

## 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 February 22, 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. 2008-00846**, 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 **Whitemarsh Township**, Montgomery County, Pennsylvania, being known and designated as Lot #1 on plan of lots known as "Whitemarsh Hill", made by George B. Mebus, Registered Engineer, dated February 17th, 1949, bounded and described according thereto, as follows, to wit:

BEGINNING at a point on the Southeast side of Joshua Road (thirty-six and one-half feet wide, as widened on the Southeast by five feet), which point is measured on the arc of a circle, curving to the right, having a radius of twenty-five feet, the arc distance of forty-seven feet from a point on the Northeast side of Ridge Pike (sixty feet wide); thence, extending from said beginning point, North, thirty-nine degrees, thirteen minutes East, sixty-five and seventy-seven one-hundredths feet to a point; thence, extending South, fifty degrees, forty-seven minutes East, one hundred thirty and seventy-seven one-hundredths feet to a point; thence, extending South, twenty-one degrees, thirty minutes West, fifty-five and forty-six one-hundredths feet to a point on the Northeast side of Ridge Pike; thence, extending along the said side of Ridge Pike, North, sixty-eight degrees, thirty minutes West, one hundred twenty and seventy-seven one-hundredths feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of twenty-five feet, the arc distance of forty-seven feet to a point on the Southeast side of Joshua Road, the first mentioned point and place of beginning.

BEING the same premises which David H. Bower, by Deed dated 11/16/2006 and recorded 1/10/2007 in Montgomery County, in Deed Book 02410, Page 02414, granted and conveyed unto Jason H. Specht.

Parcel Number: 65-00-06214-00-3.

Location of property: 3000 Joshua Road, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Jason H. Specht** at the suit of U.S. Bank National Association, as Trustee for the MLMI Surf Trust, Series 2007-BC2. Debt: \$340,633.14.

**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. 2015-05300**, 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, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2705 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26 at Page 19-A, described according to an "As Built" Plan of House No. 2705, prepared by Serdy & Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point, a corner on the centerline of the party wall between this and Lot No. 2704, which point is at the distance of 58.96 feet, measured North, 44 degrees 42 minutes 00 seconds East from a point, which point is at the distance of 119.39 feet, measured North, 45 degrees 18 minutes 00 seconds West from a point, which point is at the distance of 145.00 feet, measured South, 39 degrees 42 minutes 00 seconds West from a point on the center line of Main Drive, which point is 6.00 feet, measured South, 26 degrees 18 minutes 00 seconds East along said center line from its point of intersection, with the center line of "A" Drive, as shown on said Plan.

CONTAINING in frontage or breadth on a course, measured North, 45 degrees 18 minutes 00 seconds West from said point of beginning, 17.83 feet and extending of that width, Northeastwardly, between parallel lines at right angles thereto 38.

BEING the same property conveyed to Elaine Williams, who acquired title by virtue of a Deed from Samuel F. Barilla, Jr. and Kimberly A. Barilla (formerly known as Kimberly A. Brauen), dated April 19, 2000, recorded May 11, 2000, at Deed Book 5316, Page 1194, Instrument Number 008627, Montgomery County, Pennsylvania records.

Parcel Number: 42-00-05118-96-9.

Location of property: 2705 Walnut Ridge Estates a/k/a 2705 Walnut Ridge, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Elaine Williams** at the suit of Wells Fargo Bank, NA. Debt: \$192,120.67.

**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. 2015-21833**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE SIXTEEN CERTAIN lots of piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described together according to a Plan and Survey of "Norristown Terrace", prepared by Hiltner and Hitchcock, C.E., dated March 1, 1919, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 723, Page 600, as follows, to wit:

BEGINNING at the point of intersection of the Southeasterly side of Roosevelt Boulevard (laid out on said Plan 40.00 feet wide, but not physically opened) and the Northeasterly side of Ridge Pike (50.00 feet wide); thence, extending from said point of beginning, North, 55 degrees 45 minutes East, along the said Southeasterly side of Roosevelt Boulevard, the distance of 240.00 feet, more or less, to its point of intersection with the Southeasterly side of Broad Street (laid out on said Plan 40.00 feet wide, but not physically opened); thence, extending South, 35 degrees 00 minutes East, along the said Southwesterly side of Broad Street, the distance of 180.78 feet, more or less, to a point, a corner in line of lands, now or later of Norris Beyer, as shown on said Plan; thence, extending South, 61 degrees 16 minutes West, along lands of Norris Beyer, the distance of 241.44 feet, more or less, to a point on the said Northeasterly side of Ridge Pike; thence, extending North, 35 degrees 00 minutes West, along the said Northeasterly side of Ridge Pike, the distance of 158.18 feet, more or less, to the first mentioned point of intersection and place of beginning.

BEING Lot Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Section "D", all as shown on the above-mentioned Plan.

BEING the same premises which Donald Victor Perrotto by Deed, dated August 15, 2002, and recorded August 29, 2002, in Book 5421, Page 2270 and Instrument No. 018708, granted and conveyed unto PI Management, LLC, a Pennsylvania Limited Liability Company, in fee.

Parcel Number: 63-00-06931-00-8.

Location of property: 2453 W. Main Street f/k/a 2453 W. Ridge Avenue, West Norriton, PA 19403.

The improvements thereon are: Commerical - Restaurant with liquor license.

Seized and taken in execution as the property of **PI Management, LLC and The Bahama Company, LLC** at the suit of COBA, Inc., assignee of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A., Successor to Commerce Bank/Pennsylvania, N.A. Debt: \$309,442.81.

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

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

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

By virtue of a Writ of Execution **No. 2015-30745**, 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 Ardmore, in **Lower Merion Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of a certain fifty feet wide public road called "Chestnut Avenue" at the distance of two hundred thirty and forty-one one-hundredths feet from the intersection of the said middle line of Chestnut Avenue and the middle line of Spring Avenue, thence South sixty-three degrees, thirty minutes West forty feet to a point in the dividing line between Lots No. 51 and No. 51, thence North twenty-six degrees, thirty minutes West one hundred thirty feet to a point in the rear of Lot No. 39 where it intersects with dividing line of said Lots No. 52 and No. 51, thence North sixty-five degrees, thirty minutes East, forty feet to a point, a corner, thence South twenty-six degrees, thirty minutes East one hundred thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeannine Blay-Miezah by Deed from Jeannine Blay-Miezah and Reginald West dated March 11, 1988 and recorded April 5, 1988 in Deed Book 4869, Page 368, Instrument Number 004994.

Parcel Number: 40-00-10472-00-9.

Location of property: 216 Chestnut Avenue, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeanine Blay-Miezah** at the suit of U.S. Bank National Association, as Co-Trustee for Mortgage Equity Conversion Asset Trust 2011-1 (a/k/a Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1). Debt: \$239,153.35.

**Chelsea A. Nixon, Esquire, I.D. #324130 (McCabe, Weisberg & Conway, LLC), Attorney(s).**

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

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

By virtue of a Writ of Execution **No. 2016-25712**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** tract or parcel of land, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, on a Plan of Property prepared for Roy L. Hollinger, by C. L. Moore, Licensed Surveyor and dated February 10, 1986, bounded and described, as follows:

**BEGINNING** at a point of intersection of the middle line of Old Soldiers Road (33 feet wide), with the Northwesterly side of Spring Avenue (unopened); thence, along the middle line of said Old Soldiers Road, North, 17 degrees, 56 minutes West, 228.52 feet to a point in said line of Old Soldiers Road; thence, North, 72 degrees, 04 minutes East, 16.5 feet to a point in the Northeastly line of said Old Soldiers Road; thence, by the arc of a circle, curving Northwesterly to Northeastly, having a radius of 40 feet, the arc distances of 48.22 feet to a point in the Southeastly line of Ryers Avenue (40 feet wide); thence, along the Southeastly side of said Ryers Avenue, North, 51 degrees, 08 minutes East, 249.86 feet to a point, a corner of this and Lot 41; thence, along said Lot 41, South, 38 degrees, 52 minutes East, 75.00 feet to a point; thence, still along Lot No. 41, North, 51 degrees, 08 minutes East, 66.14 feet to a point in line of Lot No. 29; thence, along said Lot No. 29, South, 50 degrees, 59 minutes East, 73.07 feet to a point; thence, still along Lot No. 29, North, 46 degrees, 33 minutes East, 5.66 feet to a point, a corner of this and Lot No. 38; thence, along Lot No. 38, South, 50 degrees, 59 minutes East, 151.07 feet to a point in the bed of stream, in the Northwesterly line of Spring Avenue, aforementioned; thence, along the Northwesterly side of said Spring Avenue, South, 57 degrees, 59 minutes West, 506.73 feet to the first mentioned point and place of beginning.

CONTAINING an area 2.460 acres more or less.

BEING the same premises which Matthew Laychock and Melanie Sibre by Deed dated 2/7/2012 and recorded 2/23/2012 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5828 at Page 00401, granted and conveyed unto Matthew Laychock and Melanie Sibre, now deceased, date of death 7/2/2013, as joint tenants with the right of survivorship.

Parcel Number: 31-00-24016-00-1.

Location of property: 525 Ryers Avenue, Cheltenham, PA 19012.

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

Seized and taken in execution as the property of **Matthew Laychock and Melanie Sibre (DOD 7/2/2013)** at the suit of Pennymac Loan Services, LLC. Debt: \$347,766.59.

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

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

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

By virtue of a Writ of Execution **No. 2018-00808**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THOSE FOUR CERTAIN** lots or pieces of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, being Lots Numbers 45, 46, 47 and 48, Block "C", on a Plan of Lots of Wayne Terrace, recorded at Norristown, in Deed Book 858, Page 599 (erroneously stated as Page 600 in prior deed), and bounded and described in accordance, therewith, as follows, to wit:

**BEGINNING** at a point on the Northwest side of Selma Street, 66 feet wide, at the distance of 166.67 feet Southwestwardly from the Southwest side of James Street, 66 feet wide, a corner of Lot #44; thence, extending along the Northwest side of Selma Street, Southwestwardly, 80 feet to a point, a corner of Lot #49; thence, extending along Lot #49, Northwestwardly, 120 feet to a point on the Southeast side of a 20 feet wide alley; thence, Northeastwardly, along the Southeast side of said alley, 80 feet to a point, a corner of Lot #44 on said Plan; thence, extending along Lot #44, Southeastwardly, 120 feet to the place of beginning.

BEING the same premises which Dorothy L. Kelly a/k/a Dorthy Lee Kelly, by her Attorney-in-Fact Marilyn Kelly Billops, by Deed, dated 1/16/15 and recorded at Montgomery County Recorder of Deeds Office on 1/20/15, in Deed Book 5941 at Page 2816, granted and conveyed unto Cynthia Decourcye.

Parcel Number: 13-00-33640-00-7.

Location of property: 905 Selma Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Cynthia Decourcey** at the suit of Municipality of Norristown. Debt: \$1,224.03.

**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. 2018-20036**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or piece of ground with the message thereon erected, situate in the **Montgomery Township**, Montgomery County, Pennsylvania, more particularly designated as Lot No. 61 on a survey thereof, made for Sanford Ulmer by Herbert H. Metz, Inc., Registered Engineers of Lansdale, Pa., dated August 2, 1967, designated as Amended Plan of Section No. 2, Parkwood, 115, recorded in the Office for the Recording of Deeds, in and for Montgomery County, at Norristown, PA, in Plan Book A-10, Page 90, more particularly bounded and described as follows, to wit:

BEGINNING at a point, situate on the Northwest side line of Brookwood Road, as laid out fifty feet wide, said point being a corner of this and Lot No. 62 on said plan, said first mentioned point being located at the distance of ninety one feet and sixty six one hundredths of a foot Northeast of a concrete monument set in the Northwest side line of Brookwood Road, aforesaid from its point of intersection with the Northeast side line of Rosewood Drive as extended, said Rosewood Drive, being also laid out fifty feet wide: thence, extending from said first mentioned point and place of beginning, along Lot No. 62, North, forty four degrees fifteen minutes West, two hundred thirty five feet and nine one-hundredths of a foot to a point, a corner of this and Lot No. 102; thence, extending along the same, North, forty five degrees eighteen minutes East, one hundred five feet to a point, a corner of this and Lot No. 60, now or late of James B. Crawford, Jr., et ux; thence, extending along the same, South, forty four degrees fifteen minutes East, two hundred thirty six feet and thirty seven one-hundredths of a foot to a point, a corner, situate on the Northwest side line of Brookwood Road, aforesaid; thence, extending along the same, South, forty five degrees forty five minutes West, one hundred five feet to the first mentioned point and place of beginning.

BOUNDED on the Northeast by Lot No. 60, on the Southeast by Brookwood Road; on the Southwest by Lot No. 62, and on the Northwest by Lot No. 102.

BEING the same premises which Joseph B. Schwartz and Alice M. Landis, now known as Alice M. Schwartz by Deed dated 6/15/1988 and recorded 6/17/1988 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4876 at Page 1326, granted and conveyed unto Joseph B. Schwartz and Alice M. Schwartz, husband and wife.

Parcel Number: 46-00-00538-00-1.

Location of property: 103 Brookwood Road, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Joseph B. Schwartz and Alice M. Schwartz** at the suit of Metropolitan Life Insurance Company. Debt: \$268,466.70.

**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. 2019-15693**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN building lots or tracts or pieces of land, situate in **West Pottsgrove Township**, formerly Upper Pottsgrove, Montgomery County, Pennsylvania, bounded, limited, and described as follows, to wit:

BEGINNING at a stake in the Southwest corner of Elm and Howard Streets; thence, Southwardly, along the West side of said Howard Street, 140 feet to a 20 feet wide alley; thence, Westwardly, along the same, 70 feet to Lot No. 96; thence, Northwardly, along the same, 140 feet to the South line of said Elm Street; thence, Eastwardly, along the same, 70 feet to the place of beginning.

BEING Lots Nos. 97 and 98 in a plan of lots as laid out by H.N. And C.Q. Guldin.

BEING the same premises which Tranies Clemons, Jr., and Sheila Degraffenreid, Co-Executors of the Estate of Tranies Clemmons a/k/a as Tranies Clemons, Sr., Tranies Clemons by Deed dated May 11, 2018 and recorded in the Office of Recorder of Deeds of Montgomery County on May 22, 2018, at Book 6090, Page 2674 as Instrument No. 2018032579, granted and conveyed unto Deborah Ganns.

Parcel Number: 64-00-01078-00-1.

Location of property: 409 Elm Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah Ganns** at the suit of Quicken Loans Inc. Debt: \$145,292.57.

**Kenya Bates**, Attorney. I.D. #203664

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. 2019-24495**, 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 **Green Lane Borough**, Montgomery County, Pennsylvania, described according to a plan thereof, made by Smith and Brunner, on 5-4-1950, as follows, to wit:

BEGINNING at a point in the Southwesterly curb line of Walnut Street (which curb line is 8 feet, Northeastwardly, from the Southwesterly side of Walnut Street and 21 feet, Southwestwardly, from the center line of Walnut Street), at a corner of land of Abner Miller; thence, extending along land of said Abner Miller, the 3 following courses and distances: (1) South, 34 degrees and 45 minutes West, 78.25 feet; (2) South, 32 degrees 45 minutes West, 32.4 feet; (3) South, 34 degrees 45 minutes West, 39.75 feet to an iron pin, in the center line of a certain 20 feet wide alley; thence, extending along the center line of said alley, North, 55 degrees 15 minutes West, 22.5 feet to an iron pin; thence, extending along land of Samuel Gerhart, North, 31 degrees 50 minutes East and recrossing the Southwesterly side of Walnut Street; and thence, extending along the same, South, 55 degrees 15 minutes East, 28.56 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of land, situate in **Green Lane Borough**, Montgomery County, Pennsylvania, bounded and escribed according to a survey, made by George F. Shaner, C.E., Pottstown, Penna., on Nov. 6, 1952, as follows, to wit:

BEGINNING at a corner of land, about to be conveyed to Leonard M. Herman and Lauren Herman, his wife, said point being in the middle of a 16 feet wide alley at the distance of 365.81 feet, North, 55 degrees 15 minutes West from a point of intersection of the Westerly curb line of Second Street (25 feet wide) and the center line of said alley; thence, along land about to be conveyed to Leonard M. Herman and Lauren Herman, his wife, South, 34 degrees 45 minutes West, 60 feet to a corner of the same and a point, in line of other land, now or late of Arthur L. Wenhold and wife; thence, long the same, North, 55 degrees 15 minutes West, 16 feet to a corner; thence, North, 28 degrees 34 minutes East, 60.35 feet to a corner in the middle of the aforesaid alley; thence, along the same, by other land of said Herbert S. Yoder and Jane Yoder, his wife, South, 55 degrees 15 minutes East, 22.50 feet to the place of beginning. (09/30/09)

BEING the same premises, which Arthur L. Wenhold and Mattie Wenhold by Deed, dated March 28, 1953, and recorded April 10, 1953, in the Montgomery County Recorder of Deeds, in Book 2361, Page 383, seized and taken unto Leonard M. Herman and Lauren Herman, in fee.

Parcel Number: 07-00-00547-00-4.

Location of property: 100 Walnut Street, Green Lane, PA 18054.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Leonard M. Herman and Lauren Herman** at the suit of JPMorgan Chase Bank. Debt: \$204,974.10.

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

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

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

By virtue of a Writ of Execution **No. 2019-26066**, 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 Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a land development plan, made by Richard C. Mast Associates, P.C., dated 5-5-2000, last revised 12-28-2001 and recorded in Land Site Book 6, Page 196, as follows, to wit:

BEGINNING at a point on the Southwesterly Side of School Lane, said point being a corner of land, now or late of Richard & Dolores Hart; thence, extending from said beginning point, along said Harts land, South, 48 degrees 15 minutes 00 seconds West, 408.81 feet to a point in line of land, now or late of Douglas & Suzanne Shank; thence, extending partly along the same and partly along land, now or late of Donald S. Hoff, Sr., North, 42 degrees 25 minutes 09 seconds West, 102.94 feet to a point, a corner of Lot 1 as shown on the above mentioned plan; thence, extending along the same, the three (3) following courses and distances: (1) North, 48 degrees 15 minutes 00 seconds East, 116.12 feet to a point; (2) South, 41 degrees 45 minutes 00 seconds East, 77.93 feet to a point; and (3) North, 48 degrees 15 minutes 00 seconds East, 293.62 feet to a point on the Southwesterly Side of School Lane; thence, extending along the same, South, 42 degrees 22 minutes 36 seconds East, 25 feet to the first mentioned point and place of beginning.

BEING Lot 2 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Timothy M. Hollinger, by deed from Arun Savani and Apexa Savani, husband and wife, and Bhaskar Savani and Daksha Savani, husband and wife, and Niranjani Savani and Rekha Savani, husband and wife, dated December 2, 2002, recorded January 14, 2003, in the Montgomery County Clerk's/Registrar's Office in Deed Book 5442, Page 722.

Parcel Number: 50-00-03976-00-6.

Location of property: 454 School Lane, Harleysville, PA 19438.

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

Seized and taken in execution as the property of **Connie Hollinger and Timothy M. Hollinger a/k/a Timothy Hollinger** at the suit of U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust. Debt: \$341,047.03.

**Emmanuel J. Argentieri, Esq.**, ID No. 59264, 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. 2020-07056**, 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 100 Centre Avenue, located at West Marshall Street, **West Norriton 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 for the Recording of Deeds, at Montgomery County, at Declaration dated February 15, 1980 and recorded on May 5, 1980, in Deed Book 4523 at Page 519 and an amendment thereto dated November 24, 1980 and recorded November 26, 1980, in Deed Book 4584 at Page 98 and the Declaration Plan dated May 3, 1979 and recorded on May 5, 1980, in Condominium Plan Book 8 at Pages 1, 2 and 3 and a Code of Regulations dated December 27, 1979 and recorded on May 5, 1980, in Deed Book 4523 at Page 552 and amendment thereto dated November 24, 1980 and recorded November 26, 1980, in Deed Book 4584 at Page 100, being designated on Declaration Plan as Unit No. 217, 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 .732161%.

BEING the same premises which Jane S. Baldasano, by Deed, dated December 30, 1999, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on January 19, 2000, in Deed Book 5304 at Page 770, et seq., granted and conveyed unto Joanne C. Gisler, a single woman, in fee.

Parcel Number: 63-00-04864-50-9.

Location of property: 217 Centre Avenue, Condominium 217, Norristown, PA 19403.

The improvements thereon are: Residential - Condominium townhouse.

Seized and taken in execution as the property of **Joanne C. Gisler** at the suit of 100 Centre Ave. Condominium Association. Debt: \$16,338.84.

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

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

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

By virtue of a Writ of Execution **No. 2020-13051**, 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 one and one-half story, brick dwelling house thereon erected, being known as House No. 1460 Sunset Drive, situate on the Southern side of Sunset Drive, West of Queen Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, being further known as the Western 28 feet of Lot No. 68 and the Eastern 29 feet of Lot No. 67, as shown on Plan of "Rosemont", said Plan being recorded in the Recorder's Office of Montgomery County, at Norristown in Deed Book 1437, Page 601, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southern side of Sunset Drive, at a point 347 feet, 0 inches West of the Western side of Queen Street; thence, in a Southerly direction at right angles to Sunset Drive, a distance of 100 feet 0 inches to a point; thence, in a Westerly direction at right angles to last described line, a distance of 57 feet 0 inches to a point; thence, in a Northerly direction at right angles to last described line, a distance of 100 feet 0 inches to a point in the Southern side of Sunset Drive; thence, in an Easterly direction along the same, at right angles to last described line, a distance of 57 feet 0 inches to the place of beginning.

BEING the same premises which Marlene H. Boldaz, by Deed dated 12/23/03 and recorded at Montgomery County Recorder of Deeds Office, on 1/7/04, in Deed Book 5489 at Page 455, granted and conveyed unto Gregory S. Remick.

Parcel Number: 16-00-28696-00-7.

Location of property: 1460 Sunset Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Gregory S. Remick** at the suit of Borough of Pottstown. Debt: \$2,547.63.

**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. 2020-18977**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or piece of land situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a survey, made by Hiltner and Hitchcock, 1/1927, as follows, to wit:

**BEGINNING** at a point, in the center line of Skippack Turnpike, a corner of this and other land, now or late of Susan P. Mumbower, said point of beginning, being also at a distance of 553.34 feet, Southeastwardly from a point, in line of land, now or late of Philip Hyde; thence, along land, now or late of Susan P. Mumbower, South 43 degrees 32 minutes West, 604.07 feet to a point, in line of land, now or late of John McKelbey; thence, along land, now or late of John McKelbey, South 45 degrees 51 minutes East, 72.1 feet to land, now or late of Wilmer Harding; thence, along land, now or late of Wilmer Harding, North 43 degrees 32 minutes East, 604.58 feet to the center line of Skippack Turnpike; thence, by the center line of Skippack Turnpike, Northwestwardly 72.1 feet to the first mentioned point and place of beginning.

**BEING** the same premises, which William M. Sanders and Janis M. Sanders, by Deed, dated 9/26/2006 and recorded 10/3/2006, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5618 at Page 00172, granted and conveyed unto Michael W. Dynda.

Parcel Number: 66-00-06298-00-8.

Location of property: 1274 Skippack Pike, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Michael W. Dynda** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1. Debt: \$380,132.07.

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

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

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

By virtue of a Writ of Execution **No. 2020-20329**, 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, bounded and described as follows, to wit:

**BEGINNING** at a point on the Southwesterly side of Curtis Avenue, formerly Linden Avenue (50 feet wide), said point being at the distance of 600 feet, measured North, 27 degrees, 46 minutes, 50 seconds West from the point of intersection, which the said Southwesterly side of Curtis Avenue makes with the Northwesterly side of Edge Hill Road (70 feet wide); thence, from the first mentioned point and place of beginning, along the line between Lots Numbers 954 and 955 on Plan of Crestmont Division Number 2, South 62 degrees, 13 minutes, 10 seconds West, 125 feet to a point, a rear corner of Lots Number 977 and Number 976; thence, along the rear line of Lots Number 976 and 975, North, 27 degrees, 46 minutes, 50 seconds West, 50 feet to a point, a rear corner of Lot Number 957; thence, along the line between Lots Number 957 and Number 956, on Plan of Crestmont Division Number 2, North, 62 degrees, 13 minutes, 10 seconds East, 125 feet to a point on the aforesaid Southwesterly side of Curtis Avenue; thence, along the said side of Curtis Avenue, South, 27 degrees, 46 minutes, 50 seconds East, 50 feet to a point, the place of beginning.

**BEING** the same premises which Faith T. Lipford, by Deed dated 11/24/03 and recorded at Montgomery County Recorder of Deeds Office, on 1/6/04, in Deed Book 5488 at Page 1976, granted and conveyed unto Catalino A. Resurreccion, III and Stacey L. Resurreccion.

Parcel Number: 30-00-12324-00-3.

Location of property: 2148 Curtis Avenue, Abington Township, PA 19001.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Stacey L. Resurreccion** at the suit of Township of Abington. Debt: \$1,281.85.

**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. 2020-20486**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision of lands, Donald Z. Sokol, by Ralph E. Shaner and Son, Engineering Co., dated 5/16/1979 and recorded in Plan Book B-40 at Page 489, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Duckworth Court (50 feet wide), a corner of this and Lot No. 14 on said plan; thence, extending from said point of beginning and along Lot No. 14, aforesaid; North, 57 degrees 30 minutes West, crossing a drainage ditch, 303.46 feet to a point, in line of Woodgate I; thence, extending along the same, North, 41 degrees 1 minutes East 80.89 feet to a point, a corner of Lot No. 16 on said plan; thence, extending along same, recrossing said drainage ditch, South, 57 degrees 30 minutes East, 291.48 feet to a point on the Northwesterly side of Duckworth Court, aforesaid; thence, extending along the same, South, 32 degrees 30 minutes West, 80 feet to the first mentioned point and place of beginning.

BEING the same premises which Paul A. Creamer and Debra L. Creamer, by Deed, dated 2/26/99 and recorded at Montgomery County Recorder of Deeds Office, on 3/9/99, in Deed Book 5262 at Page 1837, granted and conveyed unto Suzanne E. Harper.

Parcel Number: 42-00-01260-02-1.

Location of property: 765 Duckworth Drive, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Suzanne E. Harper** at the suit of Pottsgrove School District. Debt: \$6,851.98.

**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. 2021-03986**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Unit 2 in the property known, named and identified as The Palmer Condominium, a Condominium located in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Sec. 3101, et seq., by the recording in the Office of the Montgomery County Recorder of Deeds of a Declaration (and plats and plans attached thereto) dated 10-05-2015 and recorded 10-19-2015 in Deed Book 5974 at Page 2084, being designated as Unit No. 2.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 85.29% and which interest may be charged from time to time by any Amendments thereto.

TOGETHER WITH a non-exclusive easement for ingress and egress more particularly described in Easement Agreement recorded in Deed Book 5836 at Page 1133.

UNIT 2, ALSO BEING DESCRIBED AS:

ALL THAT CERTAIN building as shown on a plan entitled "Deed Exhibit", 6 Lancaster Avenue, **Lower Merion Township**, Montgomery County, Pennsylvania, prepared by Momenee Survey Group, Inc., dated September 30, 2015, and described as follows:

BEGINNING at a corner of the about to be described building said point being located the six following courses and distances: North, 58 degrees 35 minutes 28 seconds East, 77.66 feet to an iron pin, located on the Southwesterly right-of-way line of Lancaster Avenue; thence, continuing along said side of Lancaster Avenue, South, 51 degrees 02 minutes 38 seconds East, 202.96 feet to an iron pin; thence, South, 38 degrees 57 minutes 22 seconds West, 10.00 feet to an iron pin; thence, South 51 degrees 02 minutes 38 seconds East, 80.00 feet to an iron pin; thence, South 38 degrees 57 minutes 22 seconds West, 4.00 feet to an iron pin; thence, South 51 degrees 02 minutes 38 seconds East 202.72 feet from the Northwesterly end of an arc connecting the Southwest side of Lancaster Avenue to the Northwest side of City Avenue; thence, from said beginning point, the following 78 courses and distances: Segment #1: Course: S 52° 03' 25" E, Length: 2.10'; Segment #2: Course: S 39° 12' 49" W, Length: 0.35'; Segment #3: Course: S 50° 47' 11" E, Length: 22.49'; Segment #4: Course: S 39° 05' 52" W, Length: 11.21'; Segment #5: Course: S 50° 58' 34" E, Length: 39.76'; Segment #6: Course: S 38° 50' 12" W, Length: 3.23'; Segment #7: Course: S 51° 48' 37" E, Length: 14.10'; Segment #8: Course: S 51° 17' 44" E, Length: 57.30'; Segment #9: Course: S 49° 52' 45" E, Length: 14.20'; Segment #10: Course: N 38° 18' 58" E, Length: 3.32'; Segment #11: Course: S 51° 13' 54" E, Length: 40.97'; Segment #12: Course: S 38° 38' 11" W, Length: 28.04'; Segment #13: Course: S 04° 05' 03" W, Length: 11.36'; Segment #14: Course: S 83° 59' 02" E, Length: 1.24'; Segment #15: Course: S 04° 47' 05" W, Length: 35.93'; Segment #16: Course: S 85° 12' 55" E, Length: 8.24'; Segment #17: Course: S 04° 47' 05" W, Length: 16.60'; Segment #18: Course: N 85° 12' 55" W, Length: 8.24'; Segment #19: Course: S 04° 47' 05" W, Length: 35.85'; Segment #20: Course: N 85° 56' 43" W, Length: 1.34'; Segment #21: Course: S 04° 40' 10" W, Length: 11.31'; Segment #22: Course: S 29° 04' 43" E, Length: 29.13'; Segment #23: Course: S 60° 53' 12" W, Length: 41.09'; Segment #24: Course: N 29° 06' 48" W, Length: 3.39'; Segment #25: Course: S 59° 07' 48" W, Length: 12.86'; Segment #26: Course: S 60° 34' 38" W, Length: 22.06'; Segment #27: Course: S 29° 25' 22" E, Length 7.21'; Segment #28: Course: S 60° 45' 18" W, Length: 13.80'; Segment #29:



Course: N 29° 25' 22" W, Length: 7.17'; Segment #30: Course: S 60° 34' 38" W, Length: 21.84'; Segment #31: Course: S 62° 01' 31" W, Length: 13.85'; Segment #32: Course: S 29° 01' 46" E, Length: 3.39'; Segment #33: Course: S 60° 47' 50" W, Length: 41.30'; Segment #34: Course: N 29° 55' 42" W, Length: 17.85'; Segment #35: Length: 24.78', Radius: 7.99', Delta: 177° 41' 42"; Tangent: 397.17'; Chord: 15.98'; Course: N. 28° 44' 29" W; Segment #36: Course: N 28° 44' 29" W, Length: 18.00'; Segment #37: Course: N 60° 44' 49" E, Length: 41.30'; Segment #38: Course: S 29° 24' 48" E, Length: 3.24'; Segment #39: Course: N 59° 44' 38" E, Length: 13.81'; Segment #40: Course: N 60° 40' 40" E, Length: 57.75'; Segment #41: Course: N 61° 03' 45" E, Length: 13.92'; Segment #42: Course: N 62° 12' 46" E, Length: 3.07'; Segment #43: Course: N 04° 30' 21" E, Length: 16.38'; Segment #44: Course: N 82° 58' 26" W, Length: 1.80'; Segment #45: Course: N 04° 30' 21" E, Length: 22.25'; Segment #46: Length: 55.21'; Radius: 24.14'; Delta: 131° 02' 54"; Tangent: 53.03'; Chord: 43.94'; Course: N 04° 46' 17" E; Segment #47: Course: N 04° 46' 56" E, Length: 17.56'; Segment #48: Course: N 86° 27' 31" W, Length: 11.29'; Segment #49: Course: N 84° 47' 45" W, Length: 1.43'; Segment #50: Course: N 48° 31' 31" W, Length: 1.77'; Segment #51: Course: N 52° 03' 58" W, Length: 2.59'; Segment #52: Course: N 51° 09' 40" W, Length: 2.22'; Segment #53: Course: N 51° 10' 02" W, Length: 83.63'; Segment #54: Course: N 38° 47' 22" E, Length: 22.61'; Segment #55: Course: N 51° 09' 48" W, Length: 38.40'; Segment #56: Course: S 38° 10' 15" W, Length: 5.25'; Segment #57: Course: N 50° 57' 17" W, Length: 158.64'; Segment #58: Course: N 42° 15' 08" E, Length: 18.64'; Segment #59: Course: S 50° 58' 59" E, Length: 28.72'; Segment #60: Course: N 39° 01' 01" E, Length: 49.69'; Segment #61: Course: S 50° 48' 16" E, Length: 4.49'; Segment #62: Course: N 39° 02' 45" E, Length: 40.97'; Segment #63: Course: N 50° 57' 15" W, Length: 4.53'; Segment #64: Course: N 38° 54' 48" E, Length: 24.20'; Segment #65: Course: S 50° 57' 15" E, Length: 21.33'; Segment #66: Course: N 39° 02' 45" E, Length: 1.01'; Segment #67: Course: S 51° 05' 35" F, Length: 18.73'; Segment #68: Course: S 39° 02' 45" W, Length: 1.05'; Segment #69: Course: S 50° 57' 15" E, Length: 21.39'; Segment #70: Course: S 39° 05' 44" W, Length: 24.11'; Segment #71: Course: N 50° 57' 15" W, Length: 4.46'; Segment #72: Course: S 39° 02' 45" W, Length: 40.98'; Segment #73: Course: S 51° 01' 14" E, Length: 4.47'; Segment #74: Course: S 38° 59' 14" W, Length: 19.45'; Segment #75: Course: S51° 02' 46" E, Length: 43.28'; Segment #76: Course: N 38° 52' 340 E, Length: 17.60'; Segment #77: Course: N 51° 07' 26" W, Length: 0.17'; Segment #78: Course: N 39° 45' 22" E, Length: 2.11' to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN CI 6E Lancaster Avenue Associates L.P., a Pennsylvania limited partnership, by Confirmatory Deed from CI 6E Lancaster Avenue Associates L.P., a Pennsylvania limited partnership, dated 10-16-2015 and recorded 11-3-2015 in the County of Montgomery in Deed Book 5976 at Page 2326.

Parcel Number: 40-00-30288-01-8.

Location of property: 18 E. Lancaster Avenue, Unit 2, Wynnewood, PA 19096.

The improvements thereon are: Commercial, multi-family property.

Seized and taken in execution as the property of **CI 6E Lancaster Avenue Associates, LP** at the suit of Fannie Mae. Debt: \$41,356,929.00.

**Reed Smith 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. 2021-07282**, 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.

BEGINNING at a point, in the center line of Jenkintown Road (thirty-three feet wide), at the distance of Fifty-three feet, more or less, measured Southwestwardly, from the center line of Church Road (thirty-three feet wide); thence, along land, now or late of Anna E. Thomas, South, Forty-four degrees zero minute East, Three hundred eight and sixty-one hundredths feet to a point; thence, South, Seventy-four degrees Thirty-four minutes forty-three seconds West, Two hundred twenty-one and fifty-nine hundredths feet to a point in the center line of Jenkintown Road; thence, along same, North, thirteen degrees thirteen minutes West, Eighty-one and thirty-two hundredths feet to an angle point; thence, continuing along said center line of Jenkintown Road, North, five degrees three minutes East, Two hundred two and fifty-four hundredths feet to a point the place of beginning.

BEING the same premises which Cheltenham Legion Home Association, by Deed dated 3/25/19 and recorded at Montgomery County Recorder of Deeds Office on 3/27/19, in Deed Book 6130 at Page 328, granted and conveyed unto American Legion Post 497 Vets.

Parcel Number: 31-00-15442-00-7.

Location of property: 8035 Jenkintown Road, Cheltenham, PA 19012.

The improvements thereon are: Taxable clubs and Fraternal organizations.

Seized and taken in execution as the property of **American Legion Post 497 Vets** at the suit of Cheltenham School District. Debt: \$12,343.70.

**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. 2021-13577**, 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, bounded and described in accordance with a survey as made by Ralph E. Shaner and Son Engineering Co., as follows, to wit:

BEGINNING at a corner of lands, now or late of John Micklitz, said point, being in the middle of Micklitz Road (legal width of 33 feet and ultimate width of 50 feet); thence, from said point of beginning, continuing along the middle of Micklitz Road; South, 49 degrees East 267.78 feet to a corner on line of lands of John Lidy; thence, along the same, South, 36 degrees 42 minutes West, 231.54 feet to a corner other lands of Robert R. and Lottie Stahl; thence, along aforesaid, now or late of John Micklitz; thence, along the same, North, 44 degrees East, 231.20 feet to a corner of place of beginning.

BEING the same premises which Charles H. Femmer, Jr., and Stephanie Alvalle, by Deed dated 10/26/18 and recorded at Montgomery County Recorder of Deeds Office on 10/31/18, in Deed Book 6113 at Page 1125, granted and conveyed unto Charles H. Femmer, Jr.

Parcel Number: 60-00-02084-00-7.

Location of property: 22 Mickletz Road, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Charles H. Femmer, Jr.** at the suit of Pottsgrove School District. Debt: \$7,348.81.

**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. 2021-20034**, 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, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 3305, on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A26 at Page 19A, described according to a situation survey of the 3300 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Co. as follows:

BEGINNING at a point, a corner of this and Unit 3304 as show on said plan, which point is measured the 5 following courses and distances from a point a corner of the Walnut Ridge Estates subdivision in the bed of Buchert Road as show on said plan: (1) leaving Buchert Road, on a course measured South, 29 degrees 00 minutes West, along lands of Edgar Frye, 115.00 feet; (2) South, 38 degrees 03 minutes West, still along lands of Frye, 128.42 feet; (3) North, 79 degrees 15 minutes West, through the Walnut Ridge Estates subdivision 69.96 feet to a point on the centerline of "A" Drive; (4) South, 42 degrees 00 minutes West, through "A" Drive 118.31 feet; and (5) South, 48 degrees 00 minutes East, 52.00 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning, on a course measured South, 42 degrees 00 minutes West, the distance of 18.00 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles thereto, 38.00 feet.

BEING the same premises which Robert W. Fleming and Marie H. Fleming by Deed dated June 25, 2003, and recorded at Montgomery County Recorder of Deeds Office on July 3, 2003, in Deed Book 5465 at Page 848, granted and conveyed unto Colin Eutsler.

Parcel Number: 42-00-05119-46-4.

Location of property: 3305 Walnut Ridge, Township of Lower Pottsgrove, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Colin Eutsler** at the suit of U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust. Debt: \$103,694.80.

**Friedman Vartolo LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-00676**, 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 E, Unit Number E-327, unit in, Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Green Hill, Condominium bearing dated 29th 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 date of February A.D., 1981, in Deed Book 4603 at Page 176 etc.; and where by a Corrective Amendment thereto, dated June 30, 1981 and

recorded July 1, 1981, in Deed Book 4638 at Page 56; and a Second Corrective Amendment thereto, dated July 10, 1981 and recorded July 10, 1981 and recorded July 15, 1981, in Deed Book 4642 at Page 534; and the Third Amendment thereto dated August 20, 1986 and recorded September 4, 1986, in Deed Book 4811 at Page 2112; and Fourth Amendment thereto, dated October 7, 1988 and recorded October 14, 1988, in Deed Book 4890 at Page 1189; and the Fifth Amendment thereto, dated January 29, 1990 and recorded May 18, 1990, in Deed Book 4946 at Page 1396; 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 at Page 176.

TOGETHER with all right, title and interest, being a 0.138559 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING designated as Tax Parcel I.D. No. 40-00-11155-88-3 in the Deed Registry Office of Montgomery County, Pennsylvania.

BEING the same premises which Sylvia S. Liss, by her attorney-in-fact, Marjorie L. Berman, by deed dated March 30, 1994, and recorded April 7, 2004, in the Recorder's Office of Montgomery County, Pennsylvania, in Deed Book Volume 5074, Page 668, granted and conveyed unto Judith Raphael.

Parcel Number: 40-00-11155-88-3.

Location of property: 1001 City Avenue, #EE327, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Judith Raphael** at the suit of Mortgage Assets Management, LLC. Debt: \$196,718.61.

**Pincus Law Group, 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. 2022-02329**, 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, identified and described in the Declaration Plan referred to below as 191 Presidential Condominium, located at 191 Presidential Boulevard in **Lower Merion 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 the following documents: (1) a Declaration Creating and Establishing 191 Presidential Condominium, dated July 18, 1973 and recorded in said office on July 30, 1973, in Deed Book 3873 at Page 139 etc., as amended by a First Amendment to Declaration, dated August 29, 1973, and recorded in said Office on September 10, 1973, in Deed Book 3835 at Page 577 etc., and as amended by a Second Amendment on Declaration dated September 24, 1973 and recorded in said office on September 27, 1973, in Deed Book 3891 at Page 131, etc., and as amended by a Third Amendment to Declaration, dated October 9, 1973, and recorded in said office on October 23, 1973, in Deed Book 3897 at Page 282, etc., and as amended by a Fourth Amendment to Declaration, dated October 25, 1973 and recorded in said office on October 31, 1973, in Deed Book 3899 at Page 258, etc., and as amended by a Fifth Amendment to Declaration dated January 16, 1980, and recorded in said office on January 16, 1980, in Deed Book 4492 at Page 94, etc., (said Declaration, as amended, the "Declaration"); and (2) a Declaration Plan, dated July 18, 1973, and recorded in said office on July 30, 1973, in Deed Book 3873 at Page 111, etc., and in Condominium Plan Book 1 at Page 85, etc., and as amended by a First Amended to Declaration Plan, dated October 9, 1973 and recorded in said office on October 23, 1973, in Deed Book 3897 at Page 252, etc., and in Condominium Plan Book 2 at Page 30, etc., and as amended by a Second Amendment to Declaration Plan, dated January 16, 1980 and recorded in said office on February 7, 1980, in Condominium Plan Book 7 at Page 37, etc., (said Declaration Plan, as amended, the "Declaration Plan"); and (3) a Code of Regulations dated July 18, 1973 and recorded in said office on July 30, 1973, in Deed Book 3873 at Page 193, etc., and as amended by a First Amendment to Code of Regulations, dated September 24, 1973 and recorded in said office on September 27, 1973, in Deed Book 3891 at Page 123, etc., (said Code of Regulations as amended, the "Code of Regulations"); being designated on said Declaration Plan as Unit No. R-529 and being more fully described in said Declaration Plan and Declaration, together with a proportionate undivided .0019974% interest in the common elements as defined in said Declaration.

BEING the same premises which Jerome Stein, by Deed, dated May 21, 1984, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on May 25, 1984, in Deed Book 4737 at Page 178, et seq., granted and conveyed unto Raymond H. Kasser and Flora Kasser, husband and wife, in fee. Flora Kasser departed this life on July 29, 2018; Raymond H. Kasser departed this life on September 12, 1991.

Parcel Number: 40-00-47569-23-5.

Location of property: 191 Presidential Boulevard, Condominium R-529, Bala Cynwyd, PA 19004.

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

Seized and taken in execution as the property of **Estate of Raymond H. Kasser and Estate of Flora Kasser** at the suit of 191 Presidential Condominium Association. Debt: \$10,976.31.

**Josephine Lee Wolf**, Attorney. I.D. #315935

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. 2022-03321**, 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 **Horsham Township**, Montgomery County, Pennsylvania, and described according to a Plan of Lots in "Woods' Edge", made by Russell S. Lyman, Registered Professional Engineer and Surveyor, dated December 4, 1954, said plan being recorded, in and for County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-2, Page 4, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Holly Drive (50 feet wide), at the distance of One thousand one hundred thirty-three feet, measured on a bearing of North, Forty degrees fifteen minutes East, along the said side of Holly Drive, from a point of tangent, in the same, said point of tangent, being at the distance of One hundred ninety-six and thirty-five one-hundredths feet, Northwestwardly and Northeastwardly measured partly along the Northeastly and partly along the Southeasterly sides of Holly Drive, on the arc of a circle, curving to the right, having a radius of One hundred twenty-five feet from a point of curve on the Northeastly side of Holly Drive, said point of curve being at the distance of Sixty-five feet, Northwestwardly, measured still along the said Northeastly side of Holly Drive, from a point of tangent in the same, said point of tangent, being at the distance of Sixty-four and fourteen one-hundredths feet, Northwestwardly, measured still along the said Northeastly side of Holly Drive, on the arc of a circle, curving to the left, having a radius of One hundred seventy-five feet, from a point of curve in the same, said point of curve, being at the distance of Forty-six and forty-six one-hundredths feet, Northwestwardly, measured still along the said Northeastly side of Holly Drive from another point of tangent, in the same, said point of tangent, being at the distance of Thirty-nine and twenty-seven one-hundredths feet, measured on the arc of a circle, curving to the right, having a radius of Twenty-five feet from a point of curve on the Northwestly side of Butternut Drive (50 feet wide), said point of beginning, also being in the bed of a certain Twenty feet wide right-of-way for drainage.

CONTAINING in front or breadth on the said side of Holly Drive Eighty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Holly Drive the Southwestly side being through the bed of the aforesaid Twenty feet wide right of way for drainage One hundred ninety feet.

BEING known as Lot No. 51 as shown on the above-mentioned Plan.

BEING THE SAME PREMISES which Steven J. Dampf and Erna Dampf, husband and wife, by Deed dated 12/12/2014 and recorded 12/17/2014 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5938 at Page 1646, granted and conveyed unto Steven J. Dampf and Alma Regina Dampf, husband and wife, in fee.

Parcel Number: 36-00-05125-00-5.

Location of property: 43 Holly Drive, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven J. Dampf and Alma Regina Dampf** 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 Selene Finance LP. Debt: \$111,724.79.

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

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

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

By virtue of a Writ of Execution **No. 2022-04299**, 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, identified and described in Declaration Plan referred to below as 191 Presidential Condominium, located at 191 Presidential Boulevard, in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 195, by the Recording in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, of the following documents: (1) a Declaration creating and establishing 191 Presidential Condominium, dated 7/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3885 at Page 577, etc., and as amended by a Second Amendment to Declaration dated 9/24/1973 and recorded in said Office on 9/27/1973, in Deed Book 3897 at Page 282, etc., and as amended by a Fourth Amendment to Declaration dated 10/25/1973 and recorded in said Office on 10/31/1973, in Deed Book 3899 at Page 258 etc., and as amended by Fifth Amendment to Declaration dated 1/16/1980 and recorded in said Office on 1/16/1980, in Deed Book 4492 at Page 94, etc., and as amended by an Amendment to Declaration and Declaration Plan dated 12/4/1981 and recorded in Deed Book 4679 at Page 1164, etc., (said Declaration as Amended in the "Declaration") and as further Amended by a Second Amendment to Declaration and Plan dated 6/24/1983 and recorded 6/29/1983, in Deed Book 4710 at Page 1851, etc., (said Declaration as Amended in the Declaration); and (2) a Declaration Plan, dated 7/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3973 at Page 111, etc., and in Condominium Plan Book 1 at Page 85, etc., and as amended by a First Amendment to Declaration Plan, dated 10/9/1973 and recorded in said Office on 10/23/1973, in Deed Book 3897 at Page 252, etc., and in Condominium Plan Book 2 at Page 30, etc., and as amended by a Second Amendment to Declaration Plan, dated 1/16/1980, and recorded in said Office on 2/7/1980, in Condominium Plan Book 7 at Page 37, etc., and as amended by the Amendment to Declaration Plan, dated 2/1/1982 and recorded on 2/18/1982, in Condominium Plan Book 9 at Page 21 (said Declaration Plan, as amended by the Amendment to Declaration Plan, dated 7/18/1973 and last revised 6/20/1983 and recorded 6/29/1983, in Condominium Plan Book 9

at Pages 56 and 57 (said Declaration Plan as amended the "Declaration Plan"); and (3) a Code of Regulations, dated 7/18/1973 and recorded in said Office on 9/27/1973, in Deed Book 3891 at Page 123, etc., (said Code of Regulations, as amended the "Code of Regulations"), being designated on Declaration Plan as Unit No. R-702, described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration). Currently listed as .0037884%.

BEING the same premises which Amir Moshiri, by Deed, dated 07/30/2001 and recorded 08/21/2001 in the County of Montgomery, in Deed Book 5372 at Page 887, granted and conveyed unto Arthur Braid and Selma M. Braid, husband and wife, as tenants by the entirety.

AND the said Arthur Braid has since departed this life on March 30, 2013, whereby title to said premises became vested unto Selma M. Braid, by right of survivorship.

BEING the same which Selma M. Braid by Deed dated November 1, 2013, and recorded November 12, 2013, in the County of Montgomery, in Deed Book 5895 at Page 141, granted and conveyed unto Bon-Young Koo and In Sook Choi, as tenants by the entirety.

BEING the same property which Bon-Young Koo and In Soak Choi by Deed dated September 15, 2016, and recorded September 19, 2016, in the County of Montgomery, in Deed Book 6015 at Page 02790, granted and conveyed unto Sandra Sovel and Jack Weinstein, as tenants in common.

AND THE SAID Jack Weinstein departed this life on November 03, 2017. On March 21, 2017, Lori Feldman was appointed Executrix of the Estate of Jack Weinstein. Title of said premises is vested in Lori Feldman, Executrix of the Estate of Jack Weinstein and Sandra Sovel, as tenants in common.

Parcel Number: 40-00-47569-59-5.

Location of property: 191 Presidential Boulevard, Condominium R702, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sandra Sovel and Lori Feldman, Executrix of the Estate of Jack Weinstein a/k/a Jack Warren Weinstein, deceased** at the suit of Specialized Loan Servicing LLC. Debt: \$338,702.98.

**LOGS Legal Group 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. 2022-05245**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in the 7th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, described according to a Plan thereof made by George F. Shaner, Registered Engineer, dated November 21, 1952, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Oakdale Avenue (50 feet wide), at the distance of 49.2 feet, measured North, 56 degrees 58 minutes East along the said side of Oakdale Avenue, from a point of tangent in the same, which point of tangent is at the distance of 15.71 feet, measured on the arc of a circle, curving to the left, having a radius of 10 feet from a point of curve on the Northeasterly side of South Hills Boulevard (50 feet wide).

CONTAINING in front or breadth on the said Oakdale Avenue, 59.2 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to said Oakdale Avenue, 84.5 feet.

BEING Lot No. 71 on said Plan.

BEING the same property conveyed to Fred T. Robinson, a/k/a Fred T. Robinson Jr., deceased, no marital status shown, who acquired title by virtue of a deed from Carl Metzger and Donna E. Metzger, no marital status shown, dated December 31, 2015, recorded January 5, 2016, at Instrument Number 2016000501, and recorded in Book 5984, Page 813, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-21916-00-1.

Location of property: 659 Oakdale Avenue, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Douglas Robinson, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Jermaine Robinson, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Kim Robinson, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Lisa Diener, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Unknown Heirs, to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; and Unknown Administrators, to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.** at the suit of BOKF, N.A. Debt: \$117,858.22.

**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. 2022-06007**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Map of property of Giustino Giuliani, made by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, June 9, 1954, as follows, to wit:

BEGINNING at a point in the middle line of Brookhurst Avenue (Forty feet wide), at the distance of Six hundred twenty-three feet, measured Northeastwardly, along the middle line of said Brookhurst Avenue, from its intersection, with the middle line of Montgomery Avenue (Sixty-six feet wide); thence, leaving Brookhurst Avenue and extending North, sixty degrees, forty-three minutes West, One hundred eighty-two feet to an iron pin; thence, extending South, twenty-nine degrees, seventeen minutes West, Thirty feet to an iron pin on the Northeasterly side of Schiller Avenue (formerly Gordon Avenue) (Thirty feet wide); thence, extending along same, North, sixty degrees, forty-three minutes West, Thirty-five feet and thirty-seven one-hundredths feet to an iron pin; thence, extending North, twenty-nine degrees, thirty minutes East, Sixty feet to an iron pin; thence, extending South, sixty degrees, forty-three minutes East, partly passing through a party wall, separating those premises from premises adjoining to the Northeast, Two hundred seventeen feet and six one-hundredths feet to a point, in the middle line of Brookhurst Avenue; thence, extending along same, South, twenty-nine degrees, seventeen minutes West, Thirty feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Elizabeth Wintz, who acquired title by virtue of a deed from Sandra M. Leibfried, Executrix of the Estate of Mary T. Giuliani, deceased, dated July 7, 2020, recorded July 29, 2020, at Book 6188 at Page 177, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 40-00-07700-00-9.

Location of property: 472 Brookhurst Avenue, Narberth, a/k/a Narberth, PA 19072.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Elizabeth Wintz** at the suit of The Money Source Inc. Debt: \$367,347.84.

**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. 2022-11882**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being described according to a survey and plan, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors of Bryn Mawr, PA, on 12/12/55 and last revised 5/13/57, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Valley Forge Road (80 feet wide), also known as Trooper Road, which point is measured South, forty (40) degrees, fourteen (14) minutes West, a distance of eight hundred ninety-four and thirty-one one-hundredths (894.31) feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of thirteen (13) feet, the arc distance of twenty and forty-two one-hundredths (20.42) feet from a point on the Southwest side of Betzwood Drive (60 feet wide); thence, from said point and extending South forty-nine (49) degrees, forty-six (46) minutes East, crossing the bed of a fourteen (14) feet wide utility easement, a distance of two hundred forty-three and seventy-five one-hundredths (243.75) feet, to a point in the centerline of a Philadelphia Electric Company right-of-way (110 feet wide); thence, extending along the centerline of said right-of-way, South seventy-one (71) degrees, forty-six (46) minutes West, a distance of one hundred twenty-four and sixteen one-hundredths (124.16) feet to a point; thence, extending North, forty-nine (49) degrees, forty-six (46) minutes West, partly through the bed of the aforesaid right-of-way and partly along the centerline of a fourteen (14) feet wide utility easement, a distance of one hundred seventy-eight and eighty-two (178.82) feet to a point on the Southeasterly side of Valley Forge Road, also known as Trooper Road; thence, extending along the Southeasterly side of Valley Forge Road, also known as Trooper Road, North, forty (40) degrees, fourteen (14) minutes a distance of one hundred five and eighty-three one-hundredths (105.83) feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN portion of the premises as conveyed to the Commonwealth of Pennsylvania, Department of Transportation for required right-of-way and easement as more fully set forth in Deed Book 5847 at Page 1345.

BEING the same premises which Xiao Wei Tian, by Deed dated 7/18/2019 and recorded 7/25/2019 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6146 at Page 363, granted and conveyed unto Mario Munroe.

Parcel Number: 63-00-08215-00-2.

Location of property: 1200 S. Trooper Road, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Mario Munroe** at the suit of FlagStar Bank. Debt: \$255,161.62.

**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. 2022-12567**, 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, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the Northwest corner of Second and Johnson Streets; thence, Northwardly, by said Johnson Street, 115 feet to land, now or late of William D. Hartsog; thence, by the same, Westwardly, 29 feet 3 inches to land, now or late of Bessie Y. Eagle; thence, by the same, Southwardly, 115 feet to the North side of Second Street, aforesaid, passing in part of said course and distance thru the middle of the brick division or partition wall of this and house of said Bessie Y. Eagle; thence, by the North side of Second Street, Eastwardly, 23 feet 6 inches to the place of beginning.

BEING the same property conveyed to Mahlon R. Stoudt and Patricia J. Stoudt, his wife, who acquired title, as tenants by the entirety, by virtue of a deed from Peter L. Stanish and Rochelle A. Stanish, his wife, dated August 26, 1971, recorded September 15, 1971, at Document ID 000790, and recorded in Book 3698, Page 75, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Mahlon R. Stoudt died on February 2, 2000, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Patricia J. Stoudt. Patricia J. Stoudt died on January 15, 2020.

Parcel Number: 16-00-25328-00-9.

Location of property: 3 West 2nd Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Donna Weir, as believed Heir and/or Administrator to the Estate of Patricia J. Stoudt; Kristy Ferkins, as believed Heir and/or Administrator to the Estate of Patricia J. Stoudt; Gregory Potts, as believed Heir and/or Administrator to the Estate of Patricia J. Stoudt; and Unknown Heirs, and/or Administrators to the Estate of Patricia J. Stoudt** at the suit of KeyBank, NA, s/b/m First Niagara Bank, NA. Debt: \$113,976.84.

**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. 2022-14132**, 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, plot or parcel of land, with the message or tenement thereon erected, situate in "Arrowhead" Townhouse Development, in **Upper Dublin Township**, Montgomery County, Pennsylvania, being designated as Lot No. 163, as shown on the Subdivision Plan, "Arrowhead" Townhouse Development, prepared for Western Enterprises, by C. Raymond Weir Associated, Inc., Civil Engineers and Surveyors, dated 2/28/1978, last revised 5/18/1979, recorded in the Office for the Recording of Deeds and c, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-36 at Page 24, which aforesaid Subdivision Plan of "Arrowhead" Townhouse Development, has since been amended by an Amended Subdivision Plan, "Arrowhead" Townhouse Development, prepared for Western Enterprises, by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 7/15/1980 last revised 4/06/1983, recorded in the aforesaid Recorder of Deeds Office in Plan Book A-44 at Page 411 and again amended by and Amended Subdivision Plan, Arrowhead Townhouse Development, prepared for Western Enterprises, by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 7/15/1980 last revised 12/13/1983 recorded in Plan Book A-45 at Page 180.

BEING Lot No. 163 as above set out.

TITLE VESTED IN David L. Marcus, by Deed executed on 7/10/2003 and recorded on 8/7/2003 from David L. Marcus and Kimberly F. Marcus, as tenants by the entirety.

Parcel Number: 54-00-04167-14-4.

Location of property: 2000 Chippewa Ridge, Ambler, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **David L. Marcus and Kimberly F. Marcus** at the suit of MCLP Asset Company, Inc. Debt: \$184,643.99.

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

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

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

By virtue of a Writ of Execution **No. 2022-14310**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the building and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, prepared as part of "Sunnybrook Village", made by Gilmore & Associates, Inc., dated May 10, 2001, and last revised June 26, 2002, and recorded in Montgomery County, in Landsite Plan Book L-6 at Page 140.

BEING Lot No 22.

BEING the same property conveyed to Jay F. Parkyn, no marital status shown, who acquired title by virtue of a Deed from Douglas N. Smith and Jennifer M. Smith, husband and wife, dated August 15, 2019, recorded August 21, 2019, at Instrument Number 2019057064, and recorded in Book 6149 at Page 2973, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 42-00-01101-21-6.

Location of property: 32 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jay F. Parkyn, no marital status known** at the suit of KeyBank, N.A. Debt: \$205,344.50.

**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. 2022-16141**, 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 erected or to be erected thereon, situate in **Norristown Borough**, Montgomery County, Pennsylvania bounded and described according to a Minor Subdivision Plan, drawn by Joseph M. Estock, Consulting Engineers & Land Surveyors, King of Prussia, Pa., File No. 13030, dated 5/28/2013, last revised 9/3/2013 and recorded in Plan Book 39 at Page 336, as follows, to wit:

BEGINNING at a point on the Southeasterly side of New Hope Street, said point of beginning is being at a point, a corner of lands, now or late of Michael T. and Kate E. Tamburino, as shown on said plan; thence, extending from said point of beginning and extending along the said Southeasterly side of New Hope Street, North, 39 degrees 12 minutes 18 seconds East, 138.46 feet to a point, a corner of lands, now or late of Anthony Charles and Melissa Gloria Garcia, as shown on said Plan; thence, extending along the line of said lands of Charles and Garcia, for a portion of the distance and also extending along the line of lands, now or late of Michael Harry Falco, et al., for the remaining distance, South, 29 degrees 22 minutes 00 seconds East, 141.85 feet to a point, a corner of Lot No. 2, as shown on said Plan; thence, extending along the line of said Lot No. 2, South, 60 degrees 38 minutes 00 seconds West, 128.42 feet to a point, in the line of lands of the said Michael T. and Kate E. Tamburino; thence, extending along the line of said lands of Tamburino, North, 29 degrees 39 minutes 42 seconds West, 91.27 feet to a point on the Southeasterly side of New Hope Street, aforesaid, being the first mentioned point and place of beginning.

BEING known and identified as Lot No. 1 on said Plan, 1404 New Hope Street, Block 145, Unit 68.

UNDER AND SUBJECT, however, to an Electric Service Easement for Lot No. 2 (proposed) and Sanitary Sewer lateral Easement for Lot No. 2 (proposed), both of which are located upon and extending through premises as being more fully shown and set forth on the recited Plan Book and Page.

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

BEING THE SAME PREMISES which Shoujiang Wang, by Deed, dated 03/07/2019 and recorded 03/14/2019 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6128 at Page 1754, granted and conveyed unto Autumn N. Stewart and Duane Jay, in fee.

Parcel Number: 13-00-04772-01-2.

Location of property: 1404 New Hope Street, Norristown, PA 19401.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Autumn N. Stewart a/k/a Autumn Stewart and Duane Jay** at the suit of Santander Bank, N.A. Debt: \$404,577.94.

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

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

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

By virtue of a Writ of Execution **No. 2022-17273**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner in the middle of the Layfield Road (33 feet wide), leading from Pottstown to New Hanover, said point, being a corner of lands of Eden Stauffer; thence, along the middle of said road, North, 45 degrees East, 60 feet to a corner of lands of Warren H. Freed; thence, along the same, North, 49 degrees 35 minutes West, 414.27 feet to a corner, and continuing along lands of Warren H. Freed, South, 45 degrees West, 60 feet to a corner of lands of Eden Stauffer; thence, along the same, South, 49 degrees 35 minutes East, 414.27 feet to the place of beginning.

CONTAINING: 91 perches of land.

BEING the same premises which Bryon Scott and Marianne Scott, his wife, by Deed dated 12/31/1987 and recorded 1/6/1988 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4862 at Page 00708, granted and conveyed unto Kerry E. Wisneski, now deceased, date of death, 8/17/12 and Susan A. Wisneski, now deceased, date of death, 9/1/2019, his wife.

Parcel Number: 47-00-03940-00-9.

Location of property: 2787 N. Charlotte Street, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Kerry Wisneski, Deceased (DOD 8/17/12), solely in her capacity as Heir of Susan A. Wisneski, Deceased (DOD 9/1/2019) and The Unknown Heirs of Susan A. Wisneski Deceased** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$143,750.35.

**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. 2022-17965**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE CERTAIN lots, or tracts of land, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan dated September 10, 1963, as prepared by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, as follows:

BEGINNING at a point on the Northeasterly side of Bronson Circle, said point, being a common corner of Lot 3 & 4 as shown on the above-mentioned plan, said point, being measured, the two (2) following courses and distances from a point of curve on the Northwesterly side of Third Avenue (Rt. 113), (45 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent; and (2) North, 48 degrees 15 minutes West, 355.00 to the point of beginning; thence, extending from said point along Lot 3, as shown on the above-mentioned Plan, North, 41 degrees 45 minutes East, crossing an existing stream and 20 feet wide sewer main easement, 303.17 feet to a point, in line of lands, now or late of Kaulback; thence, extending along the same, North, 54 degrees 40 minutes West, 769.50 feet to a point, a corner of lands, now or late of Gunner Rambo; thence, extending along the same, South, 42 degrees 06 minutes West, 652.96 to a point, a corner of Lot 26, as shown on the above-mentioned plan; thence, extending along the same and along the rear of Lots 25, 24, 23, as shown on the above-mentioned plan, South, 48 degrees 02 minutes 30 seconds East, recrossing the aforesaid stream and sewer main easement, 414.57 feet to a point, in line of Lot 22, as shown on the above-mentioned plan; thence, extending along the same and along the rear of Lots 22, 21 and partly along Lot 21, the two following courses and distance: (1) North, 41 degrees 57 minutes 30 seconds East, 85.34 feet to a point; and (2) South, 48 degrees 15 minutes East, 279.00 feet to a point, a corner of Lot 13; thence, extending along the same, North, 41 degrees 45 East, 302.00 on a Southwesterly side of Bronson Circle; thence, extending along the same, South, 48 degrees 15 minutes East, 80.00 feet to a point; thence, extending North, 41 degrees 45 minutes East, crossing the bed of Bronson Circle, 50 feet to a point on the Northeasterly side of Bronson Circle; thence, extending along the same, North, 48 degrees 15 minutes West, 5.00 feet to the first mentioned point and place of beginning.

BEING Lots 4, 5, 6, 7, 8, 9, 10, 11, 12 as shown on the above-mentioned plan.

BEING the same premises which the Estate of Charles W. MacMullen a/k/a Charles Wilde MacMullen, Jr., Deceased, by Pamela M. Busha Administratrix, by Deed, recorded in the Office of the Recorder of Deeds of Montgomery County, PA on June 9, 2021, Book 6229 at Page 451, et. seq., granted and conveyed unto MGL Holdings, LLC.

AND BEING the same premises which MGL Holdings, LLC, then by Deed, dated February 28, 2022, and recorded in the Office of the Recorder of Deeds of Montgomery County, PA on May 12, 2022, Book 6281 at Page 2721, et. seq., granted and conveyed unto MGL Holdings, LLC, in fee.

Parcel Numbers: 23-00-00070-00-6; 23-00-00073-00-3; 23-00-00079-00-6; 23-00-00082-00-3; 23-00-00085-00-9; 23-00-00088-00-6; 23-00-00091-00-3; 23-00-00094-00-9; 23-00-00097-00-6.

Location of property: Nine (9) certain lots or parcels of ground, being Lots 4 through 12 on Bronson Circle in the Borough of Trappe, Montgomery County, Pennsylvania.

The improvements thereon are: Undeveloped lots.

Seized and taken in execution as the property of **MGL Holdings, LLC** at the suit of Independent Mortgage Company. Debt: \$401,501.34.

**Phillip D. Berger**, 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. 2022-18405**, 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 **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the north side of Charlotte Street, at the distance of 60 feet East of the North corner of Charlotte and Lex Streets, in the division line of this and Lot 12; thence, along said division of Lot 12, North, 140 feet to a 20 feet wide alley; thence, East along said alley, 30 feet to Lot 14; thence, along same, South 140 feet to Charlotte Street, as aforesaid; thence, along North side of said Street, West, 30 feet to the place of beginning.

BEING the same premises which Walter A Hamilton, by Deed, dated February 25, 2008, and recorded in the Office of Recorder of Deeds of Montgomery County on March 20,2008 at Book 5686, Page 01019, granted and conveyed unto Heather L. Roy.

Parcel Number: 16-00-04088-00-9.

Location of property: 709 N. Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Heather L. Roy** 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: \$170,797.18.

**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.

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

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

**ARTICLES OF INCORPORATION**

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

**Alpha Men’s Center, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Alan L. Frank Law Associates**  
135 Old York Road  
Jenkintown, PA 19046

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

**Ginsburg Law Group, PC**  
1012 N. Bethlehem Pike, Suite 103, Box #9  
Ambler, PA 19002

NOTICE IS HEREBY GIVEN that the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, PA, on January 11, 2023, for **Slices & Rolls Inc.** for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

**ARTICLES OF INCORPORATION  
NONPROFIT**

NOTICE IS HEREBY GIVEN THAT Articles of Inc. were filed with the Dept. of State for **F Minus**, a nonprofit corp. organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes.  
**Commons & Commons, LLP, Solicitors**  
6377 Germantown Avenue  
Philadelphia, PA 19144

**St. John’s Church of Our Saviour** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

**Randal J. McDowell, Esquire**  
221 Noble Plaza  
801 Old York Road  
Jenkintown, PA 19046

**AUDIT LIST**

**First 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 February 6, 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 10:00AM on Monday, February 6, 2023.**

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

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

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

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS’ COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, FEBRUARY 6, 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. BACKOS, NICHOLAS A., DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL) – First and Final Account, Stated by Anthony Backos, Executor.
2. GREENBERG, CONCETTA R., DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL) – First and Final Account, Stated by Paula Lisak, Executrix.
3. HAASE, DONNA, DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL) – First and Final Account of Richard Sand, Administrator CTA, c/o Paul Feldman, Esquire.
4. HUGHES, WILLIAM, (INCLUDING TRUST UNDER WILL) – First and Final Account of Richard Sand, Administrator, c/o Paul Feldman, Esquire.
5. IACOVINO, AYDAN, MINOR’S ESTATE OR MINOR’S COMPROMISE – Third Account, Stated by William H. Bradbury III, Guardian of Estate.
6. IACOVINO, JOSEPH DAVID, DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL) – First and Final Account, Stated by Michael F. Rogers, Administrator.
7. LEE, EMMITT, SETTLOR’S ESTATE – (TRUST AGREEMENT OR DEED) – First Interim Account, Stated by The Philadelphia Trust Company, Trustee.
8. MacPHEE, MARGARET V., DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL) – First and Final Account of Estate of Margaret V. MacPhee, deceased by Glenmede Trust Company, NA, Executor under Will.

- 9. NOWAK, S. PETER, A/K/A NOWAK, SHALOMP, A/K/A NOWAK, SHALOMPETER, DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL) – Account, Stated by Paul L Feldman, Executor.

**Relisted Accounts**

- 10. 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.
- 11. IRWIN, JOHN L., DECEDENT'S ESTATE – 1/03/2023 – Final Account, Stated by Thomas R. Irwin, Executor.
- 12. OLIVANT, WALTER R., DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL) – 1/03/2023 -- First and Final Account, Stated by Marylou Berk, Administratrix.
- 13. SASSAMANSVILLE FIRE COMPANY NO. 1, A NON-PROFIT CORPORATION – Account, Stated by Sassamansville Fire Company No. 1. A Non-Profit Corporation, by Julianna VanDuyne-King, Esquire

**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. 2023-00426

NOTICE IS HEREBY GIVEN that on January 3, 2023, the Petition of Allison Louise Nelson was filed in the above-named Court, praying for a Decree to change her name to ALLISON AVIEL ZAHAVI.

The Court has fixed March 8, 2023, at 9:30 AM, in "Video Room #2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-00324

NOTICE IS HEREBY GIVEN that on January 6, 2023, the Petition of Emily Paige Price, a minor, was filed in the above-named Court, praying for a Decree to change their name to ELIAS FIDELIAS GERARD GRIMM.

The Court has fixed March 1, 2023, at 10:30 AM, in "Video Room #2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-00253

NOTICE IS HEREBY GIVEN that on January 6, 2023, the Petition of Eul Noh was filed in the above-named Court, praying for a Decree to change their name to EULI NOEL FERGUSON.

The Court has fixed March 1, 2023, at 10:30 AM, in "Video Room #2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-00602

NOTICE IS HEREBY GIVEN that on January 11, 2023, the Petition of Jasmine Skye Privette was filed in the above-named Court, praying for a Decree to change her name to JASMINE SKYE MEIER.

The Court has fixed March 8, 2023, at 10:30 AM, in "Video Room #2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-00405

NOTICE IS HEREBY GIVEN that on January 9, 2023, the Petition of Pranavsanjeevan Prabhakaran was filed in the above-named Court, praying for a Decree to change their name to SANJEEVAN PRABHAKARAN.

The Court has fixed March 8, 2023, at 9:30 AM, in "Video Room #2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-00083

NOTICE IS HEREBY GIVEN that on January 4, 2023, the Petition of Rasheeda Vultao was filed in the above-named Court, praying for a Decree to change her name to RASHEEDA CLARY.

The Court has fixed March 1, 2023, at 10:30 AM, in "Video Room #2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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**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****ALPOHORITIS, CONSTANTINE N., dec'd.**

Late of Abington Township.  
 Executrix: CATHERINE ALPOHORITIS,  
 1080 Sherman Avenue,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: MAX A. RUTKOWSKI,  
 RUTKOWSKI & RUTKOWSKI, PC,  
 4141 Woerner Avenue, Suite 3A,  
 Levittown, PA 19057

**BANNISTER, DENNIS LEE, dec'd.**

Late of Abington Township.  
 Administrator: AARON BANNISTER,  
 c/o Renata T. Pabisz, Esquire,  
 116 E. Court Street,  
 Doylestown, PA 18901.  
 ATTORNEY: RENATA T. PABISZ,  
 HIGH SWARTZ, LLP,  
 116 E. Court Street,  
 Doylestown, PA 18901

**BOOTHE, BECKY S. also known as**

**BECKY SUE BOOTHE, dec'd.**  
 Late of West Pottsgrove Township.  
 Administratrix: AMY HARTLEY,  
 c/o Carolyn Marchesani, Esquire,  
 Wolf, Baldwin & Associates, PC,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**BOTDORF, WARREN EDWARD, dec'd.**

Late of Borough of Royersford.  
 Executrix: LORI A. DiNAFO,  
 1361 N. State Street,  
 Pottstown, PA 19464.  
 ATTORNEY: JAMES R. FREEMAN,  
 OWM LAW,  
 41 High Street,  
 Pottstown, PA 19464

**CARCAREY, SUZANNE C., dec'd.**

Late of Collegeville, PA.  
 Executrix: DEBORAH GRAY,  
 3847 Township Line Road,  
 Collegeville, PA 19426.

**COOPER, ADELINE also known as  
ADELINE M. COOPER and  
ADELINE MARIE COOPER, dec'd.**

Late of Lower Merion Township.  
 Executrix: ELLEN J. COOPER,  
 119 West Street,  
 Media, PA 19063.  
 ATTORNEY: EDWARD A. FOX,  
 808 Bethlehem Pike, (Rear),  
 Erdenheim, PA 19038

**CURA, IRENE CATHERINE also known as  
IRENE C. CURA, dec'd.**

Late of Cheltenham Township.  
 Executrix: JOANNE GOTTIER PARRIS,  
 c/o Marci S. Miller, Esquire,  
 P.O. Box 5349,  
 Lancaster, PA 17606.  
 ATTORNEY: MARCI S. MILLER,  
 GIBBEL KRAYBILL & HESS LLP,  
 P.O. Box 5349,  
 Lancaster, PA 17606

**DEAN, MORRIS J. also known as  
MORRIS JONATHAN DEAN, dec'd.**

Late of Lower Merion Township.  
 Executors: DANIEL Z. DEAN,  
 ILANA DEAN-SCHMIDT AND  
 RACHEL MATTHEWS,  
 c/o Lawrence S. Chane, Esquire,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: LAWRENCE S. CHANE,  
 BLANK ROME LLP,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998

**DORNISCH, LINUS VICTOR also known as  
LINUS V. DORNISCH, dec'd.**

Late of Upper Merion Township.  
 Administratrix: DAINA S. WILSON McLEAN, ESQUIRE,  
 P.O. Box 2410,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: DAINA S. WILSON McLEAN,  
 WILSON McLEAN LAW FIRM,  
 P.O. Box 2410,  
 Bala Cynwyd, PA 19004

**FULMER, EVELYN CLARA KERSHAW also known as**

**EVELYN C. FULMER, dec'd.**  
 Late of Lower Providence Township.  
 Executor: ROBERT BOYD FULMER,  
 c/o Patricia Leisner Clements, Esquire,  
 516 Falcon Road,  
 Audubon, PA 19403.  
 ATTORNEY: PATRICIA LEISNER CLEMENTS,  
 516 Falcon Road,  
 Audubon, PA 19403

**GUPTA, RAMESH also known as  
RAMESH CHANDRA GUPTA, dec'd.**

Late of Upper Dublin Township.  
 Executrix: KAVITA GUPTA-SHAH,  
 c/o Devin S. Fox, Esquire,  
 910 Harvest Drive, P.O. Box 3037,  
 Blue Bell, PA 19422.  
 ATTORNEY: DEVIN S. FOX,  
 KAPLIN STEWART MELOFF REITER & STEIN, PC,  
 910 Harvest Drive, P.O. Box 3037,  
 Blue Bell, PA 19422

**HARTWICK, THELMA MARIE, dec'd.**

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

**HARTZ, TERRI ELIZABETH also known as****TERRI E. HARTZ, dec'd.**

Late of Lansdale, PA.  
 Administratrix: MAKENNA E. HARTZ,  
 c/o Kurt A. Gardner, Esquire,  
 109 W. Main Street,  
 Ephrata, PA 17522.  
 ATTORNEY: KURT A. GARDNER,  
 GARDNER AND STEVENS, P.C.,  
 109 W. Main Street,  
 Ephrata, PA 17522

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

Late of Borough of Norristown.  
 Executors: ALEXANDRA STABILE,  
 3 Nancy Drive,  
 Hillsdale, NJ 07642,  
 MARK HELWIG,  
 1766 Sorrel Road,  
 Warrington, PA 18976.  
 ATTORNEY: KENNETH C. RUSSELL,  
 RUSSELL LAW, P.C.,  
 3500 Reading Way,  
 Huntingdon Valley, PA 19006

**HENNING, CLARENCE F., dec'd.**

Late of East Norriton Township.  
 Executrix: CARLA F. BAYLER,  
 c/o Danielle M. Yacono, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**HILL, RONALD F., dec'd.**

Late of Lower Providence Township.  
 Co-Executors: PATRICIA A. DiDONATO,  
 P.O. Box 3269,  
 Shepherdstown, WV 25443,  
 THOMAS HILL,  
 1108 S. Main Street, Unit 327,  
 Greenville, SC 29601.  
 ATTORNEY: GARY P. LEWIS,  
 LEWIS McINTOSH & TEARE, LLC,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**HOLLENBACH, CHARLES RICHARD, dec'd.**

Late of Borough of Souderton.  
 Executor: RICHARD BEAM,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. 1277,  
 Lansdale, PA 19446.

**HOPKINS, PATRICIA ANN, dec'd.**

Late of Conshohocken, PA.  
 Administrator: EDWARD TOLAND,  
 1303 Colwell Lane,  
 Conshohocken, PA 19428.

**JOHNSON, JEANNE A., dec'd.**

Late of Montgomery Township.  
 Executor: BRIAN KENDALL JOHNSON,  
 c/o D. Keith Brown, Esquire,  
 Two N. State Street,  
 Newtown, PA 18940.  
 ATTORNEY: D. KEITH BROWN,  
 STUCKERT AND YATES,  
 Two N. State Street,  
 Newtown, PA 18940

**KARMANSKI, KATHLEEN B., dec'd.**

Late of Plymouth Township.  
 Executor: JOHN M. KARMANSKI,  
 1159 S. Juniper Street,  
 Philadelphia, PA 19147.  
 ATTORNEY: EDWARD A. STERN,  
 McBRIEN & MONTALTO, P.C.,  
 325 Swede Street,  
 Norristown, PA 19401

**KARWOSKI JR., STANLEY JOSEPH, dec'd.**

Late of Perkiomen Township.  
 Executrix: BRIANNA KARWOSKI,  
 c/o Kirsten B. Miniscalco, Esquire,  
 190 Bethlehem Pike, Suite 1,  
 P.O. Box 564,  
 Colmar, PA 18915.  
 ATTORNEY: KIRSTEN B. MINISCALCO,  
 WINTER & DUFFY LAW,  
 190 Bethlehem Pike, Suite 1,  
 P.O. Box 564,  
 Colmar, PA 18915

**KELLY JR., GERALD J., dec'd.**

Late of West Norriton Township.  
 Administratrix: SANDRA L. DWORECKI,  
 161 Ross Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: MICHAEL A. CLEMENTE,  
 DALY & CLEMENTE, P.C.,  
 630 Freedom Business Center Drive, 3rd Floor,  
 King of Prussia, PA 19406

**LEPCHUK, KATHLEEN M., dec'd.**

Late of Whitmarsh Township.  
 Executrix: MARY KENNY LEE,  
 407 Glen Arbor Court,  
 King of Prussia, PA 19406.  
 ATTORNEY: MARK J. DAVIS,  
 CONNOR ELDER LAW,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**LORDI JR., GEORGE J., dec'd.**

Late of Upper Hanover Township.  
 Co-Executors: VIRGINIA E. LORDI,  
 3966 Parestis Road,  
 Barto, PA 19504,  
 ANTHONY R. LORDI,  
 2706 Shady Ridge Drive,  
 Columbus, OH 43231.  
 ATTORNEY: VICTOR M. FREDERICK, IV,  
 Boyertown, PA 19512

**MASTURZO, ELIZABETH A. also known as**

**BETTY A. MASTURZO, dec'd.**  
 Late of Limerick Township.  
 Executor: STEPHEN MASTURZO,  
 124 MacDade Road,  
 Phoenixville, PA 19460.

**McGINTY, INEZ, dec'd.**

Late of Huntingdon Valley, PA.  
 Executor: PAUL McGINTY.

**McGINTY, MARY JANE B., dec'd.**

Late of Borough of Hatboro.  
 Executrix: DAWN MAY,  
 12 Springmeadow Road,  
 Feasterville, PA 19053.  
 ATTORNEY: MARK J. DAVIS,  
 CONNOR ELDER LAW,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**McQUIGGAN, NANCY ELIZABETH, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: EILEEN CALVITTI,  
 c/o Nicholas W. Stathes, Esquire,  
 899 Cassatt Road, Suite 320,  
 Berwyn, PA 19312.  
 ATTORNEY: NICHOLAS W. STATHES,  
 TOSCANI, STATHES & ZOELLER, LLC,  
 899 Cassatt Road, Suite 320,  
 Berwyn, PA 19312

**MILLER, JANET M. also known as  
 JANET E. MILLER and  
 JANET ESCHBACH, dec'd.**

Late of Borough of Pottstown.  
 Executrix: MICHELLE L. GRASSI,  
 c/o Stephanie A. Henrick, Esquire,  
 1001 Conshohocken State Road, Suite 1-625,  
 West Conshohocken, PA 19428.  
 ATTORNEY: STEPHANIE A. HENRICK,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 1001 Conshohocken State Road, Suite 1-625,  
 West Conshohocken, PA 19428

**OGLE, MARY E., dec'd.**

Late of East Norriton Township.  
 Executor: DAVID MARTIN,  
 c/o William B. Cooper, III, Esquire,  
 P.O. Box 673,  
 Exton, PA 19341.  
 ATTORNEY: WILLIAM B. COOPER, III,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341

**PRUSKY, PAUL MURRAY, dec'd.**

Late of Lower Merion Township.  
 Executor: STEVEN G. PRUSKY,  
 c/o Danielle Friedman, Esquire,  
 1801 Market Street, Suite 2300,  
 Philadelphia, PA 19103.  
 ATTORNEY: DANIELLE FRIEDMAN,  
 OFFIT KURMAN, P.A.,  
 1801 Market Street, Suite 2300,  
 Philadelphia, PA 19103

**REMER, SANDI L., dec'd.**

Late of Upper Dublin Township.  
 Administrator: JUSTIN Z. REMER-HOFFMAN,  
 1242 Glen Burnie Lane,  
 Dresher, PA 19052.  
 ATTORNEY: CARRIE L. SCATTERGOOD,  
 ROTHKOFF LAW GROUP,  
 Seven Neshaminy Interplex, Suite 403,  
 Trevese, PA 19053

**RICHTER, DOROTHY also known as  
 DOROTHY WEAVER RICHTER, dec'd.**

Late of Upper Moreland Township.  
 Executor: HARRY B. WEAVER,  
 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

**SALAMONE, RITA L., dec'd.**

Late of Borough of Norristown.  
 Co-Executors: DENISE A. LaROSA,  
 1125 Hereford Drive,  
 Blue Bell, PA 19422,  
 GERALD A. SALAMONE,  
 3110 Lena Lane,  
 East Norriton, PA 19403.

**SCOTT, JOYCE B., dec'd.**

Late of Springfield Township.  
 Executor: DAVID R. SCOTT,  
 c/o 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**SCULLY, MARGARET M., dec'd.**

Late of Lower Providence Township.  
 Executor: BRIAN J. SCULLY,  
 c/o Richard C. Parker, Esquire,  
 175 Stafford Avenue, Suite 230,  
 Wayne, PA 19087.  
 ATTORNEY: RICHARD C. PARKER,  
 MILES & PARKER, LLP,  
 175 Stafford Avenue, Suite 230,  
 Wayne, PA 19087

**SEITZ, NANCY M., dec'd.**

Late of Abington Township.  
 Executrix: PAMELA RUTH GANLEY,  
 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

**SHIELDS, SHARON, dec'd.**

Late of Borough of Norristown.  
 Administratrix: MAUREEN A. LEAR,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 104 N. York Road,  
 Hatboro, PA 19040

**SNYDER, B. LORRAINE, dec'd.**

Late of Borough of Lansdale.  
 Executrix: JAIME E. KALER,  
 c/o Danielle M. Yacono, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**TOOHEY, MARTIN E., dec'd.**

Late of Springfield Township.  
 Executors: JOSEPH P. TOOHEY,  
 8316 Strahle Place,  
 Philadelphia, PA 19111,  
 BRENDAN THOMAS MOONEY,  
 644 Newton Street,  
 Denver, CO 80204.  
 ATTORNEY: BRIDGET M. WEIDENBURNER,  
 McVAN & WEIDENBURNER,  
 162 S. Easton Road,  
 Glenside, PA 19038

**VENEZIA, MARY, dec'd.**

Late of Borough of Norristown.  
 Co-Executors: CARMELLA VENEZIA,  
 985 Von Steuben Drive,  
 Stowe, PA 19464,  
 FRANK VENEZIA,  
 2101 Royal Court,  
 Royersford, PA 19468.  
 ATTORNEY: BRIDGET MONAGHAN WIBLE,  
 P.O. Box 2538,  
 Upper Darby, PA 19082

**WALSH, JAYNE ANN, dec'd.**

Late of Harleysville, PA.  
 Executrix: MELISSA GLIDDEN,  
 c/o Daniel W. Katz, Esquire,  
 121 S. Broad Street, Suite 1300,  
 Philadelphia, PA 19107.  
 ATTORNEY: DANIEL W. KATZ,  
 LAW OFFICES OF DANIEL W. KATZ, LLC,  
 121 S. Broad Street, Suite 1300,  
 Philadelphia, PA 19107

**Second Publication****ALBRECHT, DAVID E. also known as  
DAVID E. ALBRECHT, SR., dec'd.**

Late of Lower Gwynedd Township.  
 Executors: DAVID E. ALBRECHT, JR.,  
 4803 Renoir Lane,  
 Schwenksville, PA 19473,  
 MELANIE G. ALBRECHT,  
 1383 Granary Road,  
 Blue Bell, PA 19422.  
 ATTORNEYS: JAMES E. EGBERT,  
 THOMAS J. BARNES,  
 EGBERT & BARNES, P.C.,  
 349 York Road, Suite 100,  
 Willow Grove, PA 19090

**BAILEY, FRED JAMES also known as  
FRED JAMES BAILEY, III, dec'd.**

Late of Hatfield Township.  
 Executrices: ALLISON GLADFELTER AND  
 LAUREN POPECK,  
 c/o William B. Anstine, Jr., Esquire,  
 117 E. Market Street,  
 York, PA 17401.  
 ATTORNEY: WILLIAM B. ANSTINE, JR.,  
 117 E. Market Street,  
 York, PA 17401

**CAPARONI SR., LOUIS J., dec'd.**

Late of Upper Providence Township.  
 Executrix: DIANE K. CANNEY,  
 118 Norwood Street,  
 Mont Clare, PA 19453.  
 ATTORNEY: JAMES C. KOVALESKI,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

**CUSTER, RONALD P., dec'd.**

Late of Lower Providence Township.  
 Co-Executors: DEBORAH J. TYSON AND  
 RICHARD D. CUSTER,  
 c/o Blake E. Dunbar, Esquire,  
 Robert L. Brant & Associates, LLC,  
 572 W. Main Street, P.O. Box 26865,  
 Trappe, PA 19426.

**DAVIS, ALICE, dec'd.**

Late of Wyncote, PA.  
 Executor: DEBORAH DAVIS,  
 c/o Sherman C. Toppin, Esquire,  
 Toppin Law, PC,  
 1800 John F. Kennedy Boulevard, Suite 300,  
 Philadelphia, PA 19103.  
 ATTORNEY: SHERMAN C. TOPPIN,  
 TOPPIN LAW PC,  
 1800 John F. Kennedy Boulevard, Suite 300,  
 Philadelphia, PA 19103

**DORWARD, MARIAN CONSTANCE, dec'd.**

Late of Lower Providence Township.  
 Executor: JOHN S. DORWARD,  
 c/o Kevin M. Richards, Esquire,  
 Henry & Beaver LLP,  
 937 Willow Street,  
 Lebanon, PA 17046.  
 ATTORNEY: KEVIN M. RICHARDS,  
 HENRY & BEAVER LLP,  
 937 Willow Street,  
 Lebanon, PA 17046

**FELDMAN, ALYNE, dec'd.**

Late of Abington Township.  
 Executor: BRYAN J. ADLER,  
 Seven Neshaminy Interplex, Suite 403,  
 Trevoise, PA 19053.  
 ATTORNEY: CARRIE L. SCATTERGOOD,  
 ROTHKOFF LAW GROUP,  
 Seven Neshaminy Interplex, Suite 403,  
 Trevoise, PA 19053

**FELTON, HARRY UETZ also known as  
HARRY U. FELTON and  
HARRY FELTON, dec'd.**

Late of Lower Salford Township.  
 Executors: SCOTT FELTON AND  
 CHRISTOPHER FELTON,  
 c/o John N. Schaeffer, III, Esquire,  
 60 E. Court Street, P.O. Box 1389,  
 Doylestown, PA 18901-0137.  
 ATTORNEY: JOHN N. SCHAEFFER, III,  
 EASTBURN & GRAY, PC,  
 60 E. Court Street, P.O. Box 1389,  
 Doylestown, PA 18901-0137

**FERGUSON, MAGDALENA MARIE, dec'd.**

Late of Borough of North Wales.  
 Executrix: VALERIE LYNN KRATOWICZ,  
 c/o Nicholas W. Stathes, Esquire,  
 899 Cassatt Road, Suite 320,  
 Berwyn, PA 19312.  
 ATTORNEY: NICHOLAS W. STATHES,  
 TOSCANI, STATHES & ZOELLER, LLC,  
 899 Cassatt Road, Suite 320,  
 Berwyn, PA 19312

**FLEETWOOD GOLDBLATT, DORIS also known as  
DORIS F. GOLDBLATT and  
DORIS GOLDBLATT, dec'd.**

Late of Lower Merion Township.  
 Executrix: JANET FLEETWOOD SPERLING,  
 614 Great Springs Road,  
 Bryn Mawr, PA 19010.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**GALLELLI, FRANCESCO, dec'd.**

Late of Abington Township.  
 Executor: ANTONIO GALLELLI,  
 c/o Russell P. Sacco, Esquire,  
 Russell P. Sacco, LLC,  
 57 S. Main Street,  
 Yardley, PA 19067.  
 ATTORNEY: RUSSELL P. SACCO,  
 RUSSELL P. SACCO, LLC,  
 57 S. Main Street,  
 Yardley, PA 19067



**GARDNER, MARY CHARLENE, dec'd.**

Late of Hatboro Township.  
 Executrix: CAROL L. FÖRMENTO,  
 2936 Carnation Avenue,  
 Willow Grove, PA 19090.  
 ATTORNEY: STEVEN H. BRUSH,  
 LAW OFFICES OF CONNORS AND BRUSH,  
 606 Lakeside Drive,  
 Southampton, PA 18966

**GIUNTA SR., FRANK A. also known as FRANK GIUNTA, dec'd.**

Late of Upper Merion Township.  
 Executrix: DENISE G. MULLIN,  
 73 Aspen Way,  
 Schwenksville, PA 19473.  
 ATTORNEY: EDMUND J. CAMPBELL, JR.,  
 2201 Renaissance Boulevard, 3rd Floor,  
 King of Prussia, PA 19406

**HEDRICK SR., RALPH WESLEY, dec'd.**

Late of Upper Dublin Township.  
 Executrix: CHERYL KURPIEL,  
 879 Geranium Drive,  
 Warrington, PA 18976.

ATTORNEY: SCOT SEMISCH,  
 SEMISCH AND SEMISCH,  
 408 Easton Road, P.O. Box 306,  
 Willow Grove, PA 19090-0306

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

Late of Lower Merion Township.  
 Executor: JOSEPH J. RITINSKI,  
 443 Forest Lane,  
 North Wales, PA 19454.

ATTORNEY: MELVA M. EXNER,  
 813 Warren Road,  
 Lower Gwynedd, PA 19002

**HUMMELER, MARY P., dec'd.**

Late of Lower Merion Township.  
 Executor: PNC BANK, NA,  
 Attn.: Heather S. Dorr, VP,  
 1600 Market Street, 6th Floor,  
 Philadelphia, PA 19103.

ATTORNEY: KAREN WOLF,  
 COMMONS & COMMONS, LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144

**JOHNSON, WAINE CECIL, dec'd.**

Late of Abington Township.  
 Executrix: DEANNA M. JOHNSON,  
 c/o Samantha Heaton, Esquire,  
 Kulzer & DiPadova, P.A.,  
 76 E. Euclid Avenue, Suite 300,  
 Haddonfield, NJ 08033.

ATTORNEY: SAMANTHA HEATON,  
 KULZER & DiPAADOVA, P.A.,  
 76 E. Euclid Avenue, Suite 300,  
 Haddonfield, NJ 08033

**LADEN, OTTILIE, dec'd.**

Late of Whitmarsh Township.  
 Executors: SCOTT M. LADEN,  
 DREW M. LADEN AND  
 ROBERT J. CAMPBELL,  
 c/o Robert J. Stern, Esquire,  
 Two Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004.

ATTORNEY: ROBERT J. STERN,  
 ROBERT J. STERN LAW, LLC,  
 Two Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004

**LAWRENCE, KIMIKO K., dec'd.**

Late of Montgomery Township.  
 Executrix: APRIL FRY,  
 c/o Brittany Tedesco, Esquire,  
 383 Kings Highway North,  
 Cherry Hill, NJ 08034.  
 ATTORNEY: BRITTANY TEDESCO,  
 BRATTON ESTATE & ELDER CARE  
 ATTORNEYS,  
 383 Kings Highway North,  
 Cherry Hill, NJ 08034

**LINCOLN, RUTH HIRSHEY also known as RUTH H. LINCOLN and RUTH LINCOLN, dec'd.**

Late of Lower Merion Township.  
 Executor: JOSEPH L. LINCOLN,  
 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

**McELHINNEY, NORA also known as NORA NAUGHTON, dec'd.**

Late of Cheltenham Township.  
 Executor: JAMES E. McELHINNEY, JR.,  
 c/o Stephen M. Specht, Esquire,  
 2332 S. Broad Street,  
 Philadelphia, PA 19145.

ATTORNEY: STEPHEN M. SPECHT,  
 GREEN & SCHAFLE,  
 2332 S. Broad Street,  
 Philadelphia, PA 19145

**MOYER, JANE S. also known as JANE ARLENE MOYER, dec'd.**

Late of Franconia Township.  
 Executrix: KATHLEEN L. KEEFRIDER,  
 308 W. Kennedy Road,  
 North Wales, PA 19454.

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

**MUNYAN, RUTH ANNE, dec'd.**

Late of Gilbertsville, PA.  
 Executor: RICHARD R. MUNYAN,  
 2759 Saint Anthony Way,  
 Gilbertsville, PA 19525.

**PLATTENBURG, PAUL DALE, dec'd.**

Late of Borough of Pottstown.  
 Executrix: JENNIFER LYNNE HERSCAP.  
 ATTORNEY: DAVID E. SCHWAGER,  
 183 Market Street, Suite 100,  
 Kingston, PA 18704-5444

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

Late of Springfield Township.  
 Executrix: JULIANN M. POLLINO,  
 c/o Guy F. Matthews, Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.  
 ATTORNEY: GUY F. MATTHEWS,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300,  
 Media, PA 19063

**REILLEY JR., JOSEPH F., dec'd.**

Late of Borough of Norristown.  
 Executrix: KATHLEEN A. REILLY,  
 103 Amberley Drive,  
 Blue Bell, PA 19422.

ATTORNEY: MICHAEL F. ROGERS,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 510 E. Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**RUMMEL, KATHLEEN A. ELIFF also known as**

**KATHLEEN A. RUMMEL and  
 KATHLEEN A. ELIFF, dec'd.**

Late of Hatfield Township.  
 Executor: ROSE MARIE POWER,  
 124 Yellowstone Road,  
 Plymouth Meeting, PA 19462.

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

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

Late of West Norriton Township.  
 Executor: WILLIAM C. SCHAMP, JR.,  
 c/o Danielle M. Yacono, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.

ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**SHILDKROUT, BRADLEY STEPHEN, dec'd.**

Late of Worcester Township.  
 Administratrix: DONNA LYNN SHILDKROUT,  
 c/o Lisa A. Shearman, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.

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

**SLOVITER, DOLORES, dec'd.**

Late of Montgomery Township.  
 Executrix: VIKKI AMANDA SLOVITER,  
 c/o John R. Latourette, Esquire,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19102.

ATTORNEY: JOHN R. LATOURETTE,  
 DILWORTH PAXSON LLP,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19102

**SPENCE, MIRIAM E., dec'd.**

Late of Towamencin Township.  
 Executrix: JEANICE L. NAULTY,  
 c/o David G. Garner, Esquire,  
 635 E. High Street, Suite 2,  
 Pottstown, PA 19464.

ATTORNEY: DAVID G. GARNER,  
 635 E. High Street, Suite 2,  
 Pottstown, PA 19464

**STEVENSON, ELLEN C., dec'd.**

Late of Whitemarsh Township.  
 Administratrix: ANNE STEVENSON SMITH,  
 192 Albemarle Drive,  
 Blue Bell, PA 19422.

ATTORNEY: MARK J. DAVIS,  
 CONNOR ELDER LAW,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**STUBBE, FRANK R. also known as**

**FRANK REED STUBBE, dec'd.**

Late of Lower Providence Township.  
 Executors: FRANK H. STUBBE AND  
 LISA A. RAPAPORT,  
 266 S. Carol Boulevard,  
 Upper Darby, PA 19082.

**STUFFLET JR., ALFRED L., dec'd.**

Late of Limerick Township.  
 Executrix: JUNE MARIE STUFFLET,  
 220 Melrose Avenue,  
 Reading, PA 19606.

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

**TRAUGER, WILLIAM D., dec'd.**

Late of Hatfield Township.  
 Administrator: MICHAEL J. TRAUGER.  
 ATTORNEY: MICHELLE M. FORSELL,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**WALTZ, DOROTHY ESTHER HOYER also known as**

**DOROTHY H. WALTZ and  
 DOROTHY E. WALTZ, dec'd.**

Late of Lower Providence Township.  
 Executrix: PATRICIA W. DEVLIN,  
 c/o Robert L. Brant, Esquire,  
 572 W. Main Street, P.O. Box 26865,  
 Trappe, PA 19426.

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

Late of Abington Township.  
 Executrices: HOLLY BETH WILSON AND  
 BONNIE J. LOCK,  
 412 Cheltona Avenue,  
 Jenkintown, PA 19046.

ATTORNEY: JOSEPH P. MCGOWAN,  
 JOSEPH P. MCGOWAN, P.C.,  
 701 Lakeside Park,  
 Southampton, PA 18966

**Third and Final Publication****BETHEL, ELIZABETH F., dec'd.**

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

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

**BORGERSEN, BARBARA ERENE also known as**

**BARBARA BORGERSEN and  
 BARBARA E. BORGERSEN, dec'd.**

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

ATTORNEY: JOHN S. CUSTER, JR.,  
 CUSTER & CUSTER,  
 7 St. Albans Circle,  
 Newtown Square, PA 19073

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

Late of Springfield Township.  
Co-Executors: MARY ANN GAVRUSHENKO AND JOHN BRUN,

c/o Law Offices of Michelle C. Berk, P.C.,  
1300 Virginia Drive, Suite 325A,  
Fort Washington, PA 19034  
215-793-4800.

ATTORNEY: MICHELLE C. BERK,  
LAW OFFICES OF MICHELLE C. BERK, P.C.,  
1300 Virginia Drive, Suite 325A,  
Fort Washington, PA 19034

**BUCK, ELIA DURR also known as**

**ELIA D. BUCK and  
ELIA BUCK, dec'd.**

Late of Lower Merion Township.  
Executors: CAROLINE B. ROGERS AND  
JAMES M. BUCK, III,  
c/o Heike K. Sullivan, Esquire,  
1735 Market Street, 51st Floor,  
Philadelphia, PA 19103.

ATTORNEY: HEIKE K. SULLIVAN,  
BALLARD SPAHR LLP,  
1735 Market Street, 51st Floor,  
Philadelphia, PA 19103

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

Late of Red Hill, PA.  
Executors: ALLEN CAROFF,  
2001 Upper Ridge Road,  
Green Lane, PA 18054,  
JOHN CAROFF,  
1675 Canary Road,  
Quakertown, PA 18951.

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

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

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

Late of Lower Merion Township.  
Executrix: CAROLINE FUTERAL,  
c/o Elizabeth T. Stefanide, Esquire,  
Law Offices of Elizabeth T. Stefanide, Esquire,  
339 W. Baltimore Avenue,  
Media, PA 19063.

ATTORNEY: ELIZABETH T. STEFANIDE,  
LAW OFFICES OF ELIZABETH T.  
STEFANIDE, ESQUIRE,  
339 W. Baltimore Avenue,  
Media, PA 19063

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

Late of Upper Merion Township.  
Administratrix: ANN KENNEDY,  
499 W. Valley Forge Road,  
King of Prussia, PA 19406.  
ATTORNEY: KATHLEEN M. O'CONNELL,  
SCHUBERT GALLAGHER TYLER  
MULCAHEY,

121 S. Broad Street, 20th Floor,  
Philadelphia, PA 19107

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

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

ATTORNEY: ADRIAN L. MEYER,  
LAW OFFICE OF ADRIAN L. MEYER,  
62 N. Church Street,  
Doylestown, PA 18901

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

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

**GRANT, JEANNE MARIE, dec'd.**

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

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

Late of Lower Merion Township.  
Administrator: BRIAN WILLIAM HUTTER,  
1069 Challis Spring Drive,  
New Albany, OH 43054.

ATTORNEY: MISTY A. TOOTHMAN,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

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

Late of Worcester Township.  
Executor: KENNETH L. WEIR,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE,  
THE LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446

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

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

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

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

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

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

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

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

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

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

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

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

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

Late of Lower Providence Township.  
 Executor: JAMES LENNON,  
 1545 Briarwood Lane,  
 Pottstown, PA 19464.  
 ATTORNEY: PATRICK J. KURTAS,  
 934 High Street, P.O. Box 696,  
 Pottstown, PA 19464

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

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

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

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

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

Late of Royersford, PA.  
 Administrator: FRANK PARAVATI,  
 A/K/A FRANCIS PARAVATI,  
 c/o Mullaney Law Offices,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024

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

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

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

Late of Skippack Township.  
 Executrix: NANCY A. POLLOCK,  
 c/o King Laird, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: ANDREW C. LAIRD,  
 KING LAIRD, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426

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

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

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

Late of Towamencin Township.  
 Executrices: ASHLEY DEIHL,  
 312 Nassau Boulevard,  
 Prospect Park, PA 19076,  
 ALICIA MALKE,  
 863 Sweet Birch Drive,  
 Middletown, DE 19709.  
 ATTORNEY: NEIL M. HILKERT,  
 229 W. Wayne Avenue,  
 Wayne, PA 19087

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

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

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

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

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

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

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

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

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

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

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

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

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**PROFESSIONAL CORPORATION**

**AIHC Conshohocken, PC** has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation Law of 1988, as a Professional Corporation.

**Alpha Men's Clinic, P.C.** has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation Law of 1988, as a Professional Corporation.

**Alan L. Frank Law Associates**  
135 Old York Road  
Jenkintown, PA 19046

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**TRUST NOTICES**

**Second Publication**

**THE DONALD W. JARRELL FAMILY TRUST**  
**Donald W. Jarrell, Deceased**  
**Late of W. Norriton 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:

**Trustees:** Kimberly Ann Jarrell  
(n/k/a Kimberly Ann Armani) &  
Rudolph L. Celli, Jr., Esq.  
125 Strafford Ave., #115, Wayne, PA 19087

**Attv.:** Rudolph L. Celli, Jr.  
125 Strafford Ave., #115, Wayne, PA 19087

**Third and Final Publication**

**LAUREN A. CHAPIS TRUST DATED 7/11/2008**  
**LAUREN A. CHAPIS, DECEASED**  
**Late of Phoenixville, Upper Providence Township,**  
**Montgomery County, PA**

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

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

**Trustee's Attorney: Mary C. Crocker, Esquire**  
**Crocker & Crocker, P.C.**  
1296 High Street, Pottstown, PA 19464

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**EXECUTIONS ISSUED**

**Week Ending January 17, 2023**

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

- ANDREWS, MATTHEW: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202203240; \$1,162.76.
- ANSORGE, LISA - Santander Bank, N.A.; 202222212; \$481,072.34.
- BASTONE, TONY: PNC BANK, GRNSH. - TD Bank USA, N.A.; 202104691; \$1,871.38.
- BOLICK, MARILYN: TRUIST BANK, GRNSH. - LVNV Funding, LLC; 202224244; WRIT/EXEC.
- CARROLL, LAVETTA: BANK OF AMERICA, GRNSH. - Bank of America, N.A.; 201522506; \$6,901.76.
- CLEAVER, ERIKA: PNC BANK, GRNSH. - TD Bank USA, N.A.; 202104659; \$3,989.90.
- DeCRISTOFANO, MICHAEL: CITIZENS BANK, GRNSH. - Pennsylvania Uninsured Employers Guaranty Fund; 202261547; \$56,505.12.
- DOYLE III, ATWOOD DAWSON: WELLS FARGO BANK, GRNSH. - Frigo, Anthony; 202300674; WRIT/EXEC.
- DUBE, NLUMBIDZI: AMERICAN HERITAGE FCU, GRNSH. - Credit Corp Solutions, Inc.; 202124633; \$1,046.61.
- EZELL, DARRELL: SWEET HOME HEALTHCARE, LLC: WELLS FARGO BANK, N.A., GRNSH. - American Express National Bank; 202021468; WRIT/EXEC.
- FERRACCI, LAWRENCE: WELLS FARGO BANK, N.A., GRNSH. - American Express National Bank; 202002021; WRIT/EXEC.
- FISHER, CYNTHIA: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202224604; WRIT/EXEC.
- FORNAL, GREGORY: BANK OF AMERICA, GRNSH. - Bank of America, N.A.; 201828508; \$7,488.77.
- GILL, ARROON: WELLS FARGO BANK, GRNSH. - Velocity Investment, LLC; 202224558; \$5,871.75.
- GOLDBERG, DAPHNE - Investors Bank; 202223298.
- GOTTLIEB, LOIS: WELLS FARGO BANK NA, GRNSH. - Oak Hill Condominium Association; 202201502.
- GRASSEY, MICHAEL: PNC BANK, GRNSH. - LVNV Funding, LLC; 202104674; \$2,673.05.

JACOBY, EMILY: BANK OF AMERICA, GRNSH. - Bank of America, N.A.; 201806520; \$14,880.83.  
 KRYSTKIEWICZ, PATRICK: TD BANK NATIONAL ASSOCIATION, GRNSH. - American Express National Bank; 202114351; WRIT/EXEC.  
 L & S REALTY, LLC - 1600 Church Road Condominium Association; 202217447; \$5,509.85.  
 L & S REALTY, LLC - 1600 Church Road Condominium Association, et al.; 202217448; \$3,068.12.  
 LAWSIN, WYNWRIGHT: TD BANK NATIONAL ASSOCIATION, GRNSH. - American Express National Bank; 202003699; WRIT/EXEC.  
 MADLE, THOMAS: TD BANK, GRNSH. - Unifund CCR, LLC; 202014817.  
 MINGLE, MELISSA: WELLS FARGO, GRNSH. - Commonwealth Financial System; 202223923; WRIT/EXEC.  
 NELLIGEN, PATRICIA: EVEN, THOMAS - PNC Bank National Association; 202001144.  
 NGO, MELISSA: TD BANK, GRNSH. - TD Bank USA, N.A.; 202104657; \$1,372.16.  
 PLANO, FRANCES: WILLOW GROVE BANK, GRNSH. - Centurion Capital Corp.; 200726927; WRIT/EXEC.  
 POGHARIAN, ROSS: BANK OF AMERICA, N.A., GRNSH. - American Express National Bank; 202115907; WRIT/EXEC.  
 POLIS, JOSEPH: TD BANK, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202104656; \$6,790.28.  
 RAFTERY, KIMBERLEY: WELLS FARGO BANK, N.A., GRNSH. - American Express National Bank; 201818843; WRIT/EXEC.  
 REID, ROBERT: SHONDA: AMERICAN HERITAGE CREDIT UNION, GRNSH. - JMS Home Remodeling, LLC; 202224590; \$9,460.25.  
 SCHRUM, ZACH: SCHRUM FAMILY ROOFING, LLC: SANTANDER BANK, GRNSH. - Hamburger, Jared, et al.; 202216825; \$10,682.25.  
 SHREFFLER, ANDREW: CITIZENS BANK, GRNSH. - Atlantic Cr. & Fin., Inc., et al.; 200616317; WRIT/EXEC.  
 SNYDER, MARIE: AMERICAN HERITAGE FCU, GRNSH. - TD Bank USA, N.A.; 201610441; \$11,446.65.  
 SPOHN, CALIN: WELLS FARGO, GRNSH. - National Credit Adjusters, LLC; 202223932; WRIT/EXEC.  
 THEKAN SERVICES AND SUPPLY COMPANY: UKOYO, ENDURANCE: CHASE BANK, GRNSH. - Heritage-Montgomery Center, L.P.; 202218463; \$28,154.68.  
 TORRES, LISA - Yocum, Stacy; 202215720.  
 VOLK VINEBERG, KAREN: FREEDOM CREDIT UNION, GRNSH. - TD Bank USA, N.A., et al.; 201523958; \$2,328.65.  
 WILLIAMS, HERBERT: MERCK SHARP AND DOHME FCU, GRNSH. - American Express National Bank; 202115704; WRIT/EXEC.

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## JUDGMENTS AND LIENS ENTERED

Week Ending January 17, 2023

The Defendant's Name Appears  
First in Capital Letters

BERGEY, DAVID - Capital One Bank, N.A.; 202300592; Judgment fr. District Justice; \$8,241.54.  
 BREWSTER, MICHELE - Midland Funding, LLC; 202300551; Judgment fr. District Justice; \$2,825.39.  
 BROWN, MATTHEW - Midland Funding, LLC; 202300527; Judgment fr. District Justice; \$3,681.47.  
 CAPOBIANCO, TERESA - Midland Funding, LLC; 202300556; Judgment fr. District Justice; \$4,485.35.  
 DOYLE III, ATWOOD DAWSON - Frigo, Anthony; 202300674; Judgment fr. District Justice; \$WRIT/EXEC.  
 GUIJO, LUIS - Midland Funding, LLC; 202300539; Judgment fr. District Justice; \$3,346.22.  
 HAAS, ERNEST - Crown Asset Management, LLC; 202300578; Judgment fr. District Justice; \$8,269.62.  
 HAWLEY, BRYAN - Nuria Group, LLC; 202300522; Judgment fr. District Justice; \$1,702.58.  
 HEREDIA, SEBASTIAN - Crown Asset Management, LLC; 202300580; Judgment fr. District Justice; \$2,588.30.  
 JAMES, RONALD - Bryn Athyn Fire Company, Inc.; 202300528; Judgment fr. District Justice; \$1,111.92.  
 JONES, TIENEASHA - Midland Funding, LLC; 202300553; Judgment fr. District Justice; \$1,761.05.  
 KANCIANIC, LISA - Capital One Bank, N.A.; 202300594; Judgment fr. District Justice; \$2,281.86.  
 KEHOE, DAVID - Midland Funding, LLC; 202300548; Judgment fr. District Justice; \$1,417.20.  
 KEYES, CHRISTIAN-MICHAEL - Bryn Athyn Fire Company, Inc.; 202300532; Judgment fr. District Justice; \$1,435.55.  
 KEYSTONE DERMATOLOGY PARTNERS, LLC: QUALDERM PARTNERS OF PA, LLC - BT Blair, LLC; 202300692; Complaint in Confession of Judgment; \$POSSESSION.  
 LEARY, FRANCES - Midland Funding, LLC; 202300523; Judgment fr. District Justice; \$4,119.59.  
 MacKEVERICAN, JORDAN - LVNV Funding, LLC; 202300547; Judgment fr. District Justice; \$925.56.  
 MALDONADO, YADIRA - Midland Funding, LLC; 202300533; Judgment fr. District Justice; \$4,290.75.  
 MANUS, MICHELLE - PYOD, LLC; 202300555; Judgment fr. District Justice; \$1,765.19.  
 MASON, JOSHUA - Midland Credit Management, Inc.; 202300465; Judgment fr. District Justice; \$1,913.20.  
 NGUYEN, NGOC - Midland Funding, LLC; 202300529; Judgment fr. District Justice; \$2,008.83.  
 POUST, MARY - Midland Funding, LLC; 202300531; Judgment fr. District Justice; \$3,892.69.  
 RATOSKEY, MARY - Capital One Bank USA, N.A.; 202300457; Judgment fr. District Justice; \$11,010.14.  
 REID, JUSTIN - Lvnv Funding Llc; 202300718; Judgment fr. District Justice; \$2147.81.  
 SINGER, MICHELLE - LVNV Funding, LLC; 202300576; Judgment fr. District Justice; \$1,924.38.  
 SMITH, LOUIS - Worldwide Asset Purchasing LLC; 202300703; Certification of Judgment; \$8206.26.  
 STURGES, SUSAN - Capital One Bank, N.A.; 202300595; Judgment fr. District Justice; \$2,959.69.  
 TAMMARO, MEGAN - Midland Funding, LLC; 202300524; Judgment fr. District Justice; \$5,064.27.

TREGO, CATHY - Midland Funding, LLC; 202300542; Judgment fr. District Justice; \$987.16.  
 WALSKI, LISA - LVNV Funding, LLC; 202300558; Judgment fr. District Justice; \$889.64.  
 WILLIAMS, DEBORAH - Midland Funding LLC; 202300715; Judgment fr. District Justice; \$1228.53.  
 YELISTRATOV, MIHAIL - Capital One Bank, N.A.; 202300597; Judgment fr. District Justice; \$3,497.86.  
 ZAMORA-ESCOBAR, NORMA - Midland Credit Management, Inc.; 202300468; Judgment fr. District Justice; \$1,286.47.

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

Anastasi, Ernie; Erin; 202370003; \$7,588.91.  
 Austin, Charles; Heather; 202370000; \$24,258.02.  
 Doran, James; 202370001; \$37,143.49.  
 Doran, Kristen; 202370002; \$37,143.49.  
 Embody, Erin; 202370005; \$96,024.38.  
 Emmons-Rogers, F.; Rogers, Paul; 202370008; \$122,704.66.  
 Menko, D.; 202370004; \$4,022.83.  
 Millstein, Edward; 202370006; \$291,930.74.  
 Rogers, Paul; 202370009; \$14,557.14.  
 Ruch Carbide Burs, Inc.; 202370007; \$12,207.06.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending January 17, 2023**

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

BARKAN, LEONARD - Upper Moreland Township; Barkan, June S., 124 Glenwood Drive Washington Crossing, PA 18977.  
 BARNSTEAD, BRUCE M. - Upper Dublin Township; Courts, Robert, 4267 Creek Road Skippack, PA 19426.  
 BERUBE, CHAREA J. - Whitpain Township; Freas, Jed, 1387 Jolly Rd Bluebell, PA 19422.  
 BURDO, DOLORES A. - Lower Merion Township; Burdo, Francis M., 17 Highland Ave Bala Cynwyd, PA 19004.  
 CONNER, MATCHETT KERRI M. - Abington Township; Matchett, Steven M., 1234 Gordon Road Jenkintown, PA 19046.  
 DOLFMAN, FRANCES H. - Lower Gwynedd Township; Dolfman, Douglas, 1455 Sloan Way Lower Gwynedd, PA 19002.  
 KIRKHOFF, ELIZABETH G. - Pottstown Borough; Kirkhoff, Charles R., 2753 E. High St Pottstown, PA 19460.  
 KOSICH, JOHN A. JR. - Springfield Township; Kosich, Lori J., 1910 Scott Road Oreland, PA 19075.  
 MORRIS, LEROY - Springfield Township; Morris, Kelli A., 1706 Church Road Oreland, PA 19075.  
 PARANZINO, ANTHONY D. - Upper Providence Township; McGowan, Joseph P. Esq., 701 Lakeside Park Southampton, PA 18966.  
 STOLLWERK, CAROLYN M. - Hatfield Township; Stollwerk, Hans W., 1545 Werner Rd. Hatfield, PA 19440.  
 STRASSACKER, FRANK E. - Horsham Township; Strassacker, Patricia E., 505 W County Line Rd Hatboro, PA 19040.  
 UNTI, MARGARET G. - Abington Township; Unti, Bernard O., 15340 Berryville Road Germantown, MD 20874; Unti, Richard O., 4066 Center Avenue Lafayette Hill, PA 19444.

**SUITS BROUGHT**

**Week Ending January 17, 2023**

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

AGAMI, SHAHAR - Ozarko, Yuval; 202300453; Complaint Divorce.  
 ALMENDAREZ VANEGAS, SANTOS - Turcios Garcia, Rosa; 202300673; Complaint for Custody/Visitation; Ahlert, Michael.  
 ANASTASIA, THOMAS - Brown-Anastasia, Nickietha; 202300689; Complaint Divorce.  
 ANDREW, ALBERT - SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT; TAPPAN ZEE HIGH SCHOOL - John Doe 1-4; 202300665; Foreign Subpoena.  
 BARVE, SAKET - Dhamdhare, Meghana; 202300088; Complaint for Custody/Visitation; Faigenbaum, Bernard D.  
 BATTLE, THERESA - American Express National Bank; 202300518; Civil Action; Felzer, Jordan W.  
 BELL, JIHAD; JIHAD - Culp, Hannah; 202300624; Complaint for Custody/Visitation.  
 COLON, ANGEL - Oquendo, Mildred; 202300734; Defendants Appeal from District Justice.  
 CURTIS, KEYONTAE - Johnson, Annette; 202300474; Petition for Protection From Intimidatio.  
 FRANZ, ANDREA - Toby Messere Plumbing, Inc.; 202300441; Defendants Appeal from District Justice.  
 JIMINEZ, DOLOREZ - Hudson Homes Management Llc; 202300732; Defendants Appeal from District Justice.  
 KIRKPATRICK, MEGAN; SCHIRMER, MATTHEW - Schirmer, David; 202300579; Complaint for Custody/Visitation.  
 LAFFMAN HOLDINGS LLC - Commonwealth Of Pennsylvania Department Of Transportation; 202300709; Declaration of Taking Eminent Domain Gov; Haldeman, Peter J.  
 LARE, LANA - Parkinson, Austin; 202300710; Complaint Divorce.  
 LEWIS, SIERRA; HEARD, KRISTOPHER - Newlin-Mabery, Laura; 202300540; Complaint for Custody/Visitation.  
 LOGAN MARKETING GROUP, LLC - Domestic Linen Supply Co., Inc.; 202300590; Petition; Dougherty, Michael J.  
 MALADY, RANDY - Malady, Danielle; 202300609; Complaint for Custody/Visitation.  
 MALERVY-SMALL, MARY - Small, Brandon; 202300614; Complaint for Custody/Visitation.  
 McINTOSH, ANDRE - Denning, Ciara; 202300464; Complaint for Custody/Visitation.  
 MILES, WILLIAM - Worthington, Jasmine; 202300581; Complaint for Custody/Visitation.  
 MORALES, BENANCIO; MARTINEZ, CESAR - Apple, Patricia; 202300520; Civil Action; Lefevre, Robert H.  
 PAGE, CHRISTOPHER - Skelton, Charaine; 202300449; Complaint for Custody/Visitation; Pagnanelli, Enrico.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mumford, Imani; 202300632; Appeal from Suspension/Registration/Insp.  
 RAMYAJ MANAGEMENT, LLC; SAMUEL, PETER - Pack, John; 202300491; Complaint in Quiet Title.

RASHIED, MALIK - Rashied, Sharlisse; 202300719;  
Complaint Divorce.  
REED, HOLLY: HOLLY - Montini, Michael; 202300497;  
Complaint for Custody/Visitation.  
ROBERSON, MILANI - Umble, Trelaine; 202300176;  
Complaint for Custody/Visitation.  
SCHLEINKOFER, RICHARD - Pine Apex  
Commercial, LLC; 202300483; Complaint in  
Ejectment; Mashinski, Joseph.  
SCHMIDT, JULIA - Schmidt, Nicholas; 202300601;  
Complaint Divorce.  
SCHROEDER, JACOB - Outar, Taya; 202300320;  
Complaint for Custody/Visitation.  
SINGLETERY, BRUCE - McCall, Tierra; 202300323;  
Complaint for Custody/Visitation.  
STEVENSON, ANTHONY - Spencer, Emily; 202300327;  
Complaint for Custody/Visitation.  
TAYLOR, TAYLOR: KEVIN - Taylor, Heather;  
202300362; Complaint for Custody/Visitation.  
UPPER MORELAND TOWNSHIP - Legacy Services  
Usa Llc; 202300695; Petition; Karpchuk, Jennifer Weidler.  
Van HORN, ALICIA - Van Horn, David; 202300656;  
Complaint for Custody/Visitation.  
WHATLEY KALLAS LLP - Aetna Inc; 202300733;  
Foreign Subpoena.

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## WILLS PROBATED

### Granted Week Ending January 17, 2023

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

ABEL, SUZANNE M. - Lower Merion Township;  
Illuminati, Matthew A., 544 Moreno Road  
Wynnewood, PA 19096; Illuminati, Nicholas J.,  
544 Moreno Road Wynnewood, PA 19096.  
ALPOHORITIS, CONSTANTINE N. - Abington  
Township; Alpothoritis, Catherine, 1080 Sherman Ave.  
Huntingdon Valley, PA 19006.  
ARCANA, JOHN M. - Lower Providence Township;  
Rubino, Mark, 3806 Austin Place  
Newtown Square, PA 19073.  
BARON, MICHAEL S. - East Norriton Township;  
Baron, Theresa A., 2411 Alan Road  
Norristown, PA 19401; Dilts, Mark N.,  
455 Pennsylvania Avenue Fort Washington, PA 19034.  
BARSAM, JUDITH - Lower Merion Township;  
Gumaer, Robert, 5 Spruce Lane Marlton, NJ 08053.  
BOTDORF, WARREN E. - Royersford Borough;  
Dinafo, Lori A., 1361 North State Street  
Pottstown, PA 19464.  
CICCARONE, IRENE A. - West Norriton Township;  
Margavich, Dona M., 152 Liberty Avenue  
Norristown, PA 19403.  
COHEN, MARVIN - Lower Merion Township;  
Shandelman, Jennifer, 104 Rolling Road  
Wynnewood, PA 19096.  
CONSOLO, GEORGE J. - Lower Providence Township;  
Consolo, Richard, 19 Pawlings Circle  
Phoenixville, PA 19460.  
COOK, WILLIAM M. - Plymouth Township;  
Rodziak, Frank, 1007 Plymouth Road  
Plymouth Meeting, PA 19462.  
COOPER, DONALD M. - Upper Dublin Township;  
Cooper, Barry R., 1680 Huntingdon Pike  
Huntingdon Valley, PA 19006.  
DIGIUSEPPE, CAROL F. - Lower Merion Township;  
Desiderio, Josephine T., 154 Grandview Road  
Ardmore, PA 19003.  
DUFF, ROBERT L. - Abington Township;  
Adshead, Robert L., 1828 Allen Ln  
Abington, PA 19001; Ayers, Bonnie A.,  
2294 Belgian Ln Clearwater, FL 33763.  
FIORE, JAMES M. - Lower Pottsgrove Township;  
Grillo, Deborah A., 25 Pebble Beach Ln.  
Pottstown, PA 19464.  
FULMER, KENNETH G., JR. - Plymouth Township;  
Fulmer, Dana M., 336 Cambridge Road  
Plymouth Meeting, PA 19462.  
HAGAN, ANN M. - Lower Merion Township;  
Hagan, Paul, 1422 Orchard Way Rosemont, PA 19010.  
HARTWICK, THELMA M. - Franconia Township;  
Hartwick, Melvin R., 712 Hood Boulevard  
Fairless Hills, PA 19030.  
HERNANE, TEOFILO T. - Abington Township;  
Rogers, Ricci F., 1030 Old Huntingdon Pike  
Jenkintown, PA 19046.  
HILL, JOSEPH J. - Upper Merion Township;  
Hill, Elizabeth B., 1230 Denbigh Lane  
Radnor, PA 19087; Hill, Michael H.,  
1230 Denbigh Lane Radnor, PA 19087.  
JUNG, KEITH T. - Abington Township;  
Gorman, Michelle, 224 Hastings Boulevard  
Broomall, PA 19008.  
KOHN, EMANUEL J. - Abington Township;  
Kohn, David M., 306 Oak Rd Glenside, PA 19038;  
Mishel, Ellen K., 1110 Kingsley Rd  
Jenkintown, PA 19046.  
LANIGAN, DAWN L. - Norristown Borough;  
Desimone, Suzanne, 307 Jefferson St  
Bridgeport, PA 19405.  
LEPCHUK, KATHLEEN M. - Whitmarsh Township;  
Lee, Mary K., 407 Glen Arbor Court  
King Of Prussia, PA 19406.  
LOMBARDO, ALEXANDRA V. - Plymouth Township;  
Lombardo, Michelle M., 227 Rittenhouse Square  
Plymouth Meeting, PA 19462.  
MAGGS, WILLIAM H. - Hatfield Borough;  
Maggs, Jill C., 401 East 34Th Street  
New York, NY 10016; Maggs, Susan K.,  
4929 Sheriff Road Nd Washington, DC 20019.  
MASTURZO, ELIZABETH A. - Limerick Township;  
Masturzo, Stephen, 124 Macdade Rd  
Phoenixville, PA 19460-1010.  
MCCARTHY, TIMOTHY E. - New Hanover Township;  
Mccarthy, Erin M., 2285 Sterling Dr  
Gilbertsville, PA 19525.  
MCCARTY, DAVID M. - Hatfield Township;  
Mccarty, Janet L., 13 East Broad Street  
Hatfield, PA 19440.  
PICKEL, DORIS E. - ; Pickel, Michael J.,  
600 Montgomery Road Ambler, PA 19002.  
PREEDY, MARIA R. - Lansdale Borough;  
Preedy, Francis X., 237 Linden Lane  
Riegelsville, PA 18077.  
REIFF, DEBORA A. - Lower Merion Township;  
Lundy, Edward, 404 Old Gulph Rd  
Penn Valley, PA 19072.  
RESCH, BARBARA B. - Springfield Township;  
Resch, William H. Jr., 14 Hillcrest Avenue  
Erdenheim, PA 19038.  
RIVERA, ANDY - Cheltenham Township;  
Rivera, Sabrina, 234 East Mayfield Street  
Philadelphia, PA 19134.



ROONEY, JOHN J. - Upper Dublin Township;  
Tonrey, Donna A., 239 Mallard Drive East  
North Wales, PA 19454.

SARADA, THYAGARAJA - Horsham Township;  
Srinivasan, Sylaja, 6 Danna Court  
Fair Haven, NJ 07704.

SCHADA, BARBARA L. - Horsham Township;  
Schada, John E., 217 Columbia Avenue  
Horsham, PA 19044.

SCIOLI, RITA E. - Upper Merion Township;  
Busch, Kathleen W., 505 Calhoun Rd  
Wilmington, DE 19809.

SCOTT, JOYCE B. - Springfield Township;  
Scott, David R., 65 Grove Avenue Flourtown, PA 19031.

SLOYER, CATHERINE - Pennsburg Borough;  
Sloyer, Roger W., 2538 Broder Street Sw  
Allentown, PA 18103.

SNYDER, B. L. - Lansdale Borough; Kaler, Jaime E.,  
161 West School Street Hatfield, PA 19440.

SOLOMON, EDWARD F. - Lower Merion Township;  
Solomon, Saul J., 1209 Denbigh Ln  
Radnor, PA 19087.

STEPAK, RUTH - Lower Merion Township;  
Stepak, Bryna, 139 Righters Ferry Rd  
Bala Cynwyd, PA 19004.

TEAFORD, ROBERT - Plymouth Township;  
Teaford, Ryan, 8621 Cathedral Circle  
Philadelphia, PA 19128.

WATSON-PATTERSON, LINDA E. - Cheltenham  
Township; Patterson, Stephanie,  
1202 Ashbourne Road Elkins Park, PA 19027.

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## RETURN DAY LIST

January 30, 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. Ascent Healthcare, LLC v. Sunline, LLC - Plaintiff's Motion to Overrule Objections to Subpoena (Seq. 42d) - **J. Frank - D. Ryan.**
2. Bommarito v. 227 Evergreen Road Operations, LLC - Plaintiff's Motion to Compel Discovery (Seq. 32d) - **C. Culleton - Z. Mazzarella.**
3. Burns v. Murphy - Defendant's Petition to Withdraw as Counsel (Seq. 80) - **J. Highlands - M. Hanamirian.**
4. Cean v. Guarneri - Defendant's Motion to Compel Discovery (Seq. 8d) - **K. McGilloway - D. Williams.**
5. Chhern v. Rowen - Defendant's Motion to Compel IME (Seq. 37d) - **G. Linn - A. Fedak.**
6. Curley v. Village Market - Defendant's Motion to Compel Deposition (Seq. 43d) - **B. Chacker - S. McManus.**

7. Daniels-McCullough v. Jones - Defendant's Motion to Compel Discovery (Seq. 3d) - **B. Saul - J. Oprysko.**
8. Gordon v. Griffin - Plaintiff's Motion to Compel Discovery (Seq. 5d) - **S. Fishman - N. Durso.**
9. Green v. Doe - Plaintiff's Motion to Compel Discovery (Seq. 27d).
10. Gunton Corporation v. Costello - Plaintiff's Motion to Compel Discovery (Seq. 12d) - **D. Samlin - M. Stuski.**
11. Hairston v. Statewide Abstract Group, Inc. - Defendant's Motion to Amend Judgment on Non Pros (Seq. 49).
12. Harborview Rehabilitation and Care Center at Lansdale v. Strzemecny - Plaintiff's Motion to Quash Objections to Subpoena (Seq. 39d) - **D. Jaskowiak - K. Ingersoll.**
13. Hernandez v. Courtside Square Associates, Inc. - Defendant's Motion to Compel Discovery (Seq. 22d) - **L. Thomas - J. Livingood.**
14. K&S Ventures, LLC v. D2 Management, LLC - Plaintiff's Motion to Compel Discovery (Seq. 213d) - **G. Hoyt - R. Sebja.**
15. King v. Paolucci - Defendant's Motion to Compel Discovery (Seq. 22d) - **K. Kofsky - M. Hazel.**
16. Lambersky v. Shi-III Sage Horsham, LLC - Plaintiff's Motion to Compel Discovery (Seq. 66d) - **C. Culleton - A. Kramer.**
17. Levin v. Chew - Motion to Quash Subpoena (Seq. 47d) - **P. Rosenweig - M. Louis.**
18. Murray v. Venture Woodworking, LLC - Defendant's Motion to Compel Discovery (Seq. 18d) - **B. Picker - C. Rybny.**
19. Oterososa v. Mesidor - Plaintiff's Motion to Compel Discovery (Seq. 23d) - **A. De Levie.**
20. Shore v. Jevs Carea at Home - Plaintiff's Motion to Compel Discovery (Seq. 15d) - **C. Culleton - K. Fair.**
21. Simpson v. Edwards - Plaintiff's Motion to Compel Discovery (Seq. 20d) - **J. Martin.**
22. Smith v. Laguna - Plaintiff's Motion to Consolidate (Seq. 17) - **D. Feinberg - J. Rudolph.**
23. Smith v. Laguna-Gasper - Plaintiff's Motion to Consolidate (Seq. 9) - **D. Feinberg - E. Bederman.**
24. State Farm Mutual Automobile Insurance Company v. Dunn - Defendant's Motion to Compel Discovery (Seq. 7d) - **R. Allen - J. Flancher.**
25. Stilo v. Holy Redeemer Hospital and Medical Center - Plaintiff's Motion to Compel Discovery (Seq. 53d) - **L. Jubb - D. Camhi.**
26. Taylor v. Payne - Defendant's Motion to Dismiss (Seq. 90) - **C. DeFelice.**
27. United Guaranty Residential Insurance Company v. Minner-Vosburgh - Defendant's Petition to Satisfy Extinguished Mortgage and Expired Judgment (Seq. 5) - **A. Burgess.**
28. WMB, L.P. v. Domino Salvage, Inc. - Motion to Quash Subpoena and for Protective Order (Seq. 55d) - **J. Linse - E. Hayes.**
29. WMB, L.P. v. Domino Salvage, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 51d) - **J. Linse - E. Hayes.**