executors: STEPHEN G. RHOADS,
ANN R. LITTLETON AND
CARROLL BREWSTER RHOADS, III,
c/o Denise M. Antonelli, Esquire,
17 E. Gay Street, Suite 100,
West Chester, PA 19380.

ATTORNEY: DENISE M. ANTONELLI,
GAWTHROP GREENWOOD, PC,
17 E. Gay Street, Suite 100,
West Chester, PA 19380

RIBAND, LEAH RAE, dec'd.
Late of Whitemarsh Township.
Executors: HERBERT F. RIBAND AND
ANTHONY J. RIBAND,
c/o Maurice D. Lee, III, Esquire,
1500 Centre Square West, 38th Floor,
Philadelphia, PA 19102-2186.
ATTORNEY: MAURICE D. LEE, III,
SAUL EWING ARNSTEIN & LEHR, LLP,
1500 Centre Square West, 38th Floor,
Philadelphia, PA 19102-2186

RICE III, WILLIAM H., dec'd.
Late of West Norriton Township.
Executor: WILLIAM H. RICE, IV,
c/o Unruh, Turner, Burke & Frees, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460.
ATTORNEY: DOUGLAS L. KAUNE,
UNRUH, TURNER, BURKE & FREES, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460

ROGERS JR., ROBERT GRAY, dec'd.
Late of Lower Merion Township.
Executrix: DORA LEWIS ROGERS,
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

ROSANOVA, CARMEN, dec'd.
Late of Hatfield Township.
Executor: MARK ROSANOVA,
c/o Jillian E. Barton, Esquire,
300 Welsh Road, Building One, Suite 100,
Horsham, PA 19044.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
300 Welsh Road, Building One, Suite 100,
Horsham, PA 19044

SCOLLINS, JOSEPH J., dec'd.
Late of Montgomery Township.
Executor: PAUL IZEN,
10760 Hawthorn Trail,
Woodbury, MN 55129.
ATTORNEY: DIANE M. ZABOWSKI,
ZABOWSKI LAW, LLC,
100 Springhouse Drive, Suite 205E,
Collegeville, PA 19426

SNYDER, PATRICIA A., dec'd.
Late of Abington Township.
Executrix: DIANE M. MCKENZIE,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
104 N. York Road,
Hatboro, PA 19040

THOMAS, JEFFREY ALAN, dec'd.
Late of Borough of Red Hill.
Executor: THOMAS C. GRABER.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073

**VAN NESS, BRUCE H. also known as
BRUCE VAN NESS, dec'd.**

Late of Upper Moreland Township.
 Executor: NORMAN KOZLOWSKI,
 10 Virginia Lane,
 Horsham, PA 19044.

WALBERT, DOROTHY D., dec'd.

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

**YEMOLA, JOSEPH S. also known as
JOSEPH STANLEY YEMOLA, dec'd.**

Late of Borough of Lansdale.
 Executor: JOSEPH A. YEMOLA,
 c/o Tara M. Walsh, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355.
 ATTORNEY: TARA M. WALSH,
 STRADLEY RONON STEVENS & YOUNG LLP,
 30 Valley Stream Parkway,
 Malvern, PA 19355

**YERGER, RONALD A. also known as
RONALD ALAN YERGER, dec'd.**

Late of Lower Pottsgrove Township.
 Executrix: ELIZABETH J. SMOKER,
 c/o Supriya G. Philips, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.

TRUST NOTICES**Second Publication**

**REVOCABLE TRUST OF
 MARGARET W. HICKS
 DTD 3/24/2000, AS AMENDED AND
 RESTATED 10/5/2007
 Margaret W. Hicks, Deceased**

Late of Whitmarsh 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: Wells Fargo Bank, National Association
 c/o Tracy Blake DeVliieger, Esq.
 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571

Or to its Atty.: Tracy Blake DeVliieger
 Gadsden Schneider & Woodard LLP
 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571

Third and Final Publication

**NORA GASIM-MOHAMED
 SPECIAL NEEDS TRUST**

Nora Gasim-Mohamed, Deceased

Late of Upper Merion Twp., Montgomery County, PA

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

Trustee: PNC Bank National Association
 1600 Market St., Phila., PA 19103

Or to its Atty.: Jane K. Anastasia
 P.O. Box 600, Jamison, PA 18929

EXECUTIONS ISSUED

Week Ending December 20, 2022

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

ARFA ENTERPRISES, INC.: SANTANDER BANK, GRNSH. - Upper Moreland Township; 202010682.
 ARTUSAN CONSTRUCTION SERVICES GROUP, LLC: TD BANK, GRNSH. - Zingle, Teeraporn, et al.; 202217889.
 BERNHARD, JACOB - Newrez, LLC d/b/a Shellpoint Mortgage Servicing; 202211895; \$268,682.58.
 BILLOPS, GAIL: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202205576; \$1,120.03.
 CASTRONOVA, CHRISTINE: TD BANK, GRNSH. - TD Bank USA, N.A.; 201928300; \$1,627.32.
 CHAVEZ, PAULINO: PAULINO, CHAVEZ, GRNSH. - Citibank, N.A.; 202013979.
 DURKIN, ALLISON: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202012021; \$2,005.56.
 GREER, RICHARD: IMANI GREER AS SURVIVING HEIR OF RICHARD J. GREER, DECEASED: DEBRA MAVI, AS SURVIVING HEIR OF RICHARD J. GREER DECEASED, ET AL. - US Bank Trust National Association, not in its individual cap.; 202106509; ORDER/STRIKEN.
 HAAS, GINA: BANK OF AMERICA, GRNSH. - TD Bank USA, N.A.; 202201800; \$2,150.98.
 KANE, DAWN: SARTO, MARCO - TD Bank, N.A.; 202014249.
 KIM, JOON: BANK OF AMERICA, GRNSH. - Bank of America, N.A.; 202102718; WRIT/EXEC.
 LEE, JENNIFER: UNKNOWN HEIRS OF RAYMOND C. LEE, JR., DECEASED - Santander Bank, N.A.; 202215301; \$135,250.83.
 LITSCHI, ELAINE: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A., et al.; 201717246; \$10,063.44.
 LUNN, CHRISTOPHER: NAVY FEDERAL CU, GRNSH. - Luther Appliance and Furniture Sales, Inc., et al.; 202222430; WRIT/EXEC.
 MAJERCZAK, KADY: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 202202738; \$2,863.22.
 MCGOLDRICK, ESTHER: POLICE AND FIRE FCU, GRNSH. - Citibank, N.A.; 202019326.
 MURPHY, ALICE: ALICE - Finance of America Reverse, LLC, et al.; 201701717; ORDER IN REM/ \$230,939.38.
 ORMSBEE, ANDERSON: DIAMOND CU, GRNSH. - Citibank, N.A.; 202013982.
 PENDLETON, PAMELA - Aftercare Restoration, Inc.; 20222309; \$1,859.54.
 PURNELL, DANNETTA: TD BANK, GRNSH. - TD Bank, as a Successor in interest to target; 201926756; \$2,105.83.
 RAFALOWSKI, JOSH: BANK OF AMERICA, GRNSH. - Allied Landscape & Contractor Supply Co.; 202223241; WRIT/EXEC.
 RITTER, HEATHER: BANK OF AMERICA, GRNSH. - Jefferson Capital System, LLC; 201401306; WRIT/EXEC.
 RODRIQUEZ, ANA: CITIZENS BANK, GRNSH. - Metro Public Adjustment, Inc.; 202018014; WRIT/EXEC.
 RUSSO, STEVEN: ASHLEY: PNC BANK, GRNSH. - Berkshire Bank, et al.; 202119672; \$571,366.78.

SMITH, JERMAINE - Freedom Mortgage Corporation, et al.; 201924526.
 SPACE COAST MARKETING, LLC: FITZGERALD, SEAN: WELLS FARGO BANK, N.A., GRNSH. - Perrong, Andrew; 202224158; \$8,000.00.
 STAFFORD, KATHLEEN: AMERICAN HERITAGE FCU, GRNSH. - TD Bank USA, N.A.; 202123394; \$1,551.38.
 STANTON, ERNEST: TD BANK, GRNSH. - Citizens Bank, N.A.; 202216586; \$66,559.63.
 STERCULA, DAVE: AMERICAN HERITAGE FCU, GRNSH. - Citibank, N.A.; 202003463.
 SUSKI, AMY: SUPERIOR CU, GRNSH. - Citibank, N.A.; 202002845.
 VOSE, MATTHEW: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 202002056; \$2,657.69.

COYLE, JANICE M. - Ambler Borough; Twohig, Stephanie S., 236 Williams Road, Rosemont, PA 19010.
 FOX, MICHAEL D. - Souderton Borough; Cavallaro, Michael, 3233 Fennel Road, Pottsville, PA 18073.
 GILINGER, MICHAEL J. - Skippack Township; Gilinger, Renee, 2117 St. Albans Street, Philadelphia, PA 19146.
 HOFSTAEDTER, ZACHARY D. - Lansdale Borough; Hofstaedter, Daniel K., 1500 Susan Drive, Lansdale, PA 19446; Hofstaedter, Margaret A., 1500 Susan Drive, Lansdale, PA 19446.
 LORD, PHILLIP L. - Upper Gwynedd Township; Fine, Kathleen J., 109 Weber Road, North Wales, PA 19454.
 LYNCH, JAMES P. - Abington Township; Lynch, Colleen K., 64 Montuk Highway, Quogue, NY 11959.
 MACURA, MICHAEL A. - Pottstown Borough; Yerkes, Tanya, 304 Morgan Drive, Royersford, PA 19468.
 MCGINLEY, JOSEPH P. - Upper Merion Township; Meginley, Sharon, 456 Woodhill Road, Wayne, PA 19087.
 SANDLER, HILDA - Lower Merion Township; Sandler, David, 704 Argyle Road, Wynnewood, PA 19096.
 STEINMAN, MARVIN H. - Springfield Township; Steinman, Samson D., 1104 Plymouth Drive, Rahway, NJ 07065-1816.
 TOBIAS, JORDAN - Skippack Township; Bacharach, David B., 5921 Cayutaville Road, Alpine, NY 14805.

JUDGMENTS AND LIENS ENTERED

Week Ending December 20, 2022

The Defendant's Name Appears First in Capital Letters

AGYARE, BERNADETTE - LVNV Funding, LLC; 202224411; Judgment fr. District Justice; \$5,572.96.
 BIGGANS, RONALD - Capital One Bank USA, N.A.; 202224416; Judgment fr. District Justice; \$4,803.27.
 BULL, KYLE - Wolfe's Pool Service; 202224256; Judgment fr. District Justice; \$950.65.
 COMPTON, SEAN: PROPERTY TWINS CO., LLC - Kleponis, Peter; 202224262; Judgment fr. District Justice; \$12,182.25.
 DACCIARO, DOMINIC - Capital One Bank USA, N.A.; 202224414; Judgment fr. District Justice; \$2,240.16.
 LAWSIN, WYNWRIGHT - American Express National Bank; 202224422; Judgment fr. District Justice; \$7,920.93.
 MONASTERO, JOSEPH - Large, Stanford; 202224394; Judgment fr. District Justice; \$1,584.85.

UNITED STATES INTERNAL REV. - entered claims against:

Houck, Helene; 202270381; \$39,197.10.
 Im, Bong; 202270382; \$164,816.46.

LETTERS OF ADMINISTRATION

Granted Week Ending December 20, 2022

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

BARRETT, THOMAS E. - Lower Merion Township; Barrett, Lydia, 590 Barrett Avenue, Huntingdon Valley, PA 19006.
 BROSIUS, BARBARA L. - Hatfield Township; Brosius, Kevin J., 701 N. Line Street, Hatfield, PA 19440.
 CARSON, FRANK M. - Upper Moreland Township; Carson, Frank M., Jr., 33 Sykview Lane, Thorndale, PA 19372.
 COLLINS, ROBERT S. - Hatfield Township; Collins, Annemarie, 2717 Karol Way, Colmar, PA 18915.

SUITS BROUGHT

Week Ending December 20, 2022

The Defendant's Name Appears First in Capital Letters

AMBROSE, BROOKE - Pace, Aaron; 202224276; Complaint for Custody/Visitation; Whalen, Lisa Ann.
 APPIAH, FREDERICK - Agymang, Linda; 202224347; Complaint Divorce; Nix, Michael L.
 BALLANCE, VALERIE: THOMAS - Good Will Steam Fire Engine Company No. 1; 202224322; Civil Action; Bonner, Kimberly A.
 BARRY, MARGARET - Levittown-Fairless Hill Rescue Squad; 202224323; Civil Action; Bonner, Kimberly A.
 BLUE, DIONDRE - Hall, Abigail; 202224433; Complaint for Custody/Visitation.
 CALEB, NAIM - Merrigan, Leslie; 202224419; Petition for Protection from Sexual Viol.
 CAPUTI, JAMES - Sierra, John; 202224182; Complaint for Custody/Visitation.
 CESSNA, TAMARA - Cessna, Ronald; 202224410; Complaint Divorce.
 DAVENPORT, JEROME - Pleasant, Latrease; 202224408; Complaint for Custody/Visitation.
 DE LA LUZ EVANGELISTA, ANGELINA: PEREZ PEREZ, VALENTIN - Perez De La Luz, Monica; 202224251; Complaint for Custody/Visitation; Atzert, Karen.

FORTSON, RYAN - Fortson, Liza; 202224213;
Complaint Divorce.
GEI CORPORATION - PECO Energy Company;
202224342; Declaration of Taking Eminent
Domain Non; Nana-Sinkam, Christopher.
GODDARD SCHOOLS - State of North Carolina,
Wake County; 202224431; Foreign Subpoena.
GOTTSCHELL, JONATHAN; ELIZABETH: PHILIP -
Yorck, Sylvester; 202224438; Civil Action.
GROSHENS, JESSICA - Chapman, Juan; 202223962;
Complaint for Custody/Visitation.
GUANDULAIN GOMEZ, JULIO - Cruz Guzman, Martha;
202224415; Complaint for Custody/Visitation;
Atzert, Karen.
HAMPTON, ALFRED - Hampton-Williams, Keionna;
202224170; Complaint for Custody/Visitation.
HENRIQUEZ, JOSE - Fuentes, Norayma; 202224355;
Complaint for Custody/Visitation; Kemmerling, Joseph.
HHB HOLDINGS, INC. - Allison, Stephanie; 202224320;
Plaintiffs Appeal from District Justice;
Bonner, Kimberly A.
JONES, CARRIE - Lloyd, Desirae; 202224258;
Petition for Protection from Intimidation.
KITCHENER, JASON - Crabtree, Jon; 202224420;
Defendants Appeal from District Justice.
LUCYK, CHARLES - Lucyk, Tori; 202224417;
Complaint Divorce.
MULLEN, MARK - DelGado, Devyn; 202222745;
Complaint for Custody/Visitation.
MYATT, EUGENE - Samuels, Moesha; 202224142;
Complaint In Partition; Devlin, Daniel.
NELSON, RICHARD - Rich, Yasmin; 202224277;
Complaint for Custody/Visitation.
ORTALIZA, MA SOCORRO - Delapaz, Joel;
202224460; Complaint Divorce.
PARAMORE, DONNA - Randazzo, Brian; 202224150;
Petition to Appeal Nunc Pro Tunc.
PARHAM, KRISTEN - Morgan, Sean; 202224228;
Complaint for Custody/Visitation.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Watson, Airyiana; 202224264;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Brown, Ryan; 202224248;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA STATE POLICE: STEELE, KEVIN -
Feliciano, Heriberto; 202224173; Petition;
Gottlieb, Michael P.
QUINTERO, CECILIA - Hernandez, Gonzalo; 202224260;
Complaint for Custody/Visitation.
RACHUBA, NANCY - Baribault, Chadd; 202224077;
Complaint for Custody/Visitation; Faigenbaum, Bernard D.
SCANTLEBURY, STEPHANIE - Scantlebury, Billydee;
202224249; Complaint for Custody/Visitation;
Thompson, Caroline J.
SHERIDAN, HUGH - Bonner, Matthew; 202224291;
Petition to Appeal Nunc Pro Tunc; Ready, Joel A.
SIMPSON, TONYA: OCCUPANTS - Reverse Mortgage
Funding, LLC; 202224198; Complaint in Ejectment;
DeNardo, Christopher A.
SKEENE, JABARI - Francois, Juliette; 202224281;
Complaint for Custody/Visitation; Testa, Maria.
SMARSH, BRIAN - Candelario, Hannah; 202224459;
Complaint for Custody/Visitation.
STEPHENS, BRIAN - Stephens, India; 202224245;
Complaint Divorce.

STOBY, TEFFANY - Jordan, Seon; 202224246;
Complaint Divorce.
STREET, AHKEEM - Hurtt, Sharnese; 202224462;
Complaint for Custody/Visitation.
VERBRUGGHE, RAYMOND - Walsh, Anna; 202224319;
Complaint In Partition; Keenan, Rowan.
WELLPATH, LLC: LETIZIO, ANTHONY - Harris, Keith;
202224466; Civil Action.
WILLIAMS, GEORGE - Williams, Tammar; 202224196;
Complaint Divorce.

WILLS PROBATED

Granted Week Ending December 20, 2022

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

ANTONELLI, HELEN R. - Norristown Borough;
Antonelli, Albert, 1609 Arch Street,
Norristown, PA 19401; Harvey, Joan A.,
305 Newbury Court, North Wales, PA 19454;
Morris, Susan A., 1714 Williams Way,
Norristown, PA 19403.
ARNOLD, JOSEPH V. - Upper Merion Township;
Arnold, Margaret J., 164 Hughes Road,
King Of Prussia, PA 19406.
BLOOMER, RITA A. - Lower Merion Township;
Bloomer, Suzanne, 136 Beverly Street,
Mountain View, CA 94043; Bloomer, William R.,
7800 N. Radcliff Street, Bristol, PA 19007.
BROWNSTEIN, FRANCES - Lower Merion Township;
Brownstein, Bruce W., 514 Old Lancaster Road,
Haverford, PA 19041.
BUCK, ELIA D. - Lower Merion Township;
Buck III, James M., 409 Garden Lane,
Bryn Mawr, PA 19010; Rogers, Caroline B.,
5 Llanalew Road, Haverford, PA 19041.
COCCO, JOHANNA C. - Montgomery Township;
Clark, Jane J., 740 Barrington Road,
Collegetown, PA 19426.
COLANCECCO, KATHRYN E. - Whitemarsh Township;
Costello, R.E., 2972 Horseshoe Drive,
Collegetown, PA 19426.
CONSOLO, GEORGE J. - Lower Providence Township;
Consolo, Richard, 19 Pawlings Circle,
Phoenixville, PA 19460.
COOPER, CAROL O. - Hatboro Borough;
McCuen, Carol J., 37 Barbara Road,
Hatboro, PA 19040.
COPE, ROBERT E. - Pennsburg Borough;
Bower, Karen, 791 Henning Road,
Perkiomenville, PA 18074; Bower, Michael,
791 Henning Road, Perkiomenville, PA 18074.
COVALESKI, DOROTHEA J. - Lower Providence
Township; Winograd, Lisa, 607 Keating Drive,
Phoenixville, PA 19460.
DORI, ANNA MAE - Lower Pottsgrove Township;
Dori, Thomas M., 11919 Browning Court,
Monrovia, MD 21770.
DOUGHERTY, LAWRENCE R. - Towamencin
Township; Dougherty, Eileen R., 1554 Specht Place,
Lansdale, PA 19446.
FELDMAN, EUGENE S. - Springfield Township;
Rosenberger, Jacqueline K., One Summit Street,
Philadelphia, PA 19118; Verlin, Jerome R.,
8212 Forest Hills Drive, Elkins Park, PA 19027.

- FOX, TERRY L. - Hatfield Township; Musselman, Kimberly M., 739 Orvilla Road, Hatfield, PA 19440.
- FRANGIOSA, LOUIS M., SR. - Plymouth Township; Frangiosa, Joseph A., 2660 Briana Drive, Pottstown, PA 19464.
- GANNON, MARY ANNE - Lower Providence Township; Gannon, George M., 3283 Bushwood Drive, Perkasio, PA 18944; Janavel, Kathleen G., 500 Ridge Drive, Lincoln University, PA 19352.
- GIFT, HARRISON W. III - Upper Dublin Township; Gift, Dolores M., 801 Ridge Pike, Lafayette Hill, PA 19444.
- GROLLMAN, CECELIA - Lower Merion Township; Hatfield, Gerald M., 3933 Henry Avenue, Philadelphia, PA 19129.
- GUPTA, RAMESH - Upper Dublin Township; Gupta-Shah, Kavita, 477 Barrington Street, Horsham, PA 19044.
- HAINES, JOHN - Norristown Borough; Meyers, Shannon, 3005 Brambling Lane, East Norriton, PA 19403.
- HENRY, THOMAS M. - Lower Merion Township; Ritinski, Joseph J., 443 Forest Lane, North Wales, PA 19454.
- HEUSER, LINDA T. - Whitpain Township; Heuser, Karl W., 3914 Beth Drive, Collegeville, PA 19426.
- HICKS, DONNA M. - Worcester Township; Hicks, Philip J., 609 N. Ship Road, Exton, PA 19341.
- JACOBS, DONALD M. - Lower Providence Township; Jacobs, Frances W., 23310 Shannondell Drive, Audubon, PA 19403.
- KEHL, MARTHA S. - Upper Frederick Township; Kehl, Randy B., 2311 Sterling Drive, Gilbertsville, PA 19525.
- LEIDY, SALLY L. - Upper Merion Township; Reilly, Lee A., 130 Deep Hollow Road, King of Prussia, PA 19406; Smith, Lisa G., 125 Hillymede Circle, Harrisburg, PA 17111.
- LUARDO, EDWIN G. - Lower Merion Township; Luardo, Rosemary J., 730 Manton Street, Philadelphia, PA 19147.
- LYONS, JAMES E. SR. - Abington Township; Lyons, James E. Jr., 209 Garth Road, Oreland, PA 19075.
- MILLER, DONALD J. - Lansdale Borough; Vika, Mary Theresa, 51 Applecross Circle, Chalfont, PA 18914.
- NUNAN, MARY A. - Hatfield Township; Nunan, Carolyn M., 1957 Welsh Road, Lansdale, PA 19446.
- PAIER, ADOLF A. - Lower Merion Township; Paier, Nathaniel J., 7313 Churchill Road, McLean, VA 22101.
- PETERKA-CAREY, THERESA M. - Lower Pottsgrove Township; Federer, Robert, 73 Deep Dale Drive E., Levittown, PA 19056; Gentile, Drew, 2152 Deer Ridge Drive, Pottstown, PA 19464.
- POLLINO, MARY C. - Springfield Township; Pollino, Juliam M., 120 Bethlehem Pike, Fort Washington, PA 19034.
- PREEDY, MARIA R. - Lansdale Borough; Preedy, Francis X., 237 Linden Lane, Riegelsville, PA 18077.
- RAUSCHER, VIRGINIA L. - Lower Moreland Township; Rauscher, Heinz A., 3993 Berton Road, Huntingdon Valley, PA 19006.
- RODENBAUGH, ELIZABETH A. - Plymouth Township; Benner, Mark D., 258 East Moreland Avenue, Hatboro, PA 19040.
- ROONEY, JOHN J. - Abington Township; Tonrey, Donna A., 239 Mallard Drive East, North Wales, PA 19454.
- RUDDY, DONALD C. - Upper Moreland Township; Ruddy, Eleanor O., 2545 Martin Road, Willow Grove, PA 19090.
- SCULLY, MARGARET M. - East Norriton Township; Scully, Brian J., 14315 Shannondell Drive, Audubon, PA 19403.
- SIMMONS, DOROTHY F. - Cheltenham Township; Norvell, William W., 708 Bridle Road, Glenside, PA 19038.
- SINES, CHARLES A. - Lower Gwynedd Township; Pancoe, Deborra S., 402 West Avenue, Jenkintown, PA 19046; Sines, Charles W., 114 Harrison Forge Court, Chalfont, PA 18914.
- SPENCE, MIRIAM E. - Towamencin Township; Naulty, Jeanice L., 89 Whispering Pines Lane, Birdsboro, PA 19508.
- STERN, GERALDINE H. - Lower Merion Township; Stern, Harris L., 190 Presidential Boulevard, Bala Cynwyd, PA 19004.
- STIVALETTI, LINDA L. - Conshohocken Borough; Stivaletti, Joseph J., 921 Fayette Street, Floor 3, Conshohocken, PA 19428.
- STUFFLET, ALFRED L. JR. - Limerick Township; Stufflet, June M., 220 Melrose Avenue, Reading, PA 19606.
- WAGNER, THOMAS F. - Whitpain Township; Webb, Carolyn M., 1089 Hemlock Drive, Blue Bell, PA 19422.
- WALSH, JAYNE A. - Towamencin Township; Glidden, Melissa, 60 N. Main Street, Hatfield, PA 19440.
- YOUNG, JAMES G. - Plymouth Township; Young, Christine J., 129 Inverness Drive, Blue Bell, PA 19422; Young, Richard D., 8 Mildenhall Ridge, Fairport, NY 14450.
- YOUNG, MELVILLE C. - Lower Merion Township; Murphy, Laura Y., 11 Hobart Lane, Cohasset, MA 02025; Young III, James H., 521 County Line Road, Radnor, PA 19087.

RETURN DAY LIST

January 3, 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. Ability Recover Services, LLC v. Storz - Plaintiff's Motion to Compel (Seq. 6 D) - **J. Mulligan**.
2. Amici v. One Ardmore Place, LLC - Defendant's Motion to Compel Hippa Authorization (Seq. 38 D) - **M. Solomon - W. Smith**.
3. Antoine v. Infectious Disease Associates, P.C. - Plaintiff's Motion to Compel Responses to Interrogatories and Produce Documents (Seq. 34 D) - **M. Brecher - A. Worek**.
4. Arena v. Lindeman - Plaintiff's Motion for Leave to File an Amended Complaint (Seq. 5) - **R. Morris - S. Eichler**.

5. *Bami v. Full Range Physical Therapy, LLC - Defendant's Motion to Compel Answers to Discovery (Seq. 22 D) - M. Goodman - D. Agnew.*
6. *Boston v. Tarnof - Plaintiff's Motion to Compel Discovery (Seq. 11 D) - M. Greenfield - M. Schlagnhauser.*
7. *Brady v. Main Line Health - Defendant's Motion for Protective Order (Seq. 28 D) - D. Purtell.*
8. *Brogan v. Northern Star Farm - Defendant's Motion to Compel Discovery (Seq. 11 D) - D. Layser - J. Branderbit.*
9. *Cantafio v. Main Line Hospitals, Inc. - Plaintiff's Motion to Compel Answers to Discovery (Seq. 59 D) - J. Zervanos - M. Schwartz.*
10. *Cantafio v. Main Line Hospitals, Inc. - Plaintiff's Motion to Compel Answers to Discovery (Seq. 60 D) - J. Zervanos - M. Schwartz.*
11. *Chinnici v. Deborah - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 120 D) - F. Murphy - A. Romanowicz - E. Hosmer.*
12. *CJS, LLC v. Alexander - Plaintiff's Motion to Compel Defendant's Answer to Discovery (Seq. 69 D) - M. Gough.*
13. *Collins v. Sams Auto Service & Repair Center - Plaintiff's Motion to Compel Defendant Responses to Interrogatories (Seq. 11 D) - A. Kroupa - J. Cella.*
14. *County Line Fence Company, Inc. v. Collins - Plaintiff's Motion to Compel Defendant's Response to Post Judgment Interrogatories (Seq. 17 D) - S. DeViney.*
15. *Crabtree v. Fernandez - Motion Withdraw as Counsel for Defendant (Seq. 40) - D. Utain - M. Pidgeon.*
16. *Diamond v. Preit Services, LLC - Defendant's Motion to Compel Discovery (Seq. 18 D) - S. Ernst - W. Smith.*
17. *Dixon v. Faust - Defendant's Motion to Compel Discovery (Seq. 18 D) - A. Smialowicz - K. Frechette.*
18. *DR Horton, Inc. New Jersey v. AIG Specialty Insurance Company - Defendant's Motion for Pro Hac Vice for Theresa A. Guertin (Seq. 1099) - S. Reidenbach - J. Eads.*
19. *Erie Ins a/s/o Gisela Schafstetter v. Groundtec, Inc. - Defendant's Motion to Compel Request for Production of Documents (Seq. 10 D) - D. Aaron - J. Mayers.*
20. *Estates of Warwick Community Association v. Daddario - Plaintiff's Motion to Reassess Damages (Seq. 3) - E. Hoffman.*
21. *Evans v. Verizon Pennsylvania, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 22 D) - M. Greenfield - M. Saltzman.*
22. *Farina v. Harston Hall - Plaintiff's Motion to Compel Arbitration (Seq. 13) - J. Pumphrey - R. Dillon.*
23. *Foxlane Homes at Collegeville v. Silver Rhino Development - Hopwood - Defendant's Motion to Overrule Plaintiff's Objection to Discovery Requests and to Compel Discovery (Seq. 146 D) - E. Kang - D. Braverman.*
24. *Frazier v. Smith - Plaintiff's Motion to Compel Discovery (Seq. 9 D) - A. Quinn - J. Fisher.*
25. *Fullman v. Askin - Plaintiff's Petition to Remove Party/Partial Discontinue (Seq. 45).*
26. *Gibat v. Osher - Plaintiff's Motion to Compel Depositions (Seq. 78 D) - S. Barrett - A. Langella.*
27. *Hill v. Main Line Hospitals, Inc. - Defendant's Motion to Compel Plaintiff's Complete Responses to Discovery Requests (Seq. 358 D) - R. Wilson - B. Alston - D. Weinrich.*
28. *Hill v. Main Line Hospitals, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 359 D) - R. Wilson - B. Alston - D. Weinrich.*
29. *Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Defendant's Motion to Compel Discovery (Seq. 240d) - S. Finley - D. Rhyhart.*
30. *Jackson v. Curran - Plaintiff's Motion for Leave to File Answer to Defendant's P.O. Late (Seq. 16) - J. Paladina.*
31. *Kanda v. Yavuz - Plaintiff's Motion to Compel Discovery (Seq. 7 D) - B. Tabakin - T. Arechabala.*
32. *Lorenzo v. Snyder - Defendant's Motion to Dismiss for Lack of Subject Matter Jurisdiction (Seq. 129) - G. Mullaney - E. Smith.*
33. *Maxfield v. 3485 Davisville Road Operations, LLC - Defendant's Motion to Compel Arbitration (Seq. 19) - L. Haberman - M. Thirkell.*
34. *MBATA v. Erie Insurance Exchange - Defendant's Motion to Compel Discovery (Seq. 10D) - A. Lopresti - S. Tredwell.*
35. *McElveen v. Pienkowski - Plaintiff's Motion to Compel Discovery (Seq. 13 D) - M. Greenfield - J. Oprysko.*
36. *Mest v. Lancaster Truck Bodies, Inc. - Plaintiff's Motion to Deem Request for Admissions Admitted (Seq. 19D) - S. Scheuerle - J. McCarthy - G. Morrison.*
37. *Metlin v. Barikoe Family Trust - Defendants' Motion to Compel Depositions (Seq. 6 D) - L. Cohen - S. Kemether.*
38. *Mignogna v. Flaherty - Defendant's Motion to Compel IME (Seq. 59 D) - M. Sophocles - J. Auth.*
39. *Mirabile v. Baker - Defendant's Motion for Pro Hac Vice for Catherine Convy (Seq. 9) - M. D'Aniello - J. Knepp.*
40. *Montes-Ocampo v. Matys - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Produce Documents (Seq. 131 D) - R. Arreola - J. Vukson - S. DiGiacomo.*
41. *Muir v. Pennsylvania Department of Corrections - Plaintiff's Motion to File Amended Complaint (Seq. 67) - C. DeFelice.*
42. *Nora v. TFS Realty, LLC - Defendant's Motion to Compel Discovery (Seq. 26 D) - K. Kofsky - A. Griffith.*
43. *Polito v. Brubacher Excavating, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 20 D) - B. Tabakin - J. Lynn.*
44. *Pryor v. Sklar - Defendant's Motion to Compel Discovery (Seq. 13 D) - J. Penneys - J. Auth.*
45. *Roh v. Kates - Defendant's Motion to Compel Discovery (Seq. 9 D) - J. Mezyk - L. Glynn.*
46. *Samean v. The Giant Company, LLC - Defendant's Motion to Compel Discovery (Seq. 15 D) - A. Ginsburg - M. Riley.*
47. *Saylor v. Flemming - Defendant's Motion to Compel Discovery (Seq. 16d) - J. Donoghue - A. Fedak.*
48. *Schmucker v. Exelon Corporation - Defendant's Motion to Compel Discovery (Seq. 21 D) - M. Mattson - T. Young.*
49. *Seibert v. Fleming - Plaintiffs' Motion to Strike Defendant's Motion for Summary Judgment (Seq. 50) - A. Jenkins - S. Goldblum.*
50. *Seibert v. Roslyn Boys & Girls Club - Defendant's Motion to Compel Deposition (Seq. 10 D) - S. Ernst - K. McNulty.*
51. *Selective Insurance Company of America, a/s/o Bent Glass Design, Inc. v. JSX Logistics - Defendant's Motion to Compel More Complete Discovery (Seq. 42-D) - S. Kluxen - W. Callahan.*

52. Seleznov v. Montgomery County Tax Claim Bureau - Petition to Intervene in Petition to Set Aside Tax Sale (Seq. 4) - **J. Upin - A. Glassman.**
53. Situs Properties, Inc. v. Foxhunt Realty Company, L.P. - Plaintiff's Motion to Compel Defendant to Produce Documents (Seq. 15 D) - **G. Montemuro - M. Yanoff.**
54. Slavinski-Mehlbaum v. Hartwell - Defendant's Motion to Compel Discovery (Seq. 22 D) - **S. Russ**
55. Slavinski-Mehlbaum v. Hartwell - Defendant's Motion to Compel Discovery (Seq. 26 D) - **S. Russ.**
56. Smith v. McKinnon - Defendant's Motion to Compel Discovery (Seq. 8 D) - **M. Weinberg - T. Hartigan.**
57. Smith v. O'Brien - Plaintiff's Motion to Compel Further Testimony (Seq. 39 D) - **S. Wilson - D. Privitera.**
58. Span v. State Farm Fire and Casualty Company - Plaintiff's Motion to Compel Discovery (Seq. 18 D) - **T. Gold - Y. DeSipio-Konopac.**
59. Stuess v. Stuess - Petition to Withdraw as Counsel for Plaintiff (Seq. 28) - **E. Fischer.**
60. Tabron v. Sosnov - Defendant's Motion to Compel Discovery (Seq. 7 D) - **J. McCrosson - J. Oprysko.**
61. Taylor v. McAtee - Petition to Withdraw as Counsel for Defendant (Seq. 88) - **B. Campbell.**
62. U.S. Bank Trust National Association v. Kern - Plaintiff's Motion to Vacate Judgment and Discontinue Action (Seq. 22) - **M. Freedman - G. DiPippo.**
63. Washington Street Partners II, L.P. v. Tomlinson - Defendants' Motion to Compel Discovery (Seq. 37 D) - **N. Stein - S. Rothman.**
64. Yerke v. Romani - Defendant's Motion to Enter Satisfaction of Judgment (Seq. 11) - **E. Cox.**
65. Yoast v. Cama Plan Admin FBO Individual Retirement Account - Defendant's Motion for Sanctions (Seq. 138) - **E. Steckerl.**