

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 November 29, 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.

Second Publication

By virtue of a Writ of Execution **No. 2015-09609**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Final Plan for Dominic LaRosa, made by Eastern Engineers and Surveyors, Inc., Warminster, Pennsylvania, dated 10/1/1987 and last revised 7/18/1988 and recorded in Plan Book A-50, Page 81, described as follows, to wit:

BEGINNING at a point of curve on the Northeasterly terminus of Ashley Drive (of variable width), a corner of Lot 9 on said plan; thence, extending from Ashley Drive and along Lot 9 on said plan, North 45 degrees 30 minutes 29 seconds East, 80.69 feet to a point on the Southwesterly side of County Line Road (65 feet wide); thence, along the same, South 46 degrees 56 minutes East, 152.06 feet to a point; thence, extending from County Line Road and along land, now or late of Emil Scheck, South 42 degrees 45 minutes 00 seconds West, 38.47 feet to a corner of Lot 7 on said plan; thence, along the same and along the center line of a 20 feet wide sanitary sewer easement, North 77 degrees 11 minutes 46 seconds West, 132.74 feet to a point of curve on the Southeasterly side of Ashley Drive; thence, along the same, on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 50.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot 8 on said plan.

CONTAINING in area 11,723 square feet.

BEING the same premises, which Dominic LaRosa, by Deed, dated 11-29-1988 and recorded 12-6-1988, in Montgomery County, in Deed Book 4895 at Page 2102, conveyed unto Lee Falgoust and Jean M. Falgoust, his wife, in fee.

BEING the same premises, which Lee Falgoust and Jean M. Falgoust, by Deed, dated October 30, 2000, and recorded at Montgomery County Recorder of Deeds Office on November 22, 2000, in Deed Book 5339 at Page 1249, Instrument No. 022892, granted and conveyed unto John Kerr.

Parcel Number: 59-00-00485-14-9.

Location of property: 430 Ashley Drive, Hatboro, PA 19040-1222.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **John Kerr** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee (Successor by Merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-8XS. Debt: \$273,360.78.

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. 2019-01297**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a cut in the Easterly curb line of Main Street and in the Northerly line of a lot of land, formerly of Ambrose M. Edelman; thence, along said curb line, North eighteen degrees and one-half West twenty feet to a point in said curb line, in line of land, of now or late Oswin Seasholtz's land; thence, by now or late Oswin Seasholtz's land, North seventy-one and one-half degrees East, two hundred and ten feet through the party wall of this and the adjoining premises to a corner, in the center line of Long Alley; thence, along said Alley, South eighteen degrees and one-half East, twenty feet to a corner, in said Alley, in line of land formerly Ambrose M. Edelman's; thence, by the same, South seventy-one degrees and one-half West, two hundred and ten feet to the place of beginning.

CONTAINING forty-two hundred square feet of land.

BEING the same premises which Earl L. Kriebel and Madelyn M Kriebel, husband and wife, by their Deed, dated May 15, 1979, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4410, at Page 499, granted and conveyed unto Paul M. Verna, in fee.

Parcel Number: 15-00-01276-00-5.

Location of property: 878 Main Street, Pennsburg Borough, Montgomery County, PA 18073.

The improvements thereon are: Commercial - retail, office, apartments, multi-use.

Seized and taken in execution as the property of **Paul M. Verna** at the suit of Wells Fargo Bank, N.A. Debt: \$45,426.53.

Brian J. Schaffer, Attorney. I.D. #79292

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. 2019-07045**, 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, described according to a final plan of subdivision, made for Wynne-Hill Development Corp. and Harriet B. Kravitz, made by Urwiler and Walter Inc., Summertown, Pa., dated 5/5/1976 and last revised 5/28/1976 recorded in Plan Book A-26 Page 62-B, described as follows, to wit:

BEGINNING at a point on the Southwest side of Ridge Pike (50 feet wide), which point is measured South 63 degrees 20 minutes East, 27.58 feet from the Northerly terminus of the radial round corner, which connects Ridge Pike and Ash Lane, (50 feet wide); thence, extending from said point of beginning and along Ridge Pike, South 63 degrees 20 minutes East, 20.00 feet to a corner of Lot #5 on said plan; thence, leaving Ridge Pike and along Lot #5 on said plan, South 26 degrees 40 minutes West, 172.51 feet to a point in line of Lot #9 on said plan; thence, along same, North 64 degrees 42 minutes West, 20.00 feet to a corner of Lot #7 on said plan; thence, along same, North 26 degrees 40 minutes East, 172.99 feet to the first mentioned point and place of beginning.

BEING the same premises, which Lois A. Henkel, by Deed, dated 8/15/2013 and recorded 8/21/2013 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5885 at Page 2917, granted and conveyed unto Tracey Martin.

Parcel Number: 65-00-09976-25-5.

Location of property: 194 Ridge Pike, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Tracey E. Martin a/k/a Tracey Martin** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper, as Successor by Merger to Pacific Union Financial, LLC. Debt: \$197,567.92.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-00342**, 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.

UNIT DEED: a certain condominium unit, located in **Conshohocken Borough**, Montgomery County, Pennsylvania, specifically described as follows: Unit 1332, Building 1, 200 West Elm Street, Ste. 1332, and Parking Space(s), Number(s) 69, Garage No. 1, Upper Level, situated in The Grande at Riverview Condominium, (referred to in this Unit Deed as the "Unit"), together with an undivided 0.699% interest in the Common Elements of said Condominium, as same may be adjusted in the future as allowed by the Declaration for The Grande at Riverview Condominium. The conveyance evidenced by this Unit Deed is made under the provisions of and is subject to the Pennsylvania Uniform Condominium Act, as amended, and any applicable regulations adopted under the law. The conveyance evidenced by this Unit Deed is also made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in that certain Declaration for The Grande at Riverview Condominium dated September 1, 2005, and recorded September 13, 2005, in the Montgomery County Clerk's Office in Deed Book 05570 at Page 1950, et seq.

BEING the same premises which D.R. Horton, Inc. - New Jersey by indenture bearing date the 25th day of April 2007 and as recorded at Montgomery County Recorder of Deeds Office on the 14th day of May 1996, in Deed Book 5647 at Page 210, granted and conveyed unto Mary E. Murphy.

Parcel Number: 05-00-11867-14-6.

Location of property: 200 W. Elm Street, Unit 1332, Conshohocken, PA 19428.

The improvements thereon are: Residential - condominium, mid-rise, 4 to 6 stories.

Seized and taken in execution as the property of **Mary Murphy** at the suit of The Grande at Riverview Condominium Association. Debt: \$30,846.96.

Horn Williamson, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-02977**, 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 **Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of "West Side Eight" Subdivision, made for Lloyd H. Mignot, by Albert G. Newbold, Engineer, Bechtelsville, Pa., dated 5-3-1971 and recorded in Plan Book B-21 at Page 6, as follows, to wit:

BEGINNING at a P.K. Nail placed in the bed of an unnamed road known as Dietz Mill Road, said point being a corner of Lot No. 2 as shown on said Plan; thence, extending from said point of beginning, along Lot No. 2, South 54 degrees 44 minutes West, crossing the Southwesterly side of Dietz Mill Road, a pin, and the ultimate right-of-way line of said Dietz Mill Road, 563.22 feet to a pin placed in line of land, now or late of Robert A. Barboni (DB 3323 at Page 722); thence, extending along same, the 2 following courses and distances: (1) North 33 degrees 14 minutes 50 seconds West, 323.71 feet to a pin, placed; and (2) North 55 degrees 2 minutes 20 seconds East, crossing the ultimate right-of-way line of said Dietz Mill Road, a pin placed, and the Southwesterly side of said Dietz Mill Road, 575.38 feet to a P.K. Nail placed in the bed of said Dietz Mill Road; thence, extending along same, South 42 degrees 17 minutes 40 seconds East, crossing the Northeasterly side of said Dietz Mill Road, 227.45 feet to an I.P. found and held on the Northeasterly side of said Dietz Mill Road; thence, extending South 6 degrees 47 minutes 10 seconds East, crossing the Northeasterly side of said Dietz Mill Road, 107.72 feet to the first mentioned point and place of beginning.

BEING Lot No. 1, Block 24, Unit 2 as shown on said Plan.

BEING the same premises as Mickey Mignot Allem, by Deed, dated April 19, 2007, and recorded on May 23, 2007, by the Montgomery County Recorder of Deeds, in Deed Book 5658 at Page 00675.

Parcel Number: 44-00-00637-00-3.

Location of property: 53 S. Dietz Mill Road, Telford, PA 18969.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Michele E. Mignot** at the suit of TOWD Point Mortgage Trust 2017-6, U.S. Bank National Association, as Indenture Trustee. Debt: \$603,405.48.

Eckert Seamans Cherin & Mellott, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-03269**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of land, with buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof made July 1939, by Will D Hiltner, R.E., as follows, to wit:

BEGINNING at a point on the Northeast side of Fornance Street, at a distance of eighty-five feet four inches, Southeasterly from the Southeast side of Astor Street, a point, a corner of land, now or late of Camillo Pulcini; thence, extending along said land, the line for a portion of the distance passing through the middle of a partition wall dividing the house erected on these premises from the one on the adjoining premises Northeasterly one hundred twenty-six and seventy-five hundredths feet to a point a corner; thence, extending Southeasterly twenty-four feet eight inches to a point a corner of land now or late of John Alleva and Margaret Alleva, his wife; thence, extending along said land, Southwesterly, one hundred twenty-six and seventy-five hundredths feet to a point on the Northeast side of Fornance Street, aforesaid; thence, extending along the said Northeast side of Fornance Street, Northwesterly, twenty-four feet eight inches to the first mentioned point and place of beginning.

BEING the same premises which John E. Cassey, Executor of The Estate of Betty Lou Cassey, deceased by Deed dated 9/13/2004 and recorded 12/28/2004 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 05538 at Page 1086, granted and conveyed unto John E. Cassey.

Parcel Number: 13-00-12268-00-4.

Location of property: 325 W. Fornance Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Unknown Heirs of John E. Cassey, Deceased** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$229,194.63.

KML Law Group, P.C., Attorney.

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

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

By virtue of a Writ of Execution **No. 2022-05342**, 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 D, Unit Number E-832, 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, 1986 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 1396; and Plats and Plans for Green Hill Condominium, bearing date the 29th day of January, A.D., 1981 and recorded as Exhibit "B" of the Declaration of Condominium of Green Hill Condominium, in Deed Book 4603 at Page 176.

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

BEING the same property as conveyed from Gayle M. Kamis and Lois R. Berger, Executrices for the Estate of Lillian Lichtenstein, deceased to Benjamin Margolis and Helen Margolis, husband and wife, as tenants by the entirety, as described in Deed Book 5582 at Page 2738, Instrument # 2005181866 dated 11/23/2005 recorded 12/13/2005 in Montgomery County Records. On or about June 23, 2018, Benjamin Margolis departed this life. On or about August 2, 2021, Helen Margolis departed this life.

Parcel Number: 40-00-1154-71-3.

Location of property: 1001 City Avenue, Unit ED832, Wynnewood, PA 19096.

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

Seized and taken in execution as the property of **Stewart Neal Margolis, as Executor of the Estate of Helen Margolis, Deceased** at the suit of U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for ICW MAT Trust. Debt: \$109,723.38.

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

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

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

By virtue of a Writ of Execution **No. 2022-11451**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. 2022-14700, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in Lower Gwynedd Township, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by C. Raymond Weir, Registered Surveyor, dated August 5, 1942, as follows, to wit:

BEGINNING at a corner, the intersection of the Southerly side (erroneously omitted in prior deed) of Maple Alley (twenty feet wide), and the Easterly side of Wissahickon Avenue (forty feet wide); thence, along said Southerly side of Maple Alley, North Sixty-three degrees fifteen minutes East, eighty-seven feet to a point, a corner of other land of the Grantor, herein; thence, along Grantor's other land, the following two courses and distances, to wit: South ten degrees fifty two minutes East, seventy-six and sixty-one one-hundredths feet, and South ten degrees thirteen minutes West, twenty and seventy-five one-hundredths feet to a point, fifteen feet from the line of Blue Bell and Penllyn Turnpike; thence, North seventy-nine degrees forty-seven minutes West, sixty-seven and three one-hundredths feet to the Easterly side of Wissahickon Avenue; thence, along said side of Wissahickon Avenue, North twenty-six degrees forty-five minutes West, forty-nine and ninety-five one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which John P. Durante, Sheriff of the County of Montgomery, in the State of Pennsylvania, by Deed, dated 01/23/2003 and recorded 01/24/2003 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5443 at Page 1877, granted and conveyed unto Virginia Thompson.

BEING the same premises which Virginia Thompson, by Deed, dated 12/20/2018 and recorded 01/16/2016, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6122 at Page 622, granted and conveyed unto Thomas A. Graham Jr., in fee.

Parcel Number: 39-00-03232-00-5.

Location of property: 201 Penllyn Pike, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of Thomas A. Graham, Jr. at the suit of The Bryn Mawr Trust Company. Debt: \$195,978.29.

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. 2022-16199, 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 tenement and lot or piece of ground, situate in the Village of Gilbertsville, Douglass Township, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner in Philadelphia Avenue, formerly Limerick and Colebrookdale Turnpike Road; thence, along land, now or late of Augustus Gresh, the two following courses and distances, viz: North fifty-five degrees East seven perches and two tenths to a corner; thence, North forty-two and three quarter degrees East six perches and six tenth to a corner, in a line of said Augustus Gresh s land; thence, by the same, South forty-five and a quarter degrees East one perch and forty-five hundredths to a corner of Amanda Brendlinger s land (now Willoughby Brendlinger's); thence, by the same, the next two courses and distances: South forty-two and a quarter degree West four and ninety-five hundredths perches to a corner; thence, South forty-two and a half degrees East seven feet to a corner of Willoughby M. Brendlinger s lot; thence, by the same, the next two courses and distances, viz: South forty-six degrees and three quarters West ninety-two feet to a corner; and thence, South fifty-seven degrees West thirty-five feet to a corner in Philadelphia Avenue, formerly Limerick and Colebrookdale Turnpike Road; thence, along the same, North thirty-two degrees West thirty-eight feet and five inches to the place of beginning.

CONTAINING twenty-seven square perches.

TOGETHER also the right, liberty and privilege of using and maintaining the drain to carry off the water over the adjoining lot (being the lot containing ten perches of land sold to W. H. Brendlinger where the said drain now is) the drain to be used by both the owners of the said adjoining lots and wherever any repairing is needed at said drain, each party shall bear half of the expenses of repairs so far as the same is used as a drain; at the other parts each party to bear his own expense, and also the right to go upon the above mentioned lot of ten perches of land at any time whenever any repairs are needed at said drain, always doing as little damage as possible.

BEING the same premises, which William M. Hillegass and Joann V. Hillegass, his wife, by Deed dated May 31, 1990, and recorded on June 5, 1990, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 4948 at Page 293, granted and conveyed unto Eileen L. Benner.

Parcel Number: 32-00-05352-00-7.

Location of property: 1313 E. Philadelphia Avenue, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Eileen Benner a/k/a Eileen L. Benner** at the suit of U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for VRMTG Asset Trust. Debt: \$107,445.85.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-16458**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, together with a two-story dwelling erected thereon, known as 583 Manatawny Street, being Lot No. 1 of the Development of "Manatawny Race", as shown on plan, recorded in Plan Book Volume A-19 at Page 9, Montgomery County Records, situated on the Western side of Manatawny Street (50 feet wide), in the Third Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and being more fully described as follows, to wit:

BEGINNING at a corner of Lot No. 1 and a 20 feet wide Macadam Driveway easement on the Western property line of said Manatawny Street, said corner being North 10 degrees 53 minutes West, a distance of 22.00 feet from the corner of the herein mentioned development "Manatawny Race" and property of Lottie Dierolf; thence, along the Northern side of a 20 feet wide, macadam driveway easement, South 79 degrees 07 minutes West, a distance of 101.77 feet to a corner, a point of curvature; thence, continuing along the same, by a curve deflecting to the Northwest, having a radius of 20.00 feet, a central angle of 89 degrees 56 minutes 35 seconds, a tangent of 19.98 feet a chord of 28.27 feet, a distance along the arc of 31.40 feet to a corner, a point of tangency; thence, along the Eastern side of said 20 feet wide, macadam driveway easement, North 10 degrees 57 minutes 23 seconds West, a distance of 4.87 feet a corner common with Lot No. 1 and Lot No. 2; thence, along Lot No. 2, passing through a partition wall between 583 Manatawny Street and 585 Manatawny Street, North 79 degrees 2 minutes 35 seconds East, a distance of 121.78 feet to a point on the aforesaid Western property line of Manatawny Street; thence, along the Western property line of Manatawny Street, South 10 degrees 53 minutes East, a distance of 25.00 feet to the place of beginning. Parcel Number: 16-00-20288-00-9.

Location of property: 583 Manatawny Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Raquel Garcia, as Co-Administratrix of the Estate of Jude C. Outterbridge; Shakel Lee Rothenberger, as Co-Administratrix of the Estate of Jude C. Outterbridge; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jude C. Outterbridge; N.L.O., a Minor, in her capacity as Heir of Jude C. Outterbridge; J.L.O., a Minor, in his capacity as Heir of Jude C. Outterbridge** at the suit of Amerihome Mortgage Company, LLC. Debt: \$92,818.34.

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. 2022-17132**, 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 **Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision for Prescol, Inc., made by Meixner, Civil Engineers and Surveyors, dated 7/2/1964 as follows, to wit:

BEGINNING at a point on the Northeast side of Dietz Mill Road, at the distance of 946.70 feet, measured South 59 degrees 49 minutes East, from a point an angle in the same, which point is at the distance of 332.71 feet, measured South 64 degrees 19 minutes East from the Southeast side of Fluck or Barnrd Road; thence, extending along line of lands, now or late of Robert P. Heitz and Marie Heitz, husband and wife, North 30 degrees 11 minutes East, 400 feet to a point in line of land, now or late of Paul Moyer; thence, extending along the same, South 59 degrees 49 minutes East, 150 feet to a point, on the Northwest side of an unopened street or road; thence, extending by the same, South 30 degrees 11 minutes West, 380 feet to a point of curve; thence, extending on the arc of a circle, curving to the right, in a Southwesterly direction, having a radius of 20 feet, the arc distance of 31.41 feet to a point, on said side of Dietz Mill Road; thence, extending by the same, North 59 degrees 49 minutes West, 130 feet to the first mentioned point and place of beginning.

BEING Lot No 26 on said plan and being designated as Lot No. 19 Section "B" on a certain plan, recorded in Plan Book A-8 at Page 26, Montgomery County records.

BEING the same premises which Helen E Cassel, widow, by Deed, dated 3/26/1973 and recorded 4/5/1973, in Norristown, Pennsylvania, in Deed Book 3839 at Page 372, granted and conveyed unto David L Cassel and Ruth N. Cassel, husband and wife, in fee.

BEING the same premises which David L. Cassel and Ruth N. Cassel, husband and wife, by Deed, dated May 24, 2004, and recorded June 7, 2004, in Montgomery County, in Deed Book 5510 at Page 1714, conveyed unto Bradley Kooker and Denise M. Kooker, in fee.

BEING the same premises which Bradley and Denise Kooker, by Deed, dated May 24, 2004, and recorded at Montgomery County Recorder of Deeds Office on June 7, 2004, in Deed Book 5510 at Page 1714, granted and conveyed unto Bradley and Denise Kooker.

Parcel Number: 44-00-00535-00-6.

Location of property: 204 S. Dietz Mill Road, Telford, PA 18969.

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

Seized and taken in execution as the property of **Bradley Kooker and Denise Kooker** at the suit of Univest Bank & Trust Co. f/k/a Univest National Bank & Trust Co. Debt: \$37,123.19.

Kristen Wetzel Ladd, Attorney.

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

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

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

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

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

CONTAINING: 91 perches of land.

BEING the same premises which Bryon Scott and Marianne Scott, his wife, by Deed dated 12/31/1987 and recorded 1/6/1988 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 4862 at Page 708, granted and conveyed unto Kerry E. Wisneski and Susan A. Wisneski, his wife.

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-17435**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Southeast side of Markley Street, at the distance of 188.78 feet, Southwesterly from the Southwest side of Freedley Street, said point being opposite the middle of the partition wall between this house and the adjoining house of No. 1430; thence, Southeasterly at right angles, said Markley Street, the line passing through the said partition wall, 100 feet to the Northwest side of a 20 feet wide alley; thence, along the said side of said alley, South 46 degrees, 30 minutes West 27.22 feet to the line of land, conveyed to Alexander Jennings; thence, along the said Jennings property and at right angles to the last mentioned line, Northwesterly 100 feet the Southeast side of Markley Street, aforesaid; and thence, along the said side of said Street, Northeasterly 27.22 feet to the place of beginning.

BEING the same premises, which Megan K. Manahl, by Deed, dated 7/11/2017 and recorded 7/13/2017, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6052 at Page 2038, granted and conveyed unto Bryan Siegfried.

Parcel Number: 13-00-23516-00-6.

Location of property: 1428 Markley Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Bryan Siegfried** at the suit of Pennymac Loan Services, LLC. Debt: \$156,858.86.

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. 2022-17449**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Building Number 24, Unit Number 74WEX, being a unit in the Gwynedd Club, a condominium, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a condominium, including Plats and Plans bearing date the 21st day of November A.D., 1988 as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D., 1988 in Deed Book 4895 at Page 955 & C.

TOGETHER with all right, title and interest, being a 0.1798 percent undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Richard A. Fosco and Margaret Ann Fosco, husband and wife by Deed dated 3/28/2014 and recorded 3/31/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5908 at Page 00930, granted and conveyed unto Bernard E. Reese, Unmarried.

Parcel Number: 56-00-09788-72-2.

Location of property: 74 Wexford Drive, 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 **Kathleen Reese, solely in her capacity as Heir of Bernard Reese, Deceased; Michael Reese, solely in his capacity as Heir of Bernard Reese, Deceased; The Unknown Heirs of Bernard Reese, Deceased; and Thomas Reese, solely in his Capacity as Heir of Bernard Reese, Deceased** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$111,163.06.

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. 2022-17670**, 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 CERETAIN lots or pieces of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Certain Plan of Lots, known as "Glenside Park", as surveyed by James Cresson C.E., 7/12/1924 and which map is recorded in Norristown, in Deed Book 915 at Page 600, and bounded and described, as follows:

BEGINNING at a point in the Northeasterly line of Susquehanna Road, North 47 degrees West, 375 feet from a stone monument, set at the Northwesterly corner of Artman Street (50 feet wide) and Susquehanna Road (40 feet wide); thence, North 47 degrees West, along the Northeasterly side of Susquehanna Road, 75 feet to a stake; and thence, extending between parallel lines of that width or breadth, North 43 degrees East, at right angles to Susquehanna Road, in length or depth, 125 feet.

BEING KNOWN and designated as Lots #27, 28 and 29, as shown on said plan.

BEING the same premises, which Craig R. Stewart and Rhona Savitsky-Stewart by Deed dated April 22, 2004, and recorded on June 18, 2004, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5512 at Page 1043, as Instrument No. 2004125435, granted and conveyed unto Rhona Savitsky-Stewart.

Parcel Number: 30-00-64884-00-3.

Location of property: 2765 Susquehanna Road, Abington, PA 19001.

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

Seized and taken in execution as the property of **Claire Kaufman and Rhona Savitsky-Stewart** at the suit of U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-A. Debt: \$75,186.00.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-18618**, 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.

THE land referred to herein below is situated in the County of Montgomery, State of Pennsylvania, and is described as follows:

SITUATE in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision of the Reserve at Knapp Farm, prepared for the Cutler Group, Inc., made by Horizon Engineering Associates, LLC, dated 1-14-2002 and last revised 11-4-2002 and recorded in Plan Book A61 at Pages 163, 164, 165, 166, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Carson Drive (50.00 feet wide), said point of beginning, being a point, a corner of Lot 103, as shown on the above plan; thence, extending from said point of beginning and along the aforesaid side of Carson Drive, South 50 degrees 36 minutes 57 seconds East, 100.00 feet to a point, a corner of Lot 101, as shown on the above plan; thence, along aforesaid Lot, South 39 degrees 23 minutes 03 seconds West, 120.00 feet to a point, a corner of Lot 109, as shown on the above plan; thence, extending along the aforesaid Lot and also along Lot 108, as shown on the above plan, North 50 degrees 36 minutes 57 seconds West, 100.00 feet to a point, a corner of Lot 103, as shown on the above plan; thence, extending along the aforesaid Lot, North 39 degrees 23 minutes 03 seconds East, 120.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 12,000 square feet.

BEING Lot 102 as shown on the above plan.

BEING the same property conveyed to K.S. Dan Kim and W.S. Sue Kim, no marital status shown, who acquired title, as tenants by the entirety, by virtue of a Deed from The Cutler Group, Inc., dated December 3, 2004, recorded December 28, 2004, at Document ID 2004245312, and recorded in Book 05538 at Page 0448, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 46-00-00552-91-4.

Location of property: 106 Carson Drive, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Kyung Soo Kim a/k/a K.S. Dan Kim and Sue Kim a/k/a W.S. Sue Kim, no marital status shown** at the suit of Andrews Federal Credit Union. Debt: \$488,975.59.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21284**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message, tenement, parcel and tract of land, situate in the Second Ward (formerly West Ward) of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey and draft, as prepared by Ralph E. Shanner & Son Engineering, Co., Pottstown, PA, dated 05/17/1977, and more fully described as follows, to wit:

BEGINNING at the Southwesterly corner lands of Jay A. Yohn and Donna L. Yohn, his wife, said point being on the Easterly property line of North York Street, 40 feet wide, and distant along the same from a point marking the Southeasterly property line intersection, as projected, of the aforesaid North York Street, and Chestnut Street, 50 feet wide, South 15 degrees 02 minutes West 36.00 feet; thence, from said point of beginning, leaving said North York Street and along the Southerly property line of lands, aforesaid, Jay A. and Donna L. Yohn and lands of Earl Umstead, South 74 degrees 45 minutes East, 110.00 feet to a corner on the Westerly side of a given 10 foot wide private alley; thence, along the same, South 15 degrees 02 minutes West, 22.00 feet to a corner; thence, North 74 degrees 45 minutes West, 110.0 feet to a corner on the Easterly property line, aforesaid, North York Street; thence, along the same, North 15 degrees 02 minutes East, 22.0 feet to a corner and place of beginning.

BEING the same premises, which Bradley R. Wasson and Elyse E. Wasson, by Deed, dated 8/18/2017 and recorded 8/25/2017 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6059 at Page 00201, granted and conveyed unto Lyndon R. Vilseck and Margaux L. Vilseck.

Parcel Number: 16-00-33592-00-7.

Location of property: 76 N. York Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Margaux L. Vilseck and Lyndon R. Vilseck** at the suit of Pennymac Loan Services, LLC. Debt: \$119,726.01.

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. 2022-21348**, 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, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan thereof, made May 24, 1984, by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southeasterly side of Easton Road (50 feet wide), said point being at the distance of three hundred fifteen and eighty-four one-hundredths feet, measured Southwestwardly, along the said Southeasterly side of Easton Road from the point formed by the intersection which the said Southeasterly side of Easton Road (produced) makes with the Southwesterly side of Old York Road (60 feet wide) (produced); thence, extending from the place of beginning, South seventy degrees zero minutes three seconds East, one hundred forty-eight and seventy-eight one-hundredths feet to a point; thence, South fifty-four degrees forty-nine minutes thirty-seconds East, one hundred forty-five and ten one-hundredths feet to a point, in the centerline of Davisville Road (33 feet wide); thence, along the same, South thirty-seven degrees fifty-seven minutes thirty seconds West, two hundred thirty and forty-nine one-hundredths feet to a point; thence, North fifty-two degrees two minutes thirty seconds West, one hundred fifteen and fifty-two one-hundredths feet to a point; thence, South thirty-seven degrees fifty-seven minutes thirty seconds West, two and fifty one-hundredths feet to a point; thence, North fifty-two degrees two minutes thirty seconds West, three and ninety-five one-hundredths feet to a point; thence, North thirty-seven degrees fifty-seven minutes thirty seconds East, one and fifty one-hundredths feet to a point; thence, North fifty-two degrees two minutes thirty seconds West, one hundred thirty-five and forty-eight one-hundredths feet to a point on the aforementioned Southeasterly side of Easton Road; thence, along the same, North twenty-eight degrees ten minutes zero seconds East, one hundred twenty-eight and forty-four one-hundredths feet to a point of curvature; thence, Northeastwardly, on the arc of a circle, curving to the right, with a radius of two thousand twenty and fifty-five one-hundredths feet to an arc distance of fifty-two and eighty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which WGPC Associates, O.I., a Pennsylvania Limited Partnership, by Deed, dated December 3, 2001, and recorded December 6, 2001, in Montgomery County, in Deed Book 5387 at Page 2463, granted and conveyed unto Elizabeth Manor Associates, a Pennsylvania General Partnership, in fee.

Parcel Number: 59-00-05677-00-6.

Location of property: 49 Easton Road, Willow Grove, PA 19090, a/k/a 31-49 Easton Road, Willow Grove, PA.

The improvements thereon are: Commercial - 2-story, strip store with office or apartment.

Seized and taken in execution as the property of **Elizabeth Manor Associates** at the suit of Univest Bank & Trust Co. Debt: \$2,247,617.58.

Klehr Harrison Harvey Branzburg, 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. 2022-21391**, 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.

LAND situated in **Cheltenham Township**, Montgomery County, Pennsylvania.

AS SET FORTH IN the Declaration of Wyngate, a Planned Community, dated June 16, 2008, by The Fairways at Cedarbrook Hills, LP and recorded with the Recorder of Deeds Office, Montgomery County, Pennsylvania, in Book 5697, Page 643; and as amended by First Amendment to Declaration of Wyngate, dated October 10, 2008, by The Fairways at Cedarbrook Hills, LP, recorded in Book 5710, Page 2427; and as amended by Second Amendment to Declaration of Wyngate, recorded in Book 5725, Page 601; and as amended by Third Amendment to Declaration of Wyngate, dated February 1, 2011, recorded in Book 5793, Page 691; and as amended by Fourth Amendment to Declaration of Wyngate, dated October 3, 2011, recorded in Book 5815, Page 1294; and as amended by Fifth Amendment to Declaration of Wyngate, dated January 17, 2013, recorded in Book 5862, Page 937; and as amended by Sixth Amendment to Declaration of Wyngate dated January 6, 2014, recorded in Book 5901, Page 909, and as amended by Seventh Amendment to Declaration of Wyngate, dated January 20, 2014, recorded in Book 5902, Page 847; and as amended by Eighth Amendment to Declaration of Wyngate, dated February 7, 2014, recorded in Book 5903, Page 2274; and as amended by Ninth Amendment to Declaration of Wyngate, dated April 15, 2014, recorded in Book 5911, Page 571; and shown on "Record Plan - Wyngate (formerly The Fairways at Cedarbrook Hills)", recorded June 23, 2008, in Plan Book 31, Pages 355 ? 357, and more particularly described as follows to wit:

BEING Lot 1702.

BEING the same premises which Eric Grant and Danielle S. Grant, husband and wife, by Deed dated 12/01/2018 and recorded in the Office of the Recorder of Deeds of Montgomery County, on 12/11/2018 in Deed Book Volume 6118 at Page 370, Instrument No. 2018084826, granted and conveyed unto Eric Grant.

Parcel Number: 31-00-17338-24-5.

Location of property: 253 MacDonald Avenue, Wyncote, PA 19095.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel Grant, solely in capacity as Heir of Eric Grant, Deceased; Alexander Grant, solely in capacity as Heir of Eric Grant, Deceased; Addison Grant, Minor, solely in capacity as Heir of Eric Grant, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Eric Grant, Deceased** at the suit of Pennymac Loan Services, LLC. Debt: \$335,456.03.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21466**, 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 Royers Addition, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Charlotte Street, at the corner of this and Lot No. 4, the said point being 180 feet West of the Northwest corner of Lex Street; thence Northwardly along said Lot No. ___, 140 feet to a 20 feet wide alley; thence Eastwardly along said alley 30 feet to Lot No. 6; thence Southwardly along said Lot 140 feet to the North Line of Charlotte Street aforesaid; thence West along said Charlotte Street 30 feet to the place of beginning.

BEING the same premises, which Bernice Scharneck, by Deed, dated 9/9/2019 and recorded 9/10/2019, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6152 at Page 02783, granted and conveyed unto D. Christi Strong and James M. Wolf.

Parcel Number: 16-00-04060-00-1.

Location of property: 647 N. Charlotte Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Christi D. Strong and James M. Wolf** at the suit of Lakeview Loan Servicing, LLC. Debt: \$184,741.63.

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. 2022-24538**, 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 piece or parcel of land, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan and survey made thereof by Albright and Mebus, Civil Engineers, bearing date the Twentieth Day of July A.D. 1927 as follows, to wit:

BEGINNING at a point in the Southwesterly side of Jenkintown Road (forty-five and fifty one-hundredths feet wide), at the distance of three hundred ninety-seven and twenty-two one-hundredths feet, Southeast from the Southeasterly side of Fernwood Road (fifty feet wide); thence, extending along said side of Jenkintown Road, South fifty degrees twenty-eight minutes thirty seconds East, one hundred feet to a point; thence, extending South thirty-nine degrees thirty-one minutes thirty seconds West, two hundred ninety-three and thirty-seven one-hundredths feet to a point; thence, extending North fifty-one degrees fifty-five minutes West, one hundred and three one-hundredths feet to a point; thence, North thirty-nine degrees thirty-one minutes thirty seconds East, two hundred ninety-five and eighty-nine one-hundredths feet to the point and place of beginning.

BEING the same premises which Peter J. Gampa and Ermina M. Gampa, his wife, by Deed, dated January 11, 1994, and recorded in the Office of Recorder of Deeds of Montgomery County, on January 15, 1994, at Book 3916, Page 171, granted and conveyed unto Samuel J. Clark Jr. and Effie Clark, his wife. Samuel J. Clark Jr., departed this life on January 30, 2011, passing his right, title and interest to Effie Clark, his wife. Effie Clark departed this life on December 23, 2021.

Parcel Number: 30-00-33448-00-2.

Location of property: 2708 Jenkintown Road, Glenside, PA 19038-2401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lucille Adelaide, solely in her capacity as known Heir of Effie Clark, deceased; Samuel Jones, III, solely in his capacity as known Heir of Effie Clark, deceased; Stephen Patrick, solely in his capacity as known Heir of Effie Clark, deceased; and the Unknown Heirs of Effie Clark, deceased** at the suit of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust AB2. Debt: \$478,094.60.

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. 2022-25156**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of "Robinhood Village" made for Mead Lands, Inc., recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Deed Book No. 2299 at Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Surrey Lane (50 feet wide), at the distance of 241.23 feet, Southeastwardly from a point of tangent in the same, which said point of tangent is at the arc distance of 29.16 feet, measured along the arc of a circle, curving to the left, having a radius of 20 feet from a point of curve on the Southeasterly side of Warminster Road (41.5 feet wide); thence, extending from said point of beginning, North 41 degrees, 00 minutes, 50 seconds East, along Lot No. 5 on said plan, 195 feet to a point; thence, extending South 48 degrees, 59 minutes, 10 seconds East, 91.58 feet to a point, a corner of Lot No. 7 on said plan; thence, extending South 41 degrees, 28 minutes, 47 seconds West along said Lot No. 7 and crossing a proposed 10 feet wide drainage right-of-way and 15 feet wide right-of-way for sewer, one hundred ninety-five and ten one-hundredths feet to a point, on the Northeasterly side of said Surrey Lane; thence, extending along the said side of Surrey Lane, partly re-crossing the aforesaid rights-of-way, Northwestwardly, along the arc of a circle, curving to the left, having a radius of 2,880 feet, the arc distance of 23.42 feet to a point of tangent, in said Surrey Lane; thence, continuing along the said side of Surrey Lane, partly crossing said rights-of-way, North 48 degrees, 59 minutes, 10 seconds West, 66.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

BEING the same premises which Gerard A. Fuerle, Administrator of the Estate of Thomas E. Fuerle, Deceased, by Deed, dated 10/23/2009 and recorded 11/2/2009, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5748 at Page 2892, granted and conveyed unto Sarah E. McClatchy.

Parcel Number: 59-00-16621-00-6.

Location of property: 307 Surrey Lane, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Sarah E. McClatchy** at the suit of M&T Bank. Debt: \$222,571.08.

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. 2022-25214**, 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 property in **Upper Moreland Township**, Montgomery County, Pennsylvania, being more fully described in Deed dated October 31, 2003, and recorded January 8, 2004, in the land records of the county and state set forth above, in Deed Book 5489, Page 604.

BEING the same premises, which Bonnie Lynn MacDonald and John R. MacDonald by Deed dated 10/31/2003 and recorded 1/8/2004 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 05489 at Page 0604, granted and conveyed unto Bonnie Lynn MacDonald.

Parcel Number: 59-00-17923-00-9; 59-00-17920-00-3.

Location of property: 529-531 Warminster Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Bonnie Lynn MacDonald** at the suit of U.S. Bank National Association, as Trustee, in Trust for the Registered Holders of Citigroup Mortgage Loan Trust 2007-AHL2, Asset-Backed Pass-Through Certificates, Series 2007-AHL2. Debt: \$1,018,441.78.

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. 2023-00747**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Horsham Township, Montgomery County, Pennsylvania, and described according to a Plan of Clearbrook, Section No. 3, made August 27, 1954, by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, and recorded in the Office of the Recorder of Deeds, Norristown, Pennsylvania, in Plan Book A-1 on October 4, 1954, as follows:

BEGINNING at a point on the Easterly side of Linda Lane (fifty feet wide), which point is measured, the three following courses and distances from the point formed by the intersection of the Southeasterly side of Linda Lane (fifty feet wide), with the Southwesterly side of County Line Road (forty-six and five tenths feet wide) (both lines produced): (1) extending from said point of intersection, South Forty-two degrees, thirty minutes, ten seconds West, eighty-eight and ninety-two one hundredths feet to a point of curve; (2) on a line curving to the left, having a radius of one hundred twenty-five feet, the arc distance of ninety-two and eighty-two one-hundredths feet to a point of tangent; and (3) South zero degrees, three minutes, twenty-seven seconds West, two hundred five feet to the point and place of beginning; thence, extending from said beginning point, South eighty-nine degrees, fifty-four minutes, thirty-three seconds East, two hundred fifty-eight and four one-hundredths feet to a point; thence, extending South forty-seven degrees, twenty-one minutes, fifty seconds East, forty-eight and thirty-two one-hundredths feet to a point; thence, extending South forty-seven degrees, twenty-one minutes, fifty seconds East, forty-eight and thirty-two one-hundredths feet to a point; thence, extending South forty-two degrees, thirty-nine minutes West, sixty-four and twenty-four one-hundredths feet to a point; thence, extending North eighty-nine degrees, fifty-four minutes, thirty-three seconds West, two hundred fifty and nineteen one-hundredths feet to a point on the Easterly side of Linda Lane, aforesaid; thence, extending along the same, North zero degrees, five minutes, twenty-seven seconds East, eighty feet to the first mentioned point and place of beginning.

BEING Lot No. 131 as shown on said Plan.

Parcel Number: 36-00-06910-00-2.

Location of property: 13 Linda Lane, Hatboro, PA 19040.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Glenn N. Hayes and Kimberly M. Hayes** at the suit of LoanCare, LLC. Debt: \$329,150.06.

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. 2023-00916**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in Pottstown Borough, Montgomery County, Pennsylvania, bounded and described according to a Plan, made by George F. Shaner, Registered Engineer, pf Pottstown, Pa., on 7/23/1953 and developed by Pottsgrove Manor, Inc., and known and designated as Lot 279 as indicated on the Plan of Pottsgrove Manor, and said Plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery on 12/8/1953, as follows, to wit:

BEGINNING at a point on the Southeast side of West Beech Street (50 feet wide), which point is a corner of Lot 278, on said Plan; thence, extending from said point of beginning, along said Lot 278, South 26 degrees 21 minutes West, 100 feet to a point, a corner in the rear of Lot 242, and the center line of a certain 10 feet wide utility easements, as shown on said Plan; thence, extending along the same, North 63 degrees 38 minutes West, 50 feet to a point, a corner of Lot 280 on said Plan; thence, extending along said Lot 280, North 26 degrees 21 minutes East, 100 feet to a point on the Southwest side of West Beech Street, aforesaid; thence, extending along the same, South 63 degrees 39 minutes East 50 feet to the first mentioned point and place of beginning.

BEING the same premises, which Dennis M. Kline by Deed dated 4/25/2008 and recorded 5/5/2008 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5691 at Page 01300, granted and conveyed unto Jeanne M. Davis and Robert B. Davis, wife and husband, as tenants by the entireties with right of survivorship.

Parcel Number: 16-00-01928-00-9.

Location of property: 324 W. Beech Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Robert B. Davis** at the suit of Keybank, N.A. s/b/m First Niagara Bank, N.A. Debt: \$117,209.20.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-02930**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the North side of High Street, between Cedar Street and Park Boulevard, known as 1149 High Street, in the Seventh Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North line of High Street, at the distance of 166.49 feet, Eastwardly from the Northeast corner of Cedar and High Streets and marking the division line between the hereby granted premises and Lot No. 4, adjoining on the West; thence, along said line and partly along an alley, North 14 degrees 36 minutes East, 156.21 feet to a point, marking a corner in said alley; thence, along the said alley, Northeasterly 10.11 feet to a point, marking the corner of said alley and another alley, extending Eastwardly from said first named alley and in a line parallel with High Street; thence, along said alley, Eastwardly 20 feet to a point, in line of the hereby granted premises and other land of said Saylor, Brooke and Schell; thence, by the same, Southwardly, 165 feet to the North line of High Street, aforesaid, passing in part of said course and distance through the middle of the brick division or partition wall of the hereby granted brick message or tenement and the other brick message or tenement of said Saylor, Brooke and Schell, adjoining on the East and being No. 1151 High Street, aforesaid; thence, by said High Street, Westwardly, 25 feet to the place of beginning.

BEING the Western 25 feet of Lot No. 5 as described and numbered on the revised control of Block A, Lots 1 to 12 inclusive of Section 1 of the Control Map of "Say-Brooke Park" of Saylor, Brooke and Schell and as recorded in the Office of the Recorder of Deeds of Montgomery County, Penna.

BEING the same premises, which Daniel L. Stringfellow, by his attorney-in-fact Marian E. Stringfellow, by Deed, dated 3/1/1996 and recorded 3/8/1996 in Montgomery County, in Deed Book 5141 at Page 2440, conveyed unto Robert J. McTavish and Gretchen M. McTavish, in fee.

BEING the same premises, which Robert J. McTavish and Gretchen M. McTavish, by Deed, dated 08/30/2019 and recorded in the Office of the Recorder of Deeds of Montgomery County, on 09/04/2019, in Deed Book Volume 6151 at Page 2526, Instrument Number 2019060641, granted and conveyed unto Andrew W. Tucker and Rosanna G. Tucker.

Parcel Number: 16-00-15236-00-3.

Location of property: 1149 High Street a/k/a 1149 E. High Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew W. Tucker and Rosanna G. Tucker** at the suit of Pennymac Loan Services, LLC. Debt: \$125,856.45.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-03532**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lot No. 366 and one-half of Lot No. 365 adjoining Lot No. 366, on a certain Plan of Lots of Crestmont, recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Deed Book No. 496 at Page 500, and c., as follows, to wit:

BEGINNING at a point, situate on the Southeasterly side of Ferndale Avenue, about 60 feet Southwest of Rubican Avenue.

CONTAINING IN FRONT OR BREADTH on said Ferndale Avenue, 37 feet 6 inches and extending of that width, in length or depth, Southeastwardly, 125 feet.

BEING the same premises, which Ferdinand G. Luyun and Ruth B. Luyun, husband and wife, by Deed, dated 01/30/1989 and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 02/10/1989, in Deed Book Volume 4902 at Page 1177, granted and conveyed unto Barton M. Cahan and Maureen Cahan, husband and wife. And the said Barton M. Cahan, died on January 4, 2021, vesting title in Maureen Cahan, as surviving tenant by the entireties.

Parcel Number: 30-00-19896-00-9.

Location of property: 1723 Ferndale Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maureen Cahan** at the suit of Deutsche Bank National Trust Company, as Trustee for the Holders of New Century Home Equity Loan Trust, Series 2005-A, Asset Backed Pass-Through Certificates. Debt: \$150,862.10.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-03657**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a Plan thereof, made by Barton and Martin, Engineers, dated January 15, 1952, as follows:

BEGINNING at a point on the Northwesterly side of Forrest Avenue (fifty feet wide), at the distance of seventy-eight and forty-four one hundredths feet, measured along the said side of Forrest Avenue, on a bearing of South sixty-two degrees fifty-seven minutes fifty-four seconds West from a point of a tangent in the same, said point of tangent being at a distance of one hundred and three and twenty-five one-hundredths feet, measured still along the said side of Forrest Avenue, on the arc of a circle, curving to the right, having a radius of nine hundred and seventy-five feet from a point of compound curve in the same, said point of compound curve being at the distance of thirteen and eighty-six one hundredths feet, measured on the arc a circle, curving to the right, having a radius of ten feet from a point of curve on the Southwesterly side of Beverly Road (fifty feet wide); thence, extending South sixty-two degrees fifty-seven minutes fifty-four seconds West, along the said side of Forrest Avenue, one hundred and eight feet to a point; thence, extending North twenty-three degrees ten minutes sixteen seconds West, one hundred and thirty and fifty-two one-hundredths feet to a point; thence, extending North forty-five degrees six minutes thirty-four seconds East one hundred and four and twenty-three one-hundredths to a point; thence, extending Southeastwardly, one hundred and sixty-two and eighteen one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot Number 66 as shown on the above-mentioned Plan.

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

BEING the same premises which Boris Shramban and Valentina Shramba, by Deed, dated 05/22/2020 and recorded 07/01/2020, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6184 at Page 2551, granted and conveyed unto Carol Pollock.

Parcel Number: 30-00-21976-00-8.

Location of property: 610 Forrest Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol Pollock** at the suit of Wells Fargo Bank, N.A. Debt: \$121,625.37.

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. 2023-04070**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision "Chestnut Acres", prepared by Meixner Civil Engineering, Surveyors, Collegeville, PA, dated 5-9-85 and last revised 9/12-86, as follows, to wit:

BEGINNING at a point of intersection of the Southeastly legal right-of-way line of Mennonite Road and the Easterly side of Trappe Road (TR 113); thence, extending along Mennonite Road, South 53 degrees 23 minutes 36 seconds East, 163.75 feet to a point, a corner of Lot No. 4 on the above-mentioned plan; thence, extending along the same, South 36 degrees 36 minutes 24 seconds West, 343.50 feet to a point, in line of Lot No. 13 on the above mentioned plan; thence, extending along the same, North 53 degrees 23 minutes 36 seconds West, 150.88 feet to a point on the aforesaid side of Trappe Road; thence, extending along the same, the three following courses and distances: (1) along the arc of a circle, curving to the right, having a radius of 1845.08 feet, the arc distance of 22.10 feet to a point of tangent; (2) North 36 degrees 48 minutes 25 seconds East, 293.34 feet to a point; (3) North 08 degrees 43 minutes 13 seconds East, 31.74 feet to the first mentioned point and place of beginning.

BEING Lot #5 on said Plan.

UNDER AND SUBJECT to existing covenants, agreements, conditions, easements, restrictions and right of record, to the extent valid and enforceable and still applicable to the above-described premises.

BEING the same premises which John R. Amann and Natalie A. Amann, his wife, by Deed, dated 07/20/1999 and recorded 08/26/1999, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5285 at Page 1013, granted and conveyed unto Natalie A. Amann, in fee.

Parcel Number: 61-00-03633-88-7.

Location of property: 451 Mennonite Road a/k/a 451 S. Mennonite Road, Colledgeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Natalie A. Amann** at the suit of Wells Fargo Bank, N.A. Debt: \$212,402.25.

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. 2023-04201**, 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.

THE LAND REFERRED TO HEREIN below is situated in **East Norriton Township**, Montgomery County, Pennsylvania, and is described as follows:

ALL THAT CERTAIN tract or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the center line of New Hope Road, at the distance of four hundred twenty-six and fifteen one hundredths (426.15'), Northeasterly from the line of property, recently conveyed by Casper Puche to Andrea Vino, et ux; thence, at right angles to said New Hope, fifty degrees forty minutes West, a distance of two hundred sixteen and fifty hundredths feet (216.50') to a point in line of other land of the said Casper Puche; thence, by and along the same, North thirty-nine degrees twenty minutes East, one hundred fifty feet (150.00') to a point, in line of other land of the said G. Philip Stuhmullen et ux., thence, by and along the same, South fifty degrees forty minutes East, two hundred sixteen and fifty hundredths feet (216.50') to a point in the middle line of the aforesaid New Hope Road; and thence, by and along the same, South thirty-nine degrees twenty minutes West one hundred fifty feet (150.00') to the first mentioned point and place of beginning.

CONTAINING two-thirds of an acre, more or less.

BEING the same premises which Ronald A. Neishloss and Edward G. Gillam, joint tenants with rights of survivorship by Deed dated 3/25/2019 and recorded 4/3/2019 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6131 at Page 316, granted and conveyed unto Ronald A. Neishloss.

Parcel Number: 33-00-05950-00-2.

Location of property: 2215 New Hope Street, East Norriton, PA 19401.

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

Seized and taken in execution as the property of **Ronald A. Neishloss** at the suit of Amerihome Mortgage Company, LLC. Debt: \$189,664.27.

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. 2023-04328**, 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 **Marlborough Township**, Montgomery County, Pennsylvania, bounded and described on Plan of Subdivision, made for John Rothenberger, by Urwiler & Walter, Inc., Registered Professional Engineers, dated September 14, 1978 and last revised on October 31, 1978 and recorded in the Recorder of Deeds Office, at Norristown, Pennsylvania, in Plan Book A-37 at Page 84, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Finland Road (width not shown), said point being measured from a point of curve from the Southeasterly side of Brinckman Road (width not shown), the two (2) following courses and distances to wit: thence, (1) leaving the aforesaid Brinckman Road, on the arc of a circle, curving to the right, having a radius of 25 feet, the arc distance of 39.17 feet to the Southwesterly side of the aforesaid Finland Road to a point of tangent; thence, (2) extending along the aforesaid Finland Road, South 48 degrees 30 minutes East, 595.35 feet to the point of beginning; thence, extending from said point of beginning, along aforesaid Finland Road, South 48 degrees 30 minutes East, 504.61 feet to a point of corner of Lot Number 10 as shown on the above-mentioned plan; thence, extending along Lot Number 10 as shown on the above-mentioned plan, the two (2) following courses and distances,

to wit; thence, (1) South 44 degrees 10 minutes 30 seconds West, 397.87 feet to a point; thence, (2) South 26 degrees 08 minutes 24 seconds East, 141.90 feet to a point, a corner of part of the lands, now or late of James King; thence, extending along part of the aforesaid lands, South 63 degrees 51 minutes 36 seconds West, 365.92 feet to a point, a corner of Lot Number 3, as shown on the above-mentioned plan; thence, extending along Lot Number 3 and crossing over two (2) 50 foot wide right of ways, one (1) passing through 14 inch gas line and the other passing through a 20 inch gas line, North 45 degrees 44 minutes 50 seconds West, 738.84 feet to a point, a corner of Lot Number 5, as shown on the above-mentioned plan; thence, extending along Lot Number 5 and part of Lot Number 6, as shown on the above-mentioned plan, North 42 degrees 15 minutes 08 seconds East, 394.40 feet to a point, a corner of Lot Number 8, as shown on the above-mentioned plan; thence, extending along the aforesaid Lot Number 8, as shown on the above-mentioned plan; the two (2) following courses and distances to wit: thence, (1) South 48 degrees 30 minutes East, 250.02 feet, also recrossing the aforesaid two (2) 50 feet wide right of ways; thence, (2) North 42 degrees 15 minutes 08 seconds East, 360 feet to the Southwesterly side of the aforesaid Finland Road to the first mentioned point and place of beginning.

BEING known as Lot Number 9 as shown on the above-mentioned plan.

BEING the same property conveyed to Linda M. Wilson, who acquired title by virtue of a deed from The Lyndon Group Inc., dated January 23, 1998, recorded January 28, 1998, at Instrument Number 001473, and recorded in Book 5214, Page 1430, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 45-00-01463-00-4.

Location of property: 3162 Finland Road, Pennsburg, PA 18073.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Linda M. Wilson** at the suit of Wells Fargo Bank, N.A. Debt: \$157,658.98.

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. 2023-04408**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the East property line of Charlotte Street (50 feet), said point, being North 44 degrees 27 minutes East, a distance of 110.0 feet from the intersection of the North property line of Grace Street (40 feet) and the East property line of Charlotte Street; thence, along the East property line of Charlotte Street, North 44 degrees 27 minutes East, a distance of 65.0 feet to a point; thence, South 45 degrees 33 minutes East, a distance of 140.0 feet to a point; thence, South 44 degrees 27 minutes West, a distance of 50.0 feet; thence, North 45 degrees 33 minutes West, a distance of 40.0 feet; thence, South 44 degrees 27 minutes West, a distance of 15.0 feet; thence North 45 degrees 33 minutes West, a distance of 100 feet to the point of beginning.

ALSO, ALL that certain lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East property line of Charlotte Street (50 feet), said point, being North 44 degrees 27 minutes East, a distance of 175.0 feet from the intersection of the North property line of Grace Street; thence, along the East property line of Charlotte Street, North 44 degrees 27 minutes East, a distance of 5.0 feet to a point; thence, South 45 degrees 33 minutes East, a distance of 140.0 feet to a point; thence, South 44 degrees 27 minutes West, a distance of 5.0 feet to a point; thence, North 45 degrees 33 minutes West, a distance of 140.0 feet to the place of beginning.

BEING the same premises which Jill G. Hambleton, et con, by Deed, dated April 23, 2012, and recorded at Montgomery County Recorder of Deeds Office, on April 26, 2012, in Deed Book 5833 at page 1913, granted and conveyed unto Adam Krasley and Danielle Krasley.

Parcel Number: 16-00-03696-00-5.

Location of property: 966 N. Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Adam Krasley and Danielle Krasley** at the suit of Pennsylvania Housing Finance Agency. Debt: \$126,424.92.

Leon P. Haller, Attorney. I.D. #15700

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. 2023-04762**, 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 **East Greenville Borough**, Montgomery County, Pennsylvania, bounded and described according to a certain plan known as Section II "Colonial Village", As Built Plan, made for Axelrod Construction Company, made by Urwiler and Walter Inc., Surveyors dated July 25, 1973, as follows, to wit:

BEGINNING at a point on the Northwest side of Hamilton Road (82 feet wide), said point being the distance of 141.50 feet, measured South 65 degrees 53 minutes 30 seconds West, along the Northwest side of Hamilton Road, from its point of intersection with the Southwest side of Blaker Drive; thence extending from said beginning point and along the Northwest side of Hamilton Road, South 63 degrees 53 minutes 30 seconds West, 20 feet to a point; thence, extending North 24 degrees 06 minutes 10 seconds West, crossing a certain Sanitary Sewer Easement, 101.50 feet to a point, thence, extending South 24 degrees 06 minutes 10 seconds East, re-crossing aforesaid sewer Easement, 101.50 feet to the point and place of beginning.

BEING lot 146 as shown on said Plan.

BEING the same premises which Erin E. Hein, by Deed, dated 12/05/2016 and recorded 12/14/2016, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6027 at Page 00096, granted and conveyed unto Vinh Bui, in fee.

Parcel Number: 06-00-01512-00-3.

Location of property: 613 Hamilton Road, East Greenville, PA 18041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vinh Bui** at the suit of Lakeview Loan Servicing, LLC. Debt: \$154,982.69.

Stephen Panik (Brock & Scott, PLLC), Attorney(s). I.D. #322786

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. 2023-05290**, 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.

SITUATE in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Lots known as Colonial Heights as laid out by Ralph E. Shaner & Son Engineering Co., as of August 22, 1963, and revised August 10, 1955, as follows, to wit:

BEGINNING at a point of tangency on the Southerly property line of Continental Drive (50 feet wide) said point being distant along the same from a point marking the Southeasterly property line intersection, as projected of the aforesaid Continental Drive and Concord Drive (50 feet wide) South 42 degrees 35 minutes East 52.75 feet; thence from said point of beginning continuing along the Southerly property line of Continental Drive South 42 degrees 35 minutes East 190.18 feet to a corner of Lot #38; thence along the same South 47 degrees 25 minutes West 120.0 feet to a corner of Lot #42; thence along the same North 42 degrees 35 minutes West 210.31 feet to a corner on the Easterly property line of Concord Drive; thence along the same North 31 degrees 46 minutes East 71.87 feet to a point of curvature; thence by a curve, curving to the right having a radius of 40 feet, an arc length of 73.76 feet to a point of tangency and place of beginning.

BEING all of Lot #39 of a Plan of Lots known as Colonial Heights.

BEING the same premises which Steven A. Seward and Joan D. Seward, husband and wife by Deed dated 10/26/2001 and recorded 11/14/2001 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5385 at Page 984, granted and conveyed unto Charles J. Kienle, Jr. and Dorothy D. Kienle.

Parcel Number: 60-00-00298-00-2.

Location of property: 262 Continental Drive, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Dorothy D. Kienle and Charles J. Kienle, Jr.** at the suit of Nationstar Mortgage LLC. Debt: \$220,133.91.

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. 2023-05825**, 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 lot or piece of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake on the Northwest side of Prospect Avenue, at a distance of 224 feet, Southwesterly from Fraley Street, a corner of this and now or late of John Jacobs, and by said lot Northwesterly, parallel to Fraley Street, 120 feet to a point, a corner of this and now or late A. Y. Markley's lot; thence, Southwesterly parallel to Grove Street, 20 feet, more or less, to a point, a corner of this and other premises now or late of John Petrez and Annie, his wife; thence, Southeasterly parallel to the first line, the line passing through the middle of the partition wall between this house and other premises the said John Petrez and Annie, his wife, 120 feet to Prospect Avenue, aforesaid; and thence, along the Northwesterly side of said Prospect Avenue, Northeasterly 20 feet, more or less, to the place of beginning.

BEING the same premises, which Clifford Mason Jr. and Carmen Mason, granted and conveyed, in fee, by Deed, dated 6th day of May 2014, recorded May 19, 2014, in the Recorder of Deeds Office for Montgomery County of Montgomery, Pennsylvania, in Deed Book 5913 at Page 1434, unto Clifford Mason Jr.

Parcel Number: 02-00-04884-00-1.

Location of property: 323 Prospect Avenue, Bridgeport, PA 19405.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Clifford Mason, Jr.** at the suit of Superior Credit Union. Debt: \$141,920.85.

Robert J. Wilson, Attorney. I.D. #42434

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. 2023-06151**, 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 implements, hereditaments thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Greystone, made for Gigliotti Group, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated 8/16/1999, last revised 10/31/2000 and recorded at Norristown, Pennsylvania, in Plan Book A 56 at Page 463, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Daventry Way (50 feet wide), a corner of Lot 21 on said plan; thence, from said beginning point, along line of Lot 21, North 67 degrees 9 minutes 24 seconds West, 253.74 feet to a point on the 30 feet wide perimeter Buffer; thence, along said Perimete Buffer, the two following courses and distance: (1) North 46 degrees 22 minutes 30 seconds East, 15.82 feet to a point, a corner of Lot 23 of said plan; thence, along line of Lot 23, South 38 degrees 36 minutes 30 seconds East, 237.43 feet to a point, in the Northeasterly side of Daventry Way; thence, along the Northwesterly side of Daventry Way, on the arc of a circle, curving to the left, having a radius of 150.00 feet, re-crossing said 20 feet wide drainage easement, the arc distance of 15.29 feet to a point, a corner of Lot 21, the first mentioned point and place of beginning.

TITLE TO THE PROPERTY IS VESTED IN Hong S. Chong, Tu Nam Sim and Yun J. Sim, by Deed, dated 9/16/2005 and recorded on 10/25/2005, with the Montgomery County Recorder of Deeds at Book 5576 at Page 2214.

Parcel Number: 36-00-11050-34-4.

Location of property: 704 Daventry Way, Ambler, PA 19002-2307.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Hong S. Chong, Tu Nam Sim and Yun J. Sim** at the suit of Transam Holdings LLC. Debt: \$425,966.34.

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

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

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

By virtue of a Writ of Execution **No. 2023-06226**, 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 in accordance with a Plan of Belair Park, made by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania, dated 5/22/1958 and revised 6/10/1958 as follows, to wit:

BEGINNING at a point on the Northwest side of Selma Street (60 feet wide), at the distance of 418.64 feet, measured along said side of Selma Street, on a course of North 47 degrees 1 minutes 30 seconds East, from a point of tangent of a curve, at the radius round corner of Selma Street and Belair Circle (60 feet wide); thence, along the Northwest side of Selma Street, North 47 degrees, 1 minutes, 20 seconds East, 30 feet to a corner of Lot 30, North 42 degrees, 58 minutes, 40 seconds West, crossing a 20 feet wide Utility and Drainage Easement, 121.42 feet to a point, in line of land of Norristown Brick Co.; thence, along said land, forming the Northwesterly side of said Easement, South 66 degrees, 44 minutes, 55 seconds West, 31.87 feet to a point, a corner of Lot 28; thence, along Lot 28, re-crossing said Easement, South 42 degrees, 58 minutes, 40 seconds East, 132.19 feet to the first mentioned point place of beginning.

BEING the same premises which Michael T. Tarloski and Tamara C. Tarloski, by Deed dated 03/29/2007 and recorded 04/03/2007, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5641 at Page 1604, granted and conveyed unto Luann M. Clardy, in fee.

Parcel Number: 13-00-33620-00-9.

Location of property: 809 Selma Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

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 Luann Clardy, Deceased** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$214,072.01.

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. 2023-06243**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on September 27, 1954, and revised July 15, 1955, described as follows, to wit:

BEGINNING at a point on the Southeast side of Johns Avenue, now known as Rolling Hill Road (50 feet wide), which point is measured North 39 degrees 19 minutes East, 117.75 feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of 10 feet, the arc distance of 15.74 feet from a point on the Northeast side of Chancellor Avenue (50 feet wide); thence, extending along the Southeast side of Johns Avenue, now known as Rolling Hill, North 39 degrees 19 minutes East, 63.89 feet to a point; thence, extending South 50 degrees 41 minutes East 111.42 feet to a point; thence extending South 39 degrees 19 minutes West 63.89 feet to a point; thence extending North 50 degrees 41 minutes West 111.41 feet to a point on the Southeast side of Johns Avenue, now known as Rolling Hill Road, the first mentioned point and place of beginning.

BEING Lot 47-B Johns Avenue (now known as Rolling Hill Road).

BEING the same premises which Richard Michalek, by Deed dated August 2, 2011, and recorded August 5, 2011, in Deed Book 5809 at Page 1223, granted and conveyed unto Rachel Onorato and Richard Michalek, in fee.

Parcel Number: 30-00-57956-00-1.

Location of property: 311 Rolling Hill Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rachel Onorato and Richard Michalek** at the suit of COBA, Inc., Assignee of TD Bank, N.A. Debt: \$54,766.19.

Ryan A. Gower and Edward J. McKee (Duane Morris LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2023-06546**, 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 one-half of a twin dwelling erected thereon, situate at the Southeast corner of Washington Street and West Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as 472 Washington Street, being Lot No. 14 on a Plan of Lots laid out for Hillside Homes, Inc., by David Meixner, Registered Professional Engineer on Plan, dated 6/23/1967, more fully bounded and described, as follows, to wit:

BEGINNING at a point of tangency on the Southwesterly side of West Street (50 feet wide), said point of beginning, being measured along the arc of a circle, curving toward the right, having a radius of 15 feet, the arc distance of 23.70 feet from a point of curvature on the Southeasterly side of Washington Street (45 feet wide); thence, from said point of beginning, along said side of West Street (50 feet wide), South 47 degrees 12 minutes East, 84.87 feet to a point, a corner of Lot No. 13 on the above mentioned plan; thence, extending along Lot No. 15, South 42 degrees 17 minutes 30 seconds West, 36.35 feet to a point, a corner of Lot No. 13 on the above mentioned plan; thence, extending along Lot No. 13 and passing through the party wall, dividing the twin dwelling erected on Lot No. 13 and on the herein described premises, North 47 degrees 42 minutes 30 seconds West, 100 feet to a point on the Southeasterly side of Washington Street (45 feet wide); thence, extending along said side of Washington Street, North 42 degrees 17 minutes 30 seconds East, 22.12 feet to a point of curve; thence, extending along the arc of a circle, curving toward the right, having a radius of 15 feet, the arc distance of 28.70 feet to the first mentioned point and place of beginning.

BEING the same property as conveyed by Deed from Alphonso Jacks, Secretary of Housing and Urban Development, of Washington, D.C. by Shameeka Harris, by and through its Authorized Delegate to Eugen Murray, Severalty, as described in Deed Book 5630 at Page 134, dated 12/8/2006 recorded 1/4/2007 in Montgomery County Records.

Parcel Number: 16-00-32080-00-7.

Location of property: 472 N. Washington Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Eugene Murray** at the suit of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of MFA 2021-RPL1 Trust. Debt: \$173,468.21.

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

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

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

By virtue of a Writ of Execution **No. 2023-06561**, 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 **Whitpain Township**, Montgomery County, Pennsylvania, described according to a Plan or Survey thereof made by John L. Dzedzy, Registered Professional Engineer, dated April 2, 1964, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Second Avenue (forty feet wide) which said point is at a distance of three hundred twenty-three and twelve one-hundredths feet from the intersection of the said Northwesterly side of Second Avenue with the Northeasterly side of Skippack Pike; thence along the said Northwesterly side of Second Avenue, North forty-six degrees fifty-eight minutes East, one hundred thirty-eight feet to a stake set in line of land now or late of Henry Strehle; thence, along said Strehle's Land, North forty-three degrees thirty-one minutes West, one hundred sixty and eighty-seven one-hundredths feet to a stake, set in the corner of lands, now or late of Martin P. Bauer, Jr.; thence along said Bauer's Land, South forty-three degrees twenty-nine minutes West, one hundred thirty-eight and twenty-five one-hundredths feet to a point; thence along lands of the Grantor of which this is a party, South forty-three degrees thirty-one minutes East, one hundred fifty-two and forty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Michael A. Koch, by Deed from Robert W. Beideman and Marion E. Beideman, husband and wife, dated 01/28/2002 and recorded 02/25/2002 in Book 5397 at Page 614 of Official Records.

Parcel Number: 66-00-06064-00-8.

Location of property: 843 2nd Avenue, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael A. Koch** at the suit of Wells Fargo Bank, N.A. Debt: \$127,130.46. **Powers Kirn, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-06574**, 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, described according to a Survey and Plan thereof, dated on the Twenty-eighth Day of June A.D., 1934, as follows, to wit:

BEGINNING at a point on the Southeast side of Euston Road (fifty (50) feet wide), at the distance of one hundred and eight (108) feet measured Northeastward from the point of intersection of the premises Southeast side of Euston Road, with the premises Northeast side of Cheltenham Avenue (to be legally opened and dedicated, sixty-one and five-tenths (61 5/10) feet wide).

CONTAINING in front or breadth on the said Euston Road thirty-five (35) feet six (6) inches and extending of that width, in length or depth, Southeastward, between parallel lines at right angles to the said Euston Road, the Southwest line thereof along the Northeast side of a certain twelve (12) feet wide driveway, one hundred and twelve (112) feet, crossing and including a certain other driveway twelve (12) feet wide, the Northeasterly line of which is at a distance of ninety-six (96) feet four (4) inches, Southeastward and communicated at its Southwesternmost and with the first above-mentioned twelve (12) feet wide driveway, which extends Northeastward along the rear of the Eran Road and extends into Cedar Lane.

BEING the same premises which Freddie Mac a/k/a Federal Home Loan Mortgage Corporation, by its Attorney-In-Fact, Udren Law Offices, P.C., by Deed, dated December 22, 2014, and recorded on February 5, 2015, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5943 at Page 1461, as Instrument No. 2015008030 granted and conveyed unto Tyrek Cintron.

Parcel Number: 31-00-09616-00-1.

Location of property: 7415 Euston Road, Elkins Park, PA 19027.

The improvements thereon are: Single-family, residential dwelling.
Seized and taken in execution as the property of **Tyrek Cintron** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$144,044.72.

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

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

By virtue of a Writ of Execution **No. 2023-06585**, 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, described according to a Survey and Plan thereof, made by William T. Muldrew, Registered Engineer, dated 10/17/41 and last revised 2/17/42, as follows:

BEGINNING at a point, in the radial round corner, formed by the intersection of the Southwesterly side of Moreland Road (41.5 feet wide) and the Northwesterly side of Cleveland Avenue (50 feet wide); thence, extending along the Southwesterly side of Moreland Road, North 44 degrees 48 minutes West, 59 feet to a point, in the line of Lot #1020 on the said plan; thence, extending along the line of Lot #1020, South 45 degrees 12 minutes West, 125 feet to a point; thence, extending South 44 degrees 48 minutes East, 54 feet to a point on the Northwesterly side of Cleveland Avenue; thence, extending Northeastwardly along the Northwesterly side of Cleveland Avenue, on the arc of a circle, curving left, with a radius of 374.99 feet, the arc distance of 106.42 feet to a point of curve; thence, extending along the said side of Cleveland Avenue, North 45 degrees 12 minutes East, 10 feet to a point of curve; thence, extending along the arc of a circle, curving to the left, with a radius of 10 feet, the arc distance of 15.71 feet to the first mentioned point and place of beginning.

BEING known as Lot #1021 on said Plan.
TITLE IS VESTED WITH Matthew Chun Labar and Channary Chou Labar, husband and wife, as tenants by the entirety, by Deed from Jack N. Hill, dated July 18, 2018, and recorded on July 24, 2018, at Book 6099, Page 02114 and Instrument Number 2018049490.
Parcel Number: 30-00-44912-00-4.

Location of property: 1954 Moreland Road, Abington, PA 19001.
The improvements thereon are: Residential, single-family.
Seized and taken in execution as the property of **Channary Chou Labar and Matthew Chun Labar** at the suit of MCLP Asset Company, Inc. Debt: \$256,416.75.

Jacqueline F. McNally (Padgett Law Group), Attorney(s). I.D. #201332
DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

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

By virtue of a Writ of Execution **No. 2023-07200**, 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 **Norristown Borough**, Montgomery County, Pennsylvania, described according to a revised Sub-Division Plan of Pinewood, made on 2/11/1955, by Donald H. Schurr, Registered Surveyor, Norristown, Pa., as follows, to wit:

BEGINNING at a point on the Southwest side of Johnson Highway (60 feet wide), at the distance of 198 feet, measured along same, South 47 degrees 45 minutes East from its point of intersection with the Southeast side of Pine Street (66 feet wide); thence, extending from the said beginning point, South 47 degrees, 45 minutes East along the said side of Johnson Highway, 28 feet to a point; thence, extending South 42 degrees 15 minutes West, partly through a party wall between these premises and the premises adjoining to the Southeast, 125.92 feet to a point; thence, extending North 38 degrees 30 minutes West, 28.37 feet to a point; thence, extending North 42 degrees 15 minutes East, 121.36 feet to the Southwest side of Johnson Highway, the point and place of beginning.

BEING the same premises which David W. Foulke and Joan Foulke, by Deed dated November 2, 1994, and recorded November 9, 1994, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 86 at Page 43, Instrument No. 19415, granted and conveyed unto Wilnette Mason in fee.

AND THE SAID Wilnette Mason departed this life on or about April 20, 2022, thereby vesting title unto Patricia Byrd, known heir of Wilnette Mason and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Wilnette Mason, deceased.

Parcel Number: 13-00-17776-00-4.
Location of property: 102 W. Johnson Highway, Jeffersonville, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia Byrd, known Heir of Wilnetta Mason, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Wilnetta Mason, deceased** at the suit of Nationstar Mortgage LLC. Debt: \$166,879.41.

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. 2023-09650**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan, prepared for Tanner Avenue Auto Body, by Pro Tract Engineering, Inc., recorded 7/9/1999, in the Office for the Recorder of Deeds, at Norristown, Pa., in Plan Book A-58 at Page 352, as follows to wit:

BEGINNING at a point on the Southwesterly side of Tanner Avenue (50 feet wide), said point being a corner of this Lot and Lot #4 as shown on the above mentioned plan; thence, extending along Lot #4, South 45 degrees 04 minutes 00 seconds West, 148.30 feet to an iron pin to be set; thence, South 44 degrees 58 minutes 00 seconds East, 40.30 feet (erroneously set forth in previous deed as 50 feet) to a point, a corner of Lot #6, now or late of Lynch; thence, extending along Lot #6, aforesaid, North 45 degrees 04 minutes 00 seconds East, 147.83 feet to a pipe found on the aforesaid Southwesterly side of Tanner Avenue; thence, extending along the North, 45 degrees 36 minutes 00 seconds West, 40.30 feet to the first mentioned point and place of beginning.

BEING known as Lot #5 as shown on said plan.

BEING the same premises which LS Properties, LLC, by Deed, dated November 5, 2004, and recorded November 12, 2004, in the Office of the Recorder of Deeds, in and for the City of Hatboro, County of Montgomery, Pennsylvania, in Book 5532 at Page 1705, granted and conveyed unto James E. Buckley, in fee.

Parcel Number: 08-00-05665-06-9.

Location of property: 214 Tanner Avenue, a/k/a 218 Tanner Avenue, Hatboro, PA 19040.

The improvements thereon are: Commercial, repair shop or garages.

Seized and taken in execution as the property of **James Buckley a/k/a James E. Buckley and Tanner Avenue Auto Body, Inc.** at the suit of MKR Financial. Debt: \$93,799.97.

Richard J. Weitzman (Law Offices of Richard J. Weitzman, P.C.), 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. 2023-10426**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and describe according to a Plan of Subdivision, made for G.B.S. Realty, Inc., by Urwiler and Walter, Inc., dated October 15, 1973, last revised August 28, 1974, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A24 at Page 80, as follows, viz:

BEGINNING at a point on the Southeasterly side of Sandra Lane (fifty feet wide), said point being measured the four following courses and distances along the said Southeasterly side of Sandra Lane, from a point of tangent on same; said point of tangent, being the arc distance of thirty nine and twenty seven one hundredths feet measured on the arc of a circle, curving to the left, having a radius of twenty five feet from a point of curve on the Southwesterly side of Germantown Pike (originally fifty feet wide by widened at the point to a width of seventy five feet, by the addition of twenty five feet on the Southwesterly side of said centerline thereof), as shown on said plan, viz: (1) extending South, twenty seven degrees forty two minutes and twenty four seconds West, the distance of three hundred thirty eight and twenty six one hundredths feet to a point of curve; (2) thence, extending on the arc of a circle, curving to the right, having a radius of three hundred twenty five feet, the arc distance of two hundred twenty one and twenty two one hundredths feet to a point of tangent; (3) thence, extending South, sixty six degrees forty two minutes twenty four seconds West, the distance of one hundred eleven and forty two one hundredths feet to a point of curve; (4) thence, extending on the arc of a curve, curving to the left, having a radius of seven hundred seventy five feet, the arc distance of one hundred seventeen and twenty seven one hundredths feet to the point of beginning; thence, extending from said point of beginning, South thirty four degrees zero minutes East, the distance of one hundred thirty one and fifty nine one hundredths feet to a point, a corner in line of lands, now or late of Rudolph F. Koenig,

as shown on said plan; thence, extending South, thirty six degrees nine minutes fifty two seconds West along said land, the distance of twenty and thirty one hundredths feet to a point, a corner of Lot No. 2; as shown on said plan; thence, extending North thirty four degrees zero minutes West along Lot No. 2, also extending through the party wall of these premises with the premises adjoining to the Southwest the distance of one hundred thirty five and fifty-one one hundredths feet to point on the said Southeasterly side of Sandra Lane; thence, extending along said side of Sandra Lane, on the arc of a curve, curving to the right, having a radius of seven hundred seventy five feet, the arc distance of twenty and one, one hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Howard T. Powers and Marjo J. Powers, husband and wife, by Deed dated August 25, 2000, and recorded on September 11, 2000, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5330 at Page 2406, as Instrument No. 2000017574, granted and conveyed unto Phyllis V. Smith. The said Phyllis V. Smith departed this life on or about March 7, 2022. Decedent's Estate has been raised and Letters of Administration were issued to heir, Lincoln Smith under File No. 2022-X3711, filed with the Montgomery County Register of Wills. Whereby operation of law, title vested in Lincoln Smith, as Administrator of the Estate of Phyllis V. Smith, Deceased.

Parcel Number: 33-00-07575-89-7.

Location of property: 809 Sandra Lane, East Norriton, PA 19403.

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

Seized and taken in execution as the property of **Lincoln Smith, as Administrator of the Estate of Phyllis V. Smith, Deceased** at the suit of The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17. Debt: \$196,336.91.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-10437**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, described in accordance with a Plan or Survey of Lansdale Heights, made by Herbert A. Metz, Registered Engineer, Lansdale, Pennsylvania, dated October 14, 1952, as follows, to wit:

BEGINNING at a point on the Southeast side of Rose Lane (fifty feet wide), which point is measured along the said side of Rose Lane, North forty-six degrees one minute East, four hundred nineteen and seven one-hundredths feet from the Northernmost terminus of the arc round corner, connecting the Southeast side of Rose Lane with the Northeast side of Roffels Road (forty-one and five tenths feet wide); thence, from the beginning point and extending along the Southeast side of Rose Lane, North forty-six degrees one minute East, seventy-six feet to a point; thence, leaving the said side of Rose Lane and extending South forty-three degrees fifty-nine minutes East, one hundred fifty feet to a point; thence, extending South forty-six degrees one minute West, seventy-six feet to a point; thence, extending North forty-three degrees fifty-nine minutes West, one hundred fifty feet to the point and place of beginning.

BEING Lot No. 28 on the aforesaid Plan.

UNDER AND SUBJECT to Restrictions as of record.

BEING the same premises which Cagsdale Heights, by Deed dated 09/28/1954 and recorded 10/01/1954, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 2509 at Page 5, granted and conveyed unto Elliott Franklin Moyer Jr. and Virginia M. Moyer, husband and wife, in fee.

Parcel Number: 35-00-09547-00-3.

Location of property: 844 Rose Lane, Hatfield, PA 19440.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elliott Franklin Moyer, Jr. and Virginia M. Moyer; and Brenda L. Focht, in her capacity as Executrix of The Estate of Virginia Mae Moyer** at the suit of Keybank, NA, s/b/m First Niagara Bank, NA. Debt: \$24,636.63.

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. 2023-15066**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared for Windlestrae Associates, Phase VI, made by Urwiler and Walter, Inc., Summeytown, PA, dated December 8, 1989 and last revised January 31, 2007 as recorded in the Office of the Recorder of Deeds of Montgomery County, PA, in Plan Book 28 at Pages 237-246, as follows, to wit: BEING Lot No. 45.

BEING the same premises which NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated February 29, 2016, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on March 2, 2016, in Deed Book 5990 at Page 02023, et seq., granted and conveyed unto Shannon Burghardt, in fee. Parcel Number: 47-00-05020-58-1.

Location of property: 200 Tulip Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Shannon Burghardt** at the suit of Windlestrae Community Master Association and Windlestrae Community Townhouse Association. Debt: \$16,171.00.

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

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

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

By virtue of a Writ of Execution **No. 2023-18006**, 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 OF THE LEASEHOLD INTEREST IN THE EASEMENT on the real property located at 1001 Conshohocken State Road and Woodmont Road, as described in the Memorandum of Lease recorded in Deed Book 6184 at Page 732 (and the personal property located thereon and described below), all as more fully described in the following legal description of the easement:

ALL THAT CERTAIN lot or parcel of ground, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Survey, made for Equivest Development Co., Inc., by Edward J. Martin L. S., Voorhees, New Jersey, dated September 28, 1984, and last revised April 22, 1985, as follows, to wit:

BEGINNING at an interior point, a common corner of Easement B and Easement A, as shown on said plan; thence, extending along same, South 04 degrees 52 minutes West, 47.64 feet to a point; thence, extending South 89 degrees 47 minutes West, 32.10 feet to a point; thence, extending North 04 degrees 52 minutes East, 24.89 feet to a point, a corner of Easement B, aforesaid; thence, extending along same, the two following courses and distances: (1) North 36 degrees 52 minutes East, 30.19 feet to a point; and (2) South 85 degrees 08 minutes East, 16 feet to the first mentioned point and place of beginning.

BEING Easement A, part of Parcel B, as shown on said plan.

AND ALSO, ALL THAT CERTAIN lot or parcel of ground, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Survey, made for Equivest Development Co., Inc., by Edward J. Martin L. S., Voorhees, New Jersey, dated September 28, 1984, and last revised April 22, 1985, as follows to wit:

BEGINNING at a point on the centerline of Woodmont Road, said point being the distance of 24.02 feet, measured South 85 degrees 08 minutes East, along the centerline of Woodmont Road from a point, a corner of Parcel G, as shown on said plan; thence, extending from said point of beginning, along the centerline of Woodmont Road, South 85 degrees 08 minutes East, 32.00 feet to a point; thence, extending South 04 degrees 52 minutes West, 33.41 feet to a point, a corner of Easement A; thence, extending along same, the two following courses and distances: (1) North 85 degrees 08 minutes West, 16 feet to a point; and (2) South 36 degrees 52 minutes West, 30.19 feet to a point; thence, extending North 04 degrees 52 minutes East, 59 feet to the first mentioned point and place of beginning.

BEING Easement B, part of Parcel B, as shown on said plan.

BEING part of the same premises which GSMS 2005-GG4 Conshohocken Office Limited Partnership, by Deed, dated December 5, 2013 (effective December 20, 2013) and recorded December 27, 2013, at Norristown, Pennsylvania, as Montgomery County, Deed Book 5900 at Page 722, granted and conveyed unto AREPIFF Owner LP, a Delaware limited partnership, in fee.

BEING the same premises, which Acorn Development Corporation acquired an interest by virtue of an Easement Agreement dated February 28, 2005, and recorded April 12, 2005, as Montgomery County Deed Book 5550 at Page 170.

WHEREAS Acorn Development Corporation by Assignment and Assumption of Easement Agreement, dated June 15, 2017, and recorded as Montgomery County Deed Book 6054 at Page 930, granted all their right and interest unto West Conshohocken Land Holdings, LLC.

AND an Amendment of Easement Agreement between AREPIFF Owner LP and West Conshohocken Land Holdings, LLC, a Pennsylvania limited liability company, dated April 25, 2019, and recorded on April 30, 2019, was recorded in Book 6134 at Page 282, to amend the Original Billboard Easement Agreement recorded in Book 6054 at Page 930.

AND the Amendment of Easement Agreement was re-recorded on May 6, 2019, in Deed Book 6134 at Page 2841.

AND the legal description in the original Easement Agreement erroneously described Easements A and B, as being located in Lower Merion Township, when in fact, they are located in West Conshohocken Borough.

TOGETHER with any and all access and visibility rights which are referenced in the Billboard Easement. AND the Fee Owner, AREP I FF Owner LP, by Amendment to the Certificate of Limited Partnership filed with the Secretary of State of the State of Delaware on August 19, 2019, changed its name to KPG FF Owner, L.P. AND BEING the same premises, which West Conshohocken Land Holdings, LLC, by Assignment and Assumption of Billboard Easement Agreement dated June 10, 2020, and recorded prior hereto, was assigned to Landmark Infrastructure Holding Company LLC.

AND BEING the same premises, for which a Memorandum of Lease dated June 10, 2020, by and between Landmark Infrastructure Holding Company LLC and West Conshohocken Outdoor, LLC, recorded June 24, 2020, in Deed Book 6184 at Page 732.

Copies of Easement Plan follows.

Address of Easement location: 1001 Conshohocken State Road and Woodmont Road, Montgomery County, PA; Parcel Nos 24-00-00564-006 & 40-00-67508-00-6.

Description of Personal Property

ALL of the personal property of Defendant of any kind located on the easement described in Exhibit A, including but not limited to inventory, equipment (including without limitation all outdoor billboards or other advertising signs with static or digital sign faces, structures supporting such signs and other tangible property and software), machinery, fixtures, and all parts, replacements, substitutions, products, accessions and non-cash proceeds of any of the foregoing in any form.

Parcel Number: 40-00-67508-00-6; 24-00-00564-00-6.
 Location of property: Easement on 1001 Conshohocken State Road and Woodmont Road.
 The improvements thereon are: Advertising Billboard and related personal property of Defendant.
 Seized and taken in execution as the property of **West Conshohocken Outdoor, LLC** at the suit of Meridian Bank.
 Debt: \$17,090,886.94.

Robert A. Badman (Curtin & Heefner 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.

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **The Simon Group, Inc.** is currently in the process of voluntarily dissolving.
Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
 1684 S. Broad Street, Suite 230
 P.O. Box 1479
 Lansdale, PA 19446

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Dept. of State for **Compression Therapy Solutions, Inc.**, a business corporation organized under the PA Business Corporation Law of 1988.
Michael L. Galbraith, Solicitor
Galbraith Law, LLC
 1845 Walnut Street, 25th Floor
 Philadelphia, PA 19103

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, on October 24, 2023, and effective November 1, 2023, Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State for **Biomedical Statistical Consulting, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

Fox Rothschild LLP, Solicitors
 747 Constitution Drive, Suite 100
 P.O. Box 673
 Exton, PA 19341-0673

JD Equipment Sales and Servicing, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
Jeffrey K. Landis, Esquire
Landis, Hunsberger, Gingrich & Weik, LLP
 114 E. Broad Street, P.O. Box 64769
 Souderton, PA 18964

NOTICE IS HEREBY GIVEN that the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, PA, on October 20, 2023, for **Master Joo's Tiger Kicks Martial Arts Inc.** for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is: **NJC Conshy Group Inc.**

Articles of Incorporation have been filed on: **October 26, 2023.**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: **PDFACT2, Inc.**

TAPVending gives Notice that Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. Registration of Fictitious Name, filed on October 19, 2023. The purpose for which the corporation is “vending machine services.”

**ARTICLES OF INCORPORATION
NONPROFIT**

1952-1968 W. Main Street Condominium Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Hughes, Kalkbrenner, Ozorowski
1250 Germantown Pike, Suite 205
Plymouth Meeting, PA 19462

Sawyer’s Run at Blue Bell Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, for the purposes of managing, maintaining, caring for, preserving and administering a planned community to be known as Sawyer’s Run at Blue Bell Planned Community located in Whitpain Twp., Montgomery County, PA.

Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-23631

NOTICE IS HEREBY GIVEN that on October 30, 2023, the Petition of Amnah O Abdel Razeq was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to **DANIAA SALEH.**

The Court has fixed December 20, 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. 2023-23237

NOTICE IS HEREBY GIVEN that on October 19, 2023, the Petition of Andrew Michael Barkalow was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to **ANDREW MICHAEL O’KEEFE.**

The Court has fixed December 13, 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. 2023-23432

NOTICE IS HEREBY GIVEN that the Petition of Christina Johns was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to **CHRISTINA BUTLER.**

The Court has fixed December 20, 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. 2023-18066

NOTICE IS HEREBY GIVEN that on August 9, 2023, the Petition of Elizabeth Anne Magarity Pando was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to **LIZANNE MAGARITY PANDO.**

The Court has fixed January 3, 2024, 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.

Margaret M. Fenerty, Esquire
8308 Crittenden Street
Philadelphia, PA 19118

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-23228

NOTICE IS HEREBY GIVEN that on October 30, 2023, the Petition of Jennifer Downs was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to **JENNIFER REBECCA DOWNS.**

The Court has fixed December 13, 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.

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

BALL, JOHN H., dec'd.

Late of Lower Merion Township.
Executor: ROGER S. BALL,
c/o Theodore S. Coxe, Jr., Esquire,
170 N. Radnor-Chester Road, Suite 101,
Radnor, PA 19087-5281.
ATTORNEY: THEODORE S. COXE, JR.,
170 N. Radnor-Chester Road, Suite 101,
Radnor, PA 19087-5281

BROUSE, FRANK W., dec'd.

Late of East Norriton Township.
Executor: FRANK D. BROUSE,
585 Derstine Road,
Hatfield, PA 19440.
ATTORNEY: DIANE M. ZABOWSKI,
1001 Conshohocken State Road, Suite 1-210,
West Conshohocken, PA 19428

BROWN III, MEDFORD J., dec'd.

Late of Lower Merion Township.
Executrix: SUSAN BROWN,
c/o Karyn L. Seace, CELA,
Seace Elder Law, PLLC,
Evans Building, Suite A,
105 E. Evans Street,
West Chester, PA 19380.
ATTORNEY: KARYN L. SEACE,
SEACE ELDER LAW, PLLC,
Evans Building, Suite A,
105 E. Evans Street,
West Chester, PA 19380

BRUNO, FRANK J., dec'd.

Late of Montgomery County, PA.
Executrix: COULETTE BRUNO,
184 Meadowbrook Drive,
Huntingdon Valley, PA 19006.

CLARK, COURTNEY CLARE, dec'd.

Late of Sellersville, PA.
Administrator: STEVEN SHALINSKY,
23 Morwood Road,
Telford, PA 18969.

CLATTENBURG, ANNE, dec'd.

Late of Lower Merion Township.
Executors: MARGARET C. SABO AND
PNC BANK, NA,
Attn.: Peggy Feldman, VP,
1600 Market Street, 6th Floor,
Philadelphia, PA 19103.

ATTORNEY: NINA B. STRYKER,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
Centre Square West, Suite 3400,
1500 Market Street,
Philadelphia, PA 19102-2101

DiLUCIA, ANTHONY M. also known as ANTHONY M. DiLUCIA, SR., dec'd.

Late of West Norriton Township.
Executor: ANTHONY M. DiLUCIA, JR.,
c/o Kathleen A. Maloles, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.

ATTORNEY: KATHLEEN A. MALOLES,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

DOBERSTEIN, JUDITH ANNE, dec'd.

Late of Upper Moreland Township.
Executrix: AMY BADEY,
441 Newton Road,
Hatboro, PA 19040.

DOVEY, BRIAN H., dec'd.

Late of Lower Gwynedd Township.
Executrix: ELIZABETH H. DOVEY,
c/o Lawrence S. Chane, Esquire,
One Logan Square,
130 N. 18th Street,
Philadelphia, PA 19103-6998.
ATTORNEY: LAWRENCE S. CHANE,
BLANK ROME LLP,
One Logan Square,
130 N. 18th Street,
Philadelphia, PA 19103-6998

GASPARETTI, ADAM, dec'd.

Late of Upper Salford Township.
Administrator: JACQUELINE SHEA-WINNER,
663 Salford Station Road,
Schwenksville, PA 19473.

GREY, HELEN S., dec'd.

Late of Borough of Green Lane.
Co-Executors: TIMOTHY O. SHEARER AND
JANINE M. QUEEN,
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: GREGORY E. GRIM,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215

HARDCASTLE, DORIS S., dec'd.

Late of Upper Moreland Township.
Executor: MARK R. SEMISCH,
254 Green Street,
Doylestown, PA 18901.
ATTORNEY: MARK R. SEMISCH,
SEMISCH AND SEMISCH,
254 Green Street,
Doylestown, PA 18901

HARRIS, LINDA P., dec'd.

Late of Lower Moreland Township.
Executrices: MINDY HARRIS AND
DIANE TARBELL,
c/o Ruth Ann DiDonato, Esquire,
1845 Walnut Street, 24th Floor,
Philadelphia, PA 19103.

ATTORNEY: RUTH ANN DiDONATO,
WILLIG, WILLIAMS & DAVIDSON,
1845 Walnut Street, 24th Floor,
Philadelphia, PA 19103

**HOCKENBERRY, PAUL E. also known as
PAUL EDWARD HOCKENBERRY, dec'd.**
Late of Franconia Township.
Executrix: KORIN A. ROSS,
72 Webster Cove,
Atoka, TN 38004.

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

**HORNING, JOSEPH also known as
JOE HORNING, dec'd.**
Late of Whitmarsh Township.
Executrix: SHAYNE E. FACCILOLO,
c/o William T. Neill, III, Esquire,
P.O. Box 219,
Woodlyn, PA 19094.
ATTORNEY: WILLIAM T. NEILL, III,
P.O. Box 219,
Woodlyn, PA 19094

HU, YOUJI, dec'd.
Late of Upper Merion Township.
Administrators: WILLIAM WANG,
18 Senator Boulevard,
Scarborough, Ontario, Canada,
CHARLES W. CAMPBELL,
1 E. Airy Street,
Norristown, PA 19401.
ATTORNEY: CHARLES W. CAMPBELL,
LAW OFFICES OF CHARLES W. CAMPBELL,
1 E. Airy Street,
Norristown, PA 19401

JOYCE, LORETTA A., dec'd.
Late of Lansdale, PA.
Executors: JOSEPH G. JOYCE,
14 Glen Road,
Lansdale, PA 19446,
COLLEEN E. PRICE,
12 Meadow Glen Road,
Lansdale, PA 19446.
ATTORNEY: ADRIAN L. MEYER,
LAW OFFICE OF ADRIAN L. MEYER,
62 N. Church Street,
Doylestown, PA 18901

LUTON, PAMELA, dec'd.
Late of Borough of Collegeville.
Executrix: NICOLE E. AMOROSO,
300 Alexander Court, Apt. 1807,
Philadelphia, PA 19103.
ATTORNEY: GAIL P. ROTH,
SALVO ROGERS ELINSKI & SCULLIN,
510 E. Township Line Road, Suite 150,
Blue Bell, PA 19422

**McHUGH JR., EDWARD JAMES also known as
ED McHUGH, JR., dec'd.**
Late of Abington, PA.
Administratrix: ELIZABETH KAHN,
202 Lakeview Avenue,
Haddonfield, NJ 08033.

MOEHRLE, DEBORAH, dec'd.
Late of Pennsburg, PA.
Executrix: JESSICA MOEHRLE-FOCHT,
c/o HighPoint Law Offices.

ATTORNEY: PETER J. GILBERT,
HIGHPOINT LAW OFFICES,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914

MORRISON, CHARLES ALLEN, dec'd.
Late of Cheltenham Township.
Administratrix: PAULINE TURNER,
c/o Alexander M. Gusikoff, Esquire,
Friedman, Schuman, PC,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034.
ATTORNEY: ALEXANDER M. GUSIKOFF,
FRIEDMAN, SCHUMAN, PC,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034

**MUSSELMAN, PAULINE L. also known as
PAULINE LEWIS MOYER MUSSELMAN, dec'd.**
Late of Franconia Township.
Executrix: PATRICE J. FREED,
8 Clifton Court,
Souderton, PA 18964.
ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

PASQUALE, DOLORES F., dec'd.
Late of West Norriton Township.
Co-Executrices: ALEXIA A. LEVY,
64 Cedar Court,
Limerick, PA 19468,
DENISE M. SILCOX,
207 N. Limerick Road,
Schwenksville, PA 19473.
ATTORNEY: VALERIE ROSENBLUTH ANGST,
878 Main Street,
Harleysville, PA 19438

RANIERI, LOUIS R., dec'd.
Late of Lower Moreland Township.
Administratrix: JESSICA RANIERI,
c/o Jennifer L. Zegel, Esquire,
Three Logan Square, 5th Floor,
1717 Arch Street,
Philadelphia, PA 19103.
ATTORNEY: JENNIFER L. ZEGEL,
KLEINBARD LLC,
Three Logan Square, 5th Floor,
1717 Arch Street,
Philadelphia, PA 19103

RANIERI, RENATE E., dec'd.
Late of Lower Moreland Township.
Administratrix: JESSICA RANIERI,
c/o Jennifer L. Zegel, Esquire,
Three Logan Square, 5th Floor,
1717 Arch Street,
Philadelphia, PA 19103.
ATTORNEY: JENNIFER L. ZEGEL,
KLEINBARD LLC,
Three Logan Square, 5th Floor,
1717 Arch Street,
Philadelphia, PA 19103

REIGER, MARGARET MARY, dec'd.
Late of Jenkintown, PA.
Executrix: JENNIFER LYNN METROKA,
1320 Revelation Road,
Meadowbrook, PA 19046.

ATTORNEY: STEPHANIE L. PATE,
LEECH TISHMAN FUSCALDO & LAMPL,
525 William Penn Place, 28th Floor,
Pittsburgh, PA 15219

RESH, MURIEL G., dec'd.

Late of Upper Dublin Township.
Executrix: PAMELA BECKER,
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

**ROSSI JR., FRANK E. also known as
FRANK E. ROSSI, dec'd.**

Late of Upper Dublin Township.
Executor: TUCKER M. KATZ,
c/o Jennifer L. Zegel, Esquire,
Three Logan Square, 5th Floor,
1717 Arch Street,
Philadelphia, PA 19103.

ATTORNEY: JENNIFER L. ZEGEL,
KLEINBARD LLC,
Three Logan Square, 5th Floor,
1717 Arch Street,
Philadelphia, PA 19103

SCHATZ, LANNING B., dec'd.

Late of Cheltenham Township.
Executor: ROBERT KUSHNER,
c/o Rebecca Rosenberger Smolen, Esquire,
One Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004.

ATTORNEY: REBECCA ROSENBERGER SMOLEN,
BALA LAW GROUP, LLC,
One Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004

**SCHEER, CYNTHIA KIO also known as
CYNTHIA MARIE KIO SCHEER, dec'd.**

Late of North Wales, PA.
Administratrix: MICHELLE MICHAELS,
609 Minshall Road,
Springfield, PA 19064.

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

SOUZA, LILLIAN A., dec'd.

Late of Upper Merion Township.
Executor: LEROY D. SOUZA,
c/o Elizabeth R. Howard, Esquire,
301 Gay Street, P.O. Box 507,
Phoenixville, PA 19460.

SULLIVAN, JACQUELINE T., dec'd.

Late of Borough of Lansdale.
Administrator: KEVIN PATRICK SULLIVAN,
c/o Charles J. Durante, Esquire,
1201 N. Market Street, 20th Floor,
Wilmington, DE 19801.

ATTORNEY: CHARLES J. DURANTE,
CONNOLLY GALLAGHER LLP,
1201 N. Market Street, 20th Floor,
Wilmington, DE 19801

WALSH, WILLIAM S., dec'd.

Late of Upper Providence Township.
Executor: JEFFREY K. WALSH,
c/o Wendy L. Cole, Esquire,
Law Offices of Cole & Varano,
110 S. Oak Street,
Mount Carmel, PA 17851.

**WHITLEY, SHIRLEY also known as
SHIRLEY J. WHITLEY, dec'd.**

Late of Conshohocken, PA.
Executors: DENISE M. NAZIONALE,
2124 Carol Lane,
Norristown, PA 19401,
MICHELLE J. WHITLEY,
386 E. Hector Street,
Conshohocken, PA 19428.

ATTORNEY: THOMAS J. SPEERS,
THOMAS J. SPEERS, ATTORNEY AT LAW,
651 W. Germantown Pike,
Plymouth Meeting, PA 19462

WOLFENSON, ANNETTE, dec'd.

Late of Lower Merion Township.
Administrator: ROBERT SLUTSKY,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462.
ATTORNEY: ROBERT M. SLUTSKY,
SLUTSKY ELDER LAW, P.C.,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

YANNICH, SHIRLEY A., dec'd.

Late of Montgomery County, PA.
Executrix: MARIE DePASCALE,
102 Brittany Place,
North Wales, PA 19454.

Second Publication

ABRAHAM, EVA, dec'd.

Late of East Greenville, PA.
Executor: PAUL ABRAHAM.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554

BOVE, SANDRA ANN, dec'd.

Late of Whitmarsh Township.
Executors: JACQUELINE MARIE BOVE AND
ANDREW JAMES BOVE,
c/o Joseph A. Bellinghieri, Esquire,
17 W. Miner Street,
West Chester, PA 19382.
ATTORNEY: JOSEPH A. BELLINGHIERI,
MacELREE HARVEY, LTD.,
17 W. Miner Street,
West Chester, PA 19382

BOYD, MARTHA E., dec'd.

Late of Lower Providence Township.
Executor: ROBERT P. BOYD,
11 Dezac, Devon, PA 19333.
ATTORNEY: ROSIE SOTO,
5 E. Germantown Pike,
Plymouth Meeting, PA 19462

BURLACU, BUJOR, dec'd.

Late of Upper Merion Township.
Administratrix: BOGDANA BURLACU,
14355 Mossy Oak Lane,
Myakka City, FL 34251.
ATTORNEY: MIKE DAVEY,
716 E. Willow Grove Avenue,
Wyndmoor, PA 19038

CHOMA, PETER Z., dec'd.

Late of Upper Merion Township.
Administrator: ANDREW E. STECKIW,
Land Title Building, Suite 1830,
100 S. Broad Street,
Philadelphia, PA 19110.

- ATTORNEY: ANDREW E. STECKIW,
LAW OFFICES OF ANDREW E. STECKIW,
Land Title Building, Suite 1830,
100 S. Broad Street,
Philadelphia, PA 19110
- COHEN, LEWIS, dec'd.**
Late of Lower Merion Township.
Executors: KERITH HETTEL AND
MATTHEW COHEN,
c/o Suzanne M. Hecht, Esquire,
Two Villanova Center, Suite 280,
795 E. Lancaster Avenue,
Villanova, PA 19085.
ATTORNEY: SUZANNE M. HECHT,
HANEY & HECHT,
Two Villanova Center, Suite 280,
795 E. Lancaster Avenue,
Villanova, PA 19085
- DASSLER, DAVID R., dec'd.**
Late of Lower Pottsgrove Township.
Executor: PHILIP ROSS DASSLER,
1143 Valley Stream Drive,
Perkiomenville, PA 18074.
ATTORNEY: DAVID W. BIRNBAUM,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY, O'CONNELL & BIRNBAUM, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006
- DOWIAK, GEORGE, dec'd.**
Late of Franconia Township.
Executor: ERIC G. DOWIAK.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422
- DUKA, MICHAEL C., dec'd.**
Late of Borough of Pennsburg.
Administrator: TODD M. DUKA,
c/o Mullaney Law Offices,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024
- GEORGE, DAVID L. also known as
DAVID GEORGE, dec'd.**
Late of Lower Gwynedd Township.
Executrix: PATRICIA L. GERRITY,
1105 Foulkeways,
Gwynedd, PA 19436.
ATTORNEY: KAREN L. WOLFE,
COMMONS & COMMONS, LLP,
6377 Germantown Avenue,
Philadelphia, PA 19144
- GROARKE, FRANK T., dec'd.**
Late of Whitpain Township.
Executor: JOSEPH P. GROARKE,
c/o Franqui-Ann Raffaele, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: FRANQUI-ANN RAFFAELE,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446
- HACKETT, MICHAEL D., dec'd.**
Late of Montgomery County, PA.
Administrator: A. VICTOR MEITNER, JR., P.C.,
564 Skippack Pike,
Blue Bell, PA 19422.
- HORTON, CAROL A., dec'd.**
Late of Upper Merion Township.
Executor: ROBERT C. DOYLE,
c/o Mark Ryan, Esquire,
618 Swede Street,
Norristown, PA 19401.
ATTORNEY: MARK RYAN,
618 Swede Street,
Norristown, PA 19401
- ISLES, CHRISTOPHER, dec'd.**
Late of Upper Merion Township.
Administratrix: TIESHA M. ISLES,
263 Lawndale Avenue,
King of Prussia, PA 19406.
- KRAMER, JAMES JOSEPH, dec'd.**
Late of Upper Merion Township.
Executors: JAMES J. KRAMER, JR. AND
SUSAN A. KRAMER,
2417 Cindy Lane,
Warrington, PA 18976.
- LANDIS, HAROLD L., dec'd.**
Late of Franconia Township.
Executor: J. GEORGE SWEENEY,
484 Harleysville Pike, P.O. Box 228,
Harleysville, PA 19438.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- LIGGETT, NANCY H., dec'd.**
Late of Lower Merion Township.
Executor: JOHN T. LIGGETT, III,
c/o Ronald J. Levine, Esquire,
343 Gypsy Lane,
King of Prussia, PA 19406.
ATTORNEY: RONALD J. LEVINE,
LAW OFFICES OF RONALD J. LEVINE,
343 Gypsy Lane,
King of Prussia, PA 19406
- LOPOTEN, ROBERTA, dec'd.**
Late of Horsham Township.
Executor: RONALD J. LOPOTEN,
1008 Saw Mill Way,
Lansdale, PA 19446.
ATTORNEY: CHRISTINA G. ALT,
NACHIMAS MORRIS & ALT, LLC,
605 Main Street, Suite 212,
Riverton, NJ 08077
- MACKEY, LILLIAN R., dec'd.**
Late of Montgomery Township.
Executor: MICHAEL J. MACKEY,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446
- MAMZIC, MARGARET L., dec'd.**
Late of Borough of Lansdale.
Executrix: LORI JACQUEZ,
113 Scenic View Drive,
Mifflintown, PA 17059.

- ATTORNEY: SETH T. MOSEBEY,
MARTSON LAW OFFICES,
621 W. Main Street, P.O. Box 300,
Thompsontown, PA 17094
- MARCULES, CHARLES E., dec'd.**
Late of Upper Dublin Township.
Executrix: RITA E. MARCULES,
1100 Market Street, #4015,
Dresher, PA 19025.
- ATTORNEY: SCOT W. SEMISCH,
SEMISCH and SEMISCH,
408 Easton Road, P.O. Box 306,
Willow Grove, PA 19090-0306
- O'BRIEN, MARYSE ANN also known as
MARYSE A. O'BRIEN, dec'd.**
Late of Lower Merion Township.
Executors: GEOFFREY A. O'BRIEN,
CHRISTOPHER J. O'BRIEN AND
LORRINDA A. MUSSELMAN,
c/o Nina B. Stryker, Esquire,
Centre Square West, Suite 3400,
1500 Market Street,
Philadelphia, PA 19102.
ATTORNEY: NINA B. STRYKER,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
Centre Square West, Suite 3400,
1500 Market Street,
Philadelphia, PA 19102
- PAGE, GEORGE K., dec'd.**
Late of Borough of Conshohocken.
Executor: STEVAN D. PAGE,
347 W. 7th Avenue,
Conshohocken, PA 19428.
ATTORNEY: KENNETH E. PICARDI,
YERGEY DAYLOR ALLEBACH SCHEFFEY,
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776
- PERRY-HUNTER, DANA ALEXIS also known as
DANA A. PERRY-HUNTER, dec'd.**
Late of Borough of Pottstown.
Administrator: JOHN A. HUNTER,
c/o Michael C. McBratnie, Esquire,
P.O. Box 673,
Exton, PA 19341-0673.
ATTORNEY: MICHAEL C. McBRATNIE,
FOX ROTHSCHILD LLP,
P.O. Box 673,
Exton, PA 19341-0673
- PIERSON, WILLIAM A. also known as
WILLIAM ANTHONY PIERSON, dec'd.**
Late of Upper Frederick Township.
Administratrix: DELORES P. PIERSON.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073
- PIZII, BARBARA A., dec'd.**
Late of Lower Pottsgrove Township.
Executrix: LYNNE WALLEIGH,
428 Saylor's Mill Road,
Spring City, PA 19475.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464
- ROTHENBERG, SHEILA YOLISA also known as
SHEILA ROTHENBERG and
SHEILA Y. ROTHENBERG, dec'd.**
Late of Montgomery Township.
Administratrix: MICHELLE ROTHENBERG-WILLIAMS,
c/o Bess M. Collier, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: BESS M. COLLIER,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046
- RUSH, SATENIK also known as
SALLEE RUSH, dec'd.**
Late of Lower Merion Township.
Executor: RUSSELL C. RUSH,
37 N. Whitehall Road,
West Norriton, PA 19403.
ATTORNEY: EDWARD J. FABICK, III,
FABICK LAW, LLC,
1 E. Airy Street,
Norristown, PA 19401
- SANDS, MARION P., dec'd.**
Late of Borough of Hatboro.
Administrator: ROBERT P. SANDS,
301 Dorothy Lane,
Chalfont, PA 18914, and
WAYNE E. SANDS,
37 Castlewood Drive,
Chalfont, PA 18914.
ATTORNEY: KENNETH E. PICARDI,
YERGEY DAYLOR ALLEBACH SCHEFFEY,
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776
- SCHRACK, PEARL R., dec'd.**
Late of Towamencin Township.
Executors: STEPHEN S. AND ANN WEAVER,
1069 Rawlinsville Road,
Willow Street, PA 17584.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- SCHULMAN, ELLIOTT A. also known as
EILLIOTT SCHULMAN, dec'd.**
Late of Lower Merion Township.
Executrix: BONNIE S. SCHULMAN,
c/o Heike K. Sullivan, Esquire,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103.
ATTORNEY: HEIKE K. SULLIVAN,
BALLARD SPAHR LLP,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103
- STOTTER, JEAN K., dec'd.**
Late of Lower Merion Township.
Executors: MARY S. CANNER,
LINDA STOTTER,
KATHY STOTTER AND
ROBERT J. STERN,
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

SUWALA, JOAN E., dec'd.

Late of Borough of Trappe.
 Executrix: CHRISTINE SIMON,
 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

TETER, MARY BELLE, dec'd.

Late of Lower Salford Township.
 Executors: DOUGLAS W. TETER AND
 SHAWN M. TETER,
 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

TULIO, NANCY G., dec'd.

Late of Montgomery Township.
 Administratrix: GARI SILVER,
 122 Canterbury Lane,
 Blue Bell, PA 19422.
 ATTORNEY: JASON B. MARTIN,
 THE MARTIN LAW FIRM, P.C.,
 725 Skippack Pike, Suite 337,
 Blue Bell, PA 19422

**TYSON, RITA M. also known as
RITA MAE TYSON,
RAY MAY TYSON and
RITA TYSON, dec'd.**

Late of Pottstown, PA.
 Executrix: CHRISTINE RYAN,
 1561 Franklin Drive,
 Pottstown, PA 19465.
 ATTORNEY: RON R. MILLER,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951

**VAUGHN, DAVID ROBBINS also known as
DAVID R. VAUGHN, dec'd.**

Late of Horsham Township.
 Administratrix: GEORGIANNA VAUGHN,
 c/o Kevin J. Ryan, Esquire,
 Ryan Morton and Imms LLC,
 999 West Chester Pike, Suite 201,
 West Chester, PA 19382.
 ATTORNEY: KEVIN J. RYAN,
 RYAN MORTON AND IMMS LLC,
 999 West Chester Pike, Suite 201,
 West Chester, PA 19382

**VERGA, DOMINICK also known as
DOMONIK VERGA and
DOMINICO VERGA, dec'd.**

Late of Lower Moreland Township.
 Executrix: ROSA TANZI,
 1005 Mansion Avenue,
 Haddon Township, NJ 08108.
 ATTORNEY: RACHEL SHAFFER GERSIE,
 FENDRICK MORGAN,
 1950 Route 70 E., Suite 200,
 Cherry Hill, NJ 08003

ZARO, LOUISE P. also known as

LOUISA P. ZARO, dec'd.
 Late of Cheltenham Township.
 Executors: LISA A. PETOSA AND
 JOSEPH A. ZARO,
 c/o Joseph H. Dougherty, Esquire,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038.
 ATTORNEY: JOSEPH H. DOUGHERTY,
 DOUGHERTY & ECKEL,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038

Third and Final Publication**BENNETT, RICHARD ALLAN, dec'd.**

Late of Jenkintown, PA.
 Administrator: RICHARD ALEX BENNETT,
 2923 Meyer Avenue,
 Glenside, PA 19038.

BROWN, STANLEY EDWARD, dec'd.

Late of Borough of Lansdale.
 Executor: MICHAEL E. BROWN,
 c/o Danielle M. Yacono, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: DANIELLE M. YACONO,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

CONVERY, ROSE M., dec'd.

Late of Hatfield Township.
 Executrix: ROSEMARY P. COYNE,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

CREECH, RICHARD H., dec'd.

Late of Lower Gwynedd Township.
 Executrix: CHARLOTTE E. CREECH,
 c/o Gerald E. Darling, Esquire,
 1025 Laurel Oak Road,
 Voorhees, NJ 08043.
 ATTORNEY: GERALD E. DARLING,
 ARCHER & GREINER, P.C.,
 1025 Laurel Oak Road,
 Voorhees, NJ 08043

**CURTIS SR., RICHARD WARD also known as
RICHARD WARD CURTIS and
RICHARD W. CURTIS, dec'd.**

Late of Towamencin Township.
 Executrix: PATRICIA A. McGUIRE,
 288 Westminster Lane,
 Souderton, PA 18964.
 ATTORNEY: JOHN P. McGUIRE,
 552 Ridge Road,
 Telford, PA 18969

DILLON, WILLIAM RICHARD, dec'd.

Late of Upper Pottsgrove Township.
 Executrix: SUSAN K. CARTER,
 934 Farmington Avenue,
 Pottstown, PA 19464.

ATTORNEY: KENNETH E. PICARDI,
YERGEY DAYLOR ALLEBACH SCHEFFEY,
PICARDI,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776

DONOHUE, ROBERT JOSEPH, dec'd.

Late of Borough of Lansdale.
Administratrix: JANET HELEN EBNER,
c/o Kristen R. Matthews, Esquire,
257 W. Uwchlan Avenue, Suite 1,
Downingtown, PA 19335.

ATTORNEY: KRISTEN R. MATTHEWS,
KRISTEN MATTHEWS LAW,
257 W. Uwchlan Avenue, Suite 1,
Downingtown, PA 19335

DOYLE, JAYDEN MICHAEL, dec'd.

Late of Upper Moreland Township.
Administratrix: SARAH ELIZABETH DOYLE,
c/o Kristen L. Behrens, Esquire,
1500 Market Street, Suite 3500,
Philadelphia, PA 19102.

ATTORNEY: KRISTEN L. BEHRENS,
DILWORTH PAXSON LLP,
1500 Market Street, Suite 3500,
Philadelphia, PA 19102

**ENGELSBURG, NIHEMIYAH also known as
NORMAN CHARLES ENGELSBURG, dec'd.**

Late of Tzfat, Israel.
Co-Administrators: HERBERT ENGELSBURG AND
MARILYN FOGEL,
350 Trevor Lane,
Bala Cynwyd, PA 19004.

FALZONE, MARY F., dec'd.

Late of Lower Providence Township.
Administrator: SHERRY M. DORAN,
728 Meadowlark Road,
Audubon, PA 19403.

ATTORNEY: STEPHEN I. BAER,
O'DONNELL, WEISS & MATTEI, P.C.,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460

**HARPER, JONATHAN M. also known as
JONATHAN MEIGS HARPER, dec'd.**

Late of Lower Gwynedd Township.
Executrix: HEATHER H. IRONS,
c/o Heike K. Sullivan, Esquire,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103.

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

HENRY, JAMES PATRICK, dec'd.

Late of Upper Merion Township.
Executrix: COLLEEN A. LANG,
c/o J. Adam Matlawski, Esquire,
1223 N. Providence Road,
Media, PA 19063.

ATTORNEY: J. ADAM MATLAWSKI,
McNICHOL, BYRNE & MATLAWSKI, P.C.,
1223 N. Providence Road,
Media, PA 19063

HICKEY, GREGORY J., dec'd.

Late of Springfield Township.
Executor: GEORGE A. MAJOROS,
316 E. Broadway Avenue,
Clifton Heights, PA 19108.

ATTORNEY: LOUIS N. TETI,
MacELREE HARVEY, LTD.,
17 W. Miner Street,
West Chester, PA 19382

KIRKNER, GLORIA J., dec'd.

Late of Lower Providence Township.
Executor: RODNEY KIRKNER,
c/o John A. Gagliardi, Esquire,
122 S. Church Street,
West Chester, PA 19382.

ATTORNEY: JOHN A. GAGLIARDI,
WETZEL GAGLIARDI FETTER & LAVIN LLC,
122 S. Church Street,
West Chester, PA 19382

KLUXEN, NORMA, dec'd.

Late of Upper Dublin Township.
Executor: THOMAS KLUXEN,
c/o 2390 Thyme Court,
Jamison, PA 18929.

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

**MACK, MARIE V. also known as
MARIE VIOLA MACK, dec'd.**

Late of Abington Township.
Executrix: KATHLEEN ACEY,
c/o Maureen L. Anderson, Esquire,
605 Farm Lane,
Doylestown, PA 18901.

ATTORNEY: MAUREEN L. ANDERSON,
MAUREEN L. ANDERSON ELDER LAW,
605 Farm Lane,
Doylestown, PA 18901

**McLENIGAN JR., MICHAEL F. also known as
MICHAEL F. McLENIGAN, dec'd.**

Late of East Norriton Township.
Executor: MICHAEL J. McLENIGAN,
c/o Marianna F. Schenk, Esquire,
One Bala Plaza, Suite 623,
231 St. Asaphs Road,
Bala Cynwyd, PA 19004.

ATTORNEY: MARIANNA F. SCHENK,
BALA LAW GROUP, LLC,
One Bala Plaza, Suite 623,
231 St. Asaphs Road,
Bala Cynwyd, PA 19004

MILLER SR., KENNETH L., dec'd.

Late of Lower Providence Township.
Executor: KENNETH L. MILLER, JR.,
c/o Francis Recchuiti, Esquire,
Vangrossi & Recchuiti,
319 Swede Street,
Norristown, PA 19401,
610-279-4200.

ATTORNEY: FRANCIS RECCHUITI,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401,
610-279-4200

MOLITOR, NATALIE, dec'd.

Late of North Wales, PA.
Executrix: ELIZABETH ROZSA,
2722 Fountain View Circle, Apt. 107,
Naples, FL 34109.

MORRIS, SALLY FAGEOL, dec'd.

Late of Lower Merion Township.
Executor: ROLAND MORRIS, JR.,
c/o Erin E. McQuiggan, Esquire,
30 S. 17th Street, 5th Floor,
Philadelphia, PA 19103.

ATTORNEY: ERIN E. McQUIGGAN,
DUANE MORRIS LLP,
30 S. 17th Street, 5th Floor,
Philadelphia, PA 19103

MOYER, GERALD Z., dec'd.
Late of Hatfield Township.
Executrix: AMY J. McCANN,
c/o Grim, Biehn & Thatcher,
P.O. Box 215,
Perkasie, PA 18944-0215.

ATTORNEY: GREGORY E. GRIM,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215

O'CONNELL, KATHLEEN C., dec'd.
Late of Horsham Township.
Executor: ROBERT K. O'CONNELL,
1201 Brockton Lane,
Charlotte, NC 28226.

ATTORNEY: CHRIS MAZULLO,
MAZULLO & MURPHY, PC,
2003 Lower State Road, Suite 120,
Doylestown, PA 18901

PHIFER, NANCY T., dec'd.
Late of Borough of Lansdale.
Executors: STÉFAN L. PHIFER AND
GARY L. PHIFER,
c/o Robert G. Rosen, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.

ATTORNEY: ROBERT G. ROSEN,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

SCHANTZ III, NEWTON LEROY, dec'd.
Late of Borough of Norristown.
Co-Administratrices: DONNA M. GREER AND
SALLY DIANE HORROCKS,
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

SHERWIN, WILLIAM K., dec'd.
Late of Lower Merion Township.
Executrix: THERESA Y. SHERWIN,
c/o John A. Terrill, II, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.

ATTORNEY: JOHN A. TERRILL, II,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

**STRICKLAND, WILLIAM THOMAS also known as
W. THOMAS STRICKLAND and
TOM STRICKLAND, dec'd.**
Late of Horsham Township.
Administratrix: SUZANNE PAYNE,
c/o 104 N. York Road,
Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040

TRAVE, LOIS P., dec'd.
Late of Upper Gwynedd Township.
Executrices: JILL T. KUHN AND
JULIE T. BEDNAR,
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

WASMER, WERNER, dec'd.
Late of Franconia Township.
Executrix: BERNADETTE WASMER,
123 Quince Drive,
Telford, PA 18969.

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

WEGLOS JR., STANLEY J., dec'd.
Late of Douglass Township.
Executrix: KAREN M. WEGLOS,
100 Golf Drive,
Gilbertsville, PA 19525.

ATTORNEY: JOSEPH K. KOURY,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

WEISS, JEFFERY LAWRENCE, dec'd.
Late of Conshohocken, PA.
Executrix: DANIELLE LILICK,
804 Forrest Street,
Collegeville, PA 19428.

WENHOLD, ARLENE E., dec'd.
Late of Franconia Township.
Executor: OSWIN KEITH WENHOLD,
479 Cowpath Road,
Telford, PA 18969.

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

Power Lion Books with its principal place of business at 3895 Dempsey Lane, Huntingdon Valley, PA 19006.

The names of the individual and entity owning or interested in said business are: Ofelia Perez and Spanish Manuscript Doctoring LLC, with an address of 910 Lake Park Drive, #103, Davidson, NC 28036.

The application was filed on October 24, 2023.

FOREIGN REGISTRATION STATEMENT

Voomi Supply Inc., a corporation organized under the laws of the State of Delaware, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 108 Lakeland Ave., Dover, DE 19901 and the address of its proposed registered office in this Commonwealth is 1650 Limekiln Pike, Suite B19-1010, Dresher, PA 19025.

GrowthCounsel
448 N. 10th Street, Suite 301
Philadelphia, PA 19123

TRUST NOTICES

Second Publication

VERNE B. NISSLEY REVOCABLE TRUST

Notice is hereby given of the death of Verne B. Nissley, late of Montgomery Township, Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or the Verne B. Nissley Revocable Trust, are requested to make known the same to the Trustees or the Trust’s attorney and all persons indebted to the decedent or her Trust are requested to make payment without delay to:

Trustee: Cathy L. Nissley
c/o Mark S. Harris, Esquire
Warren, McGraw & Knowles, LLC
920 Lenmar Drive, Blue Bell, PA 19422

Trustee’s Attorney: Mark S. Harris, Esquire
Warren, McGraw & Knowles, LLC
920 Lenmar Drive, Blue Bell, PA 19422

EXECUTIONS ISSUED

Week Ending October 31, 2023

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

ADAMS, JASHAE: TD BANK, N.A., GRNSH. - Franklin Mint Federal Credit Union; 202309190; WRIT/EXEC.
BARTON, DANTE: AJA - U.S. Bank, National Association, as Trustee for Angel Oak Mortg.; 202316480.
BONAMICO, KIM: KNOX, KELLY: UNKNOWN SURVIVING HEIR OF MARGARET KNOX - Finance of America Reverse, LLC; 202216336.
BOSTON SCOTT GOLF, LLC: HOFFMAN, STEPHEN: SUPERIOR BANK, GRNSH. - Feinberg, Lenny; 202124167.
BRANCO, DONNA: RYAN, KEVIN - Midfirst Bank; 201927619.
COASTAL FINANCIAL, LLC: LLC - U.S. Bank Trust, National Association; 202318396.
CONTOUR BODY STUDIO: CONTOUR BODY STUDIO - Guilamo, Katty; 202322701; \$603,281.00.
CRAFTY CRAB NORRITON, LLC: SANTANDER BANK, GRNSH. - Old Tees, Inc.; 202323474; \$123,801.90.

FEDOR, CLAIRE - Loancare, LLC, et al.; 202306019.
FORBES, STEPHEN: ROBERTS, MEGAN - Midfirst Bank; 202306241.
GERWITZ, JONATHAN: REED, SAMANTHA: KAY, JOAN - Andrews Federal Credit Union; 202300130; \$284,091.45.
HUMPHREYS, RICHARD: RICHARD: CHRISTINE, ET AL. - PHH Mortgage Corporation; 201714831; ORDER/AMEND JUDGMENT/\$342,120.53.
JEFFREY, AYANA: AYANA: NAVY FEDERAL CREDIT UNION, GRNSH. - Franklin Mint Federal Credit Union; 202322663; \$7,457.64.
JOHNSON, GREGORY: CHERYL - Wells Fargo Bank, National Association, as Trustee for Soundv.; 202020253.
JONES JR., SAMMIE - Federal Home Loan Mortgage Corporation; 202216070.
KEYES, JACQUELIN - U.S. Bank, N.A.; 202307759.
MAGUIRE, GERRI: WELLS FARGO BANK, N.A., GRNSH. - East Coast Funding Group, Inc.; 202322670; \$3,350.01.
McVEIGH, NICOLE: TRUIST FINANCIAL CORPORATION, GRNSH. - Citibank, N.A.; 202102450.
MEDICAL MANAGEMENT, INC.: PRACTICE MANAGEMENT ADVISORS, LLC: PATIENT ACCOUNTING SERVICE CENTER, LLC: PNC BANK, GRNSH. - The Axelrod Firm, P.C.; 202323630; WRIT/EXEC.
NELSON, KARLYN: FIRST NIAGRA BANK, GRNSH. - Colonial Credit Corp., et al.; 200721290; WRIT/EXEC.
OGLE, RICHARD: RICHARD - Santanasto, Michael; 202304163; WRIT/EXEC.
OMLOR, GEORGE: HROBAK, DEBRA - Wells Fargo Bank, N.A.; 202205181.
PIZZA EQUIPMENT INTERNATIONAL: REPUBLIC BANK, GRNSH. - Jersey Subs and Sandwiches, Inc.; 202320902; \$13,225.00.
RIVERS, MARCEL: NAVY FEDERAL CREDIT UNION, GRNSH. - Eagle One Federal Credit Union, et al.; 202322661; \$3,991.73.
ROTKIN, JASON: PAMELA: WELLS FARGO BANK, N.A., GRNSH. - Meadowview Estates Homeowners Association; 202323646; \$4,799.38.
SCALORA, SALVATORE: DARA - Wells Fargo Bank, N.A.; 202318883; \$391,135.80.
SENEGETO, CHRISTOPHER: C.S. MOTORWORKS, INC.: QUAKERTOWN NATIONAL BANK, GRNSH. - Thunberg, Joachim; 202216252.
SMITH, SUSAN: WAGNER JR., DAVID: WOLFINGER, DIANE, ET AL. - Mortgage Assets Management, LLC; 202316741; \$301,395.41.
SONG, ZENG: CHEN, JACKY: SANTANDER BANK, GRNSH. - Old Tees, Inc.; 202323561; \$123,801.90.
STECK, JOHN: CHASE BANK, GRNSH. - Keybank National Association; 202211754.
TAYLOR, JERO: WORLDWIDE EXPRESS HELP SERVICES, LLC: LIBERTY MUTUAL INSURANCE COMPANY, GRNSH. - Garrison, Faith; 202309369; \$12,078.25.
THE UNKNOWN HEIRS OF DUANE BROCIOSUS DECEASED - Loandepot.Com, LLC; 202310003.
THOMAS, MICHAEL - Pennymac Loan Services, LLC; 202003964.
VARGA, RUTH - Mortgage Assets Management, LLC; 202316340.

JUDGMENTS AND LIENS ENTERED
Week Ending October 31, 2023
**The Defendant's Name Appears
First in Capital Letters**

- BEYOND SEALCOATING SERVICES, LLC;
MAGA, JASON - Villante Properties, LLC;
202323600; Complaint in Confession of Judgment
Money; \$18,900.00.
- BILMAR OFFICE CENTER, LLC - Key
National Association; 202323509; Complaint in
Confession of Judgment; \$4,442,250.64.
- BOONE, DEREK; BRITTANY - Philadelphia
Federal Credit Union; 202323906; Complaint in
Confession of Judgment; \$400,398.16.
- BOYKINS, JAMAR - Mariner Finance, LLC;
202323503; Judgment fr. District Justice; \$8,458.04.
- BUCKLEY, JAMES - Braccia, Sam; 202323826;
Judgment fr. District Justice; \$9,453.40.
- COYLE, PATRICK - Capital One, N.A.; 202323483;
Judgment fr. District Justice; \$2,733.45.
- CRAFTY CRAB NORRITON, LLC - Old Tees, Inc.;
202323474; Complaint In Confession of
Judgment Money; \$123,801.90.
- D'ANTONIO, MEGHAN - LVNV Funding, LLC;
202323512; Judgment fr. District Justice; \$1,754.62.
- DEKUNCHAK, KRISTINA - Midland Credit
Management, Inc.; 202323790; Judgment fr.
District Justice; \$893.74.
- DEWBREW, NICOLE - Midland Credit Management, Inc.;
202323896; Judgment fr. District Justice; \$2,523.81.
- ELIAS, JOHN - LVNV Funding, LLC; 202323508;
Judgment fr. District Justice; \$4,326.04.
- ENCLAVE AT NORTH POINTE OWNER, LLC -
Blackwell, D'Bravuis; 202323702; Foreign
Judgment; \$8,452.00.
- FELDMAN, ELIOT; PAMELA - Snisarenko, Valery;
202323864; Judgment fr. District Justice; \$12,380.83.
- FORMAN, DANA - Capital One, N.A.; 202323485;
Judgment fr. District Justice; \$2,858.52.
- GRAY, WALLACE - Capital One, N.A.; 202323497;
Judgment fr. District Justice; \$2,952.31.
- GROSS, STEVEN - Keybank National Association;
202323499; Complaint In Confession of Judgment;
\$4,442,250.64.
- HAMPTON, TORY - Capital One, N.A.; 202323799;
Judgment fr. District Justice; \$4,885.50.
- HASLUP, PATRICK - Capital One, N.A.; 202323809;
Judgment fr. District Justice; \$2,947.16.
- HEROLD, DEVON - Midland Credit Management, Inc.;
202323899; Judgment fr. District Justice; \$1,571.07.
- HEYSER, SHERRIE - Midland Credit Management, Inc.;
202323773; Judgment fr. District Justice; \$1,936.61.
- JENKINS, SANDRA - LVNV Funding, LLC;
202323490; Judgment fr. District Justice; \$623.17.
- JOHNSON, ROB - LVNV Funding, LLC; 202323489;
Judgment fr. District Justice; \$1,347.17.
- JONES, SHIRLEY - Midland Credit Management, Inc.;
202323765; Judgment fr. District Justice; \$930.61.
- LESLIE, TAMMY - Mariner Finance, LLC; 202323516;
Judgment fr. District Justice; \$3,202.42.
- MEDICAL MANAGEMENT, INC.; PATIENT
ACCOUNTING SERVICE CENTER, LLC;
PRACTICE MANAGEMENT ADVISORS, LLC -
The Axelrod Firm, P.C.; 202323630; Certification
of Judgment; \$WRIT/EXEC.
- MICHAEL D. COLONDONATO WOODWORKING, LLC;
THE COMMONSENSE HANDYMAN, LLC -
Watkins, Marvin; 202323907; Judgment fr.
District Justice; \$8,848.33.
- MINISSALE, ANTONINO - Camden Bag & Paper
Company, LLC; 202323903; Foreign Judgment;
\$988.60.
- MORRIS, BRANDON - Midland Credit Management, Inc.;
202323805; Judgment fr. District Justice; \$979.97.
- MYSLAK, RONALD - LVNV Funding, LLC;
202323530; Judgment fr. District Justice; \$4,838.01.
- O'BRIEN, PATRICK - Capital One, N.A.; 202323484;
Judgment fr. District Justice; \$6,716.47.
- O'CONNOR, JASON - LVNV Funding, LLC;
202323500; Judgment fr. District Justice; \$2,044.45.
- PAK, KYONG - Chalfont Plaza Associates, L.P.;
202323653; Complaint in Confession of Judgment;
\$216,212.27.
- PIENING, KELLY - Midland Credit Management, Inc.;
202323933; Judgment fr. District Justice; \$952.69.
- ROSENTHALER, ABBY - Midland Credit Management, Inc.;
202323766; Judgment fr. District Justice; \$5,653.68.
- SANDERS, TROY - LVNV Funding, LLC; 202323492;
Judgment fr. District Justice; \$1,218.55.
- SMITH, JULIE - Midland Credit Management, Inc.;
202323769; Judgment fr. District Justice; \$1,031.83.
- SONG, ZENG; CHEN, JACKY - Old Tees, Inc.;
202323561; Complaint in Confession of Judgment;
\$123,801.90.
- SS BALA, LLC - Monument Road Associates, L.P.;
202323534; Complaint in Confession of Judgment;
\$POSSESSION.
- STAPLES, KEELEY - Midland Credit Management, Inc.;
202323772; Judgment fr. District Justice; \$1,527.66.
- SUMMERS, ALAN - Canon Financial Services, Inc.;
202323900; Foreign Judgment; \$106,292.26.
- WALLACE, ASHANTI - LVNV Funding, LLC;
202323493; Judgment fr. District Justice; \$931.91.

ABINGTON TWP. -
entered municipal claims against:

Monaghan, Francis; 202324046; \$166.50.

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

DeCoteau, Daniel; 202370378; \$27,198.27.

Diller, Sharon; 202370376; \$15,487.85.

 Fortune Transportation Group, LLC; 202370374;
\$33,702.34.

Tellez, Guillermo; 202370377; \$65,357.73.

 Vulcan Spring & Mfg. Co. Corp.; 202370375;
\$484,521.35.

LETTERS OF ADMINISTRATION
Granted Week Ending October 31, 2023
**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

 BLAIR, NANCY - Springfield Township; Blair, Mark,
179 Stewarts Court, Phoenixville, PA 19460.

 BROOKS JR., ISAAC - Cheltenham Township;
Harcum, Diane, 7900 Newbold Lane,
Glenside, PA 19038.

- COOK, ANN P. - Lower Merion Township;
Cooke, Charles, 17 S. Merion Avenue,
Bryn Mawr, PA 19010.
- FIELDCAMP, GEORGE A. - Upper Moreland Township;
Fieldcamp, Rochelle B., 104 Locust Drive,
Huntingdon Valley, PA 19006.
- FRIEL JR., JAMES J. - Royersford Borough;
Friel, Kristine M., 1602 Summit Drive,
Royersford, PA 19468.
- GUGGER, MILDRED A. - East Greenville Borough;
Philips, Gregory W., 1129 E. High Street,
Pottstown, PA 19464-0776.
- HECKMAN, HILARY - Lower Gwynedd Township;
Heckman, Carolyn, 112 Monroe Avenue,
Belle Mead, NJ 08502.
- KIRK, MADELINE K. - Abington Township;
Kirk, Michelle D., 620 Tyson Avenue,
Glenside, PA 19038.
- KORITZER, DOLLY - Springfield Township;
Maher, Robert W., 400 Greenwood Avenue,
Wyncote, PA 19095.
- MAITY, KRIS - Lower Merion Township;
Maity, Amit, 1327 E. Harvard Avenue,
Salt Lake City, UT 84105.
- SAVAGE, MARIE M. - Conshohocken Borough;
Savage, John, 129 W. 4th Avenue,
Conshohocken, PA 19428.
- SMITH, KATHLEEN E. - Abington Township;
Morrin, Danielle, 413 Vernon Road,
Jenkintown, PA 19046.
- SWEENEY, MICHAEL W. - Upper Dublin Township;
Sweeney, Moira E., 312 Brookwood Drive,
Ambler, PA 19002.
- WOLFENSON, ANNETTE - Lower Merion Township;
Slutsky, Robert, 600 W. Germantown Pike,
Plymouth Meeting, PA 19462.
- YOUNG, FRANCES Y. - Norristown Borough;
Young, Kevin, 4 E. Emmett Street,
Phoenixville, PA 19460.
- DelVECCHIO, FRANK - Inspire Contracting &
Home Improvement; 202323659; Petition;
Sager, Adam.
- DORAZIO, NICHOLAS - Dorazio, Joanna; 202323950;
Complaint Divorce.
- FARAG, MENA: CICCARONE-BROWN, RITA:
CLEAR CHANNEL OUTDOOR, LLC, ET AL. -
Commonwealth of Pennsylvania Department of
Transportation; 202323851; Declaration of
Taking Eminent Domain Gov.; Haldeman, Peter J.
- FEIGENBAUM, KEITH - Feigenbaum, Kara;
202323863; Complaint Divorce.
- FERGUSON, JENNIFER - Ferguson, Antonio;
202323972; Complaint Divorce.
- GALLAGHER, ADRIENNE - Chantris Farfan, Esteban;
202323726; Complaint for Custody/Visitation.
- GIBSON, SONIA: ANDREWS, MICHAEL -
Cushman, Lisa; 202323905; Complaint for Custody/
Visitation.
- GONZALEZ PEREZ, VANESA - Venegas Prado,
Luis Diego; 202323665; Complaint Divorce.
- GUERRA, LAURA - Witherspoon, Calvin; 202323469;
Complaint for Custody/Visitation.
- GUYDON, ADRIENNE - Allison, Shakeim; 202323991;
Complaint for Custody/Visitation.
- HEIST, RICHARD: CARLUCCIO, CAROLYN:
COPELEY, MATTHEW, ET AL. - Commonwealth
of Pennsylvania Department of Transportation;
202323856; Declaration of Taking Eminent
Domain Gov.; Haldeman, Peter J.
- HOADLEY, TODD - Hoadley, Thersa; 202324016;
Complaint Divorce; Marinari, Guy.
- KNAPPENBERGER, NICHOLAS - Lauman, Ashley;
202323901; Complaint Divorce.
- KRAEMER, BRETT - Rohrer-Kraemer, Aimee;
202323892; Complaint Divorce.
- LEWIS INVESTMENT GROUP - 601 Bethlehem
Pike, LLC; 202323589; Petition; Rath III, Gerald E.
- LOWNEY, WINNIE - Lowney, Elias; 202323947;
Complaint Divorce.
- MASSACHUSETTS MUTUAL LIFE INSURANCE
COMPANY - Zoulias, Zachary; 202323948; Foreign
Subpoena.
- MINISSALE, ANTHONY - Minissale, Donna;
202323852; Complaint Divorce.
- MUNICIPALITY OF NORRISTOWN:
SMART PEOPLE INVEST, LLC - HLS
Investments, LLP; 202323381; Petition;
Himsworth, Mark F.
- PACIFIC COAST PROPANE, LLC - Gaytan, Linda;
202323611; Foreign Subpoena.
- PAIKIN, SCOTT - Marriott, Marlene; 202324026;
Plaintiffs Appeal from District Justice.
- PARISH-MORRIS, JEFFREY - LVNV Funding, LLC;
202323781; Civil Action; Carfagno, Christopher B.
- PENNSYLVANIA AMERICAN WATER COMPANY:
1238 WEST WASHINGTON PARTNERS, L.P.:
FORD METER BOX CO., INC., ET AL. -
Powell, Christina; 202323708; Civil Action;
Berschler, Jerold S.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Kaplan, Rosalind; 202323770;
Appeal from Suspension/Registration/Insp.;
Rosenbaum, David I.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Gonzalez, Diana; 202323904;
Appeal from Suspension/Registration/Insp.;
Doherty, Patrick.

SUITS BROUGHT

Week Ending October 31, 2023

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

- ACOSTA-ROBERTS, BENJAMIN: ROBERTS,
MARKITA - Settembrino, Matthew; 202323967;
Civil Action; Campbell, Charles W.
- ARSHAD, ASMA - Iqbal, Javed; 202323535;
Complaint Divorce; Fabick, Edward J.
- BLACKWELL, SHAIMIR - Moore, Fredrina;
202323644; Complaint Divorce.
- CLAYTON, BRIAN: CMD SERVICES, INC. -
Coleman, Elijah; 202323835; Civil Action;
Cole, Matthew B.
- COFFMAN, ANNETTE - Whitmarsh-Ridge Assoc.
2012, L.P.; 202324053; Defendants Appeal from
District Justice.
- CRAWFORD, THOMAS: PERKIOMEN BRIDGE
HOTEL, LTD. - Collegeville Borough; 202323949;
Petition; Geiser, Rebecca Wintz.
- CRUMP, SHYHEIM - Clemens, Takiyah; 202323455;
Complaint for Custody/Visitation.
- DEITRICK, RYVER: EWING, RYVER - Deitrick,
William; 202323891; Complaint Divorce.

- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Porter, Victor; 202323893;
Appeal from Suspension/Registration/Insp.
- REYES MARCIANO, ARMANDO - Urias Severiano,
Cecilia; 202323862; Complaint for Custody/Visitation;
Costello, Caitlin.
- RLAN VEST, LLC: BROBEST, LLC: ELECTRICAL
HOME ASSOCIATION, ET AL. - Commonwealth
of Pennsylvania Department of Transportation;
202323854; Declaration of Taking Eminent
Domain Gov.; Haldeman, Peter J.
- ROBINSON, JEREMIAH: SANDRA - Cognata, Charles;
202324047; Petition to Appeal Nunc Pro Tunc.
- SANDERS, LISA: HIGHGATE AT PAOLI POINTE -
Freeman, Helen; 202323956; Civil Action.
- SCHNUPP, TIMOTHY - Blair, Matthew; 202323840;
Foreign Subpoena.
- SIMON, JASON - Absolute Resolutions Investments, LLC;
202323494; Civil Action; Carfagno, Christopher B.
- SMITH, GREGORY - Smith, Donna; 202323632;
Complaint Divorce; Consolo, Colleen F.
- SPENCE, TINA - Jones, Mark; 202323698; Defendants
Appeal from District Justice.
- SPERDUTO, CHRISTOPHER - Absolute Resolutions
Investments, LLC; 202323488; Civil Action;
Carfagno, Christopher B.
- SULLIVAN, KAITLYN - Sentman, Alyssa; 202324013;
Petition for Protection From Intimidatio.
- THOMAS, EBIT: LORETTA - Ricketts, Robin; 202323556;
Defendants Appeal from District Justice.
- TORRES CONTRACATING, LLC: TORRES, MARIO:
MARIO - SRS Distribution, Inc.; 202323524;
Civil Action; Flaïl Jr., Edward N.
- TROXEL, DUANE: 3954 RIDGE PIKE PARTNERS, LPC:
KARCHNER PROPERTIES, LLC, ET AL. -
Commonwealth of Pennsylvania Department of
Transportation; 202323850; Declaration of
Taking Eminent Domain Gov.; Haldeman, Peter J.
- VISION SOLAR LLC - Calta, Michael; 202323954;
Foreign Subpoena.
- WEAVER, LEAH - Lee, Yusef; 202323613; Complaint
for Custody/Visitation.
- WEED, KEVIN - Gambone, Lisa; 202323471; Complaint
for Custody/Visitation; Mullaney, Martin P.
- WEINERT, THOMAS - Petriccione, Alexandra; 202323553;
Complaint for Custody/Visitation; Hark, Ned.
- CHENOWETH, ROBERT T. - Lower Providence
Township; Chenoweth, Sara, 25115 Shannondell Drive,
Aubudon, PA 19403.
- COCHRAN, JAMES R. - Upper Gwynedd Township;
Cochran, Virginia L., 701 Park Road,
Lansdale, PA 19446; Gabel, L.R., 147 Ruth Road,
Harleysville, PA 19438.
- CORCORAN, WILLIAM J. - Douglass Township;
Hogan, Lisa L., 8 Patricia Drive, Gilbertsville, PA 19525.
- DAHDAH, RAYMOND J. - Upper Frederick Township;
Dahdah, John P., 2228 Detweiler Road,
Pottstown, PA 19464.
- DEELY, ANNE M. - Abington Township; Deely, Bryan T.,
108 Sawgrass Court, Cape May Courthouse, NJ 08210.
- DEUSCHLE, WALTER F. - Abington Township;
Deuschle, Mary S., 1529 Old Welsh Road,
Huntington Valley, PA 19006.
- DUFRASNE, SUZANNE D. - Lower Gwynedd
Township; Mullen, Yvonne, 309 Bridgeboro Road,
Moorestown, NJ 08057.
- FERRERI, JANET M. - Norristown Borough;
Fazio, Michele A., 7322 34th Court E.,
Sarasota, FL 34243.
- FLEMING, WILLIAM O. - Lower Merion Township;
Lewis, E. Deana, 19 Orchard Road,
Merion Station, PA 19066.
- FRITZ, MARION R. - Upper Dublin Township;
Fritz, Catherine A., 1120 Camp Hill Road,
Fort Washington, PA 19034.
- GRADY, PHYLLIS A. - Lower Merion Township;
Grady, Mary Lou, 1219 W. Wynnewood Road,
Wynnewood, PA 19096.
- GRIFFIN SR., JOHN - Whitemarsh Township;
Griffin, Marie, 9285 Ridge Pike,
Lafayette Hill, PA 19444.
- GROSS, MARSHA - Lower Merion Township;
Gross, Ames D., 8302 Woodmont Avenue,
Bethesda, MD 20814.
- HARDEN, AURELIA N. - Cheltenham Township;
Peek, Calvin, 101 Old York Road, Suite 303,
Jenkintown, PA 19046.
- HENDRICKS, SUSAN - East Norriton Township;
McCracken, Lincoln Kathleen A., 312 S. 18th Street,
Lewisburg, PA 17837.
- HERBERT-WILLIAMS, CHALRENE -
Cheltenham Township; Williams, Khaliah J.,
1301 S. Hanover Street, Baltimore, MD 21230.
- HIRSCH, EDITH - Lower Providence Township;
Meyer, Beth N., 5220 Geddes Way,
Pipersville, PA 18947.
- HOVEY, RITA M. - Lower Moreland Township;
Barras, Mary R., 9361 Lansford Street,
Philadelphia, PA 19114.
- JONES, REGINA - Springfield Township;
Jones, Jeffrey B., 540 E. Gravers Lane,
Wyndmoor, PA 19038.
- JOYCE, LORETTA A. - Lansdale Borough;
Joyce, Joseph G., 14 Glen Road, Lansdale, PA 19446;
Price, Colleen E., 12 Meadow Glen Road,
Lansdale, PA 19446.
- KALLAM JR., FRANCIS J. - Hatboro Borough;
Kallam, Michael F., 200 Cowbell Road,
Willow Grove, PA 19090.
- KATZ, SHEILA M. - Lower Merion Township;
Katz, Jonathan P., 701 Dodds Lane, Gladwyne, PA 19035;
Ward, Sara K., 1426 Ashland Avenue,
River Forest, IL 60305.

WILLS PROBATED

Granted Week Ending October 31, 2023

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

- BROWN III, MEDFORD J. - Lower Merion Township;
Brown, Susan, 150 Pennsylvania Avenue,
Bryn Mawr, PA 19010.
- BUCE, SALLY S. - Upper Merion Township;
Buce, Paul J., 267 Jasper Road, King of Prussia,
PA 19406.
- CALVERT JR., JAY H. - Lower Merion Township;
Calvert, Ann E., 130 Pennsylvania Avenue,
Bryn Mawr, PA 19010.
- CAMPION, RICHARD A. - Lower Merion Township;
Campion, Joanne M., 1307 Prospect Hill Road,
Villanova, PA 19085.

KUENZLE, LEILA - Limerick Township; Golden, Toni, 532 Glenwood Drive, Douglassville, PA 19518.

LANDIS, RONALD J. - Lower Pottsgrove Township; Landis, Sharon L., 1153 Rupert Road, Pottstown, PA 19464.

LANDIS, CELIA N. - Franconia Township; Landis, Alvin R., 3055 Old State Road, Telford, PA 18969.

LUTON, PAMELA - Collegeville Borough; Amoroso, Nicole E., 300 Alexander Court, Philadelphia, PA 19103.

MARTINO, IRMGARD - Whitemarsh Township; Martino Sr., Francis, 37 E. Church Road, Elkins Park, PA 19027.

NAGEL, JAMES E. - Abington Township; Nagel, Judith A., 1463 Huntingdon Road, Abington, PA 19001.

NEIMAN, NORMAN G. - Abington Township; Neiman-Dent, Andrea N., 747 Hammocks Way, Edisto Island, SC 29438.

PORTER, JETTA M. - Horsham Township; Porter, Mary B., 19 Pebble Drive, Horsham, PA 19044.

PRALL, BARBARA A. - Montgomery Township; Prall, Charles A., 9 Valley Court, Newtown, PA 18940; Prall Jr., John S., 105 Holly Drive, Lansdale, PA 19446.

REDDY, MICHAEL J. - Upper Frederick Township; Arriaga, Eva, 213 S. Adams Street, West Chester, PA 19382.

REIGER, MARGARET M. - Jenkintown Borough; Metroka, Jennifer L., 1320 Revelation Road, Meadowbrook, PA 19046.

RESH, MURIEL G. - Upper Dublin Township; Becker, Pamela, 6 Bykenhulle Road, Hopewell Junction, NY 12533.

RITTENHOUSE, NORMAN D. - Lower Salford Township; Rittenhouse, Eric R., 3975 Highfield Lane, Center Valley, PA 18034; Rittenhouse, Jennifer J., 175 Waverly Lane, Harleysville, PA 19438.

RUGGIERI, LOUIS D. - Lower Pottsgrove Township; Chell, Amy L., 938 Oak Drive, Sanatoga, PA 19464.

RUSSELL, MARY J. - Pottstown Borough; Russell, Lisa J., 4728 Osage Avenue, Philadelphia, PA 19143.

SCHAEFER, KATHERINE E. - Abington Township; Schaefer, John, 410 Park Avenue, Rye, NY 10580; Schaefer, Sheila, 410 Park Avenue, Rye, NY 10580.

SCHAEFFER, ROBERT S. - Lower Merion Township; Greenbaum, David, 35 Rumford Street, Winchester, MA 01890.

SHIPE, DOROTHY D. - Marlborough Township; Shipe, Sharon E., 4214 E. Campbell Road, Pennsburg, PA 18073.

SIDES, MICHAEL - Lower Merion Township; Sides, Leonard C., 247 N. Wycombe Avenue, Lansdowne, PA 19050.

SOLOMON, MARK I. - Lower Merion Township; Goldberg, Morey H., 1116 Rose Glen Road, Gladwyne, PA 19035.

STEELE, MARY LOU - Lower Providence Township; Steele, John F., 955 Skylar Court, Phoenixville, PA 19460.

STEPHENS, HAROLD T. - Lansdale Borough; Buck, Melissa C., 1130 Snyder Road, Perkiomenville, PA 18074; Stephens, David T., 1033 Kingscote Drive, Harleysville, PA 19438.

TSCHOPP, RICHARD L. - Whitemarsh Township; Cooper, Linda S., 476 Quarry Road, Harleysville, PA 19438.

VOLPE, NICHOLAS P. - Lower Providence Township; Cifelli, Nicole, 758 Sunnyside Avenue, Audubon, PA 19403; Volpe, Michael C., 1560 Gilbertsville Road, Pottstown, PA 19464.

WAER, MARJORIE H. - Upper Gwynedd Township; Masker, Jamie I., 635 Hemlock Street, Lansdale, PA 18944.

WAGER, CHERYL L. - Upper Merion Township; Drumheller, Alex, 318 E Signal Hill Road, King of Prussia, PA 19406.

WENHOLD, KAREN S. - Lansdale Borough; Wenhold, Michael R., 1742 Sideline Road, Quakertown, PA 18951.

ZANONI, IVA L. - Montgomery Township; Zanon, Marco R., 298 Goldenrod Drive, Lansdale, PA 19446; Zanon, Renzo D., 108 Madison Court, Lansdale, PA 19446.

RETURN DAY LIST

November 13, 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. Abraham v. Abraham - Defendant's Motion to Withdraw as Counsel (Seq. 39) - **L. Kane - P. Diaz.**
2. Alexander v. Alexander - Defendant's Petition to Withdraw as Counsel (Seq. 117) - **M. Fox - D. Sager.**
3. Altomare v. Patel - Defendant's Motion to Compel Discovery (Seq. 34d) - **K. Saffren - J. Branca.**
4. Amerihome Mortgage Company, LLC v. Dougherty - Plaintiff's Motion of Reformation of Mortgage to Correct Legal Description (Seq. 29) - **K. Bates.**
5. Bassion v. Corrello - Defendant's Motion to Compel Discovery (Seq. 15d) - **K. Blake - M. Iacovou.**
6. Belsor v. Buckley - Plaintiff's Motion to Compel Discovery (Seq. 17d) - **A. Grutzmacher - K. Barbeta.**
7. Bresneni Contracting Company, LLC v. Groll - Defendant's Motion to Withdraw as Counsel (Seq. 14) - **D. Burkholder - E. Hovatter.**
8. Buecker v. Golden Corral #2654 - Defendant's Motion to Compel Discovery (Seq. 18d) - **G. Durlofsky - M. Miller.**
9. Camber Spine Technologies, LLC v. Davey - Plaintiff's Motion to Compel Discovery (Seq. 33d) - **K. Sickles - C. Mazzi - C. Schoenberg.**
10. Casile v. McNeil - Defendant's Petition to Withdraw as Counsel (Seq. 11) - **T. Flowers - A. Laird.**
11. Cavalry SPV I, LLC v. Beck - Plaintiff's Motion to Strike Counterclaim (Seq. 12) - **D. Apothaker.**
12. Cincinnati Insurance Company v. Reeves - Plaintiff's Motion to Compel Discovery (Seq. 12d) - **J. Beech.**
13. Corum v. Shady Rest Enterprises, LLC - Defendant's Motion to Compel Discovery (Seq. 25d) - **T. Sailer - R. Paglione.**

14. Coughlin v. Wesselt - Motion for Entry of Order (Seq. 105) - **M. Willner - V. Vangrossi - G. Farrell.**
15. Coyne v. Clements - Defendant's Petition to Remand Case to Arbitration (Seq. 18) - **H. Gillespie.**
16. Damsker v. Damsker - Defendant's Petition to Withdraw as Counsel (Seq. 25) - **J. Swain - S. Winegrad.**
17. Dilemno-Tammaro v. Premier Healthcare Management, LLC - Plaintiff's Motion to Compel Discovery (Seq. 19d) - **W. Murray - M. Ryan.**
18. Donegal Mutual Insurance Company v. Anthony International Corporation - Defendant's Motion to Compel Discovery (Seq. 22d) - **E. Bederman - M. Pullano.**
19. Dudley v. Frank J. Pileggi Park - Defendant's Motion to Compel Discovery (Seq. 23d) - **J. Rosenbaum - G. Knoell, III - P. Newcomer.**
20. Edelman v. Ciocca - Defendant's Motion to Compel Discovery (Seq. 209d) - **L. Kornblau - L. Reuter.**
21. Ferguson v. Long & Foster Real Estate, Inc. - Defendant's Motion to Compel Discovery (Seq. 20d) - **S. Raie - T. Gregory - S. McDonough.**
22. Ferreira v. Cathcart Global Holdings, Inc. - Defendant's Motion to Compel Discovery (Seq. 18d) - **M. Fridkin - G. Smith.**
23. Germantown Academy v. Caracci - Plaintiff's Motion to Deem Admissions Admitted (Seq. 12d) - **A. Sklar - A. Tuttle.**
24. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Defendant's Motion for Leave to File Motion (Seq. 340) - **S. Finley - D. Rhyhart.**
25. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Defendant's Motion for Protective Order (Seq. 341d) - **S. Finley - D. Rhyhart.**
26. Kaufman v. Sandler - Plaintiff's Motion to Compel Discovery (Seq. 14d) - **B. McGovern - J. Palmer.**
27. Long v. Long - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 95) - **J. Saporito - K. Dent.**
28. Mark v. Gentile - Plaintiff's Motion to Compel Discovery (Seq. 14d) - **G. Baldino - C. Breon.**
29. Nonemacher v. Nonemacher - Defendant's Petition to Withdraw as Counsel (Seq. 38) - **K. Menzano - A. William.**
30. Ogondo v. Bullock - Defendant's Motion to Compel Discovery (Seq. 9d) - **D. Vassor - S. Gordon.**
31. Optum360, LLC v. ZBL Adams Avenue, LLC - Plaintiff's Motion for Admission Pro Hac Vice (Seq. 8) - **S. Wardell - L. Lipsky.**
32. Pedraza v. Turkey Hill Minit Markets - Plaintiff's Motion to Amend Complaint (Seq. 25) - **K. Kofsky - A. Webb.**
33. Perkins TP Trailers, Inc. v. Snyder - Plaintiff's Motion to Consolidate (Seq. 36) - **P. Tobin - J. McAneney.**
34. Perkins v. Snyder - Plaintiff's Motion to Consolidate (Seq. 19) - **P. Tobin - E. Baylarian.**
35. Pisoni v. WB Homes, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 35d) - **J. Horn - C. Cheyney.**
36. Pisoni v. WB Homes, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 37d) - **J. Horn - C. Cheyney.**
37. Precision Pain Management Center v. Avir 2325, LLC - Plaintiff's Motion to Compel Discovery (Seq. 6d) - **B. Roberto - A. Phelan.**
38. Publishers Associated to Gain v. Leader Publishing, Inc. - Defendant's Motion to Compel Discovery (Seq. 7d) - **B. Newman - A. Soliman.**
39. Quinlan v. Pottstown Hospital - Plaintiff's Motion to Compel Discovery (Seq. 35d) - **D. Jacqueline - A. Blackmore.**
40. Richey v. Egner - Defendant's Motion to Compel Discovery (Seq. 16d) - **M. Simon - J. Pollock.**
41. Rivers v. Vogin - Defendant's Motion to Compel Discovery (Seq. 23d) - **M. Delaney - K. May.**
42. Rivers v. Vogin - Defendant's Motion to Compel Discovery (Seq. 24d) - **M. Delaney - K. May.**
43. Rivers v. Vogin - Defendant's Motion to Compel Discovery (Seq. 25d) - **M. Delaney - K. May.**
44. Rivers v. Vogin - Defendant's Motion to Compel Discovery (Seq. 26d) - **M. Delaney - K. May.**
45. Rodgers v. Roiz - Defendant's Motion to Compel Discovery (Seq. 10d) - **S. Fishman - W. Steiger.**
46. Saviello v. Youse - Defendant's Motion to Compel Deposition (Seq. 19d) - **S. Peterman.**
47. Staroba v. Bromberg - Defendant's Motion to Compel Discovery (Seq. 39d) - **B. Chacker - K. Wright.**
48. Stermer v. McNeil - Defendant's Petition to Withdraw as Counsel (Seq. 10) - **T. Flowers - A. Laird.**
49. Stinson v. Lambrechtse - Defendant's Motion to Compel Discovery (Seq. 11d) - **K. McCloskey.**
50. U.S. Bank Trust National Association v. Bard - Defendant's Petition to Withdraw as Counsel (Seq. 23) - **S. Walczak - R. Maizel.**
51. Vaughn v. Woolery - Defendant's Motion to Compel Discovery (Seq. 9d) - **R. Garnick - J. Edwards.**
52. Williams-Nash v. Nash - Defendant's Petition to Withdraw as Counsel (Seq. 80).
53. Williamson v. Holy Redeemer Health System - Defendant's Motion to Compel Discovery (Seq. 127d) - **J. Messa - A. Romanowicz.**
54. Williamson v. Holy Redeemer Health System - Defendant's Motion to Compel Discovery (Seq. 128d) - **J. Messa - A. Romanowicz.**
55. Williamson v. Holy Redeemer Health System - Defendant's Motion to Compel Deposition (Seq. 134d) - **J. Messa - A. Romanowicz.**
56. Wilmington Savings Fund Society v. Green - Plaintiff's Motion for Protective Order (Seq. 50d) - **J. Shnyder - D. Pallen.**