



FOR RECENT MBA NEWS &
CLE/EVENTS, VISIT
WWW.MONTGOMERYBAR.ORG

Montgomery County

Law Reporter

The Official Legal Periodical of Montgomery County
(Available in Digital format)

VOLUME 160, NUMBER 37 NORRISTOWN, PA SEPTEMBER 14, 2023

TABLE OF CONTENTS

PERIODICAL PUBLICATION

Hancock v. Montgomery County 373*

APPEAL AND ERROR

Concise Statement of Errors Complained of on Appeal

GOVERNMENTAL LAW

Right to Know Law

LEGAL NEWS

Bar Association News3-9
Classifieds.....10
Lawyer to Lawyer Networking.....13-14
 Executions43-44
 Judgments and Liens.....44
 Letters of Administration44-45
 Suits Brought45-46
 Wills Probated46-47
 Return Day List.....47-48

LEGAL NOTICES

Action to Quiet Title31
 Articles of Amendment31
 Articles of Incorporation (*Profit*).....32
 Change of Name32
 Civil Action.....33
 Estate Notices.....33-42
 Fictitious Name.....42
 Foreign Registration Statement.....42
 Miscellaneous43
 Sale of Real Estate43
 Sheriff Sales (*3rd & Final Publication*)15-31

*Pages Correspond To Opinion Page Numbering Sequence In The Center Of The Book

Montgomery County Law Reporter

(USPS 361-080)

*Reporting the Decisions of the Divisions of the Court of the
Thirty-Eighth Judicial District of Pennsylvania,
Composed of Montgomery County,
Officially Designated by the Rule Thereof as the
Legal Periodical for the Publication of Legal Notices*

Owned and Published by
MONTGOMERY BAR ASSOCIATION
SERVING THE PROFESSION AND THE COMMUNITY SINCE 1885

2023 Law Reporter Committee

*Michael J. Lyon, Esq., Chair
Chelsey A. Christiansen, Esq.
Annie L. Neamand, Esq.*

*Marshall H. Schreiberstein, Esq., Editor
Kathryn M. Palladino, Esq., Associate Editor
Tracy Costantino, Esq., Assistant Editor*

Office: 100 West Airy Street, P.O. Box 268, Norristown, PA 19404

Tel: 610-279-9660 **Fax:** 610-279-4846

Website: www.montgomerybar.org

E-mail: LegalAds@montgomerybar.org

Denise S. Vicario, Esq., Executive Director

Jack Costello, Publications Manager

Jessica M. Gambone, Desktop Publisher

Published Every Thursday

***Legal Notices must be received by 2:00 p.m. the preceding Tuesday**

2023 Annual Subscription Cost - \$150.00

Digital Format Cost - \$85.00

Periodicals Postage Paid at Norristown, PA 19401 and additional changes of mailing offices (etc.)

POSTMASTER: Send address changes to:

Montgomery County Law Reporter

P.O. Box 268,

Norristown, PA 19404-0268

Vol. 160

NORRISTOWN, PA, SEPTEMBER 14, 2023

No. 37

The *MONTGOMERY COUNTY LAW REPORTER* is published every Thursday. **The submission DEADLINE for all Legal Notices and Commercial & Classified Advertisements will be 2:00 p.m. on TUESDAY for the following Thursday's Issue. Deadlines are subject to change for Holiday schedule. The deadlines will be strictly enforced.** Notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the **Law Reporter** nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The *Montgomery County Law Reporter* maintains sole editorial discretion and reserves the right to refuse publication of any submission.

Copyright © 2023 Montgomery Bar Association. All rights reserved. No portion of this transmission, nor any part of this publication, may be copied, downloaded, stored for future retrieval or use, further transmitted or otherwise reproduced, stored, transmitted, distributed, transferred or used, in any form by any means, in whole or in part, except with the prior written permission of the Montgomery Bar Association. Any reproduction of any part of this transmission or publication must contain the following: "Copyright © Montgomery Bar Association 2023."

BAR ASSOCIATION NEWS

The Following Notices Are For Montgomery Bar Association Members Only

Think MBA for CLE 2023

UPCOMING CLE SEMINARS

The MBA is now offering in-person, hybrid, and virtual distance learning CLE! Get the same great learning experience from our local experts and stay up-to-date with constantly changing court initiatives and procedures to help you get through this challenging time. Check out our current schedule below!

SEPTEMBER:

- **WEDNESDAY, SEPTEMBER 20TH - FRIDAY, SEPTEMBER 22ND**

CLE (In-Person): Montgomery Bar Association Mediation Institute - 3-Day Family Mediation Certification Course

Location: MBA Building; Time: Wed., 9/20/23 9:00 A.M. to Fri., 9/22/23 4:00 P.M.; Credits: 16.0 Substantive; 2.0 Ethics

- **WEDNESDAY, SEPTEMBER 27TH**

CLE (In-Person): A Strategic Orientation to Mediation

Location: MBA Building (CLE Room); Time: 12:00 P.M. to 1:00 P.M.; Credits: 1.0 Substantive

OCTOBER:

- **TUESDAY, OCTOBER 17TH**

CLE (In-Person): Diversity, Equity & Inclusion in Estate Planning

Location: MBA Building (CLE Room); Time: 12:00 P.M. to 1:30 P.M.; Credits: 1.0 Ethics

- **WEDNESDAY, OCTOBER 25TH**

CLE (In-Person): Trial Lawyers Guide to Private Arbitration Practice

Location: MBA Building (CLE Room); Time: 12:00 P.M. to 1:00 P.M.; Credits: 1.0 Substantive

NOVEMBER:

- **WEDNESDAY, NOVEMBER 1ST**

CLE (In-Person): Toby Dickman Seminar 2023 - Custody Practice in Montgomery County: Procedure, Trial Tips, and Toolkit Essentials from the Decision Makers in Montgomery County

Location: Montgomery County Courthouse - Courtroom "A"; Time: 8:30 A.M. to 12:00 P.M.; Credits: 1.0 Substantive

Now enjoy MBA CLEs from ANYWHERE!

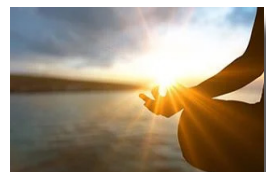
VISIT WWW.MONTGOMERYBAR.ORG

• always on • any device • special pricing • save your spot • presenters • topics

MBA MEDITATION SESSIONS

All members are invited to join us for our daily meditation sessions, held every weekday mornings 7:30 AM - 7:50 AM and Tuesday, Wednesday, and Thursday afternoons 3:30 PM - 3:45 PM.

PLUS - watch pre-recorded guided meditation sessions on your schedule!





2024 Committee Leadership Requests

As President-Elect Lisa A. Shearman stated in her recent message: *Committees are the heart of our Bar Association.* The MBA has started planning for 2024 and we are currently seeking members to serve in committee leadership positions. Whether you are a current chair or vice-chair who would like to continue, or a committee member who is ready to step into a leadership position, let us know by sending an email to committees@montgomerybar.org. Leadership positions DO NOT roll over from year-to-year so you will need to submit a request if you would like to retain your position.



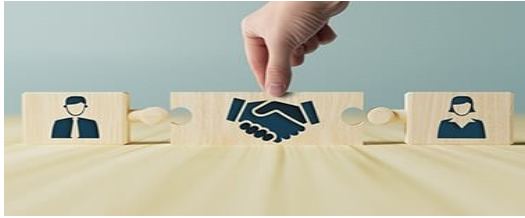
Now Accepting Applications for the 2024 MBA Leadership Academy

The Montgomery Bar Association (MBA) Leadership Academy was established in 2015 to provide select members with cutting-edge leadership training, unique networking opportunities, and a pathway to future leadership roles both within the MBA and beyond. In fact, 75% percent of our Leadership Academy alumni have gone on to hold leadership positions in the MBA and virtually all of the participants have served in positions of leadership within their work organizations and their communities.

We are pleased to open the application process for the 2024 MBA Leadership Academy. Applications can be found on our website - www.montgomerybar.org under Membership and should be submitted to Nancy Walsh (nancy@tbdnowllc.com) no later than **November 17, 2023.**

IMPORTANT NOTE: We have lowered the required number of years in practice for applicants from three (3) years to one (1) year for applicants.

3-Day Family Law Mediation Certification SEPT. 20TH - SEPT. 22ND



The MBA will be hosting a 3-Day Family Law Mediation certification program from Wednesday, September 20, 2023 through Friday, September 22, 2023, 9:00 AM - 4:00 PM.

In addition to being certified to mediate family law matters, attendees will receive a total of 18 CLE credits (16 substantive & 2 ethics). Attendance at all three (3) sessions is mandatory in order to earn your certification and CLE credits. Registration includes breakfast, lunch, snacks, and refreshments.

GO TO WWW.MONTGOMERYBAR.ORG TO REGISTER!

THURSDAY, SEPTEMBER 21 4-6 PM

WELLNESS WALK

VALLEY FORGE NATIONAL PARK

FREE WATER ICE, COURTESY OF
WSFS bank
We Stand For Service™

A SPECIAL PBA & MBA WELLNESS SERIES EVENT

MONTGOMERY BAR ASSOCIATION

SUPREME COURT OF PENNSYLVANIA
APPELLATE COURT PROCEDURAL RULES COMMITTEE
CIVIL PROCEDURAL RULES COMMITTEE
DOMESTIC RELATIONS PROCEDURAL RULES COMMITTEE
ORPHANS' COURT PROCEDURAL RULES COMMITTEE
CRIMINAL PROCEDURAL RULES COMMITTEE
JUVENILE COURT PROCEDURAL RULES COMMITTEE
MINOR COURT RULES COMMITTEE

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of Pa.R.A.P. 1517, 1732, 1781, 3307, and 3309; Adoption of Pa.R.Civ.P. 243 and 1930.10, Rescission of Pa.R.Civ.P. 1920.46, and Amendment of Pa.R.Civ.P. 216, 237.1, 1037, 1303, 1901.6, 1910.11, 1910.12, 1915.4-2, 1915.4-3, 1915.17, 1920.42, 1920.51, 1930.6, 1956, and 2955; Adoption of Pa.R.O.C.P. 2.12, 3.16, and 15.23, and Amendment of Pa.R.O.C.P. 14.1, 15.7, 15.8, 15.9, 15.10, and 15.13; Amendment of Pa.R.Crim.P. 150, 430, 431, and 515; Adoption of Pa.R.J.C.P. 1206, and Amendment of Pa.R.J.C.P. 1122, 1242, and 1406; and Amendment of Pa.R.Civ.P.M.D.J. 209, 304, 308, 403, 405, 410, 503, 506, 515, and 516.

The above-captioned Rules Committees are considering proposing to the Supreme Court of Pennsylvania the above-described rulemaking governing procedures for the Servicemembers Civil Relief Act, 50 U.S.C. §§ 3901 *et seq.* and the Military and Veterans Code, 51 Pa.C.S. §§ 101 *et seq.*, for the reasons set forth in the accompanying publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Rules Committees to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

Daniel A. Durst, Chief Counsel
Rules Committees
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
PO Box 62635

cont'd on next page

Harrisburg, PA 17106-2635
FAX: 717-231-9526
rulescommittees@pacourts.us

All communications in reference to the proposal should be received by November 16, 2023. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Rules Committees will acknowledge receipt of all submissions.

By the:

Appellate Court Procedural Rules Committee
Peter J. Gardner, Esq., Chair

Civil Procedural Rules Committee
Maureen M. McBride, Esq., Chair

Domestic Relations Procedural Rules Committee
David. S. Pollock, Esq., Chair

Orphans' Court Procedural Rules Committee
Julian E. Gray, Esq., Chair

Criminal Procedural Rules Committee
Hon. Stefanie J. Salavantis, Chair

Juvenile Court Procedural Rules Committee
Renée D. Merion, Esq., Chair

Minor Court Rules Committee
Hon. Daniel E. Butler, Chair

**SUPREME COURT OF PENNSYLVANIA
JUVENILE COURT PROCEDURAL RULES COMMITTEE**

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of Pa.R.J.C.P. 1167

The Juvenile Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pennsylvania Rule of Juvenile Court Procedure 1167 governing the service of court orders and notices for the reasons set forth in the accompanying publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Daniel A. Durst, Chief Counsel
Juvenile Court Procedural Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
P.O. Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9541
juvenilerules@pacourts.us**

All communications in reference to the proposal should be received by **October 27, 2023**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Juvenile Court Procedural Rules Committee,

Renée D. Merion, Chair

Our Kitchen @ **THE MBACAFÉ**

Come in We're
OPEN

Monday - Friday

Breakfast 8:30 am - 11:30 am

Lunch 11:30 am - 2:30 pm

TEL: 610-279-9660, EXT. 222

**For Menu, Loyalty Rewards, or to Order Online
Scan This QR Code:**



CLASSIFIEDS

OFFICES AVAILABLE FOR RENT

488 Norristown Rd., Blue Bell, PA (Walton Point Office Park). Approximately 10 minutes from the Montco courthouse, 1488 ft.² , including 3 offices, reception area, paralegal desk, kitchen, bathroom, conference room, file room and storage closet. Available December 1, 2023. Rent negotiable. **Call Mark Clemm (610-733-0776).**



The Chamber of Commerce for Greater Montgomery County logo is centered at the top of the advertisement, featuring a stylized building icon with a red arch above it. Below the logo, a group of diverse business professionals in professional attire are smiling. A dark blue banner at the bottom of the image contains the text "Where businesses go to do business" in white. At the very bottom, the website "www.chambergmc.org" and phone number "215-362-9200" are displayed in white text.

THE CHAMBER OF COMMERCE
for Greater Montgomery County

Where businesses go
to do business

www.chambergmc.org | 215-362-9200

**WILLIAM J.
MANSFIELD,
INC.**

**NATIONWIDE
LEGAL ADVERTISING
SINCE 1935**

**Estates • Corporations • Foreclosures
Bank Notices • Fictitious Names, etc.**

Phone: 610.254.9980 • Fax: 610.254.9982
Email: orders@mansfieldads.com • mark@mansfieldads.com

998 Old Eagle School Road, Suite 1209

Wayne, PA 19087-1805

**INCORPORATION AND
LIMITED LIABILITY COMPANY
FORMATION SERVICES**



- PREPARATION AND FILING SERVICES IN ALL STATES
- CORPORATION AND LIMITED LIABILITY COMPANY OUTFITS
- SAME DAY SHIPMENT OF YOUR ORDER
- CORPORATE STATUS REPORTS
- UCC, LIEN AND JUDGMENT SEARCH SERVICES
- DOCUMENT RETRIEVAL
- REGISTERED AGENT SERVICE IN ALL STATES

M. BURR KEIM COMPANY

Phone: 215-563-8113

Email: info@mburrkeim.com

2021 ARCH STREET PHILADELPHIA, PA 19103

www.mburrkeim.com

Only at JAMS: Mediator/Arbitrator Hon. Thomas M. Blewitt (Ret.)



Served as a Magistrate Judge of the U.S. District Court, Middle District of Pennsylvania from 1992-2015, serving for nearly a decade as Chief Magistrate Judge; handled 77 civil trials, nearly 600 civil consent cases and more than 800 settlement conferences; available to resolve disputes involving business/commercial, employment, personal injury/torts and product liability cases

Available in Philadelphia and Scranton

Visit jamsadr.com/blewitt or contact Case Manager Hunter Hollis: 215.246.9494 or hhollis@jamsadr.com



Mediation and ADR Solutions provided by The Honorable Thomas I. Vanaskie (Ret.)



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

Stevens & Lee

1500 Market Street, East Tower, Suite 1800, Philadelphia, PA 19102 • 215.568.7560 • tiv@stevenslee.com

LAWYER TO LAWYER NETWORKING

**Workers Compensation. Long Term Disability
Social Security Disability**

One Client. One lawyer. One Solution.

Referrals appreciated. Relationships preserved.

Terence Sean McGraw

30-year Member of the MBA. Certified Workers Compensation Specialist by the Pennsylvania Bar Association Workers' Compensation Section as authorized by the Pennsylvania Supreme Court. Sustaining Member National Organization of Social Security Representatives.

tmcgraw@TOTAL-Disability-Law.com

610-584-9400

WORKERS' COMPENSATION CLAIMS

ACCEPTING REFERRALS

JONATHAN A. PICKER, ESQ.

PICKER LAW OFFICES

526 Swede Street
Norristown, PA 19401
JPicker@PickerLaw.com

PHONE: 610-277-6660

WWW.JOBACCIDENTLAWYERS.COM

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Judge, Court of Judicial Discipline • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Named by his peers as Best Lawyers in America 2015 Philadelphia Ethics and Professional Responsibility Law "Lawyer of the Year"

(215) 751-2863

LAWYER TO LAWYER NETWORKING



LAW OFFICES OF ROBERT A. SELIG

PERSONAL INJURY, ESTATE & TRUST LITIGATION

Representing clients throughout the State of Florida

350 CAMINO GARDENS BLVD. SUITE 301

BOCA RATON, FLORIDA 33432

Telephone: 561-392-6564 • FAX: (561) 998-9301

raselig@seliglaw.com

Division of fees paid in accordance with Florida Bar Rules.



Jocelyn A. Price | Alissa B. Gorman | Brian R. Price | Karen F. Angelucci | William J. Stein | Mary Jo Baum | Phyllis Horn Epstein

Our Trusts & Estates Group

Co-chaired by Brian R. Price and William J. Stein, our team of attorneys, law specialists and paralegals has been providing sophisticated, specialized estate planning to our clients for over 40 years.

Adjudication of Accountings Before the Orphans' Court • Asset Protection • Charitable Gift Transfers & Planning • Durable Financial Powers of Attorney • Dynasty Trusts • Estate & Trust Administration & Litigation • Family Limited Partnerships & Limited Liability Companies • Federal Estate & State Inheritance Tax Return Preparation • Federal Gift Tax Return Preparation • Generation Skipping Transfer Tax Planning & Tax Return Preparation • Guardianships • Health Care Powers of Attorney & Advance Directives • Intentionally Defective Grantor Trusts • Irrevocable Trusts • Lifetime Transfers • Post-Mortem Tax Planning • Prenuptial & Postnuptial Agreements • Preparation of Fiduciary Accountings & Income Tax Returns • Private Foundations • Probate • Qualified Personal Residence Trusts • Retirement Benefit Planning • Revocable Trusts • Simple & Complex Estate Planning • Special Needs Trusts • Transfer of Assets at Death • Wills & Will Contests



Montgomery County Office

2617 Huntingdon Pike
Huntingdon Valley, PA 19006

Bucks County Office

140 East Butler Avenue
Chalfont, PA 18914

(215) 887-0200 | www.sogtlaw.com

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 September 27, 2023.

To all parties in interest and claimants:

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

Third & Final Publication

By virtue of a Writ of Execution **No. 2016-25760**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with building and improvements thereon erected, located, in **Springfield Township**, Montgomery County, Pennsylvania, known as Lot No. 357 on a Plan called "Sunnybrook-North Hills", made for Sunnybrook, Inc., dated June 1, 1946, by Carton and Martin, Engineers, recorded at Norristown, in Plan Book No. 1680-A at Page 55, and more particularly bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Garth Road (50 feet wide), at the distance 75 feet, Westwardly from the Westerly side of Dale Road (50 feet wide) (both lines produced); thence, extending Southwardly on a line at right angles to said side of Garth Road, 135 feet to a point; thence, extending South 86 degrees 38 minutes West, 50 feet to a point of curve; thence, extending Northwestwardly on a line curving to the right, having a radius of 669.63 feet, the arc distance of 12.52 feet to a point; thence, extending North 2 degrees 17 minutes 44 seconds West, 135 feet to a point on the Southerly side of Garth Road; and thence, Southeastwardly, along the same, on a line curving to the left, having a radius of 534.63 feet, the arc distance of 10 feet to a point; thence, North 86 degrees 38 minutes East 50 feet to the first mentioned point and place of beginning.

BEING the same premises, which Mark D. Vuolo and Kathleen Vuolo, by Deed, dated 03/17/1993 and recorded 04/12/1993 in Montgomery County, as Instrument #1993130132, Book 5038, Page 963, granted and conveyed unto Richard P. Silverman and Carol A. Silverman.

Parcel Number: 52-00-06916-00-7.

Location of property: 302 Garth Road, Oreland, PA 19075.

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

Seized and taken in execution as the property of **Carol A. Silverman and Richard P. Silverman** at the suit of HSBC Bank USA, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-WMC1. Debt: \$200,402.81.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-25862**, 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 tract of land, with the one story building erected thereon, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, dated April 1946, as follows, to wit:

BEGINNING at a spike, in the middle of Ford Street (forty feet wide), at the distance of three hundred twenty-five feet from an iron pin set, in the middle of said Ford Street, on the Westerly side of DeHaven Street (forty feet wide); thence, from said spike along land, formerly conveyed to Aubrey Holland, North twenty-one degrees West, one hundred thirteen feet to an iron pipe, a corner of land, now or formerly belonging to Antoni Zielenski; thence, along said land, North sixty-nine degrees East, one hundred forty feet to an iron pipe, a corner and still by the same land, South twenty-one degrees East, one hundred thirteen feet to a spike in the aforementioned Ford Street; thence, along the middle of said street, South sixty-nine degrees West, one hundred forty feet to the first mentioned point and place of beginning.

CONTAINING fifteen thousand eight hundred twenty square feet or three hundred sixty-three one-thousandths of an acre of land, be the same, more or less.

For informational purposes only: known and referred to as 1024 Matsonford Road, West Conshohocken, Pa; a/k/a 1024 Matsonford Street; f/k/a 1024 Ford Road or 1024 Ford Street.

BEING THE SAME PREMISES, which Walter C. Gleba, Jr., Richard T. Gleba, and Theodore E. Gleba by Deed dated April 15, 2011, and recorded in the Office of the Recorder of Deeds, in Montgomery County, on April 18, 2011, in Deed Book 5798 at Page 01405, et seq., granted and conveyed all right, title and interest unto Cantlin Holdings, LLC, in fee.

Parcel Number: 24-00-00864-00-3.

Location of property: 1024 Matsonford Road, West Conshohocken, PA 19428.

The improvements thereon are: Commercial - Repair shop or garages.

Seized and taken in execution as the property of **Cantlin Holdings, LLC** at the suit of LBR-JHR Enterprises, LLC. Debt: \$561,117.57, plus continuing interest from and after October 22, 2018, and costs.

Walter Weir, Jr. (Weir Greenblatt Pierce, 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. 2019-01407**, 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 tract of land, with the buildings and improvements thereon erected, Hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded, as follows:

BEGINNING at a point on the Southwesterly side of Terwood Road (formerly Morgans Mill Road) (33 feet wide), said point being at the distance of 466.23 feet, measured South 50 degrees 36 minutes 00 seconds East along the Southwesterly side of Terwood Road, from the point formed by the intersection of the said Southwesterly side of Terwood Road makes with the Easterly side of a 25 feet right-of-way, along the East side of lands of the Southeast Pennsylvania Transportation Authority; thence, extending from the place of beginning along the said Southwesterly side of Terwood Road, South 50 degrees, 36 minutes, 00 seconds East, 150.00 feet to a point; thence, South 39 degrees 24 minutes, 00 seconds West, 150.00 feet to a point; thence, North 50 degrees, 36 minutes, 00 second West, 150.00 feet to a point; thence, North 39 degrees 24 minutes, 00 seconds East, 150.00 feet to a point on the aforementioned Southwesterly side of Terwood Road, the first mentioned point and place of beginning.

BEING Lots 11, 12, and 13 Terwood Road on Plan of Lots made for George F. Bready.

BEING THE SAME PREMISES, which National Loan Investors, L.P., by Indenture dated 2/24/2004 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 6546 at Page 26, granted and conveyed to Jonathan M. Ruch and Michael E. Randolph, Jr. in Fee.

Parcel Numbers: 59-00-16993-00-3; 59-00-16999-00-6 and 59-00-16996-00-9.

Location of property: 2730 Terwood Road, Willow Grove, PA 19090.

The improvements thereon are: Industrial - Multi-story warehouse/manufacturing up to 15,000 square feet.

Seized and taken in execution as the property of **Michael E. Randolph, Jr., a/k/a Michael Randolph; and Jonathan M. Ruch a/k/a Jonathan Ruch** at the suit of M&T Bank. Debt: \$407,359.87.

Vincent DiMaiolo, Jr., Attorney. I.D. #59461

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. 2019-07131**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit in the property known, named and identified as "Woodhollow Condominium", located in **Montgomery Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by the recording in the Montgomery County Recorder of Deeds, a Declaration, dated 7/12/1983 and recorded 7/13/1983, in Deed Book 4712 at Page 85; and the Plats and Plans attached thereto; a First Amendment thereto dated 8/30/1983 and recorded 9/19/1983 in Deed Book 4718 at Page 587; a Second Amendment thereto dated 9/28/1983 and recorded 9/29/1983 in Deed Book 4719 at Page 462; a Third Amendment thereto dated 10/31/1983 and recorded 11/7/1983 in Deed Book 4722 at Page 791; a Fourth Amendment thereto dated 12/7/1983 and recorded 1/13/1984 in Deed Book 4726 at Page 2163; a Fifth Amendment thereto dated 2/23/1984 and recorded 2/28/1984 in Deed Book 4730 at Page 1126; a Sixth Amendment thereto dated 6/28/1984 and recorded 7/10/1984 in Deed Book 4741 at Page 867; a Seventh Amendment thereto dated 8/28/1984 and recorded 9/24/1984 in Deed Book 4748 at Page 1389; a Eighth Amendment thereto dated 8/28/1984 and recorded 11/9/1984 in Deed Book 4752 at Page 338; a Ninth Amendment thereto dated 11/29/1984 and recorded 12/5/1984 in Deed Book 4754 at Page 512; and a Tenth Amendment thereto dated 12/31/1984 and recorded 1/4/1985 in Deed Book 4756 at Page 1897; and an Eleventh Amendment thereto dated 3/28/1985 in Deed Book 4763 at Page 1614; and a Twelfth Amendment thereto dated 6/19/1985 and recorded 6/28/1985 in Deed Book 4770 at Page 1695; and a Thirteenth Amendment thereto dated 7/26/1985 and recorded 8/1/1985 in Deed Book 4774 at Page 27; and a Fourteenth Amendment thereto dated 8/16/1985 and recorded 9/19/1985 in Deed Book 4779 at Page 90.

BEING AND DESIGNATED AS Unit No. 1303, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and Amendments thereto) of 1/160%.

BEING THE SAME PREMISES, which Arlene Frances Walton, by Deed dated October 10, 2000, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery on November 30, 2000, in Deed Book 5340 at Page 1384, et seq., granted and conveyed unto Marion E. Flanagan, John J. Flanagan and Sandra L. Alicandro, in fee, as Joint Tenants with the Rights of Survivorship. Upon information and belief, Marion E. Flanagan departed this life on July 15, 2015; John J. Flanagan departed this life on June 11, 2002; and Sandra L. Alicandro departed this life on February 20, 2017.

Parcel Number: 46-00-02806-12-7.

Location of property: 1303 Morris Court, North Wales, PA 19454.

The improvements thereon are: Residential - Condominium, Garden-style, private entrance, 1-3 stories.

Seized and taken in execution as the property of **Estate of Sandra L. Alicandro; John J. Flanagan (deceased); and Marion E. Flanagan (deceased)** at the suit of Woodhollow Condominium Association. Debt: \$15,967.92.

Stefan Richter, Attorney. I.D. #70004

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

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

By virtue of a Writ of Execution **No. 2019-07257**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract of land, situated in **Montgomery Township**, Montgomery County, Pennsylvania, being Lot No. 1 on a Minor Subdivision Plan prepared for Paul J. Goettner, by Showalter & Associates, Civil Engineers and Land Surveyors, Chalfont, Pennsylvania, Sheet 1 of 1, dated April 5, 1990, and last revised May 25, 1990, bounded and described as follows, to wit:

BEGINNING at a point on the ultimate right-of-way for Richardson Road (30 foot half width at this point), also being along line of lands of N/L Robert A. and Jenny D. Slater, thence, along said lands, South 30 degrees 09 minutes 42 seconds East, a distance of 307.47 feet to a point, said point being a common corner of Lot No. 1 and Lot No. 2 of this Subdivision Plan; thence, along line of Lot No. 2, South 59 degrees 50 minutes 18 seconds West, a distance of 103.46 feet to a point on the right-of-way of Broad Acres Road (50 feet wide); thence, along said right-of-way and along line of Basin for the adjacent Fox Creek Subdivision, North 30 degrees 09 minutes 42 seconds West, a distance of 307.47 feet to a point on the ultimate right-of-way of Richardson Road; thence, along said right of way, North 59 degrees 50 minutes 18 seconds East, a distance of 103.46 feet to a point, said point being the place of beginning.

INCLUDING a 06 foot wide easement for entrance and exit as shown on the above reference Plan, beginning at a point in the centerline of Richardson Road; thence, continuing along said centerline, North 59 degrees 50 minutes 18 seconds East, a distance of 6.00 feet to a point; thence, crossing through the ultimate right-of-way of Richardson Road and through Lot No. 1 of this Subdivision Plan, South 30 degrees 09 minutes 42 seconds East, a distance of 188.56 feet to a point; thence, South 59 degrees 50 minutes 18 seconds West, a distance of 6.00 feet to a point along the property line of Lot No. 1; thence, along said property line, North 30 degrees 09 minutes 42 seconds West, a distance of 188.66 feet to a point, said point being the place of beginning.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants and occupiers of the adjoining premises to the Southwest the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of 06 feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobile used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway, to and from the garages now or hereafter to be erected on each of said premises, in common with the owners, tenants, occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one-half of the property charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobile shall be able to have the use of said passageway as planned for a total width of 12 feet.

BEING Lot No. 1 on the above-mentioned Plan.

BEING THE SAME PREMISES, which Ford Consumer Finance Company, Inc., by Deed dated 10/11/1996 and recorded 10/23/1996, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5165, Page 578, granted and conveyed unto Albert House, in fee.

Parcel Number: 46-00-03175-00-1.

Location of property: 210 Richardson Road, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Albert House a/k/a Albert J. House; and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM1. Debt: \$301,216.49.

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

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

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

By virtue of a Writ of Execution **No. 2019-18115**, 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, and described according to a Survey or Plan of Lafayette Hills, made by Barton and Martin, Engineers, dated September 9th, 1940, as follows, to wit:

BEGINNING at a point on the Southeast side of Gilinger Road (Forty feet wide), at the distance of one hundred twenty-nine feet and ninety-one hundredths of a foot, measured South forty-nine degrees fifty-two minutes West from its intersection, with the Southwest side of Ridge Pike (sixty feet wide) (as widened ten feet on the Southwest side from its original width of fifty feet) (both extended).

CONTAINING in front or breadth on the said North Gilinger Road, sixty-five feet, measured South forty-nine degrees fifty-two minutes West and extending of that width, in length or depth, Southeastward, between parallel lines at right angles to the said Gilinger Road, eighty-five feet.

BEING Lot No. 60 on the said plan.

UNDER AND SUBJECT to certain Building Restrictions as erected in Agreement between John Leslie Murray and Irwin H. Gilinger, et al., dated November 27, 1940, recorded November 29th, 1940, in Deed Book No. 1363, Page 147.

BEING THE SAME PREMISES, which Patricia A. Talese Executrix of the Estate of Charles J. Kirchoffer, by Deed dated 11/28/2008 and recorded 12/5/2008 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5716 at Page 309, granted and conveyed unto Amy Acquaviva.

Parcel Number: 65-00-04759-00-9.

Location of property: 2322 N. Gilinger Road, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Amy Acquaviva** at the suit of M&T Bank. Debt: \$215,089.11.

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. 2020-00767**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision of "The Orchard", for H. Hassan Builder, Inc., by Herbert H. Metz, Inc., dated 4/24/1984, last revised 2/22/1985 and recorded in Plan Book A-46 at Page 268.

BEING Lot No. 329 on the above-mentioned Plan.

BEING THE SAME PROPERTY CONVEYED TO Albert Gepilano, who acquired Title by Virtue of a Deed from Maria Theresa C. Gepilano and Albert Gepilano, dated December 21, 2012, recorded January 9, 2013, at Instrument Number 2013003190, and recorded in Book 5860 at Page 2190, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 46-00-00695-10-5.

Location of property: 101 Damson Lane, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Albert Gepilano** at the suit of PNC Bank, National Association. Debt: \$251,916.15.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-14368**, 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 Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of the "Village of Trewellyn", made for The Cutler Group, Inc., by Horizon Engineering Associates, LLC, Quakertown, Pa., dated June 1, 2004, last revised October 7, 2005, and recorded in Montgomery County in Plan Book 25, Pages 422 thru 426 (Page 423), as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sloan Way (50.00 feet wide), a corner of this and Lot No. 40, as shown on said Plan; thence, extending from said point and place of beginning and along Lot No. 40, North 05 49' 08" West, 117.87 feet to a point, a corner, and also in line of lands marked "Open Space F" on said Plan; thence, extending along said "Open Space F" and also along Lot No. 37, as shown on said Plan, North 78 18' 46" East,

34.18 feet to a point, a corner of Lot No. 38, as shown on said Plan; thence, extending along Lot No. 38, South 05 49'08" East, 120.17 feet to a point of tangent on the afore-mentioned Northeasterly side of Sloan Way; thence, extending along said side of Sloan Way, on the arc of a circle, curving to the left, having a radius of 275.00 feet, the arc distance of 34.04 feet, to the first mentioned point and place of beginning.

BEING Lot Number 39 as shown on said Plan.

BEING THE SAME PREMISES which The Cutler Group, Inc., by Deed, dated March 27, 2008, and recorded in the Office of Recorder of Deeds of Montgomery County, on April 1, 2008, in Book 5687 at Page 356, granted and conveyed unto Sophie Hahn and Edward E. Shin.

Parcel Number: 39-00-00424-47-3.

Location of property: 1575 Sloan Way, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sophie Hahn and Edward E. Shin** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but solely as Trustee for BCAT 2020-3TT. Debt: \$435,776.33.

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

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

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

By virtue of a Writ of Execution **No. 2021-15605**, 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 frame message or tenement thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, and described as follows, to wit:

BEGINNING at the Northwest corner of Price and Queen Streets, in the said Borough of Pottstown; thence, extending Westwardly along said Queen Street, 20 feet to a corner of this and land, recently conveyed to Earl F. Erb and Rachel E., his wife; thence, extending Northwardly, along said land, recently conveyed as aforesaid, the next three courses and distances: 100 feet to a corner; thence, extending Westwardly, 2 feet to a corner and Northwardly, 40 feet to a 20 feet wide alley; thence, extending along the said alley, Eastwardly, 22 feet to Price Street, aforesaid; thence, extending Southwardly by the same, 140 feet to the point or place of beginning.

BEING THE SAME PREMISES, which Ty A. Hunsberger and Denice M. Hunsberger, his wife, by Deed, dated October 31, 2008, and recorded November 6, 2008, in Montgomery County, in Deed Book 5713 at Page 673, granted and conveyed unto Robert E. Kauffman, in fee.

BEING THE SAME PREMISES, which Robert E. Kauffman, by Deed, dated July 20, 2018, and recorded July 17, 2018, at #2018047473, conveyed to Nicholas W. English. Nicholas W. English departed this life on February 19, 2021.

Parcel Number: 16-00-22776-00-5.

Location of property: 15 S. Price Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs of Nicholas W. English (Deceased 02/19/2021); Marion Riffey; and Stephen Michael English** at the suit of Diamond Credit Union. Debt: \$100,020.51.

Philip G. Curtin, Attorney. I.D. #52324

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. 2021-23329**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made for

Harrison, Esq., by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated January 18, 1949, and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of High Avenue (formerly Highland Avenue), at the distance of one hundred fifty and thirteen one-hundredths feet, Southwestwardly from the Southwesterly side of Rubicam Avenue; thence, extending South forty-five degrees fifty-five minutes East, partly passing through a party wall, between these premises and promises adjoining to the Northeast, one hundred and twenty-five feet to a point; thence, extending South forty-four degrees five minutes West, twenty-four and eighty-seven one-hundredths feet to a point; thence, extending North forty-five degrees fifty-five minutes West, one hundred twenty-five feet to a point on the said side of High Avenue; thence, extending along the same, North forty-four degrees five minutes East, twenty-four and eighty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME lot or parcel of ground which by Deed dated June 6, 1967, and recorded among the land records of Montgomery County in Book 3471 at Page 911, was granted and conveyed by Garnett Burks, widow, unto Howard P. Comfort and Mary O. Comfort, his wife, as Tenants by the Entireties.

AND THE SAID Mary O. Comfort departed this life on or about July 08, 2017, thereby vesting Title unto Howard P. Comfort in fee.

Parcel Number: 30-00-28700-00-7.

Location of property: 1653 High Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Howard P. Comfort, deceased; Craig Comfort, known Heir of Howard P. Comfort, deceased; and Howard Comfort, Jr., known Heir of Howard P. Comfort, deceased** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$181,092.49.

Samantha Gable (LOGS Legal Group LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-05327**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described in accordance with a Subdivision Plan of West Over Woods, made for R.C. Crecraft, Inc., by Reeder and Hagerty, Professional Engineers, Upper Darby, Pennsylvania, dated April 30, 1963, and revised July 31, 1963, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Shirley Lane (50 feet wide), at the distance of 200 feet, measured North 45 degrees, 03 minutes East, along said side of Shirley Lane, from its intersection with the Northeast side of Brandon Road, (60 feet wide) (both lines produced); thence, by Lot No. 130, North 44 degrees, 57 minutes West, 180 feet to a point; thence, North 45 degrees, 03 minutes East, 167.58 feet to a corner of Lot No. 132; thence, along Lot No. 132, South 44 degrees, 57 minutes East, 180 feet to a point on the Northwest side of Shirley Lane; thence, along said side of Shirley Lane, South 45 degrees, 03 minutes West, 167.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 131 on said Plan.

BEING THE SAME PREMISES, which Biraj K. Bhuyan and Hansa B. Bhuyan, husband and wife, and Vishaal Bhuyan, by Deed, dated 4/14/2006 and recorded 5/1/2006 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5598 at Page 2683, granted and conveyed unto Biraj K. Bhuyan, Deceased, as of 6/24/2013, and Hansa B. Bhuyan, husband and wife, and Vishaal Bhuyan.

Parcel Number: 63-00-07915-00-5.

Location of property: 260 Shirley Lane, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Biraj K. Bhuyan, Deceased (6/24/2013); Hansa Bhuyan; and Vishaal Bhuyan** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWALT, INC., Alternative Loan Trust 2006-15CB, Mortgage Pass-Through Certificates, Series 2006-15CB. Debt: \$524,890.57.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-12069**, 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 **Lansdale Borough**, Montgomery County, Pennsylvania, being Lot Number 13 on a Plan of Lots of Elm Terrace, as surveyed by Herbert H. Metz, Registered Engineer, on January 27, 1926, and recorded in the Office of the Recorder of Deeds, at Norristown, Pennsylvania, in Deed Book 999 at Page 600, bounded and described, as follows:

BEGINNING at a point, a corner on the Northeast side of Seventh Street, as laid out in the Borough of Lansdale, forty-eight feet wide, being a corner of Lot Number 14, on said plan, at the distance of ninety feet Southeast of a sixteen feet wide alley; thence, extending along the Southeast side of said Lot Number 14, North forty-four degrees, thirty-three minutes East, one hundred seventeen feet and five-tenths feet to the Southwest side of said sixteen feet wide alley;

thence, extending along the same, South sixty-five degrees, eighteen minutes East, sixty-three feet and seventy-nine one-hundredths feet to a point, a corner of Lot Number 12 on said plan; thence, extending along the Northwest side of said Lot Number 12, South forty-four degrees, thirty-three minutes West, one hundred thirty-nine feet and seventeen one-hundredths feet to the Northeast side of said Seventh Street; thence, extending along the Northeast side of Seventh Street, North forty-five degrees twenty-seven minutes West, sixty feet to the place of beginning.

BOUNDED on the Northeast, by said sixteen feet wide alley, on the Southeast by Lot Number 12 on the Southwest, by Seventh Street and on the Northwest by Lot Number 14.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll, Trustees of The Guy A. Ingersoll, Jr., and Jacqueline A. Ingersoll Revocable Living Trust, dated August 19, 2003, by Deed from Guy A. Ingersoll, Jr. (a/k/a Guy A. Ingersoll) and Jacqueline A. Ingersoll, dated recorded November 25, 2003, in Book No.05483 at Page 0168, Instrument No. 2003627753. Jacqueline A. Ingersoll is deceased, date of death was January 12, 2021. Guy A. Ingersoll, Jr. is deceased, date of death was July 14, 2013.

Parcel Number: 11-00-14632-00-9.

Location of property: 35 E. 7th Street, Lansdale, PA 19446.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Mark Ingersoll, as Trustee/Beneficiary of The Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll Revocable Living Trust, dated August 19, 2003 and as known Heir of Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll; Nicole A. Ingersoll, as Trustee/Beneficiary of The Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll Revocable Living Trust, dated August 19, 2003 and as known Heir of Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll; Unknown Trustees and/or Beneficiaries of The Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll Revocable Living Trust, dated August 19, 2003; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Guy A. Ingersoll, Jr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jacqueline A. Ingersoll** at the suit of Bank of America, N.A. Debt: \$292,598.60.

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

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

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

By virtue of a Writ of Execution **No. 2022-12400**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message, or tenement and lot, or piece of land, situate in the Seventh Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the Westerly line of Rosedale Drive, distant 275 feet, South of the Southern line of Wilson Road; thence, Westerly at right angles to Rosedale Drive, 130 feet to a point, a corner in line of land of Paul Brooke, et al.; thence, along same, South 87 feet 6 inches to a stake, a point, a corner in line of land of Walter R. Krause; thence, along same, Easterly, 130 feet to Rosedale Drive, aforesaid; thence, by the same, Northerly, 87 feet 6 inches to the place of beginning.

EMBRACING in said description the Southern half of Lot 10 and the whole of Lot 11 and the Northern quarter of Lot 12, on a plan of lots known as Rosedale Terrace.

BEING THE SAME PREMISES which Christopher C. Wilkes and Susan K. Wilkes, by Deed dated 11/7/2014 and recorded 11/17/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5935 at Page 00528, granted and conveyed unto Donald Wilson, now deceased, (date of death 4/2/2020).

Parcel Number: 16-00-25104-00-8.

Location of property: 325 Rosedale Drive, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Dewi Wilson, solely in his/her Capacity as Heir of Donald Wilson, Deceased (DOD 04/02/2020)** at the suit of Freedom Mortgage Corporation. Debt: \$256,679.32.

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. 2022-14434**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot, or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwest side of Noble Street, at the distance of forty-five (45) feet, Northeast from the Northeast side of Oak Street; thence, in a Northwesterly direction at right angles with said Noble Street, one hundred seventy feet eight and three-eighths inches (170' 8-3/8") to a twenty (20) feet wide alley; thence, along said alley, in a Northeasterly direction, parallel with Noble Street, twenty five (25) feet to a corner of Lot No. 118; thence, by said Lot No. 118, the line passing through the middle of the partition wall of the house on this and the house erected on said Lot No. 118, belonging to said Gotwals and Rehner, Southeast, parallel with the first described one hundred seventy feet eight and three-eighths inches (170' 8-3/8") to the North west side of Noble Street, aforesaid; thence, along said side of said Noble Street, Southwest, twenty-five (25) feet to the place of beginning.

CONTAINING in said description Lot No. 119 in a Plan of Lots laid out by Rehner and Fricker.

ALSO, ALL THAT CERTAIN lot of land, marked No. 120 on a Plan of Lots known as Ideal Building Lots, situate in **Norristown Borough**, County and State aforesaid; bounded and described as follows, to wit:

BEGINNING at a point on the Northeast corner of Noble and Oaks Streets; thence, along said Oak Street, Northwest, one hundred seventy feet eight and three-eighths inches (170' 8-3/8") to the Southeast side of an alley, laid out twenty (20) feet wide; thence, along said side of said alley, Northeast, forty-five (45) feet to a corner of Lot No. 119; thence, along said Lot No. 119, Southeast, one hundred seventy feet eight and three-eighth inches (170' 8-3/8") to the Northwest side of Noble Street, aforesaid; thence, along said side of said Noble Street, South, West forty-five (45) feet to the place of beginning.

BEING THE SAME PREMISES which Sarahann Ivory, Executrix of the Estate of Mary A. Fragale, a/k/a Mary V. Fragale, Mary Fragale, Deceased, by Deed dated 4/14/2015 and recorded 4/21/2015, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5950 at Page 02311, granted and conveyed unto Daniel S. Hood, Jr. and Sheba R. Farvardin.

Parcel Number: 13-00-27960-00-8.

Location of property: 703 Noble Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Sheba R. Farvardin a/k/a Sheba Farvardin and Daniel S. Hood, Jr.** at the suit of Freedom Mortgage Corporation. Debt: \$167,183.00.

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. 2022-18641**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan known as Perkiomen Crossing, made by Bursich Associates, Inc., Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, PA 19646, dated October 30, 1990 and last revised April 18, 1991 and recorded June 5, 1991 in the Recorder of Deeds Office, Montgomery County at Norristown, PA in Plan Book A52 at Pages 439 to 443, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pin Oak Drive (60 feet wide), said point being a corner of Lot Number 90, as shown on the above-mentioned plan; thence, extending along the aforesaid Lot and passing through part of a 100 Foot Wetlands, South 6 degrees 45 minutes 45 seconds East, 110.54 feet to a point, a corner of lands, shown as 100 Foot Wetlands; thence, extending along the same, South 83 degrees 14 minutes 15 seconds West, 21 feet to a point, a corner of Lot Number 88, as shown on the aforesaid Plan; thence, extending along the said Lot, North 06 degrees 45 minutes 45 seconds West, 113.28 feet to a point on the aforesaid Southwesterly side of Pin Oak Drive; thence, extending along the same, on the arc of a circle, curving to the left, having a radius of 180 feet, the arc distance of 21.17 feet to a point, a corner of Lot Number 90 to the first mentioned point and place of beginning.

BEING KNOWN AND DESIGNATED as Lot Number 89 as shown on the above-mentioned plan.

CONTAINING 2347 square feet of land, more or less.

SUBJECT TO the Protected Area Permit Requirement No. D-1-7 P.A. of the Delaware River Basin Commission.

BEING THE SAME PREMISES which Gida, Inc., a Pennsylvania corporation, by Deed dated 01-14-94 and recorded 02-07-94, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5068 at Page 2145, granted and conveyed unto Kimlinh Pham.

Parcel Number: 55-00-01394-54-9.

Location of property: 1144 Pin Oak Drive, Perkiomenville, PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kimlinh Pham** at the suit of Bank United, N.A. Debt: \$125,236.84.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21728**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and 3 tracts of land situate in **Telford Borough** (formerly West Telford), Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone, a corner in the middle of West Broad Street (formerly Poplar Street); thence, extending along land of Ezra Zeigler and Abram S. Gerhart, now Ira S. Reed, North 49 degrees and 1/4 West 167 feet and 6 inches to a stone, a corner on the line of Franklin Street; thence, extending along the same and land of Jacob G. Leidy, now Henry Haldeman, North 47 degrees East 50 feet to a corner; thence, by land of Hannah Hensing, South 43 degrees East, 166 feet and 6 inches to a corner, in the middle of said West Broad Street (formerly Poplar Street); thence, along the middle thereof, South 47 degrees West, 32 feet to the place of beginning.

TRACT NO. 2 - BEGINNING at a stake in West Broad Street; thence, along land of Ezra Weigner, now Ira S. Reed, North 49 degrees West, 112 feet to a stone corner, in line of land of Ezra Weigner and Abram S. Gerhart, now Henry C. Derstine; thence, along other land of Ira S. Reed, South 49 degrees and 1/4 East 112 feet to a stone, corner in West Broad Street (formerly Poplar Street); thence, along said West Broad Street (formerly Poplar Street); South 47 degrees West, 3 feet and 6 inches to the place of beginning.

TRACT NO. 3 - BEGINNING at an iron pin, in the middle of West Broad Street (formerly Poplar Street); thence, along the middle thereof, South 50 3/4 degrees West, 6 feet to an iron pin; thence, by land of Jonathan B. Wolf, now Henry C. Derstine, North 40 1/2 degrees West, 113 feet to a stone corner; thence, by land of William M. Gerhart, now Ira S. Reed, or land, herein described as Tract No. 2, South 43 1/2 degrees East, 113 feet and 6 inches to the place of beginning.

BEING THE SAME PROPERTY AS CONVEYED from Michael D. Murphy to Carlos Q. James, as Sole Owner as described in Deed Book 5873 at Page 2841, Instrument # 2013054201, dated 05/16/2013, recorded 05/21/2013, in Montgomery County Records.

Parcel Number: 22-02-00121-00-8.

Location of property: 147 W. Broad Street, Telford, PA 18969.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Carlos Q. James** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust. Debt: \$216,326.15.

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

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

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

By virtue of a Writ of Execution **No. 2022-21971**, 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 **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Plan of Property, made for Emil and Maria Mannherz, by George B. Mebus, Inc., Engineers, dated April 18, 1972, and revised July 5, 1972, and recorded in Plan Book A-19 at Page 80 and later revised August 4, 1972, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Harrison Avenue (42 feet wide), a common front corner of Parcel "A" and "B" on a Subdivision Plan of Property, made for Emil and Marie Mannherz and approved by the Board of Township Commissioners, of the Township of Cheltenham, on July 18, 1972, said point being at the distance of 329.82 feet, measured in a Northwesterly direction, along the said side of Harrison Avenue, from a point of intersection, which the said Northeasterly side of Harrison Avenue makes with the Northwesterly side of Mill Road (33 feet wide); thence, from the place of beginning and along the Northeasterly side of Harrison Avenue, North 52 degrees 14 minutes West, 57.11 feet to a point or curve; thence, still along the said side of Harrison Avenue, by a line extending in a Northwesterly direction and curving to the right, with a radius of 71.31 feet, the arc distance of 14.01 feet to a point, a corner of parcel "C"; thence, along the Southeasterly line of Parcel "C", North 29 degrees 03 minutes East, 101.32 feet to a point; thence, along the Southwesterly line of Parcel "C", South 60 degrees 57 minutes East, 70.00 feet to a point, a rear corner of parcel "A"; thence, along the Northwesterly line of Parcel "A", South 29 degrees 03 minutes West, 113.44 feet to a point on the aforementioned Northeasterly side of Harrison Avenue, the place of beginning.

BEING PARCEL B.

CONTAINING 7,558 square feet.

BEING THE SAME PREMISES which Barry L. Magen and Cheryl Magen, his wife by Deed dated 1/21/2014 and recorded 4/8/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5909 at Page 00631, granted and conveyed unto Issac Downing and Latisha Downing, husband and wife.

Parcel Number: 31-00-13666-00-1.

Location of property: 315 Harrison Avenue, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Issac Downing and Latisha Downing** at the suit of MidFirst Bank. Debt: \$331,815.70.

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. 2022-23416**, 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 according to a survey made by George F. Shaner, Registered Engineer, dated June 6, 1950, as follows to wit:

BEGINNING at a corner of other lands of Pasquale Fieni, said point being on the Northerly property line of Seventh Street (50 feet wide) and distance South 54 degrees 26 minutes East, 152 feet from the Northeasterly property line intersection of the aforesaid Seventh Street and another ordained street known as Johnson Street; thence, continuing along the Northerly property line of 7th Street or South 54 degrees 26 minutes East, 45 feet to a corner of Lot No. 37; thence, along the same, North 35 degrees 34 minutes East, 100 feet to a corner of land of Pasquale Fieni; thence, along the same, North 54 degrees 26 minutes West, 45 feet to a corner of other lands of Pasquale Fieni; thence, along the same, South 35 degrees 34 minutes West, 100 feet to the place of beginning.

BEING the Southerly portion of Lot No. 36 and the Southeasterly portion of Lot No. 35 of a plan of lots as laid out by H.D. Saylor, Attorney now deceased.

TITLE VESTED IN Kevin D. Krause and Amber S. Krause, husband and wife, as Tenants by the Entireties, by Deed from David A. Giles and Janice Giles, husband and wife, dated August 27, 1999, recorded September 23, 1999, in the Montgomery County Clerk's/Register's Office, in Deed Book 5289, Page 0689, Instrument No. 020750.

Parcel Number: 16-00-25488-00-2.

Location of property: 17 E. 7th Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Kevin D. Krause and Amber S. Krause** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for REO Trust 2017-RPL1. Debt: \$86,552.30.

Emmanuel J. Argentieri, Attorney, I.D. #59264

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. 2022-24176**, 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, situate in **Horsham Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as "Plan of Lots Hollowell", made by Charles E. Shoemaker, Registered Professional Engineer, dated August 6, 1951, and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania, in Deed Book 2201 at Page 601, as follows to wit:

BEGINNING at a point on the Southwest side of County Line Road (fifty-six and five one-hundredths feet wide), said side of County Line Road, being the extension of the Southwest side of County Line Road (sixty-five feet wide), at the distance of six hundred eighty and ninety one-hundredths feet, measured on a bearing of South forty-eight degrees sixteen minutes East, along the said sides of County Line Road from a Point, an angle in the same, said point or angle being at the distance of five hundred and five and sixty eight one hundredths feet, measured on a bearing of South forty-seven degrees seven minutes, thirty seconds East along the Southwest side of County Line Road (sixty five feet wide) and its extension from its point of intersection, with the extension of the Southeast side of Easton Road (sixty-five feet wide).

CONTAINING IN FRONT OR BREADTH on the Southwest side of County Line Road (fifty-six and five one hundredths feet wide) sixty feet and extending of that width, in length or depth, Southwest between parallel lines at right angles to County Line Road, one hundred feet.

TITLE TO SAID PREMISES IS VESTED IN Timothy M. McGrath, by Deed from Timothy M. McGrath and Christine M. McGrath, husband and wife, dated July 31, 1997, and recorded September 3, 1997, in Deed Book 5198 at Page 412, Instrument Number 014925.

Parcel Number: 36-00-02905-00-2.

Location of property: 705 W. County Line Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Timothy M. McGrath** at the suit of Bank of America, N.A. Debt: \$60,456.44.

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

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

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

By virtue of a Writ of Execution **No. 2022-25226**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN two contiguous lots, or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania bounded and described according to survey thereof, made by R. H. Bryna, Civil Engineer, Jenkintown, Pennsylvania, for J. Walter Ruddach, Estate, and recorded on December 10, 1910 at Norristown, Pennsylvania, in Deed Book 636 at Page 500, as follows to wit:

SITUATE on the Easterly corner of Cameron Road (as laid out 50 feet wide) and Bartram Road, (as laid out 50 feet wide), containing together in front or breadth on the Southeast side of the said Cameron Road, 50 feet (each lot be 25 feet in front) and extending together of that width, in length or depth, Southeastwardly between lines parallel with the said Bartram Road, 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Patrick M. O'Donnell and Keira E. O'Donnell, as Tenants by the Entirety, by Deed from Lisa R. Hanglitter-McDermott and Francis J. McDermott, Jr., husband and wife, dated April 26, 2018, recorded May 1, 2018, in the Montgomery County Clerk's/Register's Office in Deed Book 6088 at Page 521.

Parcel Number: 59-00-02137-00-9.

Location of property: 511 Bartram Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Patrick M. O'Donnell and Keira E. O'Donnell** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee on behalf for Citigroup Mortgage Loan Trust 2021-RP4. Debt: \$256,114.40.

Emmanuel J. Argentieri, Attorney. I.D. #59264

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

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

By virtue of a Writ of Execution **No. 2023-00803**, 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 **Hatboro Borough**, Montgomery County, Pennsylvania, described as follows:

BEGINNING at a point, in the center line of Bright Road (40 feet wide), at the distance of 219.59 feet, measured North 48 degrees 51 minutes West, from an angle in said center line, which angle is at the distance of 390.00 feet, measured South 41 degrees 9 minutes West from the intersection, which the said center line of Bright Road makes with the center line of Home Road (40 feet wide); thence, from said point of beginning, South 41 degrees 9 minutes West, 228.22 feet to a point; thence, North 48 degrees 9 minutes 30 seconds West, 90.01 feet to a corner; thence, North 41 degrees 9 minutes East, 227.14 feet to the center line of said Bright Road; and thence, along the same, South 48 degrees 51 minutes East, 90 feet to the point of beginning.

UNDER AND SUBJECT TO Agreement as recorded in Montgomery County, in Deed Book 1184 at Page 449.

UNDER AND SUBJECT TO Restrictions as recorded in Montgomery County, in Deed Book 1289 at Page 85.

BEING the same property conveyed to Robert H. Little (deceased 07/31/2022) and Barbara P. Little (deceased, 03/09/1994), his wife, who acquired title, as Tenants by the Entirety, by Virtue of a Deed from Walter A. Lewandowski and Josephine A. Lewandowski, his wife, dated December 15, 1964, recorded December 17, 1964, at Document ID 000735, and recorded in Book 3363 at Page 859, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 08-00-00415-00-9.

Location of property: 27 Bright Road, Hatboro, PA 19040.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Gregory Little, as believed Heir and/or Administrator to the Estate of Robert H. Little; Pam Little, as believed Heir and/or Administrator to the Estate of Robert H. Little; and Unknown Heirs, and/or Administrators to the Estate of Robert H. Little** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$277,783.77.

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. 2023-00915**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according in a Plan of property, made for Glenside Bond and Mortgage Company, made by Charles E. Shoemaker, Registered Professional Engineer, dated September 14, 1961, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Anzac Avenue (50 feet wide), said point being at the distance of 100 feet, measured South 47 degrees 36 minutes East along the Northeasterly side of Anzac Avenue, from its point of intersection with the Southeasterly side of Boone Avenue (50 feet wide).

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

BEING known as Lot No. 345 and 414.

BEING THE SAME PREMISES, which Mark L. Abrams and Tracy N. Abrams, by Deed dated 5/5/2004 and recorded 6/7/2004 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5510 at Page 1653, granted and conveyed unto Tracy N. Abrams and Michael J. Shirley.

Parcel Number: 30-00-01100-00-4.

Location of property: 2911 Anzac Avenue, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **Tracy N. Abrams and Michael J. Shirley** at the suit of The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17. Debt: \$377,915.60.

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. 2023-01628**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described according to a plan known as Norriswood Homes, made by Damon and Foster, Civil Engineers, dated July 24, 1955, and last revised June 14, 1957, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dartmouth Drive (fifty feet wide), at the distance of sixty two feet, measured along said Dartmouth Drive, on a course of South thirty eight degrees forty minutes East from a point of tangent in the same, which point of tangent is measured on the arc of a circle, on a line curving to the left, having a radius of twenty feet, the arc distance of thirty one and forty two one hundredths feet from a point on the Southeasterly side of Arch Street (sixty six feet wide); thence, from said beginning point, extending along the Northeasterly side of Dartmouth Drive, South thirty-eight degrees forty minutes East, thirty two feet to a point; thence, extending of that width, in length or depth, North fifty one degrees twenty minutes East, between two parallel lines at right angles with the said Dartmouth Drive, one hundred feet, the Southeasterly line of which passes partly through the title line in the party wall of the house erected on this lot and the house erected on Lot No. 28 on said plan to the Southeast and the Northwestly line thereof, extending through the title line in the bed of a certain driveway erected on this Lot and Lot No. 26 on said plan to the Northwest.

BEING known as Lot No. 27 on said Plan.

BEING THE SAME PREMISES, which Kevin Byron O'Toole and Karen M. O'Toole, by Deed dated July 31, 1996, and recorded in the Office of Recorder of Deeds of Montgomery County on August 6, 1996, in Book 5156 at Page 2113, granted and conveyed unto Victor Badoo and Victoria Badoo.

Parcel Number: 13-00-09288-00-5.

Location of property: 305 Darmouth Drive, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Victor Badoo and Victoria Badoo** at the suit of U.S. Bank N.A., as Trustee, on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Corp. 2006-WMC1 Asset Backed Pass-Through Certificates, Series 2006-WMC1. Debt: \$156,402.53.

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

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

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

By virtue of a Writ of Execution **No. 2023-02440**, 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 **Rockledge Borough**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by William T. Muldrew, Registered Professional Engineer of Jenkintown, Pennsylvania, on the 21st day of February A.D. 1950, and revised May 31, 1950, as follows, to wit:

BEGINNING at a point in the center line of Cedar Road (thirty-three feet wide), at the distance of one hundred sixty-one and seventy one-hundredths feet, Southwest of the intersection of the center line of Cedar Road with the Southwest side of Fox Chase Road (thirty-three feet wide); projected, thence, South sixty-two degrees, forty-nine minutes, twenty-six seconds East, two hundred seven and seventeen one-hundredths feet to a point; thence, South twenty-three degrees, forty-five minutes West, thirty-six and thirty-two one-hundredths feet to a point; thence, South twenty-nine degrees, twenty minutes West, thirteen and sixty-eight one-hundredths feet to a point; thence, North sixty-three degrees, fifty-two minutes, fifty-three seconds West, two hundred fifteen and forty one-hundredths feet to center line of Cedar Road; thence, along the center line of the said Cedar Road, North forty degrees, fifty-one minutes East, fifty-five feet to the place of beginning.

BEING the same premises which Robert J. Ripley and Friedericke Ripley, his wife, by Indenture dated 12/22/1987, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 4863 at Page 2472, granted and conveyed unto Friedericke Ripley, in fee.

BEING THE SAME PREMISES, which Friedericke Ripley, by Deed dated 12/24/2011 and recorded 01/05/2012, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5824 at Page 272, granted and conveyed unto James Kutbach, in fee.

Parcel Number: 18-00-00523-00-8.

Location of property: 833 S. Cedar Road, Rockledge, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Kutbach** at the suit of Wells Fargo Bank, N.A. Debt: \$145,409.30.

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

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

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

By virtue of a Writ of Execution **No. 2023-02851**, 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, Pennsylvania, which has heretofore been submitted to the provisions of the unit Property Act of Pennsylvania, Act of 7/3/1963, 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 7/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3873 at Page 139, etc., as amended by a First Amendment to Declaration dated 8/29/1973 and recorded in said Office on 9/30/1973, 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 on 9/27/1973, in Deed Book 3891 at Page 131 etc.; and as amended by a Third Amendment to Declaration dated 10/9/1973 and recorded in said office on 10/23/1973, 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 a Fifth Amendment to Declaration dated 1/16/1980, in Deed Book 4492 at Page 94 etc.; and as amended by the Amendment to Declaration and Declaration Plan dated 12/4/1981, and recorded in said office on 2/18/1982, in Deed Book 4679 at Page 1164 etc.; and as amended by the Amendment to Declaration and Declaration Plan dated 6/24/1983 and recorded in said office on 6/29/1983, in Deed Book 4710 at Page 1851 etc., (said Declaration as amended, the "Declaration"); and (2) a Declaration Plan dated 7/18/1973,

and recorded in said office 7/30/1973, in Deed Book 3873 at Page 111, etc.; and in Condominium Plan Book 1 at Page 85, etc., and as amended by a First 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 in said office on 2/18/1982 in Condominium Plan Book 9 at Page 21, etc., and as amended by the Amendment to Declaration Plan dated 6/22/1983 and recorded in said office on June 29, 1983 in Condominium Plan Book 9 at Page 56, etc., (said Declaration Plan, as amended, the "Declaration Plan"); and (3) a Code of Regulations dated 7/18/1973, and recorded in said office on 7/30/1973, in Deed Book 3873 at Page 193, etc., and as amended by a First Amendment to Code of Regulations dated 9/24/1973, 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 said Declaration Plan as Unit No. R-800, also known as R-813 and being more fully described in said Declaration Plan and Declaration together with a proportionate undivided .0037536 percent interest in the Common Elements as defined in said Declaration.

BEING THE SAME PREMISES, which Beulah Axelrod, by Deed, dated 06/29/1998 and recorded 06/29/1998, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5231 at Page 1274, granted and conveyed unto Fredric R. Kornberg and Annise L. Kornberg, in fee.

Parcel Number: 40-00-47570-01-8.

Location of property: 191 Presidential Boulevard, Unit R800, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential, Condominium, high rise, 7+ stories.

Seized and taken in execution as the property of **Fredric R. Kornberg and Annise L. Kornberg; Kevin Greber, in his capacity as Heir of Fredric R. Kornberg a/k/a Fredric Kornberg, Deceased; Steven Greber, in his capacity as Heir of Fredric R. Kornberg a/k/a Fredric Kornberg, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Fredric R. Kornberg a/k/a Fredric Kornberg, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$363,594.64.

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

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

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

By virtue of a Writ of Execution **No. 2023-03504**, 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 A, Unit Number W-406, a Unit in Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium, bearing date the 29th of January A.D. 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 5th day of February A.D., 1981, in Deed Book 4603 at Page 176 etc.; and whereby 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 15, 1981, in Deed Book 4642 at Page 534; and the Third Amendment thereto, dated August 20, 1985 and recorded September 4, 1986, in Deed Book 4811 at Page 2113; and the 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 1896; 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 0.185522 percent undivided interest of, in and to the common Elements as set forth in the aforesaid Declaration of Condominium.

BEING THE SAME PREMISES which Zelda Margolis and Sander Gorberg, Executors of the Estate of Ida Gorberg, by Deed dated 08/24/1998 and recorded at Norristown in the Office for the Recorder of Deeds, in and for the County of Montgomery on 10/09/1998, in Deed Book 5243 at Page 2091, granted and conveyed unto Annette Shindell, her heirs and assigns, in fee.

BEING THE SAME PREMISES which Annette Shindell, by her agents William Shindell and Susan Picker, appointed by Power of Attorney, dated 4/22/2014 and about to be recorded, by Deed dated 05/02/2014 and recorded 05/07/2014, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5912 at Page 871, granted and conveyed unto Isiah Heyward, in fee.

Parcel Number: 40-00-11150-62-7.

Location of property: 1001 City Avenue, Condominium W-406, Wynnewood, PA 19096.

The improvements thereon are: Residential, Condominium, high-rise, 7+ stories.

Seized and taken in execution as the property of **Isiah Heyward** at the suit of Wells Fargo Bank, N.A. Debt: \$96,220.78.

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

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

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

By virtue of a Writ of Execution **No. 2023-03537**, 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 according to a Final Plan of Subdivision, made for the Estate of S. Carolyn Ogle, dated November 19, 1986, and recorded in Montgomery County in Plan Book C-16 at Page 92, as follows, to wit:

BEGINNING at a point on the Northerly side of Tyson Avenue (70 feet wide), said point being a common corner of this Lot and Lot 2 on the above-mentioned plan; thence, from said point and along the Northerly side of Tyson Avenue, South 78 degrees 32 minutes West, 50.00 feet to a point, a corner of lands, now or late of J. Warden; thence, from said point and along said lands, now or late of F. Hegmann, North 11 degrees 28 minutes West, 159.99 feet to a point, in line of lands, now or late of Northeast Pennsylvania Railroad; thence, from said point and along said lands, North 78 degrees 32 minutes 21 seconds East, 50.00 feet to a point, a corner of Lot 2 on the above-mentioned Plan; thence, from said point and along Lot 2, South 11 degrees 28 minutes East, 159.99 feet to the first mentioned point and place of beginning.

BEING the same premises, which Patrick J. Stanton, Administrator of the Estate of Cletus Stanton by Deed dated August 6, 2021, and recorded in the Office of Recorder of Deeds of Montgomery County, on August 27, 2021, in Book 6243 at Page 02672, granted and conveyed unto Jantri Knob.

Parcel Number: 30-00-69519-00-3.

Location of property: 1036 Tyson Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jantri Knob** at the suit of PHH Mortgage Corporation. Debt: \$352,456.70.

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

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

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

By virtue of a Writ of Execution **No. 2023-04172**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lots or pieces of land, with the buildings thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, being lots numbered 269 and 271 on Plan of Lots known as Jacobs and Bodey Plan, laid out on The Coates Farm, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hurst Street, at the distance of 260 feet, Northeastwardly from the Northeasterly side of Holstein Street, a corner of Lot No. 273 on said plan; thence, along Lot No. 273, Northwestwardly, parallel with Holstein Street, 120 feet to a point, a corner of Lot No. 270; thence, along Lot No. 270 and 258, Northeastwardly, 40 feet to a point, a corner of Lot No. 267; thence, Southeastwardly, along Lot No. 267, 120 feet to a point on the Northwest side of Hurst Street, aforesaid; thence, along said side of Hurst Street, Southwestwardly, forty feet to the place of beginning.

BEING the same premises, which Benjamin J. Popelik and Karen A. Popelik, by Deed dated July 12, 2019, and recorded in the Office of Recorder of Deeds of Montgomery County on July 19, 2019, in Book 6145 at Page 01889, granted and conveyed unto Jennifer White.

Parcel Number: 02-00-04256-00-8.

Location of property: 349 Hurst Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer White** at the suit of Servis One, Inc. d/b/a BSI Financial Services. Debt: \$344,150.07.

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

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

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

By virtue of a Writ of Execution **No. 2023-05745**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and tract of land, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded, and described as follows, to wit:

BEGINNING in the middle of the Township Line Road, sometimes called Port Kennedy Avenue, and the Northeast side of Oakdale Avenue; thence, along the Northeast side of Oakdale Avenue, passing through an iron pin, twenty feet from the middle of the said Port Kennedy Avenue, North fifty-two degrees and forty-two minutes West, one hundred seventy feet to an iron pin, a corner of land of the said Lizzie S. Varnsher; thence, along the same,

the two following courses and distances: North thirty-seven and three quarter degrees East, fifty feet to a corner, and South fifty-two degrees and forty-two minutes East, one hundred seventy feet to the middle of the aforesaid Port Kennedy Avenue; thence, along the same, South thirty-eight degrees and three minutes West, fifty feet to the place of beginning.

BEING the same premises, which Per Halldin and Heather A. Halldin, his wife, by Deed dated February 1, 2013, and recorded in the Office of Recorder of Deeds of Montgomery County on February 14, 2013, in Book 5863 at Page 02947, granted and conveyed unto Heather A. Halldin, individually.

Parcel Number: 43-00-15307-00-4.

Location of property: 13 S. Trooper Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Heather A. Halldin and Per Halldin** 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: \$180,305.11.

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

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

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

By virtue of a Writ of Execution **No. 2023-07084**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lot #35 according to a Plan, made for Sunnybrook, Inc., by C. Raymond Weir, Registered Professional Engineer, on April 14, 1951, and recorded June 19, 1951, in the Office at the Recording of Deeds, at Norristown, Pa., in Deed Book 2175 at Page 601, which plan shows revisions of Roslyn Valley #3 and portions of Roslyn Park, Section #1 and #2, said Lot being more fully bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Barnes Avenue (40 feet wide), at the arc distance of 68.54 feet, measured along the arc of a curve, deflecting to the left, having a radius of 90 feet from a point of reverse curve on the said Northeasterly side of Barnes Avenue, said point of reverse curve, being at the arc distance of 22.86 feet, measured along the arc of a curve, deflecting to the right, having a radius of 25 feet from the point of curve on the said Northeasterly side of Barnes Avenue, said point of curve, being at the distance of 583.65 feet, measured North 68 degrees, 11 minutes 05 seconds West from the intersection of the said Northeasterly side of Barnes Avenue, with the Northwesterly side of Johnson Avenue (40 feet wide) (both lines produced); thence, from the point of beginning, along the Northeasterly side of Barnes Avenue and along the arc of a curve, deflecting to the left, having a radius of 90 feet, the arc distance of 41.88 feet to a point; thence, along Lot #46 on said Plan and along the center line of a certain right-of-way for Township Drainage (40 feet wide); North 03 degrees, 53 minutes, 55 seconds East, 144.00 feet to a point; thence, along the rear of Lots #38 and #39, on said plan, and partly in and along the aforementioned right-of-way for Township Drainage, South 68 degrees, 11 minutes 05 seconds East, 106.23 feet to a point; thence, along Lot #34, on said plan, South 30 degrees, 33 minutes, 30 seconds West, 135.24 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES, which Michael J. Mower, Administrator of the Estate of Deborah Chieffo-Mower, by Deed dated March 10, 2008, and recorded March 10, 2008, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5686 at Page 607, Instrument No. 2008035477, granted and conveyed unto Michael Mower, in fee.

AND THE SAID Michael J. Mower departed this life on or about November 5, 2019, thereby vesting title unto Earl Mower, Sarah Andrew, Edward Mower, Steven Mower, Ruth Mower, Helen Mower, Lorraine Mower, Maryann Chieffo, known heirs of Michael J. Mower and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Michael J. Mower, deceased.

Parcel Number: 30-00-03480-00-9.

Location of property: 2653 Barnes Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maryann Chieffo, Administratrix of the Estate of Michael J. Mower a/k/a Michael Mower, Deceased** at the suit of Nationstar Mortgage LLC. Debt: \$124,550.54.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-09556**, 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 of land, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a recent survey thereof, made by Weir and Thieme, Civil Engineers, as the Parkview Realty Co. Plot, as follows, to wit:

BEING Lots 1, 2, 3, 4, 5, of Section 14 as shown and laid out on a certain plan Evergreen Terrace, being 200 feet front, 125 feet in depth; as per plan, which plan is recorded in the Office for the Recording of Deeds, in Deed Book 959 at Page 600.

BEGINNING at a point of intersection of the Northeasterly side of New Road and the Southeasterly side of Orchard Road; thence, extending along Northeast side of New Road, South 53 degrees 36 minutes 30 seconds East, 125 feet; thence, extending North 16 degrees 23 minutes 30 seconds East, 125 feet to a point; thence, extending North 53 degrees 36 minutes 30 seconds West, 125 feet to Southeast side of Orchard Road; thence, extending along Southeast side of Orchard Road, South 16 degrees 23 minutes 30 seconds West, 125 feet to the Northeast side of New Road, the first mentioned point and place of beginning.

BEING THE SAME PREMISES, which Benny Chun Wai Mak and Daisy Siu Lan NG-Mak, by Deed dated 09/17/2021 and recorded in the Office of the Recorder of Deeds of Montgomery County, on 12/09/2021, in Deed Book Volume 6257 at Page 02816, granted and conveyed unto Jillianne Bickhardt and Brian Brockwell.

Parcel Number: 36-00-08953-00-2.

Location of property: 228 New Road, Horsham, Pennsylvania 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jillianne Bickhardt and Brian Brockwell** at the suit of LoanDepot.com, LLC. Debt: \$356,906.21.

Powers Kirn, LLC, Attorneys.

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

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

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.

ACTION TO QUIET TITLE

COURT OF COMMON PLEAS
BUCKS COUNTY, PENNSYLVANIA
CIVIL ACTION - QUIET TITLE
No. 2023-01622

Bruce J. Liberatore and Alice N. Liberatore,
Plaintiffs

vs.

**Barbara B. Ermentrout, George B. Ermentrout,
Helen Whittam and F. Stewart Whittam,**
Defendants

To: **Helen Wittam and F. Stewart Wittam, Defendants,**
300 Perkiomen Ave., #206, Schwenksville, PA 19473

TAKE NOTICE THAT THE Plaintiffs have filed an action Quiet Title on 109 Mercer St., Newtown, PA 18940, as captioned above.

NOTICE

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

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

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

Bucks County Bar Assn.
135 E. State St.
Doylestown, PA 18901
215-348-9413

Justin M. Pilchman
Atty. for Plaintiffs
Stuckert and Yates
P.O. Box 70
Newtown, PA 18940
215-968-4700

ARTICLES OF AMENDMENT

Notice is hereby given that Articles of Amendment to Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on August 21, 2023, for **Detweiler Family Medicine & Associates, P.C.**, a Pennsylvania corporation with its registered office located at 1970 N. Broad Street, Lansdale, PA 19446, pursuant to the provisions of the Pennsylvania Corporation Law of 1988, as amended. The Corporation has changed its name to DFM Liquidation Corp.

Davidson & Egner, Solicitors
290 King of Prussia Road, #110
Radnor, PA 19087

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.

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.

The name of the proposed corporation is: **MiSho Management, Corporation** and has been delivered to the Secretary of State for filing.

The initial registered office of the corporation is located at: 575 S. Goddard Blvd., Unit 415, Montgomery County, King of Prussia, PA 19406.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-18489

NOTICE IS HEREBY GIVEN that on August 15, 2023, the Petition of Alexis Diaz, Mother, on behalf of Sydney Lin Senh, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to ASPEN LIN SENH.

The Court has fixed November 1, 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. 2023-17168

NOTICE IS HEREBY GIVEN that on July 26, 2023, the Petition of Areli Mendez Morales, Mother, on behalf of Fernando Oms Mendez, a minor child, was filed in the above-named Court, praying for a Decree to change the Child’s name to FERNANDO ALCALA MENDEZ.

The Court has fixed October 4, 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. 2023-18842

NOTICE IS HEREBY GIVEN that on August 21, 2023, the Petition of Bryan Christopher Choy was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to BRYAN CHRISTOPHER MARK.

The Court has fixed October 18, 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. 2023-18562

NOTICE IS HEREBY GIVEN that on August 15, 2023, the Petition of Crystal Carter, on behalf of Safiyyah Bint Carter, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to SAFIYYAH BINT MUSTAFA CARTER.

The Court has fixed October 18, 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. 2023-17171

NOTICE IS HEREBY GIVEN that on July 27, 2023, the Petition of Gume Junior Morales Reyes was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JAVIER SANCHEZ CHAVEZ.

The Court has fixed October 4, 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. 2023-18563

NOTICE IS HEREBY GIVEN that on August 15, 2023, the Petition of Sumayya Bint Carter was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to SUMAYYAH BINT MUSTAFA CARTER.

The Court has fixed October 18, 2023, at 9:30 AM in Video Room “2” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
NO. 2023-19113

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

Finance of America Reverse LLC,
Plaintiff

vs.

Richard Glomstad, Known Surviving Heir of James G. Glomstad; Douglas Glomstad, Known Surviving Heir of James G. Glomstad; and Unknown Surviving Heirs of James G. Glomstad,
Defendants

TO: Unknown Surviving Heirs of James G. Glomstad.
Premises subject to foreclosure: 2399 Rhoads Road, Pottstown, Pennsylvania 19464.

NOTICE

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

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

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

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

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-16741

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

Mortgage Assets Management, LLC,
Plaintiff

vs.

Susan K. Smith, in her capacity as Heir of Mary C. Wagner, et al.,
Defendants

To: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Mary C. Wagner Defendant(s), 27 Norwyn Road, Hatboro, PA 19040

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Mortgage Assets Management, LLC, has filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, PA, docketed to No. 2023-16741, seeking to foreclose the mortgage secured on your property located at 27 Norwyn Road, Hatboro, PA 19040.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
Attorneys For Plaintiff
Jonathan Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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

ANDERS, CATHERINE D. also known as CATHERINE L. ANDERS, dec'd.
Late of Franconia Township.
Executors: PHILIP ANDERS,
234 W. Reliance Road,
Souderton, PA 18964,

- DAVID G. ANDERS,
594 Godshall Road,
Telford, PA 18969.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- BOLD, GERHARD, H. also known as
GERHARD HERMAN BOLD, dec'd.**
Late of Montgomery Township.
Administrators: ALBERT T. BOLD AND
VICTORIA C. BOLD,
c/o David L. Allebach, Jr., Esquire,
Yergey, Daylor, Allebach, Scheffey, Picardi,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776.
- BOSTOCK, WILLARD G., dec'd.**
Late of Lower Moreland Township.
Executrix: LINDA E. VAZQUEZ,
c/o Katherine F. Thackray, Esquire,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103.
ATTORNEY: KATHERINE F. THACKRAY,
ALEXANDER & PELLI, LLC,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103
- BROWNSEY, MARION K., dec'd.**
Late of Cheltenham Township.
Executor: LAURENCE J. BROWNSEY,
2469 Rosemore Avenue,
Glenside, PA 19038.
ATTORNEY: DAVID G. ENNIS,
2209 Mt. Carmel Avenue,
Glenside, PA 19038
- BROWNSEY, MICHAEL, dec'd.**
Late of Cheltenham Township.
Administrator: LAURENCE J. BROWNSEY,
2469 Rosemore Avenue,
Glenside, PA 19038.
ATTORNEY: DAVID G. ENNIS,
2209 Mt. Carmel Avenue,
Glenside, PA 19038
- CAREY, LORRAINE M. also known as
LORRAINE MARIE CAREY and
LORRIANE M. SUPSIC-CAREY, dec'd.**
Late of Upper Hanover Township.
Administratrix: AMBER M. CAREY.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073
- CAVANAUGH JR., EDWARD J. also known as
NED CAVANAUGH, dec'd.**
Late of Lower Gwynedd Township.
Executrix: RITA MARIE DUNDON,
c/o Michael F. Frisbie, Esquire,
329A S. Main Street,
Doylestown, PA 18901.
ATTORNEY: MICHAEL F. FRISBIE,
FRISBIE LEGAL SOLUTIONS,
329A S. Main Street,
Doylestown, PA 18901
- CHWIEROTH, CAROLINE M. also known as
CAROLINE CHWIEROTH, dec'd.**
Late of Harleysville, PA.
Executor: MICHAEL E. CHWIEROTH,
123 Sunset Drive,
Harleysville, PA 19438.
- ATTORNEY: GERALD F. STRUBINGER, JR.,
STRUBINGER LAW, P.C.,
P.O. Box 158,
Palmerton, PA 18071-0158
- COLEN JR., JOSEPH E., dec'd.**
Late of Lower Merion Township.
Executors: JOSEPH E. COLLEN, III,
JENNIFER L. COLLEN AND
JENNIFER L. ANDERSON,
c/o William L. Landsburg, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.
ATTORNEY: WILLIAM L. LANDSBURG,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323
- COOPERSMITH, HAROLD, dec'd.**
Late of Upper Dublin Township.
Executrix: ROSEMARY R. FERRINO,
608 W. Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2012
- COUGHLIN, EDWARD M., dec'd.**
Late of Douglass Township.
Executrix: MAUREEN E. COUGHLIN,
1148 SW 45th Terrace,
Cape Coral, FL 33914.
ATTORNEY: LYNN R. EMERSON,
BUSINESSLEGAL PC,
3812B Skyline Boulevard,
Cape Coral, FL 33914
- DALTON, DOROTHY ANNE, dec'd.**
Late of Lower Gwynedd Township.
Executor: JAMES TIMOTHY DALTON,
249 Bissell Road,
Cooperstown, NY 13326.
- DOYLE, MOLLY SUSAN, dec'd.**
Late of Towamencin Township.
Executors: BRIAN C. DOYLE AND
DANIEL DOYLE,
c/o Robert J. Iannozzi, Jr., Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: ROBERT J. IANNOZZI, JR.,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446
- DRESNIN, STANFORD E., dec'd.**
Late of Lower Merion Township.
Executor: MICHAEL DRESNIN,
c/o Laura M. Tobey, Esquire,
229 W. Wayne Avenue,
Wayne, PA 19087.
ATTORNEY: LAURA M. TOBEY,
REIDENBACH & ASSOCIATES, LLC,
229 W. Wayne Avenue,
Wayne, PA 19087
- EGBERT, GEORGE C. also known as
GEORGE CLARENCE EGBERT and
GEORGE EGBERT, dec'd.**
Late of Lower Providence Township.
Administrator: RAYMOND SARACENI,
1903 Weatherstone Drive,
Paoli, PA 19301.

ATTORNEY: DAVID C. JAMES,
HILL, TUROWSKI, JAMES & LEHMAN, LLP,
38 W. Third Street,
Bloomsburg, PA 17815

ENSANIAN, KNARIG K., dec'd.

Late of Montgomery Township.
Executrices: JUNE M. ENSANIAN AND
TINA ROSE MAKOULIAN,
c/o Danielle M. Yacono, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446-5422.

ATTORNEY: DANIELLE M. YACONO,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446-5422

**FINNEMEYER JR., HARRY JAMES also known as
JAMES FINNEMEYER, JR. and
H. JAMES FINNEMEYER, JR., dec'd.**

Late of Hatfield Township.
Administrators: MATTHEW FINNEMEYER AND
ANDREW FINNEMEYER,
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

GARNER, GARY L., dec'd.

Late of Borough of Lansdale.
Administrator: MICHAEL GARNER,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

**GREEN, JOHN WALTER also known as
JOHN W. GREEN, dec'd.**

Late of Norristown, PA.
Administratrix: DEBRA A. PONIS,
86 Carriage Circle,
Oley, PA 19547.

ATTORNEY: LARRY MILLER, JR.,
MILLER LAW GROUP, PLLC,
25 Stevens Avenue,
West Lawn, PA 19609

HAMMER, ALFRED, dec'd.

Late of Cheltenham Township.
Executor: ROBERT SALVATORE BONANNO,
321 Winterfall Avenue,
Norristown, PA 19403.

JOHNSTON, JEAN SARAH, dec'd.

Late of Lower Merion Township.
Executrix: GAIL J. BROWN,
c/o David P. Brown, III, Esquire,
1944 Kimberton Road, P.O. Box 729,
Kimberton, PA 19442.
ATTORNEY: DAVID P. BROWN, III,
1944 Kimberton Road, P.O. Box 729,
Kimberton, PA 19442

KELLER, SHIRLEY, dec'd.

Late of Upper Dublin Township.
Executrix: DONNA M. CAMPOLEI,
514 Chadwyck Circle,
Sellersville, PA 18960.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

KETTERER JR., HARRY L., dec'd.

Late of Lower Salford Township.
Administratrix: GAIL A. KETTERER,
292 Main Street, Box 330,
Harleysville, PA 19438.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

LANDES, ELLA M., dec'd.

Late of Franconia Township.
Executrix: JUDITH A. LANDIS,
P.O. Box 1182,
Española, NM 87532.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

LAUTMAN, MILLICENT, dec'd.

Late of Lower Providence Township.
Executor: MARTIN R. LAUTMAN,
c/o Lester E. Lipschutz, Esquire,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103.
ATTORNEY: LESTER E. LIPSCHUTZ,
COZEN O'CONNOR,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103

LEHMAN, FREDERICK A. also known as

**FRED LEHMAN and
FREDERICK LEHMAN, dec'd.**
Late of Upper Dublin Township.
Executor: LARRY A. LEHMAN,
c/o Adam L. Fernandez, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.
ATTORNEY: ADAM L. FERNANDEZ,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323

LUCENTE, JUDITH G. also known as

JUDITH GAIL LUCENTE, dec'd.
Late of Upper Gwynedd Township.
Executrices: JENNIFER L. RAQUET AND
DIANA J. VIT,
c/o Diane H. Yazujian, Esquire,
P.O. Box 1099,
North Wales, PA 19454.
ATTORNEY: DIANE H. YAZUJIAN,
P.O. Box 1099,
North Wales, PA 19454

McBRIDE, RICHARD PAUL also known as

**RICHARD P. McBRIDE and
RICHARD McBRIDE, dec'd.**
Late of Upper Dublin Township.
Executrix: JANET THERESA McBRIDE,
c/o D. Rodman Eastburn, Esquire,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137.
ATTORNEY: D. RODMAN EASTBURN,
EASTBURN AND GRAY, P.C.,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137

McCAFFREY, JOSEPH, dec'd.

Late of Lower Merion Township.
 Executor: BRYN MAWR TRUST COMPANY,
 Attn.: Patricia Willis,
 1436 Lancaster Avenue,
 Berwyn, PA 19312.
 ATTORNEY: W. RODERICK GAGNE,
 515 Cresheim Valley Road,
 Wyndmoor, PA 19038

McMURRAY JR., ARTHUR ROBERT, dec'd.

Late of Lower Providence Township.
 Executrix: MARY LYON,
 4607 Woodland Avenue,
 Drexel Hill, PA 19026.
 ATTORNEY: CAROL R. LIVINGOOD,
 TIMONEY KNOX, LLP,
 130 W. Lancaster Avenue, P.O. Box 191,
 Wayne, PA 19087-0191

MOISSET, BEATRIZ, dec'd.

Late of Montgomery County, PA.
 Co-Executors: STEVEN M. PETERS AND
 DRUSILLA A. PETERS,
 c/o Michael E. Eisenberg, Esquire,
 2935 Byberry Road, Suite 107,
 Hatboro, PA 19040.
 ATTORNEY: MICHAEL E. EISENBERG,
 2935 Byberry Road, Suite 107,
 Hatboro, PA 19040

**MORGAN, W. KENNETH also known as
WILLIAM KENNETH MORGAN, dec'd.**

Late of Borough of Collegeville.
 Executrix: TACY J. VALENTEEN,
 457 Linfield Trappe Road,
 Royersford, PA 19468.
 ATTORNEY: KENNETH E. PICARDI,
 YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.
 PICARDI.,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464-0776

MURPHY, ELAINE K., dec'd.

Late of Worcester Township.
 Executrix: PATRICIA E. JACKAMAN,
 2016 Cedars Hill Road, P.O. Box 89,
 Cedars, PA 19423.
 ATTORNEY: JOHN J. McCREESH, IV,
 McCREESH, McCREESH and CANNON,
 7053 Terminal Square,
 Upper Darby, PA 19082

NADEL, ALAN S., dec'd.

Late of Cheltenham Township.
 Executrix: SANDRA SMITH NADEL,
 1116 Rock Creek Drive,
 Wyncote, PA 19095.
 ATTORNEY: JOAN AGRAN,
 McNEES, WALLACE & NURICK, LLC,
 426 W. Lancaster Avenue, Suite 110,
 Devon, PA 19333

OSTROW, EDWIN, dec'd.

Late of Lower Providence Township.
 Executrices: BETSY A. OSTROW AND
 MARCIA N. WITHERSPOON,
 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

PILEGGI, FRANK, dec'd.

Late of Horsham Township.
 Executrix: MARIA PILEGGI,
 c/o Adam L. Fernandez, Esquire,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323.
 ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323

PILLA, KATHLEEN S., dec'd.

Late of Borough of Jenkintown.
 Executrix: CONSTANCE SKUDRIS,
 222 Harrison Avenue,
 Glenside, PA 19038.
 ATTORNEY: DAVID W. BIRNBAUM,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY, O'CONNELL & BIRNBAUM, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

SANTORI, EILEEN MARIE, dec'd.

Late of Borough of Norristown.
 Executor: GREGORY PIOTROWSKI.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER, ROEBERG &
 WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

SAYLOR, PETER M., dec'd.

Late of Lower Gwynedd Township.
 Executrix: CAROLINE M. SAYLOR,
 c/o Mary L. Buckman, Esquire,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: MARY L. BUCKMAN,
 FORD AND BUCKMAN, PC,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422

**SCHMITZ, JOSEPH ALBERT also known as
JOSEPH A. SCHMITZ, dec'd.**

Late of Upper Southampton Township.
 Executrix: MARLYNNE EILEEN FOX,
 c/o Halligan & Keaton,
 P.O. Box 1970,
 Media, PA 19063.
 ATTORNEY: D. SELAINE KEATON,
 HALLIGAN & KEATON PC,
 P.O. Box 1970,
 Media, PA 19063

SIEGEL, WILLIAM J., dec'd.

Late of Borough of Hatboro.
 Executor: ROBERT SIEGEL,
 c/o Joseph J. Fiandra, Esquire,
 426 N. Easton Road,
 Glenside, PA 19038.
 ATTORNEY: JOSEPH J. FIANDRA,
 JOSEPH J. FIANDRA, LLC,
 426 N. Easton Road,
 Glenside, PA 19038

**SIERZEGA, JAMES THOMAS also known as
JAMES T. SIERZEGA, dec'd.**

Late of Lower Pottsgrove Township.
 Executor: MONICA RANIERI,
 c/o Patricia Leisner Clements, Esquire,
 516 Falcon Road,
 Audubon, PA 19403.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

STEIN, BARBARA J., dec'd.

Late of Montgomery Township.
 Executor: MICHAEL T. DAMM,
 108 Spring Meadow Lane,
 Doylestown, PA 18901.
 ATTORNEY: DAVID G. ENNIS,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038

TERRANOVA SR., MICHAEL J. also known as MICHAEL J. TERRANOVA and MICHAEL TERRANOVA, dec'd.

Late of East Norriton Township.
 Executrix: ROSANNE TERRANOVA,
 420 Brandon Road,
 Norristown, PA 19403.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

VERNACHIO JR., CARMAN F. also known as CARMAN FRANCIS VERNACHIO, JR., dec'd.

Late of Borough of Hatfield.
 Executors: NICHOLAS T. VERNACHIO,
 MARK D. VERNACHIO AND
 STEPHEN M. VERNACHIO,
 c/o Sarah A. Eastburn, Esquire,
 60 E. Court Street, P.O. Box 1389,
 Doylestown PA 18901-0137.
 ATTORNEY: SARAH A. EASTBURN,
 EASTBURN & GRAY, PC,
 60 E. Court Street, P.O. Box 1389,
 Doylestown PA 18901-0137

VITABILE, MARY ANN, dec'd.

Late of New Hanover Township.
 Executrices: CHRISTINA VITABILE,
 2529 Washington Drive,
 Gilbertsville, PA 19525,
 NICOLE V. KLINE,
 36A Elm House,
 Douglassville, PA 19518.
 ATTORNEY: MISTY A. TOOTHMAN,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

WALTER, CAROLYN also known as CAROLYN S. WALTER, dec'd.

Late of Whitemarsh Township.
 Executrix: JENNIFER VASTARDIS,
 c/o Ryan M. Bornstein, Esquire,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312.
 ATTORNEY: RYAN M. BORNSTEIN,
 HARVEY BALLARD & BORNSTEIN, LLC,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312

WILLIAMS, ARTHUR THOMAS also known as A. THOMAS WILLIAMS, dec'd.

Late of Lower Merion Township.
 Executor: KEITH D. SHIVELY,
 c/o William Morrow, Esquire,
 58 E. Penn Street,
 Norristown, PA 19401.
 ATTORNEY: WILLIAM MORROW,
 MORROW AND LEFEVRE, LLC,
 58 E. Penn Street,
 Norristown, PA 19401

WILLIAMS, WILLIAM DAVID also known as W. DAVID WILLIAMS, WILLIAM WILLIAMS and WILLIAM D. WILLIAMS, dec'd.

Late of Horsham Township.
 Administratrix: JANE WILLIAMS,
 c/o Chloe Mullen-Wilson, Esquire,
 P.O. Box 7544,
 Fort Washington, PA 19034.
 ATTORNEY: CHLOE MULLEN-WILSON,
 TIMONEY KNOX, LLP,
 Fort Washington, PA 19034

WRIGHT, GERALD R. also known as GERALD REESE WRIGHT, dec'd.

Late of Upper Frederick Township.
 Executor: CHASE J. WRIGHT,
 c/o Taylor Smith Leslie, Esquire,
 101 W. Elm Street, Suite 400,
 Conshohocken, PA 19428.
 ATTORNEY: TAYLOR SMITH LESLIE,
 ROYER COOPER COHEN BRAUNFELD LLC,
 101 W. Elm Street, Suite 400,
 Conshohocken, PA 19428

Second Publication**AMBLER, PATRICIA PULRANG, dec'd.**

Late of Lower Gwynedd Township.
 Executor: DAVID AMBLER,
 238 Walden Street,
 Cambridge, MA 02140.

ASHCROFT, JOSEPH S., dec'd.

Late of Borough of Norristown.
 Administratrix: JACQUELINE K.
 ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: JACQUELINE K.
 ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

CATTERALL, LUCY MARY, dec'd.

Late of Hatboro, PA.
 Executrices: LUCY CHIAVERELLI,
 906 Herman Road,
 Horsham, PA 19044,
 MARIE T. ENGLISH,
 76 Wynmere Drive,
 Horsham, PA 19044.
 ATTORNEY: EDWARD J. CAMPANELLA,
 477 West Valley Road,
 Wayne, PA 19087

CHEEVER, ELISABETH JOAN, dec'd.

Late of East Norriton Township.
 Administrator: STEVEN M. LUKSA,
 4457 Devonshire Drive,
 Center Valley, PA 18034.

COLLIER, HAROLD DONALD also known as H. DON COLLIER, dec'd.

Late of Upper Merion Township.
 Executrix: DONICA COLLIER,
 c/o Stephen D. Potts, Esquire,
 Stafford Office Bldg., #2,
 200 Eagle Road,
 Wayne, PA 19087-3115.
 ATTORNEY: STEPHEN D. POTTS,
 HERR, POTTS & POTTS, LLC,
 Stafford Office Bldg., #2,
 200 Eagle Road,
 Wayne, PA 19087-3115

COOK, DAVID JOSEPH, dec'd.

Late of Limerick Township.
 Administratrix: JENNIFER L. ELLIOT,
 c/o Thomas G. Wolpert, Esquire,
 527 Main Street,
 Royersford, PA 19468.
 ATTORNEY: THOMAS G. WOLPERT,
 WOLPERT SCHREIBER McDONNELL P.C.,
 527 Main Street,
 Royersford, PA 19468

DIGIAMBATTISTA, M. DOLORES, dec'd.

Late of Upper Merion Township.
 Executor: FRANK P. BATTISTA,
 173 Gateshead Way,
 Phoenixville, PA 19460.
 ATTORNEY: GARY P. LEWIS,
 LEWIS & McINTOSH, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

DOERING, ELIZABETH AMITY also known as ELIZABETH A. DOERING, dec'd.

Late of Lower Merion Township.
 Administrator: JASON KING,
 P.O. Box 214,
 Bryn Athyn, PA 19009.
 ATTORNEY: CARRIE L. SCATTERGOOD
 ROTHKOFF LAW,
 7 Neshaminy Interplex, Suite 403,
 Trevoise, PA 19053

EWING, ISABEL J., dec'd.

Late of Upper Providence Township.
 Executrix: LEIGHANNE DARE,
 318 Green Street,
 Royersford, PA 19468.
 ATTORNEY: GARY P. LEWIS,
 LEWIS & McINTOSH, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

FUNSTON, LANCE THOMAS, dec'd.

Late of Lower Merion Township.
 Executor: BRENT THOMAS FUNSTON,
 c/o Eric R. Hague, Esquire,
 30 S. 17th Street,
 Philadelphia, PA 19103.
 ATTORNEY: ERIC R. HAGUE,
 DUANE MORRIS LLP,
 30 S. 17th Street,
 Philadelphia, PA 19103

GIMBEL, DAVID C. also known as DAVID GIMBEL, dec'd.

Late of Cheltenham Township.
 Executor: SUSAN ANN GIMBEL,
 120 Township Line Road,
 Elkins Park, PA 19027.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

GLASSTETTER, LOIS JEAN also known as LOIS J. GLASSTETTER, dec'd.

Late of Upper Dublin Township.
 Executrix: FAITH A. WASHBURN,
 c/o James S. Bainbridge, Esquire.
 ATTORNEY: JAMES S. BAINBRIDGE,
 THE BAINBRIDGE LAW FIRM, LLC,
 921 Penllyn Blue Bell Pike, Suite A2,
 Plymouth Meeting, PA 19422

GRAEFF, HELEN M. also known as HELEN MARIETTA GRAEFF, dec'd.

Late of Worcester Township.
 Executor: NEUN C. WONG,
 c/o Susan G. Caughlan, Esquire,
 2686 Overhill Drive,
 Center Point, PA 19403.
 ATTORNEY: SUSAN G. CAUGHLAN,
 2686 Overhill Drive,
 Center Point, PA 19403

HALL, ROBERT C., dec'd.

Late of Perkiomenville, PA.
 Executrix: ELIZABETH LEPPING.
 ATTORNEY: CHRISTOPHER H. MEINZER,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

HORST JR., CHARLES L., dec'd.

Late of West Norriton Township.
 Executor: CHARLES P. HORST,
 1926 Brandon Road,
 Eagleville, PA 19403.

KEIM, WILLIAM ROY also known as WILLIAM R. KEIM, JR., dec'd.

Late of Lower Providence Township.
 Executor: WILLIAM R. KEIM,
 9 Harnett Lane,
 Limerick, PA 19468.

McCLUNG, RUTH V. also known as RUTH VOEGTLY McCLUNG, dec'd.

Late of Abington Township.
 Executors: JOHN A. McCLUNG AND
 CHARLES H. McCLUNG III,
 c/o E. Marc Miller, Esquire,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428.
 ATTORNEY: E. MARC MILLER,
 FLASTER GREENBERG PC,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428

McKENZIE JR., SAMUEL V. also known as MICKEY McKENZIE, dec'd.

Late of Whitpain Township.
 Executrix: MARY J. McKENZIE,
 1051 Grant Avenue,
 Blue Bell, PA 19422.
 ATTORNEY: WENDY FEIN COOPER,
 SEMANOFF ORMSBY GREENBERG &
 TORCHIA, LLC,
 2617 Huntingdon Pike,
 Huntingdon Valley, PA 19006

PARTON, MICHAEL K., dec'd.

Late of Horsham Township.
 Administratrix: JEANNETTE L. FAIR,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

PASS, NANCY J., dec'd.

Late of Whitpain Township.
 Executrix: MARSHA A. MARQUIS,
 4030 Mensch Road, P.O. Box 737,
 Skippack, PA 19474.

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

**SCHULER, PAULINE S. also known as
PAULINE SHIRLEY SCHULER, dec'd.**
Late of Borough of Pennsburg.
Co-Executors: DAVID P. SCHULER AND
GARY L. SCHULER.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073

SEACHRIST, CHRISTOPHER MICHAEL, dec'd.
Late of Borough of Pottstown.
Administratrix: ASHLEY NICOLE SEACHRIST,
718 Manatawny Street,
Pottstown, PA 19464.
ATTORNEY: JOSEPH L. QUINN,
ROSS, QUINN & PLOPPERT, P.C.,
192 S. Hanover Street, Suite 101,
Pottstown, PA 19464

**SEASHOLTZ, ELWOOD D. also known as
ELWOOD SEASHOLTZ, dec'd.**
Late of Borough of Red Hill.
Executrix: DONNA M. SEASHOLTZ,
c/o Helen Z. Stauffer, Esquire,
70 Hemlock Drive,
Gilbertsville, PA 19525.
ATTORNEY: HELEN Z. STAUFFER,
70 Hemlock Drive,
Gilbertsville, PA 19525

SIGNORINO, GRACE R., dec'd.
Late of Upper Merion Township.
Executor: ROBERT S. SIGNORINO,
283 W. Valley Forge Road,
King of Prussia, PA 19406.
ATTORNEY: RODNEY S. FLUCK,
BUTERA BEAUSANG COHEN & BRENNAN,
630 Freedom Business Center, #108,
King of Prussia, PA 19406

SONAK, ANDREW, dec'd.
Late of Abington Township.
Administrator: RICHARD SAND,
c/o Paul L. Feldman, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: PAUL L. FELDMAN,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046

SPRINGER, DIANA M., dec'd.
Late of Lower Salford Township.
Executor: RICHARD B. SPRINGER,
261 Kathleen Circle,
Harleysville, PA 19438.
ATTORNEY: GARY P. LEWIS,
LEWIS & McINTOSH, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468

**SUNDERVILLE, ANDREA MARIA also known as
ANDREA MARIE SUNDERVILLE, dec'd.**
Late of Towamencin Township.
Executor: MICHAEL SUNDERVILLE,
1051 Snyder Road,
Lansdale, PA 19446.

ATTORNEY: JUDITH STUTMAN IZES,
GAZAN & JOHN, P.C.,
30 W. Airy Street,
Norristown, PA 19401

WINTER, DIANE, dec'd.
Late of Cheltenham Township.
Administrator: NEIL E. WINTER,
123 Webster Avenue,
Wyncote, PA 19095.
ATTORNEY: MICHAEL P. McILMAIL,
N.W. MATTIACCI LAW, LLC,
804 West Avenue,
Jenkintown, PA 19046

WOLF, EDITH, dec'd.
Late of Palm Beach County, FL and
Abington Township, Montgomery County, PA.
Executrix (Ancillary): JODIE WOLF HOWARD,
c/o Marc L. Davidson, Esquire,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087.
ATTORNEY: MARC L. DAVIDSON,
DAVIDSON & EGNER,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087

Third and Final Publication

ANDERSON, LEONARD ERIC, dec'd.
Late of Lower Merion Township.
Executor: ETHAN ANDERSON,
c/o Daniella A. Horn, Esquire,
2202 Delancey Place,
Philadelphia, PA 19103.
ATTORNEY: DANIELLA A. HORN,
KLENK LAW, LLC,
2202 Delancey Place,
Philadelphia, PA 19103

**ANNIUK, BOHDAN O. also known as
BOHDAN OSPYANNIUK, dec'd.**
Late of Abington Township.
Executor: STEPHEN REVUCKY,
429 Paul Drive,
Moorestown, NJ 08057.
ATTORNEY: EDWARD A. ZETICK,
P.O. Box 414,
Jenkintown, PA 19046-0414

**BENSON SR., ALBERT F. also known as
ALBERT F. BENSON, dec'd.**
Late of Montgomery Township.
Executrix: ROSE A. BENSON,
2008 Upland Court,
North Wales, PA 19454.
ATTORNEY: MICHAEL E. FUREY,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403

**BUTKO, NANCY L. also known as
NANCY LOUISE BUTKO, dec'd.**
Late of West Norriton Township.
Co-Executrices: LINDA L. COLLIER AND
BRENDA A. BRITTAIN.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073

D'ANGELO, ELIZABETH ANN also known as**ELIZABETH VOSE D'ANGELO, dec'd.**

Late of North Wales, PA.
 Administrator: WILLIAM D'ANGELO,
 536 Penrose Lane,
 Warminster, PA 18974.

DAY, DONNA L., dec'd.

Late of Montgomery Township.
 Executrix: CAROL ANN BENIGNO,
 c/o Amy R. Stern, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

DiPIETRO, FRANK D., dec'd.

Late of Lower Merion Township.
 Administratrix: MADELINE DiPIETRO,
 123 Noyes Avenue,
 Swoyersville, PA 18704.
 ATTORNEY: MICHAEL J. BENDICK,
 P.O. Box 1733,
 Shavertown, PA 18708

DUFF, MARY E., dec'd.

Late of East Norriton Township.
 Executor: JOHN FRANCIS DUFF,
 1701 Bayberry Lane,
 Wayland, MA 01778.
 ATTORNEY: GARTH G. HOYT,
 McNEES WALLACE & NURICK, LLC,
 426 W. Lancaster Avenue, Suite 110,
 Devon, PA 19333

FORMAN, RHODA S., dec'd.

Late of Lower Merion Township.
 Administrator: DAVID S. FORMAN,
 c/o Nathan Egner, Esquire,
 Radnor Station Two, Suite 110,
 290 King of Prussia Road,
 Radnor, PA 19087.
 ATTORNEY: NATHAN EGNER,
 DAVIDSON & EGNER,
 Radnor Station Two, Suite 110,
 290 King of Prussia Road,
 Radnor, PA 19087

FORREST, DAVID R., dec'd.

Late of Lower Providence Township.
 Executors: KIRSTEN FORREST FRANCIS,
 ZACHARY FORREST AND
 MATTHEW FORREST,
 c/o Brittany J. Camp, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: BRITTANY J. CAMP,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

FREEDMAN, VIVIAN, dec'd.

Late of Horsham Township.
 Executrix: SUSAN VALEN,
 c/o Jennifer A. Kosteva, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: JENNIFER A. KOSTEVA,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

HANEY, JANET A., dec'd.

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

ATTORNEY: DENNIS R. MEAKIM,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY, O'CONNELL & BIRNBAUM, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

HOLLINGER, KAY M., dec'd.

Late of East Norriton Township.
 Executors: MARK A. HOLLINGER AND
 JOHN D. HOLLINGER,
 c/o Mary L. Buckman, Esquire,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.

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

JOHNSON, SANDRA L., dec'd.

Late of Abington Township.
 Administrators: LONDON GRAVES,
 MALCOLM JOHNSON AND
 SEAN JOHNSON,
 c/o Gerald R. Clarke, Esquire,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038.
 ATTORNEY: GERALD R. CLARKE,
 CLARKE & ASSOCIATES,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038

**LAROSE, ANNA M. also known as
ANN M. LAROSE, dec'd.**

Late of Abington Township.
 Executrix: CELESTE LAROSE,
 2121 Wayne Avenue,
 Abington, PA 19001.
 ATTORNEY: EDWARD A. ZETICK,
 P.O. Box 414,
 Jenkintown, PA 19046-0414

**LEEDS, MARY HELEN also known as
MARY HELEN PALZET, dec'd.**

Late of Abington Township.
 Executrix: AMIE RAYNOR,
 c/o Erin Saulino, Esquire,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ERIN SAULINO,
 SAULINO LAW, LLC,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462

LEYRER, RUTH N., dec'd.

Late of Borough of Pottstown.
 Executor: G. RICHARD LEYRER, JR.,
 c/o David L. Allebach, Jr., Esquire,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464-0776.

LILLEY-SEIBERLICH, JENNIFER L., dec'd.

Late of Borough of North Wales.
 Administrator: EDWIN SEIBERLICH,
 c/o Franqui-Ann Raffaele, Esquire,
 1684 S. Broad Street, Suite 230,
 P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: FRANQUI-ANN RAFFAELE,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 P.O. Box 1479,
 Lansdale, PA 19446-0773

MALONEY, DONALD WREN also known as**DONALD MALONEY, dec'd.**

Late of Lower Gwynedd Township.
 Executrix: MEGAN M. SIMS,
 606 Hastings Road,
 Baltimore, MD 21286.
 ATTORNEY: KATHERINE B. COMMONS,
 COMMONS & COMMONS LLP,
 6377 Germantown Avenue,
 Philadelphia, PA 19144

MASON, BARBARA A., dec'd.

Late of Upper Dublin Township.
 Executor: HILARY D. MASON,
 c/o Louis J. Petriello, Esquire,
 Petriello & Royal, LLC,
 526 Township Line Road, Suite 200,
 Blue Bell, PA 19422.
 ATTORNEY: LOUIS J. PETRIELLO,
 PETRIELLO & ROYAL, LLC,
 526 Township Line Road, Suite 200,
 Blue Bell, PA 19422

NATZLE, FREDERICK N. also known as**FREDERICK NATZLE and
FRED NATZLE, dec'd.**

Late of Franconia Township.
 Executrices: DONNA KUYKENDALL,
 538 Junction Lane,
 Quakertown, PA 18951,
 DIANE LIGHTCAP,
 826 Forrest Street,
 Lansdale, PA 19446,
 DEBRA YACKO,
 825 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: WENDY J. ASHBY,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951

O'DONNELL SR., WILLIAM DAVID also known as**W. DAVID O'DONNELL and
DAVID O'DONNELL, dec'd.**

Late of Worcester Township.
 Administrator: WILLIAM DAVID O'DONNELL, III,
 c/o Gilbert P. High, Jr., Esquire,
 40 E. Airy Street,
 Norristown, PA 19401.
 ATTORNEY: GILBERT P. HIGH, JR.,
 HIGH SWARTZ LLP,
 40 E. Airy Street,
 Norristown, PA 19401

PETERS, PAUL A., dec'd.

Late of Franconia Township.
 Executor: TODD A. PETERS,
 c/o Ian W. Peltzman, Esquire,
 716 N. Bethlehem Pike, Suite 303,
 Lower Gwynedd, PA 19002.
 ATTORNEY: IAN W. PELTZMAN,
 LAW OFFICE OF ANDREW B. PELTZMAN,
 716 N. Bethlehem Pike, Suite 303,
 Lower Gwynedd, PA 19002

PITTS, JEAN, dec'd.

Late of Borough of Norristown.
 Administratrices: HELENE PATRICIA PITTS AND
 DEBORAH FILOMENA PAULDING,
 c/o Jodi L. Griffis, Esquire,
 815 Fayette Street, Suite 200,
 Conshohocken, PA 19428.
 ATTORNEY: JODI L. GRIFFIS,
 815 Fayette Street, Suite 200,
 Conshohocken, PA 19428

QUINLAN, GERALD THOMAS, dec'd.

Late of Lower Salford Township.
 Executors: CAROL RIGGS,
 GERALD JOSEPH QUINLAN AND
 LINDA QUINLAN,
 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

QUINN, ELEANOR ANNE, dec'd.

Late of Borough of Collegetown.
 Co-Executors: ROBERT E. QUINN,
 402 Kennedy Road,
 Collegetown, PA 19426, and
 ANNE E. QUINN,
 1829 E. Crested Hawk Court,
 Bolivia, NC 28422.

REESE, JEFFREY NED, dec'd.

Late of Lower Moreland Township.
 Executors: EDGAR LEROY SNYDER AND
 MORIA B. ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: MORIA B. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

ROBIN, RENATA, dec'd.

Late of Lower Merion Township.
 Executrix: ANSLEY ROBIN,
 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

SEEGER, BARBARA B., dec'd.

Late of Worcester Township.
 Executor: GEOFFREY B. SEEGER,
 c/o Michael W. Mills, Esquire,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901.
 ATTORNEY: MICHAEL W. MILLS,
 ANTHEIL, MASLOW & MacMINN, LLP,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901

SELTZER, RICHARD E., dec'd.

Late of Upper Pottsgrove Township.
 Executrix: KRISTI E. SELTZER-FINK,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

STAUB, WILLIAM FREDERICK, dec'd.

Late of Upper Gwynedd Township.
 Executor: CHRISTOPHER STAUB,
 c/o Law Office of Cotlar & Cotlar,
 23 W. Court Street,
 Doylestown, PA 18901.
 ATTORNEY: ANDREW D. COTLAR,
 23 W. Court Street,
 Doylestown, PA 18901

STEVENSON, KATHLEEN J., dec'd.

Late of East Norriton Township.
Co-Executors: WILLIAM F. WHITEHEAD AND
CHRISTOPHER P. WHITEHEAD,
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

VERDON, CATHERINE, dec'd.

Late of Huntingdon Valley, PA.
Administratrix: THERESA,
1010 Henrietta Avenue,
Huntingdon Valley, PA 19006.
ATTORNEY: MARTIN S. KARDON,
KANTER, BERNSTEIN & KARDON, P.C.,
1617 John F. Kennedy Boulevard, Suite 1080,
Philadelphia, PA 19103

VOGEL, RICHARD EDWARD also known as

**RICHARD E. VOGEL and
RICHARD VOGEL, dec'd.**
Late of Upper Dublin Township.
Executrix: REGINA ANNE VOGEL CULBERT,
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

WALSH, CYNTHIA C., dec'd.

Late of Lower Merion Township.
Executor: RALPH BRUCE WALSH,
1601 Riverview Road,
Gladwyne, PA 19035.
ATTORNEY: THOMAS W. FLYNN, III,
CRAWFORD DIAMOND FLYNN LLC,
19 Waterloo Avenue,
Berwyn, PA 19312

WURMAN, FRANKLIN A., dec'd.

Late of Elkins Park, PA.
Administratrix: NANCY WURMAN,
7900 Old York Road, Apt. 606-A,
Elkins Park, PA 19027.
ATTORNEY: ELLEN S. FISCHER,
BLOOM PETERS, LLC,
1126B Horsham Road, Suite J,
Maple Glen, PA 19002.

YOST, ROBERT P., dec'd.

Late of Borough of Pottstown.
Co-Executors: MARY JANE YOST AND
ROBERT L. YOST,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444, Pottstown, PA 19464.

YUENGLING, DENNIS J., dec'd.

Late of Willow Grove, PA.
Executrix: KATHLEEN YUENGLING,
465 Madison Avenue,
Warminster, PA 18974.

ZARRO, FAITH B., dec'd.

Late of Lower Gwynedd Township.
Executors: JOSEPH F. ZARRO AND
MICHAEL A. ZARRO,
c/o Robert A. Cohen, Esquire,
717 Constitution Drive, Suite 201,
P.O. Box 1265,
Exton, PA 19341.

ATTORNEY: ROBERT A. COHEN,
RILEY RIPER HOLLIN & COLAGRECO,
717 Constitution Drive, Suite 201,
P.O. Box 1265,
Exton, PA 19341

**ZUROWSKI JR., THOMAS JOHN also known as
TJ ZUROWSKI, dec'd.**

Late of Lower Pottsgrove Township.
Administratrix: NANCY LEE BARR ZUROWSKI,
c/o Patrick T. Duffy, Esquire,
100 Regency Drive,
Audubon, PA 19403.
ATTORNEY: PATRICK T. DUFFY,
DUFFY TRIAL, P.C.,
100 Regency Drive,
Audubon, PA 19403

FICTITIOUS NAME

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

Cavendish Ambler with its principal place of business at 26 Cavendish Drive, Unit 26, Ambler, PA 19002.

The name and address of the person owning or interested in said business is: Giovanni Brooks, 26 Cavendish Drive, Unit 26, Ambler, PA 19002.

The application was filed on June 30, 2023.

Doctor Dog with its principal place of business at 5 Toxony Avenue, Glenside, PA 19038.

The name and address of the person owning or interested in said business is: Stephen Seymour, 5 Toxony Avenue, Glenside, PA 19038.

The application was filed on July 10, 2023.

Pierce Consultant Services with its principal place of business at 509 Championship Drive, Harleysville, PA 19438.

The name and address of the person owning or interested in said business is: William Pierce, 509 Championship Drive, Harleysville, PA 19438.

The application was filed on June 22, 2023.

FOREIGN REGISTRATION STATEMENT

NOTICE IS HEREBY GIVEN that **Boyum IT, Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. Sec. 6124). The Corporation is incorporated under the laws of the State of California. The address of its principal office under the laws of said jurisdiction is 175 S.W. 7th Street, Suite 1503, Miami, FL 33130 and the name of its commercial registered office provider in Pennsylvania is Corporation Service Company.

Martensen Wright PC

One Capitol Mall, Suite 670
Sacramento, CA 95814

MISCELLANEOUS

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Montgomery County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated July 26, 2023, pursuant to Rule 111(b), Pa. R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 25, 2023, for Compliance Group 3.

Hester, Allison Rae
Manos, Pauline J.
Rosenbaum, Marcia F.
Rothman, Barry Marc
Wisniewski, Emily Paige
Zivitz, Jacqueline Kaiser

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

SALE OF REAL ESTATE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION DIVISION
NO. 2023-07200

Nationstar Mortgage LLC,
Plaintiff

vs.

Patricia Byrd, known Heir of Wilnette Mason, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Wilnette Mason, Deceased,
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Wilnette Mason, Deceased - 102 West Johnson Highway, Jeffersonville, PA 19401

Your house (real estate) at: 102 West Johnson Highway, Jeffersonville, PA 19401; Parcel ID: 130017776004, is scheduled to be sold at Sheriff's Sale on November 29, 2023, at 1:00 AM, will be sold at a public auction conducted by Bid4Assets, <https://www.bid4assets.com/> to enforce the court judgment of \$166,879.41 obtained by Nationstar Mortgage LLC against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

The sale will be cancelled if you pay back to Nationstar Mortgage LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP., (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

EXECUTIONS ISSUED

Week Ending September 5, 2023
The Defendant's Name Appears First in Capital Letters

- AFOLABI, PATRICIA: NAVY FEDERAL CU, GRNSH. - Drexel University; 202318551; WRIT/EXEC.
- AMANN, NATALIE: NATALIE - Wells Fargo Bank, N.A.; 202304070; \$212,402.25.
- BENNER, EILEEN: EILEEN - Nationstar Mortgage, LLC, et al.; 202216199.
- BENTON, NAHFEE: NAVY FEDERAL CU, GRNSH. - Franklin Mint Federal Credit Union; 202318550; WRIT/EXEC.
- BUI, VINH - Lakeview Loan Servicing, LLC; 202304762; \$154,982.69.
- BURGHARDT, SHANNON - Windlestrae Community Master Association, et al.; 202315066.
- CHONG, HONG: SIM, TU NAM: YUN - Transam Holdings, LLC; 202306151.
- CINTRON, TYREK - Newrez, LLC; 202306574.
- CONCEICAO, RUI: MARITES - Bank of New York Mellon, et al.; 201728174; ORDER/JUDGMENT/ \$804,727.06.
- COUBAROUS, DWAYNE: NAVY FEDERAL CU, GRNSH. - Franklin Mint Federal Credit Union; 202318554; WRIT/EXEC.
- DANE, JAMES: BANK OF AMERICA, GRNSH. - Caddis Funding, LLC; 202318259; \$1,928.75.
- DICKERSON, ELIZABETH: ELIZABETH - Wells Fargo Bank, N.A., et al.; 201623484; ORDER/AMEND IN REM/\$306,940.99.
- DUVALL, ANGELA: PNC BANK, GRNSH. - LVNV Funding, LLC; 202003004; WRIT/EXEC.
- FOCHT, BRENDA - Keybank, N.A.; 202310437; \$24,636.63.
- HALLOWELL, WAYNE: TRUIST BANK, GRNSH. - Hallowell, Suzanne, et al.; 202318974; WRIT/EXEC.
- HARRIS, AULA: POLICE & FIRE FCU, GRNSH. - UHG I, LLC; 202314391; \$4,253.52.
- HARRISON, LORIANN: BENEFICIAL BANK, GRNSH. - Discover Bank; 202001912; \$6,676.16.
- HOSSAIN, IMAM: WELLS FARGO BANK, GRNSH. - Discover Bank; 202314383; \$6,291.50.
- KOOKER, BRADLEY: DENISE - Univest Bank & Trust Co. f/k/a Univest National Bank & Trust; 202217132.
- KRASLEY, ADAM: DANIELLE - Pennsylvania Housing Finance Agency; 202304408.
- LABAR, CHANNARY: MATTHEW - MCLP Asset Company, Inc.; 202306585.

LAWSON, WYNWRIGHT: BANK OF AMERICA, GRNSH. - TD Bank, N.A.; 202315751; \$4,042.60.

LEIBOVITZ, CYNTHIA: CITIZENS BANK, GRNSH. - Jefferson Capital Systems, LLC; 202118252; WRIT/EXEC.

LINCOLN SMITH, AS ADMINISTRATOR OF THE - The Bank of New York Mellon, et al; 202310426.

MAJESTIC GROUNDS, LLC: BANK OF AMERICA, GRNSH. - GT Midatlantic, LLC; 202319366; \$18,207.78.

MASON, CLIFFORD - Superior Credit Union; 202305825.

McFADDEN, COLLEEN: PNC BANK, GRNSH. - Great Seneca Finl. Corp., et al.; 200517946; WRIT/EXEC.

McFARLANE, DIANE: POLICE & FIRE FCU, GRNSH. - Portfolio Recovery Associates, LLC; 202314373; \$2,630.88.

MURPHY, MARY: CAPITAL ONE N/A, GRNSH. - Grande at Riverview Condominium Association; 202100342; ORDER/AMEND/\$30,846.96.

MURRAY, EUGENE - Wilmington Savings Fund Society, FSB, not in its individual cap.; 202306546.

PERSON, JACQUELINE: CITADEL FCU, GRNSH. - TD Bank, N.A.; 202315756; \$3,500.23.

PRIDGEN, LESLIE: CITADEL FEDERAL CREDIT UNION, GRNSH. - Sun East Federal Credit Union; 202002998; WRIT/EXEC.

RAMEY, WILLIE: PROGRESSIVE POWER GROUP, INC.: TRUIST BANK, GRNSH. - Harari, Adam; 202319280; \$23,517.20.

RIGGIN, ANTHONY: CITADEL FCU, GRNSH. - Portfolio Recovery Associates, LLC; 202315766; \$3,148.00.

RODRIGUEZ, BRANDI: NAVY FEDERAL CU, GRNSH. - State University Rutgers, et al.; 202318549; WRIT/EXEC.

SAVITSKY-STEWART, RHONA: KAUFMAN, CLAIRE - U.S. Bank Trust National Association, not in its individual cap.; 202217670.

SMYDER, COURTNEY: CITIZENS BANK, GRNSH. - Citadel Federal Credit Union; 202122775.

THE UNKNOWN HEIRS OF SUSAN A. WISNESKI, DECEASED: WISNESKI, KERRY - Rocket Mortgage, LLC; 202217273.

WATTS, PATRICIA: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202314447; \$6,350.45.

WILLOUER, STEVE: BANK OF AMERICA, GRNSH. - Portfolio Recovery Associates, LLC; 202314425; \$3,524.66.

HERNANDEZ, ALEJANDRO - Capital One, N.A.; 202319360; Judgment fr. District Justice; \$5,677.71.

HUNTER, DAVETTA - Capital One, N.A.; 202319358; Judgment fr. District Justice; \$3,220.75.

MARGERUM, WILLIAM - Capital One, N.A.; 202319356; Judgment fr. District Justice; \$2,611.55.

McCABE, STEVE - Midland Credit Management, Inc.; 202319321; Judgment fr. District Justice; \$4,964.71.

MENDOZA, SHANNON - Galaxy International Purchasing, LLC; 202319277; Certification of Judgment; \$2,156.71.

OCHOA, MARY - Palisades Acquisition XVI, LLC; 202319282; Certification of Judgment; \$4,544.36.

PENDELETON, KIMBERLY - Prestige Financial Services, Inc.; 202319624; Judgment fr. District Justice; \$8,309.75.

ROSADO, SAMUEL - Midland Credit Management, Inc.; 202319352; Judgment fr. District Justice; \$2,535.74.

SHANTA, MEGHAN - Midland Credit Management, Inc.; 202319349; Judgment fr. District Justice; \$1,374.63.

T&N HAIR SALOON, LLC: MAKINS, THERESA - TD Bank, N.A.; 202319245; Complaint In Confession of Judgment; \$50,833.24.

UNITED STATES INTERNAL REV. - entered claims against:

Abzema North Carolina, LLC; 202370305; \$13,036.86.

Crawford, Bruce: Christina; 202370313; \$3,502.51.

Jet Trucking, Inc.; 202370307; \$110,891.76.

Jet Trucking, Inc.; 202370308; \$39,070.07.

Lotus App II, Inc.; 202370309; \$2,400.00.

Mastodon Builds, LLC; 202370310; \$9,628.88.

McMan Landscaping, Inc.; 202370306; \$10,018.01.

Trowers, Lafayette: Everett; 202370312; \$164,085.92.

Westlake, William: Gina; 202370311; \$170,828.48.

LETTERS OF ADMINISTRATION

Granted Week Ending September 5, 2023

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

BABINA, LIDIA - Lower Moreland Township; Haigh, Maria, 2700 E. Edgewood Avenue, Shorewood, WI 53211.

BEYER, MILLER RUTH E. - Lower Providence Township; Hoffmann, Jeffrey R., 636 Old York Road, Jenkintown, PA 19046.

COUCHARA, KAREN - Norristown Borough; Couchara Sr., John F., 455 Burnside Avenue, Norristown, PA 19403.

EPPS, CHARLES R. - Pottstown Borough; Wysong, Kim, 237 Congo Road, Gilbertsville, PA 19525.

EPPS, JAMES K. - Pottstown Borough; Wysong, Kim M., 237 Congo Road, Gilbertsville, PA 19525.

FISHER, JAMES - Abington Township; Ritter, Scott A., 619 E. Main Street, Lansdale, PA 19446.

FOX, CHARLES P. - Springfield Township; Fox, Margaret, 1304 E. Pleasant Street, Wyndmoor, PA 19038.

HALL, SANDRA L. - Ambler Borough; Miletto, Anthony M., 238 Keswick Avenue, Glenside, PA 19038.

JUDGMENTS AND LIENS ENTERED

Week Ending September 5, 2023

The Defendant's Name Appears First in Capital Letters

BIANCO, PHIL - Galaxy International Purchasing, LLC; 202319276; Certification of Judgment; \$3,563.28.

BOWMAN, JERMAINE - Midland Credit Management, Inc.; 202319359; Judgment fr. District Justice; \$2,304.07.

BROAD STREET, LLC - Sellers, Latifah; 202319450; Judgment fr. District Justice; \$985.00.

COOKE, ALVIN - Univest Bank and Trust Co.; 202319471; Complaint In Confession of Judgment; \$311,803.06.

KETTERER JR., HARRY L. - Lower Salford Township; Ketterer, Gail A., 292 Main Street, Harleysville, PA 19438.

NEELY, RYAN S. - Upper Moreland Township; Neely, Catherine M., 105 Walton Road, Hatboro, PA 19040.

NEVITT, DIANE - West Norriton Township; Gehret, Robert A., 1 Cheyenne Road, Royersford, PA 19468.

PONTICELLO, VINCENT F. - Limerick Township; Patierno, Lindsey M., 109 Bonny Lane, Collegeville, PA 19426.

SALGADO-HERNANDEZ, FRANCISCO J. - Norristown Borough; Salgado-Hernandez, Juan C., 509 Haws Avenue, Norristown, PA 19401.

SHELLER, JOSEPH E. - West Norriton Township; Sheller, Kimberly J., 97 Brookview Lane, Pottstown, PA 19464.

THOMAS, SAVITRI D. - Upper Moreland Township; Thomas, Brittany K., 69 Hillside Avenue, Souderton, PA 18964; Thomas, Brynn K., 300 Horsham Road, Hatboro, PA 19040.

VAUGHN, DAVID R. - Horsham Township; Vaughn, Georgianna E., 1247 Lois Road, Ambler, PA 19002.

WATSON, ALBERT - Abington Township; Soloman, Howard M., 1819 John F. Kennedy Boulevard, Suite 303, Philadelphia, PA 19103.

WEISS, MORTON W. - Lower Merion Township; Wilson, McLean Daina S., P.O. Box 2410, Bala Cynwyd, PA 19004.

WELCH, ALFONSO - Norristown Borough; Welch, Dawn, 405 Mansion Avenue, Penllyn, PA 19422.

YOUNG, KARENANN S. - Bridgeport Borough; Young, Rory W., 612 Fraley Street, Bridgeport, PA 19405.

COOK, CHRISTINA - Cook, Tyler; 202319561; Complaint Divorce.

CORNELL, HANNAH - Kasprzak, Christopher; 202319679; Complaint Divorce.

CROKER, RAEIONNA - Singleton, Keith; 202319443; Complaint for Custody/Visitation.

DOMINGUEZ, VICTOR; DOMINGUEZ'S CONCRETE, INC. - Ciociola, Frank; 202319663; Defendants Appeal from District Justice.

ETHERDGE, COURTNEY - Hossain, Md Mofazzal; 202319597; Complaint Divorce.

EVANS, FARRAH - Lindy 251 DeKalb Property Owner, LLC; 202319579; Defendants Appeal from District Justice.

GERLACH, PAUL - Waters, Susan; 202319331; Complaint for Custody/Visitation.

GROSS, JORDON - Turkson, Aaron; 202319601; Complaint Divorce.

HATTON, ROSS - Marshall, Sheryl; 202319226; Petition for Protection from Sexual Viol.

HAYDEN, HAIREE - Hayden, Russell; 202319629; Complaint for Custody/Visitation.

HOLCOMB, DAQUAN - Alexander, Breyanna; 202319232; Complaint for Custody/Visitation.

ICAL RAX, OLIVIA - Choc Cacao, Guillermo; 202319227; Complaint for Custody/Visitation; Atzert, Karen.

JOHNSON, ALEXANDER - Mayfield, Destiny; 202319566; Complaint for Custody/Visitation.

JONES, THOMAS - Jones, Nafeesa; 202319626; Complaint Divorce; Marinari, Guy.

KEYS, SKYLER - Lloyd, Harley; 202319316; Complaint for Custody/Visitation.

LEVER, ERIC - Sanchez, Daysha; 202319148; Complaint for Custody/Visitation.

MARSH, JAMES - Delisi, Christina; 202319371; Complaint for Custody/Visitation.

MASON, SANDRA - American Express National Bank; 202319435; Civil Action; Felzer, Jordan W.

MAYFIELD, RASHAAD - Ducally, Brittany; 202319267; Complaint for Custody/Visitation.

MEI-GSR HOLDINGS, LLC - Porter, James; 202319265; Foreign Subpoena.

NAUTA, EUGENE; PENA, JENNIFER - 625 S. Goddard KOP, LLC; 202319622; Petition to Appeal Nunc Pro Tunc; Marraccini, Jenel.

NEALY, RENA; DAVIS, CHARLES; NEALY DAVIS, BRENDA - Pachter, Zeev; 202319357; Petition to Appeal Nunc Pro Tunc.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Hoff, Kevin; 202319234; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Davis, Terrance; 202319355; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Fudala, Shawn; 202319391; Appeal from Suspension/Registration/Insp.; Kelly, Joseph.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Martinez-Sacramento, Pedro; 202319365; Appeal from Suspension/Registration/Insp.; Sopin, Craig A.

PHILLIPE, CLAUDE; SINGLETON, SYIDAH - Regency Towers; 202319241; Defendants Appeal from District Justice.

SUITS BROUGHT

Week Ending September 5, 2023 The Defendant's Name Appears First in Capital Letters

ABDUL, KEHINDE - Abdul, Ahmed; 202319599; Complaint for Custody/Visitation.

ACRE WINDOWS AND DOORS; CARDILLO, TONY - Kunkel, Christopher; 202319434; Plaintiffs Appeal from District Justice.

AGRAMONTE, TAYSHA - Gayle, Reginald; 202319177; Complaint for Custody/Visitation; Griffis, Jodi L.

ANGELO, GARY - O'Connell, Larissa; 202319473; Complaint for Custody/Visitation.

BATES, CORRIE - Clarke, Eala; 202319380; Petition.

BEST, MARQUES - Allen, Kayla; 202319575; Complaint for Custody/Visitation; Meakim, Dennis R.

BOYD, JARRETT; ESPARZA, DOMINIQUE - Rivera, Jennifer; 202319345; Complaint for Custody/Visitation.

BRCK - Becker, Jeff; 202319343; Defendants Appeal from District Justice.

BROWN, SHIRLEY - Nickelson, Wesley; 202319605; Complaint Divorce; Palladino, Kathryn M.

CALLEJA, JUAN - VBULL Properties, LLC; 202319385; Complaint in Ejectment.

ROSAS, MEGAN: TAYLOR, TONY - Rosas, Laura; 202319248; Complaint for Custody/Visitation.
 TEREX USA, LLC - Nucor Steel Kankakee, Inc.; 202319578; Foreign Subpoena.
 VEREB, STEVEN: VERCO PAINTING: VEREB, STEVEN - American Express National Bank; 202319416; Civil Action; Felzer, Jordan W.
 WHITE, ISIS - Lindy Property Management Co.; 202319483; Petition to Appeal Nunc Pro Tunc; Narita, Alexander.
 WHITMORE, BIANCA - Plymouth Pointe; 202319573; Petition to Appeal Nunc Pro Tunc.
 WILLIS, SYREETA - Brookview Apartments; 202319309; Petition to Appeal Nunc Pro Tunc; Baritz, Todd L.
 YANEZ, NILSON - Brown, Heather; 202318427; Complaint for Custody/Visitation.
 YATES, CHRISTOPHER: BHAGAT, NIKITA - Raju, Geenander; 202319250; Complaint for Custody/Visitation.

DRESLIN, ANTON - West Norriton Township; Pine, Neena M., 150 Knotty Oak Drive, Mt. Laurel, NJ 08054.
 FORREST, DAVID R. - Lower Providence Township; Forrest, Matthew, 345 E. 11th Avenue, Conshohocken, PA 19428; Forrest, Zachary, 536 Old Skippack Road, Harleysville, PA 19438; Francis, Kirsten Forrest, 1250 Bridgewater Drive, West Chester, PA 19380.
 FRANKENFIELD, PEGGY C. - Ambler Borough; Frankensfield, Thomas A., 8 Fiske Pond Road, Holliston, MA 01746.
 GAINES, ANN R. - Cheltenham Township; Gaines, Tara L., 1429 Hopeland Road, Wyncote, PA 19095.
 HARDCASTLE, DORIS S. - Upper Moreland Township; Semisch, Mark R., 254 Green Street, Doylestown, PA 18901.
 HARRIS, LINDA P. - Lower Moreland Township; Harris, Mindy, 777 W. Germantown Pike, 523 Plymouth Meeting, PA 19462; Tarbell, Diane, 1 Taylors Way, Holland, PA 18966.
 KARANDY, MARTIN J. - Lower Merion Township; Karandy, Emely J., 1218 Lafayette Road, Gladwyne, PA 19035.
 LAUTMAN, MILLICENT - Lower Providence Township; Lautman, Martin R., 1400 S. Ocean Boulevard, Boca Raton, FL 33432.
 LEVICK, IRVIN - Plymouth Township; Levick, Gene, 41 Conshohocken State Road, #614, Bala Cynwyd, PA 19004; Levick, Lainie, 12120 E. Synder Road, Tucson, AZ 85749.
 LIFSHTIZ, ROSLYN L. - Lower Merion Township; Zangwill, Julia A., 161 Henry Street, Brooklyn, NY 11201.
 LONG, MARY C. - Limerick Township; Long, Joseph B., 317 Patrick Way, Royersford, PA 19468.
 LUCENTE, JUDITH G. - Upper Gwynedd Township; Raquet, Jennifer L., 3071 Water Street Road, Norristown, PA 19403; Vit, Diana J., 925 Red Coat Farm Drive, Chalfont, PA 18914.
 MacDERMOTT, REGINA T. - Springfield Township; Smith, Kathleen, 1213 Malinda Road, Oreland, PA 19075.
 MAJKA, GENOWEFA - Conshohocken Borough; Wilczynski, Alicja, 616 Turf Lane, Conshohocken, PA 19428.
 McCLOSKEY, JOHN F. - Pottstown Borough; McCloskey, Anna M., 455 Clearview Street, Pottstown, PA 19464.
 MILLER, JEANNE - Plymouth Township; Miller, Brad, 205 Upland Road, Merion Station, PA 19066.
 MOFFAT, BARBARA J. - Narberth Borough; Moffat, Frederick A., 206 Wayne Avenue, A, Narberth, PA 19072.
 MORGAN, W.K. - Collegeville Borough; Valenteen, Tacy J., 457 Linfield Trappe Road, Royersford, PA 19468.
 MUSSER, MARTHA J. - Lower Providence Township; Hinkle, Ruth N., 228 S. Ninth Street, Lehighton, PA 18235.
 OSTROW, EDWIN - Lower Providence Township; Ostrow, Betsy A., 1029 Park Avenue, Collingswood, NJ 08108; Witherspoon, Marcia N., 89 Pilgrim Lane, Drexel Hill, PA 19026.
 PRICE, MARY L. - Lower Merion Township; Jensen, Kathryn P., 591 Yonah Valley Road, Cleveland, GA 30528; Price, Susan G., 621 Berry Lane, Media, PA 19063.

WILLS PROBATED

Granted Week Ending September 5, 2023

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

AGLER, JOHN R. - Skippack Township; Agler, Peter C., 147 Bayberry Drive, Limerick, PA 19468.
 ALLEN, MARGARET A. - Towamencin Township; MacCord, Judith M., 681 Meetinghouse Road, Unit 18, Elkins Park, PA 19027.
 BALL, BARBARA A. - Lower Merion Township; Ball, Roger S., 417 Woodland Avenue, Wayne, PA 19087.
 BARTHOLOMEW SR., DAVID L. - Lower Gwynedd Township; Bartholomew Jr., David L., 18 Florence Circle, Sellersville, PA 18960.
 BELLINI, MARY A. - Pottstown Borough; Bellini, Frank J., 254 Denrose Drive, Amherst, NY 14228; Bellini, Mark A., 26 Latschar Lane, Spring City, PA 19475.
 BOYD, MARTHA E. - Lower Providence Township; Boyd, Robert P., 11 Dezac, Devon, PA 19333.
 CHALOW, MARGARET J. - Upper Moreland Township; Cornely, Cindy M., 249 Reed Street, Willow Grove, PA 19090.
 COLLIER, NANCY - Lower Providence Township; Collier, John C., 1551 Old Ridge Road, Pottstown, PA 19465; Collier, Joyce, 707 Preston Road, Glenside, PA 19038.
 COOPERSMITH, HAROLD - Upper Dublin Township; Ferrino, Rosemary R., 608 W. Main Street, Lansdale, PA 19446.
 COUGHLIN, EDWARD M. - Douglass Township; Coughlin, Maureen E., 1148 SW 45th Terrace, Cape Coral, FL 33914.
 DETORA, GABRIELLE D. - Whitpain Township; Fuchs, Edward J., 20 Miller Avenue, Berwyn, PA 19312.
 DICKERSON, LUADA - Abington Township; Dickerson, Lisa, 335 Tulpehocken Avenue, Elkins Park, PA 19027.
 DiGIAMBATTISTA, M.D. - Upper Merion Township; Battista, Frank P., 173 Gateshead Way, Phoenixville, PA 19460.
 DOHERTY, GEORGINA B. - Upper Dublin Township; Doherty, John D., 512 Molly Pitcher Drive, Collegeville, PA 19426.

- ROTHENBERGER, CATHERINE G. - Skippack Township; Sensenig, Cathryn S., 229 N. Main Street, Ambler, PA 19002.
- SILVER, PHYLLIS - Abington Township; Silver, Barry S., 41 Rockwell Lane, Darien, CT 06820.
- SIMPSON, MIRIAM R. - Lansdale Borough; Kiggins, Kathleen A., 94 Oak Knoll Estates, Elizabethtown, PA 17022.
- SPRINGER, DIANA M. - Lower Salford Township; Springer, Richard, 261 Kathleen Circle, Harleysville, PA 19438.
- STROUSE, DAWN E. - Abington Township; Strouse, Rebecca, 500 Ryers Avenue, Cheltenham, PA 19102.
- TOLLI, CECELIA R. - Lower Gwynedd Township; Magyera, Rosemary C., 53 Oakmont Drive, Pawleys Island, SC 29585.
- VERNACHIO JR., CARMAN F. - Hatfield Borough; Vernachio, Mark D., 520 Cedar Hill Road, Ambler, PA 19002; Vernachio, Nicholas T., 450 Kleman Road, Gilbertsville, PA 19525; Vernachio, Stephen M., 4231 Spalding Drive, Perkasio, PA 18944.
- VITABILE, MARY A. - New Hanover Township; Kline, Nicole V., 36A Elm House, Douglassville, PA 19518; Vitabile, Christina, 2529 Washington Drive, Gilbertsville, PA 19525.
- WASMER, WERNER - Franconia Township; Wasmer, Bernadette, 123 Quince Drive, Telford, PA 18969.
- ZAZYCZNY, MARTHA I. - Upper Providence Township; Zazyczny, Jason M., 3324 Belgrade Street, Philadelphia, PA 19134.
- ZEMEL, JAY - Cheltenham Township; Zemel, Babette S., 527 Shoemaker Road, Elkins Park, PA 19027.
- ZUCCARO, NANCY E. - Lower Gwynedd Township; Sullivan, Victoria L., 77 Harlow Circle, Ambler, PA 19002.
5. Amici v. One Ardmore Place, LLC - Defendant's Motion to Overrule Plaintiff's Mary O'Leary's Objections to Subpoena (Seq. 136 D) - **M. Solomon - W. Smith.**
6. Aquino v. Gress - Plaintiff's Motion to Compel Discovery (Seq. 9 D) - **M. Simon - K. Waller.**
7. Ascent Healthcare, LLC v. Sunline, LLC - Plaintiff's Motion to Overrule Defendant's Objection to Subpoena Directed to Towards PNC Bank (Seq. 78 D) - **J. Frank - D. Dugan.**
8. Atlantic States Insurance Company v. Brame - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories (Seq. 11 D) - **M. Boyer - J. Garvey.**
9. Barbera v. Bryn Mawr Aesthetic Plastic Surgery - Defendant's Petition to Withdraw as Counsel, Jake Becker (Seq. 52) - **S. Gold - J. Becker.**
10. Bock v. Jefferis - Defendant's Motion to Compel (Seq. 7 D) - **T. Heeney - C. Lightsey.**
11. Bono v. Westover Golf Club, Inc. - Defendants' Motion to Compel Discovery (Seq. 15D) - **M. Simon - S. Cooper.**
12. Briggman v. Tsignadze - Defendant's Motion to Compel Discovery (Seq. 17 D) - **R. Miller - L. Glynn.**
13. Caputo v. Pennsylvania National Mutual Casualty Insurance Company - Defendant's Motion to Compel Discovery Responses (Seq. 10 D) - **R. Jablonski - J. Dodd-O.**
14. Carr v. Bryn Mawr Healthcare Group, LLC - Plaintiff's Motion to Compel Discovery (Seq. 17D) - **J. Mezyk - J. Doyle.**
15. Carter B. Dupee a Minor v. Smith - Motion to Compel IME (Seq. 48D) - **F. Weinberg - G. Ray - T. Paschos.**
16. Cassel v. Cimino - Defendant's Motion to Compel Records (Seq. 17 D) - **S. Breidenbach - K. Packer.**
17. Chambers v. Mendez - Plaintiff's Motion to Compel Discovery (Seq. 9 D) - **M. Greenfield - J. Godin.**
18. Cherry v. Albert Einstein Healthcare Network - Plaintiffs' Motion to Compel (Seq. 87D) - **D. Rovner - D. Brooks .**
19. Chowns Group, LLC v. SB Conrad, Inc. - Plaintiff's Motion for Leave to Take Pre Complaint Discovery (Seq. 5) - **J. Bauer.**
20. Clotaire v. Garden Spring Center SNF, LLC - Plaintiff's Motion for Leave to File an Amended Complaint (Seq. 31) - **B. Nikitenko - C. Rebar.**
21. Cogan v. Abington Memorial Hospital - Plaintiffs' Motion to Compel Discovery (Seq. 88 D) - **A. Stern - B. Post.**
22. Corcoran v. Katz - Plaintiff's Motion to Compel Depositions (Seq. 38) - **L. Jubb - C. Dougherty.**
23. CWWC, Inc. v. Volkswagen Group of America, Inc. - Defendant's Motion for Admission Pro Hac Vice of Owen H. Smith (Seq. 41) - **W. Katz - G. Lentz.**
24. CWWC, Inc. v. Volkswagen Group of America, Inc. - Plaintiff's Motion for Admission Pro Hac Vice of Dylan Smith (Seq. 42) - **W. Katz - G. Lentz.**
25. CWWC, Inc. v. Volkswagen Group of America, Inc. - Plaintiff's Motion for Admission Pro Hac Vice of Gia F. Colunga (Seq. 44) - **W. Katz - G. Lentz.**
26. CWWC, Inc. v. Volkswagen Group of America, Inc. - Plaintiff's Motion for Admission Pro Hac Vice of Jill C. Anderson (Seq. 46) - **W. Katz - G. Lentz.**
27. CWWC, Inc. v. Volkswagen Group of America, Inc. - Plaintiff's Motion for Admission Pro Hac Vice of David C. Gustman (Seq. 48) - **W. Katz - G. Lentz.**

RETURN DAY LIST

**September 18, 2023
COURT ADMINISTRATOR**

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

1. Ability Recovery Services, LLC v. Lee - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories (Seq. 4) - **M. Gough.**
2. Adams v. Jedwabny - Defendant's Motion to Withdraw as Counsel (Seq. 45 F) - **R. Reilly - E. Pagnanelli.**
3. Allen v. Dogwood Owner, L.P. - Defendants' Motion to Join Additional Defendants (Seq. 19) - **A. Ginsburg.**
4. Amici v. One Ardmore Place, LLC - Defendant's Motion to Overrule Plaintiff's Objection to Defendant's Subpoena (Seq. 135 D) - **M. Solomon - W. Smith.**

28. Davis v. Rosemont Care, LLC - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 15 D) - **L. Haberman - C. Blair.**
29. Delfino v. Colbridge - Defendant's Motion to Compel Records (Seq. 26 D) - **T. Sailer - B. Strouse.**
30. Dennis v. Berensmann - Defendant's Motion to Compel Plaintiff's Responses to Interrogatories (Seq. 7 D) - **J. Fine - J. Tobin.**
31. Dietrick v. Horn - Defendant, The Corporation of The Lord's New Church's Motion to Compel Discovery (Seq. 59 D) - **D. Grimes - R. Sokorai - B. Welsh.**
32. Dow v. Njere - Defendant's Petition to Withdraw as Counsel Buddy Njere (Seq. 51) - **M. Lessa - C. Graff.**
33. Ducally v. GP Realty Corporation - Defendant's Motion to Compel to Plaintiff to Produce Documents (Seq. 16-D) - **M. Weinberg - J. Marraccini.**
34. Fiore-Krieger v. Simba - Plaintiff's Motion to Compel Discovery (Seq. 34 D) - **K. Kofsky - W. Remphrey.**
35. Fitchette-Means v. Grayling Corporation - Plaintiff's Motion to Compel (Seq. 17 D) - **M. Greenfield - S. Cholden.**
36. Fox v. O'Donnell - Defendant's Motion to Lift Objections to Subpoena (Seq. 25) - **A. DiPiero - S. Peterman.**
37. Franklyn v. Frazier - Defendants' Motion to Compel Discovery (Seq. 29 D) - **M. Simon - S. Kemether.**
38. Gibson v. Friel - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 15 D) - **M. Sternberg - R. Pugh.**
39. Go2u Aba Home Therapy, Inc. v. Mills - Plaintiff's Petition to Withdraw as Counsel (Seq. 31) - **D. Crossett.**
40. Greene v. H&K Group, Inc. - Plaintiff's Motion to Compel Production of Documents (Seq. 13 D) - **J. Goodley - L. Durivage.**
41. Hippel v. Tuscano - Plaintiffs' Motion to Compel Discovery Responses (Seq. 68 D) - **R. Kaplan - J. Godin - T. Kepner.**
42. Hong v. BB and T Equipment Finance Corporation - Defendant, John Noble's Motion to Compel Plaintiff's Answers to Discovery (Seq. 62 D) - **L. Berman - J. Avolio.**
43. JMMMP Company v. Wells - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories (Seq. 14) - **M. Gough.**
44. Kamara v. Blackwell - Defendant's Motion to Compel Discovery (Seq. 17 D) - **T. Russeck - S. Peterman.**
45. Killion v. 220 Huntingdon Pike, LLC - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 30 D) - **R. Lynch - J. Fowler.**
46. Leary v. Encompass Insurance - Defendant's Motion for Protective Order (Seq. 43 D) - **R. Braker - K. McNulty.**
47. McCarthy & Company, P.C. v. Pollen - Defendant, Christopher Abell's Motion for a Protective Order (Seq. 23 D) - **J. Landesman - C. Harper.**
48. McGrorty v. Weaver - Defendant, Penske Truck Leasing's Motion to Compel Discovery Response (Seq. 35) - **M. Leh - T. Chasan.**
49. Miselis v. Bleier - Defendants' Motion to Compel Deposition of Plaintiff Todd Miselis (Seq. 24 D) - **I. Musselman - J. Upin.**
50. Nimerfroh v. Erie Insurance Company - Defendant's Motion to Compel IME of Plaintiff (Seq. 4 D) - **M. Van Der Veen - S. Tredwell.**
51. Payton v. Jefferson Health - Defendants' Motion to Compel Plaintiff's Responses to Interrogatories (Seq. 47 D) - **L. Brown - J. Reynolds.**
52. Rachel v. Romill Associates, L.P. - Plaintiff's Motion to Compel (Seq. 20 D) - **W. Carlitz - M. McGuire.**
53. Roberts v. Parkhouse Rehabilitation and Nursing Center - Plaintiff's Motion to Withdraw as Counsel (Seq. 16) - **I. Norris.**
54. Rock v. Federal Realty Investment Trust - Defendant, Mathrudam, Inc.'s Motion to Compel (Seq. 35 D) - **M. Simon - W. Taylor.**
55. Sampson v. Old Mans Home of Philadelphia - Plaintiff's Motion to Compel (Seq. 14 D) - **B. Strauss - L. Jackson.**
56. Santander Bank, N.A. v. National Personal Training Insurance - Plaintiff's Motion to Compel Answers to Interrogatories (Seq. 5 D) - **R. Saldutti.**
57. Select Portfolio Servicing, Inc. v. Ross - Plaintiff's Motion to Amend Complaint (Seq. 38) - **R. Fay.**
58. Smith v. Target Corporation - Plaintiff's Motion to Compel Discovery (Seq. 14 D) - **M. Simon - S. Randazzo.**
59. Sweeney v. Movsowitz - Plaintiff's Motion to Compel Deposition of Andrew Campadonico (Seq. 55 D) - **G. Heller - J. Farrell.**
60. Sweeney v. Movsowitz - Plaintiff's Motion to Compel Einstein Medical Center to Produce Documents (Seq. 56 D) - **G. Heller - J. Farrell.**
61. Szpanka v. Hampta Realty, LLC - **A. Baratta - C. Boyle.**
62. Thompson v. Chestnut Hill Lodge and Rehab - Plaintiff's Motion to Compel Deposition of Chestnut Hill Lodge (Seq. 24 D) - **J. Parker - M. Ryan.**
63. TJD Properties, LLC v. Dan Helwig, Inc. - Defendant, Alexander Russell & Son's Motion to Compel Deposition of Dan Helwig (Seq. 51 D) - **M. Breslin - J. Fishbein.**
64. Vaughn v. Howard - Defendant's Motion to Compel Plaintiff's Answers (Seq. 12 D) - **R. Garnick - M. Aguilo-Seara.**
65. Vick v. Cook - Defendants' Motion to Compel Plaintiff's MRI Films (Seq. 21 D) - **M. Simon - J. Auth.**
66. Vilarofsky v. Oak HRC Suburban Woods, LLC - Defendants' Motion to Compel Discovery (Seq. 61 D) - **C. Huston - W. Mundy.**
67. White v. Hayes - Defendant's Motion to Compel Discovery (Seq. 18 D) - **J. Lindsey - G. Peterson.**
68. Wilf v. Main Line Hospitals, Inc. - Motion to Strike and Compel Discovery (Seq. 113d) - **R. Safier - D. Brooks.**
69. Zingle v. Artusan Construction Services - Defendant's Motion to Compel Answers to Discovery (Seq. 32 D) - **D. Dessen - A. Cotlar.**



MONTGOMERY BAR ASSOCIATION
MONTGOMERY COUNTY LAW REPORTER

The Official Legal Periodical for Montgomery County
 100 West Airy Street, P.O. Box 268, Norristown, PA 19044-0268
 Phone: 610-994-3661; Fax: 610-279-4321
 E-Mail: jessica@montgomerybar.org



2023 COMMERCIAL & CLASSIFIED ADVERTISING RATES

The *Montgomery County Law Reporter* is published every Thursday. Deadline for submission of ALL Commercial and Classified Advertising is 2:00 P.M. on Tuesday, for the following Thursday's Issue.

EXCEPTION: The DEADLINE for submission of all single notices is 2:00 p.m. on TUESDAY for the following Thursday's Issue. Deadlines are subject to change for Holiday schedule. The deadlines will be strictly enforced. There is a \$35.00 setup charge for any ads that are not camera-ready. All ads are subject to approval. Payment is required in advance for all commercial advertising. Ads may be submitted in the following formats: High Resolution PDF, TIFF, PSD and EPS.

Classified ads will appear in the Classified Ads Section of the book. Our cost for advertising is \$1.00 per word, minimum of \$30.00 per Issue (including Header). Payment in full is required for all non-members of the Montgomery Bar Association.

1/2 Page Template Size 5" x 3 1/2"

Camera-Ready Rates

52 times \$1,875.00	26 times \$1,330.00	13 times \$1,000.00	4 Times \$441.00	1 Time \$220.00
------------------------	------------------------	------------------------	---------------------	--------------------

1/3 Page Template Size 5" x 2 1/4"

Camera-Ready Rates

52 times \$1,080.00	26 times \$760.00	13 times \$630.00	4 Times \$315.00	1 Time \$168.00
------------------------	----------------------	----------------------	---------------------	--------------------

For more information, please contact:

Jessica Gambone at 610-994-3661

jessica@montgomerybar.org

Full Page Template
Size 5" x 7 1/2"
Camera-Ready Rates

Back/Inside Cover
52 Times
 \$3,333.00

Back/Inside Cover
26 Times
 \$2,175.00

Camera-Ready Rates

52 times
\$3,087.00

26 times
\$1,932.00.

13 times
\$1,281.00

4 Times
\$485.00

1 Time
\$425.00

CLE Advertising
Camera-Ready Rates

Full Page - \$315.00

1/2 Page - \$275.00

1/3 Page - \$220.00

Rates effective 01/01/2023



The advertisement features a group of five diverse business professionals in professional attire standing in a line. Above them is the logo for The Chamber of Commerce for Greater Montgomery County, which includes a stylized building icon and a red arch. The background is a light, blurred office setting.

THE CHAMBER OF COMMERCE
for Greater Montgomery County

**Where businesses go
to do business**

Connect - Lead - Give Back

www.chambergmc.org | 215-362-9200



The Montgomery Bar Association
Insurance Program



We put doctors &
lawyers
together.

USI Affinity is endorsed by the Montgomery Bar Association for our expertise in designing affordable Health Insurance solutions for law firms.

Changes in health care law may impact you, your firm or your family. Finding affordable, quality coverage is now more important than ever — and that's where we come in.

The benefits specialists at USI Affinity are experts in Health Care Reform. We can help you design a health plan that provides the best coverage and value while ensuring you will be in compliance with complex new regulations and requirements.

Introducing the NEW MBA Insurance Exchange, an online marketplace to help you find the coverage you need.

We've made it simple to browse through options online and find individual or group benefit plans, no matter what the size of your firm or practice. Log on now to find coverage for:

- Medical, Dental & Vision
- Life & Disability
- Personal coverages like Auto & Home

Visit the MBA Exchange at www.usiaffinityex.com/mba to find affordable coverage options for you, your family and your practice.

Need guidance? Call 855-874-0267 to speak with the experts at USI Affinity, the Montgomery Bar Association's endorsed broker and partner for 60 years.

USI Affinity offices: Philadelphia | Harrisburg | Pittsburgh

D
E
L
I
V
E
R

TO:

PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, September 18, 2023

POSTMASTER: Send address changes to:

Montgomery County Law Reporter, P.O. Box 268, Norristown, PA 19404-0268

Winning Appellate Strategies



- **Exceptional Practice**
Led by a former judge of the United States Court of Appeals for the Third Circuit and a highly distinguished appellate litigator
- **Esteemed Reputation**
Highly regarded among state and federal appellate judges and practitioners nationwide
- **Pragmatic Solutions**
Cost effective approaches backed by high-profile, precedent-setting successes

Karl S. Myers

215.751.2864

karl.myers@stevenslee.com

Hon. Thomas I. Vanaskie (Ret.)

570.969.5360

thomas.vanaskie@stevenslee.com

Stevens & Lee

Powerful partnerships. Standout solutions.

www.stevenslee.com