

SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 October 25, 2023.

To all parties in interest and claimants:

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

First Publication

By virtue of a Writ of Execution **No. 2011-10363**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereon known as Revision of Lots made for Whitemarsh Downs, Inc., made by George B. Mebus, Registered Professional Engineer, dated September 10, 1952, and last revised April 7, 1953, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Clements Road (fifty feet wide), said point of tangent being at the distance of twenty-four and eighty-nine one-hundredth feet, measured on the arc of a circle, curving to the right, having a radius of twenty feet from a point of curve on the Southeasterly side of Bennett Road (fifty feet wide); thence, extending South forty-five degrees fifty-nine minutes, ten seconds East along the said side of Clements Road, seventy-six and sixty one-hundredths feet to a point; thence, extending South, fifty-four degrees forty-four minutes seventeen seconds West, one hundred and forty and forty-five one hundredths feet to a point; thence, North thirty-two degrees twenty-two minutes forty-two seconds West, one hundred and six and fifty one-hundredths feet to a point on the Southeasterly side of Bennett Road, aforesaid; thence, extending North, sixty-two degrees forty two minutes, thirty-one seconds East along the said side of Bennett Road, one hundred and five feet to a point of curve, in the same; thence, extending on the arc of a circle, curving to the right, having a radius of twenty feet, the arc distance of twenty-four and eighty-nine one-hundredths feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 39 as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Marion B. Holmes, widow, by Deed dated 4/10/2006 and recorded 6/9/2006 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5603, at Page 02608, granted and conveyed unto Eric Jones and Celestine Jones, as Tenants by the Entirety.

Parcel Number: 31-00-02125-00-4.

Location of property: 7761 Bennett Road, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **Celestine Jones and Eric Jones** at the suit of Fannie Mae ("Federal National Mortgage Association") c/o IBM Lender Business Process Services, Inc., as Servicer. Debt: \$335,491.18.

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. 2016-15277**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a plan of part of "Fern Village, Section No. 3", made by George B. Mebus, Registered Professional Engineer, dated May 27, 1954, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willard Road (fifty feet wide) at the distance of seventy-two and sixty-four one-hundredths feet, measured on a bearing of North, forty-three degrees, twenty minutes, ten seconds East along the said side of Willard Road from a point of tangent in the same, said point of tangent, being at the distance of thirty-two and forty-four one hundredths feet, measured on the arc of a circle, curving to the left, having a radius of twenty feet from a point of curve on the Northeasterly side of Bryant Lane (fifty feet wide); thence, extending from said point of beginning, North, forty-six degrees, thirty-nine minutes, fifty seconds West, one hundred five and fifty one-hundredths feet to a point; thence, extending North, thirty-six degrees, twenty-four minutes, fifty seconds East, thirty-seven and thirty-seven one-hundredths feet to a point; thence, extending North, forty-three degrees, twenty minutes, ten seconds East, thirty-seven and ninety one-hundredths feet to a point; thence, extending South, forty-six degrees, thirty-nine minutes, fifty seconds East, one hundred ten feet to a point on the Northwesterly side of Willard Road, aforesaid; thence, extending South, forty-three degrees, twenty minutes, ten second West, along the side of Willard Road, seventy-five feet to the first mentioned point and place of beginning.

BEING Lot No. 193 as shown on the above-mentioned Plan.

BEING the same premises which Robert Jankus and Linda Jankus by Deed, dated May 19, 2006 and recorded on July 21, 2006, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5609 at Page 646, as Instrument No. 2006089510, granted and conveyed unto John Lawrence Bridges.

Parcel Number: 59-00-18406-00-3.

Location of property: 303 Willard Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **John Lawrence Bridges and The United States of America** at the suit of U.S. Bank, N.A., as Successor Trustee to LaSalle Bank National Association, on behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE7, Asset-Backed Certificates Series 2006-HE7. Debt: \$483,737.83.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-02042**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with building and improvements thereon erected, Hereditaments and Appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 5 on Plan of Subdivision made for Rice's Mill Road, Inc., by Haggerty, Boucher and Hagan, Inc., Engineers, Abington, Pennsylvania, on the 15th day of January, A.D. 1960, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pa., in Plan Book A-5, Page 103, described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ricewynn Road (50 feet wide), which point is measured on the arc of the circle, curving to the right, having a radius of 125 feet, the arc distance of 82 feet from a point of curve therein, which point of curve is measured South 49 degrees, 10 minutes East, 195 feet from the Southerly terminus of the radial intersection connecting the said side of Ricewynn Road with the Southerly side of Rice Mill Road (50 feet wide) (the said radial intersection having a radius of 25 feet, an arc distance of 39.27 feet): thence, extending from said point of beginning, along the said side of Ricewynn Road; the (3) following courses and distances, to wit: (1) on the arc of a circle, curving to the right, having a radius of 125 feet, the arc distance of 27.08 feet to a point of tangent, therein; (2) South 0 degrees, 50 minutes West, 18.40 feet to a point of curve therein; (3) on the arc of a circle, curving to the right, having a radius of 50 feet, the arc distance of 21.38 feet to a point of reverse curve in the Cul-de-Sac of Ricewynn Road; thence, extending on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 98.57 feet to a point, in Lot No. 4 on said Plan; said point therein being the center of a 20 feet Right of Way for Sanitary Sewers; thence, extending along the same, South 2 degrees, 22 minutes, 22 seconds West, 103.57 feet to a point; thence, extending South 71 degrees, 45 minutes West, 57.64 feet to a point; thence, extending North 48 degrees, 17 minutes West, crossing a 10 feet wide Right of Way for Sanitary Sewers, 185.19 feet to a point, in Lot No. 6 on said Plan; thence, extending along the same, North 49 degrees, 15 minutes, 29 seconds East, 207.31 feet to a point on the Southwesterly side of Ricewynn Road, being the first mentioned point and place of beginning.

BEING the same property conveyed to James R. Davis, Jr., as sole owner, who acquired title by virtue of a deed from David E. Horvick and Lei L. Doo-Horvick, no marital status shown, dated November 2, 2007, recorded December 17, 2007, at Instrument Number 2007146588, and recorded in Book 5675, Page 00885, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-23074-00-7.

Location of property: 1210 Ricewynn Road, Wyncote, PA 19095.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James R. Davis, Jr., as Sole Owner** at the suit of MCLP Asset Company, Inc. Debt: \$684,478.17.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-06307**, 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, being Lot No. 82 on a Plan of Section No. 1 Whitemarsh Village, situate in **Springfield Township**, Montgomery County, Pennsylvania, described in accordance with a Plan thereof, made by Barton and Martin, Engineers, Philadelphia, Pennsylvania, on September 30, 1947, which plan is recorded in the Office for the Recording of Deeds, at Norristown, in and for the County of Montgomery, in Deed Book No. 1400 at Page 601, as follows to wit:

BEGINNING at a point on the Northwest side of Childs Road (fifty feet wide), at a distance of two hundred twenty-nine feet and sixty-nine no-hundredths of a foot, measured South eighty-one degrees six minutes West from another point on the Northeast side of Childs Road (fifty feet wide), which last mentioned point is at the distance of one hundred seventy-two feet and eighty-two one hundred of a foot, measured in a Southwesterly direction along the side of Childs Road, on the arc of circle, curving to the right, having a radius of two hundred seventy-five feet from another point, being the Southwesternmost terminus of a radius corner, Cheltenham Avenue (forty-one and five tenths feet wide.

CONTAINING in front or breadth on the said Childs Road, seventy-six feet and three-tenths of a foot and extending of that width, in length or depth, Northwestward, between parallel lines at right angles to Childs Road, one hundred seventy-feet bounded, on the Northeast by Lot No. 81, on the Southwest by Childs Road and on the South by Lot No. 83E.

BEING THE SAME PREMISES WHICH Gloria H Shenker, widow, by Deed dated 6/20/2003.

TITLE TO SAID PREMISES IS VESTED IN D'Mont D. Reese, by Deed from Gloria H. Shenker, widow, dated 06/20/2003, recorded 07/22/2003, in Deed Book 5465 at Page 1511.

Parcel Number: 52-00-03526-00-4.

Location of property: 8311 Childs Road, Wyndmoor, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **D'Mont D. Reese a/k/a Dmont Reese and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R4. Debt: \$484,530.16.

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. 2018-15840**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, made for John Daye, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pa., dated 5/12/1993 and recorded in Plan Book B-41, Page 303, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Old Welsh Road (S.R. 2029); said point being a corner of lands n/f John Dave, Trustee; thence, extending from said point of beginning and along the Southwesterly side of Old Welsh Road, South 53 degrees 02 minutes 30 seconds East, 100.00 feet to a point, a corner of n/f Ralph & Maureen Boccella; thence, extending along same, South 44 degrees 15 minutes 00 seconds West, 120.94 feet to a point, a corner of lands n/f Roosevelt S. & Norman E. Hinds; thence, extending along same, North 45 degrees 45 minutes 00 seconds West, 33.66 feet to a point, a corner of Lot #2; thence, extending along same, North 45 degrees 45 minutes 00 seconds West, 64.74 feet to a point, a corner of lands n/f John Daye, Trustee, aforesaid; thence, extending along same, North 43 degrees 50 minutes 00 seconds East, 108.24 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #1 as shown on the above-mentioned plan.

CONTAINING in area 11,324 square feet or 0.2600 acres.

BEING the same premises which Melvez J. Dinkins, Executrix of the Estate of Sebon Dupree, by Deed, dated May 23, 2001, and recorded on July 2, 2001, in the Office for the Recording of Deeds, in Book 5365, Page 1536, conveyed unto Annette C. Lewis Berry, as sole owner.

AND the said Annette C. Lewis Berry departed this life on October 30, 2016, whereupon ownership of the said premises became vested in Joshua Berry as Heir to the Estate of Annette C. Lewis-Berry and Nathan Berry as Heir to the Estate of Annette C. Lewis-Berry and Marjorie Carasquero as Executrix to the Estate of Annette C. Lewis-Berry.

Parcel Number: 30-00-49036-00-2.

Location of property: 2510 Old Welsh Road, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Joshua Berry, as Heir to the Estate of Annette C. Lewis-Berry a/k/a Annette C. Berry a/k/a Annette Berry a/k/a Annette C. Lewis Berry a/k/a Annette Lewis Berry a/k/a Annette Lewis a/k/a Annette Lewis-Berry a/k/a Annette Camille Lewis-Berry a/k/a A. Lewis-Berry; Nathan Berry, as Heir to the Estate of Annette C. Lewis-Berry a/k/a Annette C. Berry a/k/a Annette Berry a/k/a Annette C. Lewis Berry a/k/a Annette Lewis Berry a/k/a Annette Lewis a/k/a Annette Lewis-Berry a/k/a Annette Camille Lewis-Berry a/k/a A. Lewis-Berry; and Marjorie Carasquero, as Executrix to the Estate of Annette C. Lewis-Berry a/k/a Annette C. Berry a/k/a Annette Berry a/k/a Annette C. Lewis Berry a/k/a Annette Lewis Berry a/k/a Annette Lewis a/k/a Annette Lewis-Berry a/k/a Annette Camille Lewis-Berry a/k/a A. Lewis-Berry** at the suit of U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of October 1, 2004, 2004-CB7 Trust, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB7. Debt: \$232,459.45.

Matthew C. Fallings (Stern & Eisenberg, PC), I.D. #326896, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2019-15110**, 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 the Second Ward of **Ambler Borough**, Montgomery County, Pennsylvania, being part of Lot Number 34 on a Plan of Lots prepared by Herbert H. Metz, Civil Engineer, April 19, 1920, bounded and described as follows:

BEGINNING at a point on the Southerly side of Rosemary Avenue (50 feet wide), 428 feet Southeastwardly from the Easterly side of Spring Garden Street; thence, South 9 degrees, 50 minutes West, 150.95 feet to a point; thence, extending North 47 degrees 10 minutes East, 33.35 feet to a point, a corner; thence, extending North 9 degrees, 50 minutes East, 124.71 feet to a point on the South side of Rosemary Avenue; and thence, extending along the same, North 8 degrees 6 minutes West 20 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Veronica A. Aurello, Nicole Aurello and Stephanie Aurello, as Joint Tenants with the Right of Survivorship, by Deed from Joseph A. Rocco, dated 11/17/2006, recorded 12/22/2006, in Book 5628, Page 2229, Instrument No. 2006157183.

Parcel Number: 01-00-04267-00-7.

Location of property: 138 Rosemary Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Veronica A. Aurello, Nicole Aurello and Stephanie Aurello** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Trustee of LSF11 Master Participation Trust. Debt: \$218,078.72.

Christine L. Graham (McCabe, Weisberg & Conway, LLC), I.D. #309480, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2019-20749**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Section Three and Future Sections of "Montgomery Village", for Knapco, Inc., dated March 23, 1970, and last revised February 5, 1971, by Boucher and James, Inc., Consulting Engineers, Glenside, PA and recorded in Plan Book A-18 at Page 4, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sassafras Drive (50 feet wide), which point is measured the two following courses and distances along said side of Sassafras Drive, from a point of curve on the Northwesterly side of Hawthorne Drive (50 feet wide): (1) thence, leaving Hawthorne Drive, on the arc of a circle, curving to the left, having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Southwesterly side of Sassafras Drive; (2) thence, along same, North 50 degrees 31 minutes 53 seconds West, 632.95 feet to the point of beginning, being a corner of Lot No. 71 on said Plan; thence, extending from said point of beginning, leaving said side of Sassafras Drive and along the Northwesterly line of Lot No. 71; South 39 degrees 28 minutes 07 seconds West, 237.11 feet to a point, a corner in line of land, now or late of James A. Blessing; thence, extending along said land, now or late of James A. Blessing; South 86 degrees 56 minutes 07 seconds West, 100.72 feet to a point, a corner in line of Lot No. 53 on said Plan; thence, extending along the Southeasterly lines of part of No. 53 and all of Lots 54 and 73 on said Plan; North 30 degrees 51 minutes 22 seconds East, 296.87 feet to a point on the Southwesterly side of a cul-de-sac, having a radius of 60 feet, also being a point of a reverse curve; thence, extending along the Southwesterly side of Sassafras Drive, on the arc of a circle, curving to the right, having a radius of 30 feet, the arc distance of 27.40 feet to a point of tangent; thence, still extending along said side of Sassafras Drive; South 50 degrees 31 minutes 53 seconds East, 94.93 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES, which Jannet E. Baxter, by Deed dated November 15, 2005, and recorded in the Office of Recorder of Deeds of Montgomery County, on January 4, 2006, in Deed Book 05585 at Page 1708, granted and conveyed unto Dennis Baxter, II and Jannet E. Baxter, as Joint Tenants with Right of Survivorship.

Parcel Number: 46-00-03287-04-2.

Location of property: 109 Sassafras Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dennis Baxter, II a/k/a Dennis Baxter and Jannet E. Baxter a/k/a Jannet Baxter** at the suit of Nationstar Mortgage LLC. Debt: \$267,765.41.

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

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

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

By virtue of a Writ of Execution **No. 2019-23239**, 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 **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan "The Marx Tract", made by Woodrow and Associates, Inc., Municipal Consulting Engineers, dated 8/13/1999 and last revised 7/31/2000 and recorded in Plan Book A-59 at Page 465, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Deep Meadow Lane cul-de-sac, said point, being a corner of Lot No. 6, as shown on the above-mentioned plan and place of beginning; thence, extending along Lot No. 6; South 85 degrees 15 minutes 14 seconds West, crossing a 50 feet wide Drainage Easement, 215.10 feet to 4 point, in line of Lot No 2; thence, extending along Lot No. 2; the (2) following courses and distances, viz: (1) North 10 degrees 08 minutes 08 seconds West, 101.00 feet to a point, an angle; thence, (2) North 87 degrees 16 minutes 14 seconds East, 159.00 feet to a point, a corner of Lot No. 4; thence, extending along Lot No. 4; South 52 degrees 48 minutes 46 seconds East, 250.75 feet to point on the Northwesterly side of Deep Meadow Lane cul-de-sac; thence, extending along the Northwesterly and changing to the Southwesterly side of Deep Meadow Lane cul-de-sac; the (2) following courses and distances, viz: (1) on the arc of a circle, curving to the right, having a radius of 50.00 feet, the arc distance of 3.19 feet to a point of reverse curve; thence, (2) on the arc of a circle, curving to the left, having a radius of 50.00 feet, the arc distance of 74.56 feet to a point, a corner of Lot No. 6, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 5, as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Bethel Associates, Inc., by Deed, dated 6/27/2003 and recorded 7/24/2003, in Montgomery County, in Deed Book 5466 at Page 499, conveyed unto Lawton O. Delisser and Patrice Delisser, husband and wife, in fee.

Parcel Number: 67-00-00346-13-6.

Location of property: 2095 Deep Meadow Road, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lawton O. Delisser, Patrice Delisser, and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of American Heritage Federal Credit Union. Debt: \$927,791.87.

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. 2021-14232**, 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 **Perkiomen Township**, Montgomery County, Pennsylvania, being known as Lot No. 352, on a Title Plan of Birchwood Homeowners Association, Inc., made for County Builders, Inc., by Hopkins and Scott, Inc., Registered Surveyors, dated 8/8/1974 and revised 8/23/1974, said Plan being recorded in Plan Book A-23 at Page 32 and further revised according to a Conveyance Plan of Birchwood Section 1, made by Hopkins and Scott, Inc., Registered Surveyors, dated 11/1/1982 and attached to Deed, as in Deed Book 4704 at Page 984.

BEING THE SAME PREMISES granted and conveyed to Bill C. Tsikas, as Sole Owner, by Deed from Venessa H. Garst, dated May 31, 2005, recorded July 13, 2005, in the Montgomery County Clerk's/Register's Office, in Deed Book 5561 at Page 2448.

Parcel Number: 48-00-00223-54-8.

Location of property: 352 Bridge Street, Collegetown, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bill C. Tsikas** at the suit of U.S. Bank Trust National Association as Trustee of the Tiki Series III Trust. Debt: \$342,666.35.

Catherine Aponte (Friedman Vartolo LLP), I.D. #331180, 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. 2021-17977**, 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 ED-1012, 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 day of January A.D. 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 5th day of February A.D. 1981, in Deed Book 4603 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 28th 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 0.186522 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING THE SAME PREMISES, which Paul R. Brazina and Stephen M. Brazina, by Deed dated March 1, 2000, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on March 15, 2000, in Deed Book 5310 at Page 1102, et seq., granted and conveyed unto Marcus Burt and Adeline Burt, as Tenants by the Entireties, in fee. Marcus Burt departed this life on or about June 21, 2011; Adeline Burt departed this life on or about April 21, 2021.

Parcel Number: 40-00-11153-68-7.

Location of property: 1001 City Avenue, Condo E-1012, Wynnewood, PA 19096.

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

Seized and taken in execution as the property of **Marcus Burt (deceased), Adeline Burt (deceased), Estate of Adeline Burt and Unknown Heirs of Marcus Burt and Adeline Burt** at the suit of Green Hill Condominium Owners Association. Debt: \$43,948.31.

Stefan Richter, Attorney. I.D. #70004

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

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

By virtue of a Writ of Execution **No. 2021-22950**, 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 **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Squire Estates, made for Nova Construction, Inc., dated September 4, 1979 and last revised May 14, 1981, made by Charles E. Shoemaker, Inc., Engineers and Surveyors, being recorded in Montgomery County Plan Book A-45 at Page 166, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gentry Lane (50 feet wide), which point is being measured on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet from a point of curve on the Northeasterly side of Squire Drive (50 feet wide); thence, extending along the Southeasterly side of Gentry Lane, North 97 degrees 00 minutes 00 seconds East, 72.20 feet to a point; thence, extending along Lot No. 5 on said Plan, South 41 degrees 36 minutes 48 seconds East, 272.09 feet to a point; thence, extending along lands, now or formerly of William and Eleanor Schilling, South 06 degrees 47 minutes 14 seconds East, 81.57 feet to a point; thence, extending along Lot No. 3 on said Plan, North 64 degrees 37 minutes 27 seconds West, 269.20 feet to a point on the Northeasterly side of Squire Drive, aforementioned; thence extending along the same, on the arc of circle, curving to the left, having a radius of 375 feet, the arc distance of 124.13 feet to a point of reverse curve; thence, extending on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to the point and place of beginning.

BEING known as Lot Number 4 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN David Cottom Jr. and Kelli Cottom, by Deed conveying from Otho N. Boone, dated February 14, 2003, and recorded March 12, 2003, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Deed Book 5449 at Page 1311, Instrument #005324.

Parcel Number: 36-00-10713-06-9.

Location of property: 1314 Squire Drive, Ambler, PA 19002.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **David Cottom Jr. and Kelli Cottom** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Trustee for RCF2 Acquisition Trust. Debt: \$763,029.99.

Emmanuel J. Argentieri (Romano Garubo & Argentieri), Attorney(s). I.D. #59264

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

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

By virtue of a Writ of Execution **No. 2022-02638**, 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 one-half undivided interest in tract of land situate in **Limerick Township**, Montgomery County, Pennsylvania, as shown on Subdivision Plan, prepared by Bursich Associates, Inc., Pottstown, PA, entitled "Summerdale Estates", Job No. 013748, Drawing No. FP113748, dated June 8, 20021, last revised January 15, 2002, being more fully described as follows:

BEGINNING at a point on a curve on the Northerly right-of-way of Main Street (SR. 4022), said point being a common corner to this and Open Space "B"; thence, 1) leaving said right-of-way along Open Space "B", North 13 degrees 58 minutes 02 seconds West, a distance of 194.42 feet to a point; thence, 2) along the same, North 76 degrees 01 minutes 58 seconds East, a distance of 161.66 feet to a point on the Westerly right-of-way of Summerdale Lane (50 feet wide); thence, 3) along said right-of-way South 13 degrees 58 minutes 02 seconds East, a distance of 172.66 feet to a point of curvature; thence, 4) along the same, on a curve, concave to the right, with a radius of 20.00 feet, an arc length of 31.32 feet, with a chord bearing of South 30 degrees 53 minutes 44 seconds West, and a chord length of 28.22 feet to a point of reverse curvature; thence, 5) along the Main Street right-of-way on a curve, concave to the left, with a radius of 9,370.00 feet, an arc length of 132.37 feet, with a chord bearing of South 75 degrees 21 minutes 12 seconds West, and a chord length of 132.37 feet to a point of compound curvature; thence, 6) along the same, on a curve concave to the left, with a radius of 2,015.00 feet, an arc length of 9.38 feet, with a chord bearing of South 74 degrees 48 minutes 55 seconds West, and a chord length of 938 feet to the point of beginning.

BEING the same property as conveyed from Sharon R. Bortner to David Middleton, as described in Deed Book 5894 at Page 00798, Instrument # 2013111338, dated 10/30/2013, recorded 10/31/2023, in Montgomery County Records. The said David Middleton departed this life on or about 03/12/2020.

Parcel Number: 37-00-02803-01-3.

Location of property: 1100 Main Street, Limerick, PA 19468.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Heather Buttari, Executrix of The Estate of David Middleton, Deceased** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I. Debt: \$263,108.82.

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. 2022-04056**, 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 and house, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING 126 feet from a stake on the East corner of Astor and Marshall Streets; thence, along the Southeast side of said Astor Street, Northeasterly, 14 feet to Blackberry Alley; thence, along the Southwest side thereof, Southeasterly 80 feet to Jesse Clemmer's land; thence, by the same, parallel to the first line, Southwesterly, 14 feet to the line of Joseph High's land and along the Northeast side thereof, Northwesterly, 80 feet to the place of beginning, said lot being 14 feet front and 80 feet deep.

CONTAINING about 1,120 square feet of land.

A 3 feet wide alley is reserved off of the rear part of this lot with the right to use the same in the rear of this and adjoining lots in common with the owners of said adjoining lots to Blackberry Alley.

BEING THE SAME PREMISES which Rose Marie Berkezchuk, Executrix of The Estate of Josephine F. Tornetta a/k/a Josephine Martes Tornetta a/k/a Josephine Martesi Tornetta, Deceased, by Deed, dated 1/6/2004 and recorded 2/11/2004 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5495 at Page 00844, granted and conveyed unto Helen Pancoast, now deceased (date of death 5/17/2007).

Parcel Number: 13-00-02712-00-2.

Location of property: 616 Astor Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Hope Lattanze, Solely in Her Capacity as Heir of Helen Pancoast, Deceased; Shaun Lattanze, Solely in His Capacity as Heir of Helen Pancoast, Deceased; Christopher Pancoast, Solely in His Capacity as Heir of Helen Pancoast, Deceased; and The Unknown Heirs of Helen Pancoast, Deceased** at the suit of Lakeview Loan Servicing, LLC. Debt: \$30,525.43.

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. 2022-06003**, 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 **Lansdale Borough**, Montgomery County, Pennsylvania described according to a revised Plot Plan of Lansdale Park Manor, made for Annasol Realty Corporation, by Herbert H. Metz, Registered Engineers, Lansdale, Pennsylvania, dated 6/2/1960 and last revised 6/15/1961 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jefferson Street (50 feet wide), said point, being at the distance of 116.08 feet, measured Southwestwardly, the 2 following courses and distances from a point of tangent on the Southwesterly side of Hancock Street (48 feet wide): (1) on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 38.10 feet; (2) South 24 degrees 59 minutes 30 seconds West, 77.98 feet; thence, extending along the Southeasterly side of Jefferson Street, South 24 degrees 59 minutes 30 seconds West, 33.09 feet to a corner of Lot No. 61; thence, along the same and passing through a common wall with the house adjoining to the South, South 65 degrees 00 minutes 30 seconds East, 115 feet to a point, in line of Lot No. 66; thence, along the same and partly a long line of Lot No. 65, North 24 degrees 59 minute 30 seconds East, 33.10 feet to a corner of Lot No. 63; thence, along the same, North 65 degrees 00 minutes 30 seconds West, 115 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 62 on said Plan.

BEING the same premises which Annasol Realty Corp. (a NY Corp.), by Indenture, dated 12/21/1961 and recorded 1/4/1962 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 3229 at Page 684, granted and conveyed unto Joseph F. Edelman and Joyce Edelman, his wife, in fee.

AND THE SAID Joseph F. Edelman departed this life on 9/3/1988, whereby title was vested into Joyce Edelman, by Right of Survivorship.

AND THE SAID Joyce Edelman departed this life on 1/12/2009, leaving a Will dated 7/15/2008, registered and probated in Montgomery County Register of Wills Office, File No. 46-2009-2041, wherein she appointed Joseph P. Edelman Executor, to whom Letters Testamentary were granted on 6/19/2009.

AND BEING the same premises, which Joseph P. Edelman, Executor of the Estate of Joyce Edelman, also known as Joyce E. Edelman, and also known as Joyce Ethel Edelman, deceased, by Indenture dated 9/15/2009 and recorded 9/21/2009 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5744 at Page 1090, granted and conveyed unto Joseph R. Edelman, in fee.

BEING THE SAME PREMISES which Dawn M. Hout, by Deed, dated April 26, 2013, and recorded at Montgomery County Recorder of Deeds Office, on May 6, 2013, in Deed Book 5872 at Page 861, Instrument No. 2013048190 granted and conveyed unto Dawn M. Hout.

Parcel Number: 11-00-08156-005.

Location of property: 407 Jefferson Street, Lansdale, PA 19446.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Dawn M. Hout** at the suit of LoanCare, LLC. Debt: \$194,294.75.

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. 2022-06739**, 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.

PARCEL "A"

ALL THOSE TWO CERTAIN lots of ground, with message thereon, located in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plot Plan made June 1951, as surveyed by Will D. Hiltner, Reg., Norristown, Pennsylvania, called "Plan Showing Property of Louis Spera", as follows, to wit:

BEGINNING at a stake on the Southwesterly side of Spera Lane, one hundred and seventy-five (175) feet, Northwest of the middle line of Whitehall Road; thence, along property, now or late of Thomas Stagliano, South forty-four (44) degrees, West one hundred and sixty-one (161) feet to an iron pin; thence, forming the rear boundary line of this property and running along land, now or late of Annie and Thelma Brusck, North forty-five (45) degrees, twenty-two (22) minutes West, two hundred and forty-five (245) feet to a stake; thence, along land, now of Louis Spera, North forty-four (44) degrees, East one hundred and sixty-one (161) feet to a stake on the Southwesterly side of Spera Lane; thence along the Southwesterly side of Spera Lane, South forty-five (45) degrees, twenty-two (22) minutes East, two hundred and forty-five (245) feet to the point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot of ground with message thereon, located in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plot Plan, made June 1951, as surveyed by Will B. Hiltner, Reg., Norristown, Pennsylvania, called "Plan Showing Property of Louis Spera", as follows, to wit:

BEGINNING at a stake on the Southwesterly side of Spera Lane, one hundred and seventy-five (175) feet, Northwest of the middle line of Whitehall Road; thence, along property now, or late of Thomas Stagliano, South forty-four (44) degrees,

West one hundred and sixty-one (161) feet to an iron pin; thence, forming the rear boundary line of this property and running along land, now or late of Annie and Thelma Brusch; North forty-five (45) degrees, twenty-two (22) minutes West, two hundred and forty-five (245) feet to a stake; thence, along land, now of Louis Spera, North forty-four (44) degrees, East one hundred and sixty-one (161) feet to a stake on the Southwesterly side of Spera Lane; thence, along the Southwesterly side of Spera Lane; South forty-five (45) degrees, twenty-two (22) minutes East, two hundred and forty-five (245) feet to the point and place of beginning.

AND ALSO, ALL THAT CERTAIN lot, or piece of land, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by Howard F. Meixner, Reg. Surveyor, on November 17, 1953, as follows, to wit:

BEGINNING at a point in the line dividing premises herein described and other land of James Bondi, at the distance of three hundred feet, measured along said dividing line of said land of which this is part and land of James Bondi, on a course of North fifty-four degrees thirty-five minutes West from a Point, in the center line of Whitehall Road, forty feet wide; thence, along other land of which this is part, South thirty-four degrees twenty-five minutes West, one hundred feet to a Point; thence, by land, now or late of Ritter; North fifty-four degrees thirty-five minutes West, four hundred forty-two and five tenths feet to a post, in line of land, now or late of Albert Sands; thence, along said North forty-one degrees ten minutes East, one hundred and seven tenths feet to a post; thence, by land of Albert Fingo and other land of James Bondi; South fifty-four degrees thirty-five minutes East, four hundred thirty and seven tenths feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot, or piece of land, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by Howard F. Meixner, Registered Surveyor, Collegeville, Rd., #2, PA, on December 10, 1953, as follows, to wit:

BEGINNING at a stake, on the line dividing premises herein described and other land of James Bondi, at the distance of four hundred and twenty-five feet, measured along said dividing line of said land, of which this is part, and land of James Bondi, on a course of North fifty-four degrees thirty-five minutes West, from a Point, in the center line of Whitehall Road, forty feet wide; said point of beginning, being also a corner of land of Albert Fingo and the land herein described; thence, from said point of beginning, along other land of James Bondi and Sophie, his wife, of which this is part, South thirty four degrees twenty-five minutes West, one hundred feet to a Point, in line of land of Ritter; thence, along said land, now or late of Ritter; North fifty four degrees thirty-five minutes West, three hundred seventeen and five-tenths feet to a post, in line of land, now or late of Albert Sands; thence, along land, now or late of Albert Sands; North forty-one degrees ten minutes East, one hundred and seven-tenths feet to a post; thence, by land of Albert Fingo, South fifty-four degrees thirty-five minutes East, three hundred five and seven -tenths feet to the place of beginning.
PARCEL "B"

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision of Albert Fingo, made by Czop/Specter, Inc., Consulting Engineers & Surveyors, Worcester, Pa., dated 9/12/1994 and last revised 7/10/1985 and recorded in Plan Book B40 at Page 374, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Spare Lane (50 feet wide private road), a corner of this and lands, now or late of James Bondi; thence, extending along said lands, South 44 degrees 00 minutes West, 161.00 feet to a point; thence, extending North 45 degrees 22 minutes West, 5.00 feet to a Point, in line of Lot No. 1, on the above mentioned plan; thence, extending along Lot No. 1, North 44 degrees 00 minutes East, 161.00 feet to a point on the aforesaid side of Spera Lane; thence, extending along said lane, South 45 degrees 22 minutes East, 5.00 feet to a Point, a corner of lands of Bondi, aforesaid, the first mentioned point and place of beginning.

BEING Lot 3.

TITLE TO SAID PREMISES IS VESTED IN Barbara Fields and Terrence Fields, by Deed from Jennifer J. Rickert, a/k/a Jennifer R. Santangelo, dated May 26, 2006, and recorded June 16, 2006, in Deed Book 5604 at Page 2219. The Said Barbara Fields died on July 15, 2017, thereby vesting Title in Terrence Fields by Operation of Law.

Parcel Number: 63-00-07963-00-2.

Location of property: 1810 Spera Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Terrence Fields** at the suit of Carrington Mortgage Services, LLC. Debt: \$270,996.33.

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

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

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

By virtue of a Writ of Execution **No. 2022-12001**, 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, situate at the intersection of the Northwesterly side of Tennis Avenue (formerly Avenue "D") and the Northeasterly side of Jefferson Avenue each (40' wide).

CONTAINING in front or breadth on the Northwesterly said side of Tennis Avenue, thirty-seven and seventy-eight one hundredths feet, more or less and extending in length or depth Northwesterly, the Southwesterly line thereof, along the Northeasterly side of Jefferson Avenue, one hundred twenty feet, more or less.

BEING the same premises vested in Joseph D. Schneider, by Deed from Nettie Schneider, widow, of Joseph G. Schneider, by Right of Survivorship, dated November 29, 2006, and recorded January 2, 2007, in Montgomery County Recorder of Deeds, Book 5629 at Page 1993.

Parcel Number: 30-00-66248-00-7.

Location of property: 1000 Tennis Avenue, Glenside (Ardleys), PA 19038.

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

Seized and taken in execution as the property of **Joseph D. Schneider** at the suit of MCLP Asset Company, Inc. Debt: \$134,296.81, plus per diem interest together with escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees and property preservation fees, accruing through to the date of sheriff's sale.

Roger Fay (Milstead & Associates, LLC), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-12195**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements erected or to be erected thereon, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision for Windlestrae Associates, drawn by Urwiler & Walter, Inc., Summerytown, Pa., Job No. 02136, dated 12/8/1989 and revised by various dates as being recorded in Plan Book 28 at Pages 227-236, and/or Plan Book 29 at Pages 237-246, as follows, to wit:

BEGINNING at a point on the Easterly side of Garnet Drive, said point of beginning is being measured along the arc of a circle, curving to the right, having a radius of 26.00 feet, the arc distance of 40.84 feet from a point on the Northerly side of Lilac Lane; thence, extending from said point of beginning and extending along the said Easterly side of Garnet Drive, North 03 degrees 48 minutes 06 seconds East, 108.81 feet to a point, a corner of Lot No. 682, as shown on said plan; thence, extending along the line of said Lot No. 682, South 86 degrees 11 minutes 54 seconds East, 119.00 feet to a point, in line of Lot No. 678, as shown on said plan; thence, extending along the line of said Lot No. 678, South 34 degrees 16 minutes 44 seconds East, 106.33 feet to a point on the Northerly side of Lilac Lane, aforesaid; thence, extending along the said Northerly side of Lilac Lane, the two following courses and distances, viz: (1) measuring in a Westerly direction, along the arc of a circle, curving to the right, having a radius of 124.00 feet, the arc distance of 116.87 feet to a point of tangent; and (2) North 86 degrees 11 minutes 54 seconds West, 58.26 feet to a point of curve; thence, leaving the said Northerly side of Lilac Lane and measuring along the arc of a circle, curving to the right, having a radius of 26.00 feet, the arc distance of 40.84 feet to a point on the Easterly side of Garnet Drive, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 677 on said Plan.

BEING the same premises which SIRVA Relocation Credit LLC, by Deed, dated March 28, 2012, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on May 3, 2012, in Deed Book 5834 at Page 01016, et seq., granted and conveyed unto Roque Espinal-Valdez and Mireya Espinal-Valdez, in fee.

Parcel Number: 47-00-05011-41-8.

Location of property: 100 Lilac Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Roque Espinal-Valdez and Mireya Espinal-Valdez** at the suit of Windlestrae Community Master Association. Debt: \$8,838.90.

Stefan Richter, Attorney. I.D. #70004

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

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

By virtue of a Writ of Execution **No. 2022-12384**, 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 Moreland Township**, Montgomery County, Pennsylvania and described according to a certain Plan thereof, known as "Final Plan of Lots for Woodhill Gardens Number 2" Section "B", made by Harris, Henry and Potter, Inc., Registered Engineers and Surveyors, dated February 24, 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Geoffrey Road (50 feet wide), said point, being three following courses and distances from a point of curve on the Southerly side of Stanley Lane (50 feet wide): (1) leaving Stanley Lane, on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 29.94 feet to a point of reverse curve on the Easterly side of Geoffrey Road; (2) Southwardly and Southwestwardly, partly along the Easterly

and partly along the Southeasterly sides of Geoffrey Road, on the arc of a circle, curving to the right, having a radius of 394.32 feet, the arc distance of 204.37 feet to a point of curve on the Southeasterly side of Geoffrey Road; and (3) South 42 degrees 35 minutes 52 seconds West, along the Southeasterly side of Geoffrey Road, 152.83 feet to the place of beginning; thence, extending from said point of beginning, South 47 degrees 24 minutes 08 seconds East, 165.98 feet to a point; thence, extending South 42 degrees 19 minutes 22 seconds West, 85.00 feet to a point; thence, extending North 47 degrees 24 minutes 08 seconds West, 166.39 feet to a point on the Southeasterly side of Geoffrey Road, aforesaid; thence, extending North 42 degrees 35 minutes 52 seconds East, along the Southeasterly side of Geoffrey Road, 85 feet to the first mentioned point and place of beginning.

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

UNDER AND SUBJECT to restrictions of record.

BEING THE SAME PREMISES which Margaret E. Burns, widow, by Deed dated June 5, 1998, and recorded at Montgomery County Recorder of Deeds Office on June 22, 1998, in Deed Book 5230 at Page 366 granted and conveyed unto Margaret E. Burns, widow.

Parcel Number: 59-00-08185-00-9.

Location of property: 2135 Geoffrey Road, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Margaret E. Burns a/k/a Margaret E.** at the suit of Newrez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$100,218.94.

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. 2022-14058**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or parcel land and premises lying, being and situate in **Douglass Township**, Montgomery County, Pennsylvania, being more particularly described as follows, to wit:

SITUATE in Village Green Estates, **Douglass Township**, Montgomery County, Pennsylvania, designated as Unit No. 703, on a certain Plan of Subdivision, prepared for Gambone Bros. Development Co., Inc., as recorded in the Office of the Recorder of Deeds of Montgomery County on Plan Book A-48 at Page 464 described in accordance therewith, as follows:

BEGINNING at a point, a corner of this Unit No. 702, as shown on said Plan, which point is measured the 9 following courses and distances from a point formed by the intersection of the centerline of Broad Street (100.00 feet wide) and the original centerline of Bartman Avenue (no width given), as shown on said Plan: (1) leaving said point of intersection and extending along the centerline of Broad Street, North 52 degrees 38 minutes 00 seconds West, 226.95 feet to a point of curve; (2) continuing along the centerline of Broad Street, on the arc of a curve, curving to the left, in a Northwestwardly direction, having a radius of 160.00 feet, the arc distance of 103.88 feet to a point of tangent; (3) continuing along the centerline of Broad Street, North 89 degrees 50 minutes 00 seconds West, 106.27 feet to a point of curve; (4) continuing along the centerline of Broad Street, on the arc of a curve, curving to the right, in a Northwestwardly direction, having a radius of 150.00 feet, the arc distance of 196.51 feet to a point; (5) South 89 degrees 25 minutes 00 seconds West, 292.88 feet to a point of curve; (6) on the arc of a curve, curving to the right, in a Southwestwardly to Northwestwardly direction, having a radius of 27.50 feet, the arc distance of 43.20 feet to a point of tangent; (7) North 00 degrees 35 minutes 00 seconds West, 40.23 feet to a point; (8) South 89 degrees 25 minutes 00 seconds West, 37.50 feet to a point; and (9) South 00 degrees 35 minutes 00 seconds East, 20.00 feet to the point of beginning.

CONTAINING in frontage or breadth on a course, bearing South 00 degrees 35 minutes 00 seconds East, 20.00 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles thereto, 100.00 feet.

UNDER AND SUBJECT to Declaration as in Deed Book 4847 at Page 1173 and any Amendments thereto.

BEING the same premises which Lori J. Williams, by Deed, dated June 13, 2018, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on June 27, 2018, in Deed Book 02395 at Page 02398, et seq., granted and conveyed unto Coleen M. Schlecht in fee.

Parcel Number: 32-00-00423-18-4.

Location of property: 703 Village Green Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Coleen M. Schlecht** at the suit of Village Green Estates Homeowners Association. Debt: \$4,759.96 (\$8,329.96 less \$3,570 credit).

Stefan Richter, Attorney. I.D. #70004

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

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

By virtue of a Writ of Execution **No. 2022-16198**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract of land, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by Will L. Hiltner, Reg., dated March 1949, as follows, to wit:

BEGINNING at a point, a corner of this and land about to be conveyed to Richard Kerr and Frank H. Highley, near the center of a public road, leading from the Egypt Road to Eagleville, said point being five hundred and thirty four one hundredths feet from the intersection of the middle lines of the said Eagleville Road and another road leading to Ridge Pike, called Sunnyside Avenue; thence, along the bed of the Eagleville Road, North twenty seven degrees ten minutes East, sixty feet to a point, a corner of this and other land of Harry W. Hynes; thence, at right angles to the said Eagleville Road, Southeasterly, two hundred and sixty eight and seventy nine one hundredths feet, more or less, to a stake, a corner of this and land, now or late of John Jamison; thence, along the said Jamison's Land, South fifty three degrees fifteen minutes West, sixty six and eight tenths feet, more or less to a stake, a corner of this and land, about to be conveyed to Richard Kerr and Frank H. Highley; and thence, along the said land, Northwesterly, two hundred and thirty nine and forty two one hundredths feet, more or less, to the place of beginning.

BEING THE SAME PREMISES which Mamie Lightcap by Deed, dated 8/18/2016 and recorded 9/6/2016 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6014 at Page 1037, granted and conveyed unto Mark Asko and Kimberly Rugh, as Tenants with Right to Survivorship.

Parcel Number: 43-00-03310-00-4.

Location of property: 2919 Eagleville Road, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Mark Asko and Kimberly Rugh** at the suit of Pennymac Loan Services, LLC. Debt: \$222,854.33.

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. 2022-17921**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point, in the middle line of Oaklynn Avenue, a corner of land, now or late of Ross A. Dalton and Ethel E. Dalton, his wife; thence, extending along said land, South forty-two degrees, twenty minutes East, two hundred forty-five feet to a point; thence, along other land, now or late of Oskar F. Krebs and Neta B. Krebs, his wife, of which this is a part, the two following courses and distances: (1) South forty-seven degrees, forty minutes West, one hundred feet to a point, a corner; (2) North forty-two degrees, twenty minutes West, two hundred forty-five feet to a point, in the middle line of Oaklynn Avenue, aforesaid; thence, along the middle line thereof, North forty-seven degrees, forty minutes East, one hundred feet to the place of beginning.

BEING the same premises which John R. Paravati and Frances Paravati, his wife, by Deed dated June 20, 1977, and recorded June 21, 1977, in Montgomery County, in Deed Book 4209 at Page 545, conveyed unto John R. Paravati and Frances Paravati, his wife. On or about August 3, 2005, Frances Paravati departed this life, whereby Title vested solely in John R. Paravati, by Right of Survivorship. On or about September 20, 2019, John R. Paravati departed this life.

Parcel Number: 43-00-09781-00-4.

Location of property: 66 Oaklyn Avenue, Norristown, PA 19403.

The improvements thereon are: Residential.

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 John R. Paravati, Deceased and The United States of America** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but solely as Trustee of Reliant Trust, Series HPP. Debt: \$308,991.12.

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. 2022-17936**, 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 improvement thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being all of Lot No. 84 and one-half of Lot No. 83 on Plan of Jefferson Manor, and bounded and described according to a Survey, made by Hiltner and Hitchcock, in October 1924 and described on accordance therewith, as follows to wit:

BEGINNING at a point on the Southeasterly side of Orchard Land, at the distance of 280 feet, Southwestwardly from the Southwestly side of Ridge Pike; thence, extending along the Northeasterly one-half of Lot No. 83 on said Plan, South 44 degrees 5 minutes East, 185 feet to a corner of land of Eliza K. Miller; thence, extending along the same, South 43 degrees 39 minutes West, 75.05 feet to a corner of Lot No. 85; thence, extending along the same, North 44 degrees 5 minutes West, 188 feet 6 inches to the Southeast side of Orchard Lane; thence, extending along the same, North 45 degrees 55 minutes East, 75 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michele A. Meacham, by Deed from Michael Kostow and Margaret Kostow, dated January 15, 2002, and recorded January 29, 2002, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Deed Book 5393 at Page 1719.

Parcel Number: 63-00-05530-00-5.

Location of property: 22 Orchard Lane, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Michele Meacham** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Trustee of the Truman 2021 SC9 Title Trust. Debt: \$244,719.90.

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

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

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

By virtue of a Writ of Execution **No. 2023-00605**, 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 **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a Plan thereof, made by Herbert H. Metz, Registered Engineer, dated August 17, 1953, as follows, to wit:

BEGINNING at a point on the Southwestly side of Birch Street (fifty feet wide), at the distance of two hundred seventy-five and sixty-eight one-hundredths feet, Northwestwardly from the Northwestly side of Franconia Avenue (forty feet wide).

CONTAINING in front or breadth on the said side of Birch Street, forty-four and one one-hundredths feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to Birch Street, crossing a certain twenty feet wide right-of-way, the Northwestly line of said premises, being through the party wall.

BEING the same premises which Land Sale Corporation by Deed, dated February 26, 1954, and recorded April 2, 1954, in Montgomery County, in Deed Book 2458 at Page 203, conveyed unto Sylvio Joseph Marquis and Betty C. Marquis, his wife, as Tenants by Entireties in fee. On or about June 18, 2016, Betty C. Marquis passed away, whereby leaving Title vested Solely in Sylvio Joseph Marquis, by Right of Survivorship. On or about December 30, 2019, Sylvio Joseph Marquis departed this life.

Parcel Number: 11-00-00460-00-6.

Location of property: 1032 Birch Street, Lansdale, PA 19446.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Michael Marquis, as Heir of Sylvio Joseph Marquis, deceased; Tina Diehl, as Heir of Sylvio Joseph Marquis, deceased; Mark Marquis, as Heir of Sylvio Joseph Marquis, deceased; Patricia Soley, as Heir of Sylvio Joseph Marquis, deceased; Peter Marquis, as Heir of Sylvio Joseph Marquis, deceased; Paul Marquis, as Heir of Sylvio Joseph Marquis, deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Sylvio Joseph Marquis, Deceased; and The United States Of America** at the suit of Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-B. Debt: \$252,645.67.

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. 2023-00618**, 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 **Skippack Township**, Montgomery County, Pennsylvania, bounded and described as follows to a Plan Subdivision of Carriage Run, made by Urwiler & Walter, Inc., Sumnertown, PA, dated 9/12/1978, last revised 10/14/1981 and recorded in Montgomery County, in Plan Book B-40 at Page 55, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Seneca Court (of irregular width), said point, being a corner of Lot No. 252 as shown on the above-mentioned plan; thence, extending from said point of beginning, along Lot No. 252, as shown on the above-mentioned Plan, North 16 38 30 West, 80 feet to a point; thence, extending North 73 21 30 East, 20 feet to a point, a corner of Lot No. 254, as shown on the above mentioned plan; thence, extending along the same, South 16 38 30 East, 8 feet to a point on the Northwesterly side of Seneca Court; thence, extending along the same, South 73 21 30 West, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 253 as on said Plan.

UNDER AND SUBJECT to restrictions, conditions, easements, rights-of-way and covenants as in prior instruments of record.

BEING the same premises which National Residential Nominee Services, by Deed, dated 6/23/2004 and recorded at Montgomery County Recorder of Deeds Office on 8/19/2004, in Deed Book 5522 at Page 1401, granted and conveyed unto Russell G. Press, III and Gabriela L. Press.

Parcel Number: 51-00-03034-53-3.

Location of property: 3922 Seneca Court, Skippack, PA 19474.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Russell G. Press, II and Gabriela L. Press** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$122,210.44.

Gregory Javardian (Law Office of Gregory Javardian, LLC), Attorney. I.D. #55669

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

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

By virtue of a Writ of Execution **No. 2023-00738**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Westover Harbor" Condominium, located on South Schuylkill Avenue, **West Norriton Township**, Montgomery County, Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds, for Montgomery County, Pennsylvania, of a Declaration Condominium dated May 28, 1974, and recorded June 12, 1974, in Deed Book 3949 at Page 212, amended by Indenture, dated June 17, 1974, and recorded July 15, 1974, in Deed Book 3960 at Page 112; and the Declaration Plan dated May 13, 1974 and recorded June 12, 1974, in Condominium Plan Book 3 at Page 27; and the Code of Regulations dated May 28, 1974 and recorded June 12, 1974, in Deed Book 3949 at Page 197, amended by Indenture dated June 17, 1974 and recorded July 15, 1974, in Deed Book 3960 at Page 116, being designated on said Declaration Plan as Building Number 1, Entrance Number S-524 and Unit Numbers L-1, as more fully described in such Declaration, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Robert E. Quade, by Deed from Robert E. Quade and Debby Turano-Quade, husband and wife, dated January 24, 2008, recorded February 21, 2008, in Deed Book 5683 at Page 00286, Instrument No. 2008016554.

Parcel Number: 63-00-07634-34-9.

Location of property: 578 S. Schuylkill Avenue, Building 1, Condo 578, Norristown, PA 19403.

The improvements thereon are: Residential, condominium - garden style, common entrance, 1-3 stories.

Seized and taken in execution as the property of **Robert E. Quade** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association. Debt: \$93,935.21.

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. 2023-00932**, 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, piece or parcel of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, more particularly bounded and described, as follows:

BEGINNING at a point on the Southeast side of Noble Street, at the distance of 65 1/2 feet, Southwesterly from the Southwest side of Elm Street, a point, a corner of land, now or late of Earle H. Clarke and Henrietta T. Clarke, h/w; thence, extending along said land, the line for a portion of the distance passing through the middle of the partition wall,

dividing the house erected on these premises from the one on the adjoining premises, Southeasterly, 170 feet 8 3/8 inches to a point, a corner; thence, extending Southwesterly, 25 feet to a point, a corner; thence, extending Northwesterly, 170 feet 8 3/8 inches to a point on the Southeast side of Noble Street, aforesaid; thence, extending along the said Southeast side of Noble Street, Northeasterly, 25 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Dona H. Williams and Hortense C. Williams, by Deed dated 07/15/2004, and recorded 08/06/2004, in the Office of the Recorder of Deeds in and for the County of Montgomery as Deed Book 5520 at Page 2308, Instrument No. 2004160052, granted and conveyed unto Donna W. McGhee and Hugh McGhee, III, husband and wife, as Joint Tenants with the Right of Survivorship, in fee.

Parcel Number: 13-00-27640-00-4.

Location of property: 740 Noble Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Donna W. McGhee** at the suit of Pennsylvania State Employees Credit Union. Debt: \$218,978.81.

Benjamin N. Hoen (Welman, Weinberg & Reis), 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. 2023-01320**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or piece of land, with the building and improvements thereon erected, situated in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan thereof made by Howard F. Meixner, Registered Surveyor, Collegeville, PA on 2/4/1950, as follows, to wit:

BEGINNING at a point on the bed of Ridge Pike (60 feet wide), a corner of land of F. Kessler, thence, extending along the bed, the said Ridge Pike, South 55 degrees East, 38.35 feet to a point; thence, still along the bed of Ridge Pike, South 44 degrees East, 102.96 feet to a point; thence, extending South 59 degrees West, along land of S. Reiss, crossing over a stone on the Southwesterly side of said Ridge Pike and through a post on the Southeasterly side of Cross Keys Road (33 feet wide); thence, along the said center line of Cross Keys Road, North 09 degrees East, 120.945 feet to a point, in line of land of F. Kessler; thence, along said Kessler's land, the two (2) following courses and distances: South 86 degrees East, crossing a post on the Southeasterly side of said Cross Keys Road, 33.33 feet to another post, and North 36 degrees 30 minutes East, recrossing the Southwesterly side of said Ridge Pike and passing over a pipe in the bed of said Ridge Pike, 178.2 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Joseph A. Fabrizio, by Deed dated 9/6/2005 and recorded 9/21/2005, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5572 at Page 80, granted and conveyed unto Joseph A. Fabrizio and Mary Ann Fabrizio.

Parcel Number: 43-00-11851-00-4.

Location of property: 3968 Ridge Pike, Collegeville, PA 19426.

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

Seized and taken in execution as the property of **Joseph A. Fabrizio a/k/a Joseph A. Fabrizio, Jr., Individually and as Executor of the Estate of Maryann Fabrizio, Deceased** at the suit of U.S. Bank Trust National Association, as Trustee for GIFM Holdings Trust. Debt: \$381,398.56.

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. 2023-02556**, 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 **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Pottsgrove Manor, made by George F. Shaner, Registered Engineer, Pottstown, PA, dated July 1953 and recorded in Plan Book A-L, P-1, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gable Avenue (50 feet wide), a corner of Lot 75 and in the bed of a certain 10 feet wide sewer easement on said plan; thence, extending along said Gable Avenue, North 26 degrees 21 minutes East, crossing the bed of a certain 10 feet wide sewer easement, aforesaid, 50.00 feet to a point, a corner of a 10 feet wide drainage easement; thence, extending along said drainage easement, South 63 degrees 39 minutes East, crossing a certain 10 feet wide utility easement, 109.31 feet to a point, a corner of land; thence, extending along said land, South 26 degrees 21 minutes West, re-crossing a certain 10 feet wide sewer easement, 50 feet to a point, a corner of Lot 75 on said plan; thence, extending along said Lot 75 and through the bed of a certain 10 feet wide sewer easement, aforesaid, North 63 degrees 39 minutes West, 110 feet to the first mentioned point and place of beginning.

BEING Lot 299 on said Plan.

BEING THE SAME PREMISES which Darly E. Greenleaf, by Deed, dated 05/22/2003 and recorded 11/14/2005, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5579 at Page 334, granted and conveyed unto Barbara A. Pisch, in fee.

Parcel Number: 16-00-11124-00-2.

Location of property: 156 Gable Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara A. Pisch** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$116,826.77.

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. 2023-02708**, 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, being known as Lot No. 21 on a certain plan of lots of J. Fred Miller, described in accordance with a Plan thereof, made by Earl R. Ewing, Registered Surveyor of Phoenixville, PA, on March 1st, 1949, as follows to wit:

BEGINNING at a point, in the centerline of Hollow Road (33 feet wide), shown as Port Road on said plan, said Hollow Road leading to Port Providence and the Northeasterly side of a certain unnamed street (33 feet wide); thence, along the Northeasterly side of said unnamed street, North 49 degrees 33 minutes West, two hundred feet to a point, a corner of Lot No. 16, belonging to said J. Fred Miller; thence, along said Lot, North 40 degrees 27 minutes East, eighty five feet to a point, a corner of Lot No. 22, belonging to said J. Fred Miller; thence, along said Lot, South 49 degrees 33 minutes East, two hundred feet to a point, in the centerline of Hollow Road, aforesaid; thence, in and through the centerline of said Hollow Road, South 49 degrees 27 minutes West, 85 feet to the place of beginning.

BEING THE SAME PREMISES, which Richard M. Fabrizio and Mary Ann Fabrizio, by Deed dated August 16, 2010, and recorded in the Office of Recorder of Deeds of Montgomery County, on August 18, 2010, at Book 5777 at Page 00303, granted and conveyed unto Richard M. Fabrizio and Mary Ann Fabrizio and Joseph A. Fabrizio, as Joint Tenants with the Right of Survivorship.

Parcel Number: 61-00-02482-00-4.

Location of property: 701 Hollow Road, Phoenixville, PA 19460.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph A. Fabrizio; Mary Ann Fabrizio a/k/a Mary Fabrizio; Richard M. Fabrizio; and The United States of America** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association. Debt: \$197,770.46.

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

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

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

By virtue of a Writ of Execution **No. 2023-04104**, 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, situated in **Upper Merion Township**, Montgomery County, Pennsylvania, being more fully described in a Deed, dated 05/14/1957, and recorded 05/21/1957, among the Land Records of the County and State set forth above, in Deed Book 2786 at Page 380.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots, entitled "The Candlebrook Company", made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on February 4, 1955, which said Plan is recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book No. A-2 at Page 27, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly Side of Pleasant Valley Road (fifty feet wide), the distance of two hundred twenty-one feet and thirty-three one-hundredths of a foot, measured along the said Northeasterly side of Pleasant Valley Road, North fifty-five degrees thirty minutes West from a point of tangent, which point of tangent is at the arc distance of twenty feet and sixty-five one-hundredths of a foot, measured along the arc of a circle, curving to the right, having a radius of thirteen feet from a point on the Southeasterly side of Hollow Road

(fifty feet wide); thence, extending from the said point of beginning, along the said Northeasterly side of Pleasant Valley Road, North fifty-five degrees thirty minutes West, sixty feet to a point; thence, extending along Lot No. 73 on the said Plan, North thirty-four degrees thirty minutes East, one hundred twenty-five feet to a point; thence, extending along the center line of a ten feet wide utility easement and along Lot No. 64 on the said Plan, South fifty-five degrees thirty minutes East, sixty feet to a point; thence extending along Lot No. 71 on the said Plan, South thirty-four degrees thirty minutes West, one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 72 on the said Plan.

BEING THE SAME PREMISES which The Candlebrook Company, by Deed, dated 5/14/1957 and recorded 5/21/1957, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 2786 at Page 380, granted and conveyed unto James Joseph McDonald and Mary Ann McDonald.

Parcel Number: 58-00-14767-00-7.

Location of property: 224 Pleasant Valley Road, King of Prussia, PA 19406.

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

Seized and taken in execution as the property of **The Unknown Heirs of James Joseph McDonald, Deceased** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$350,516.47.

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. 2023-07140**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, more particularly described as follows:

BEGINNING at a point in the division line between Lots 203 and 204 on Plan, hereinafter, mentioned said beginning point, being distant 21.00 feet, North 47 degrees West, from manhole #63 and running; thence, (1) North 47 degrees West, along line of existing sanitary sewer, a distance of 21.00 feet to a point in the division line between Lots 203 and 204; thence, (2) South 43 degrees West, along last mentioned division line, a distance of 49.33 feet to a point; thence, (3) South 17 degrees 09 degrees 20 minutes West, a distance of 11.86 feet to a point; thence, (4) South 47 degrees East, a distance of 15.83 feet to a point in the division line between Lots 204 and 205; thence, (5) North 43 degrees 00 minutes East, along last mentioned division line, a distance of 60.00 feet to the first mentioned point and place of beginning.

BEING known as Lot 204 Franklin Court, Phase V, filed in the Office for Recording of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-29 at Page 88A-88B.

TOGETHER with the free and common use, right, liberty and privilege of a 50 feet wide right-of-way, extending Southwestwardly to Horsham Road (Route 463) as and for a right-of-way, passageway, and water course at all times, hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

BEING the same premises which Michael D. Kaufer, by Deed, dated September 29, 2008, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on October 10, 2008, in Deed Book 5710 at Page 01824, et seq., granted and conveyed unto Justin Hart, in fee.

Parcel Number: 46-00-0094-16-2.

Location of property: 204 Franklin Court, North Wales, PA 19454.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Justin Hart** at the suit of Montgomery Glen Association, Inc. Debt: \$10,191.32.

Stefan Richter, Attorney. I.D. #70004

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

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

By virtue of a Writ of Execution **No. 2023-07275**, 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 dwelling thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as Lot No. 28, on a Plan of Lots, laid out for Hillside Homes Inc., by David Meryner, Registered Professional Engineer, on Plan, dated June 23, 1967, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of West Street (50 feet wide), on a corner of Lot No. 29, on the above-mentioned Plan of Lots; thence, extending along West Street, South 47 degrees 12 minutes East, 33.25 feet to a point, a corner of Lot No. 27 on the above-mentioned Plan; thence, extending along Lot No. 27, South 43 degrees 32 minutes West, 100.02 feet to a point, to a corner of Lot No. 21; thence, extending along Lot No. 28, North 42 degrees 48 minutes 30 seconds East, 100.01 feet to the first mentioned point and place of beginning, said last mentioned line extending through a joint party wall, between this and premises adjoining, between Lot No. 28 on the above-mentioned Plan of Lots.

BEING THE SAME PREMISES which Michael John Reagan and Carolyn E. Reagan, his wife, by Deed dated 8/30/1991 and recorded 9/4/1991 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4985 at Page 1763, granted and conveyed unto Carl R. Pennington and Wendy M. Pennington, his wife.

Parcel Number: 16-00-32656-00-7.

Location of property: 528 West Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Savannah Pennington, solely in Her Capacity as Heir of Wendy M. Pennington, Deceased; and The Unknown Heirs of Wendy M. Pennington, Deceased** at the suit of US Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for VRMTG Asset Trust. Debt: \$120,921.78.

KML Law Group, 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. 2023-17330**, 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, located in the property known, named and identified as Oxford of Blue Bell Condominium, located in **Whitpain Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., by the recording in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, recorded on 03/28/2006, in Deed Book 5594 at Page 2698, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 21, Building No. 113, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises, which Karen L. Cestari, by Deed dated October 31, 2014, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on November 10, 2014, in Deed Book 5934 at Page 01109, et seq., granted and conveyed unto Brian Davenport in fee.

Parcel Number: 66-00-04612-65-4.

Location of property: 21 Wingate Court, Building 113, Unit 21, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Brian Davenport** at the suit of Oxford of Blue Bell Condominium Association. Debt: \$12,131.50.

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.

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 AMENDMENT

NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of **SME 4 HIRE, INC.**, a Pennsylvania Professional Corporation, with its registered office located at United States Corporation Agents, Inc., Commercial Registered Office Provider have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg on September 7, 2023, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania.

The nature and character of the amendment was to change: The Corporation shall no longer use a commercial registered office provider, and its registered address shall be 633 Camp Wawa Road, Schwenksville, PA 19473.

Jeffrey K. Landis, Esquire
114 E. Broad Street, P.O. Box 64769
Souderton, PA 18964

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.

LEPAKI INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

AUDIT LIST

Second and Final Publication

NOTICE

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

VIRTUAL AUDIT

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of **OCTOBER 2, 2023**, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Monday, OCTOBER 2, 2023.**

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

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

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

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, OCTOBER 2, 2023. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

1. BERWIND, CHARLES G, TRUST SETTLOR, Subsequent Intermediate Accounting of Brown Brothers Harriman Trust Company of Delaware, N. A., Trustee for Charles G. Berwind TUD 2/28/63 FBO Emery Berwind Trust
2. BRENMAN, ARNOLD K, DECEASED, First and Final Account of Howard N. Greenberg, Co-Trustee, of the Arnold K. Brenman Indenture of Trust dated August 31, 1991
3. CORNISH, VIOLET K, DEED OF TRUST, SETTLOR'S ESTATE (TRUST AGREEMENT OR DEED, First and Final Account of Susan E. Carter, Trustee for DTD of Violet K. Cornish DTD 5/16/2014), as amended.
4. GARRISON, WALTER R, TRUST SETTLOR, Fourth Intermediate Accounting for income Accumulation U/Art Second of the Deed of Trust of Walter R. Garrison FBO Pamela G. Phelan, As Stated by Barton J. Winokur and Lawrence C. Karlson, Trustees
5. GARRISON, WALTER SPRINKLE TRUST #1 FBO, Pamela Phelan Trust Settlor, Fourth Intermediate Accounting for The Sprinkle Trust No. 1 Under Deed of Walter R. Garrison, FBO Pamela G. Phelan, As Stated by Barton J. Winokur and Lawrence C. Karlson, Trustees
6. GARRISON, WALTER. SPRINKLE TRUST #1 FBO, C. Jeffrey Garrison Trust Settlor, Fourth Intermediate Accounting for The Sprinkle Trust No. 1 Under Deed of Walter R. Garrison FBO C. Jeffrey Garrison, As Stated by Barton J. Winokur and Lawrence C. Karlson, Trustees
7. GARRISON, WALTER IAT U/D/T WALTER GARRISON, FBO, C. Jeffrey Garrison Trust Settlor, Fourth Intermediate Accounting for Income Accumulation Trust U/D/T of Walter R. Garrison FBO C. Jeffrey Garrison, As Stated by Barton J. Winokur and Lawrence C. Karlson, Trustees
8. GARRISON, WALTER R, SPRINKLE TRUST No. 1 FBO Susan K. Garrison Trust Settlor, Fourth Intermediate Accounting for The Sprinkle Trust No. 1 Under Deed of Walter R. Garrison Accumulation Trust U/D/T of Walter R. Garrison FBO Susan K. Garrison, As Stated by Barton J. Winokur and Lawrence C. Karlson, Trustees

9. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO, Susan K. Garrison Trust Settlor, Fourth Intermediate Accounting for The Sprinkle Trust No. 2, Under Deed of Walter R. Garrison FBO, Susan K. Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

10. GARRISON, WALTER SPRINKLE TRUST NO. 2 FBO, FBO Pamela G. Phelan Trust Settlor, Fourth Intermediate Accounting for The Sprinkle Trust No 2, Under Deed of Walter R. Garrison, FBO Pamela G. Phelan, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

11. GARRISON, WALTER SPRINKLE TRUST NO. 2 FBO C. Jeffrey Garrison Trust Settlor, Fourth Intermediate Accounting for the Sprinkle Trust No. 2, Under Deed of Walter R. Garrison, FBO C. Jeffrey Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

12. GARRISON, WALTER SPRINKLE TRUST NO. 3 FBO Susan K. Garrison Trust Settlor, Fourth Intermediate Accounting for the Sprinkle Trust No. 3, Under Deed of Walter R. Garrison, FBO Susan K. Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

13. GARRISON, WALTER SPRINKLE TRUST NO. 3 FBO C. Jeffrey Garrison Trust Settlor, Fourth Intermediate Accounting for the Sprinkle Trust No. 3, Under Deed of Walter R. Garrison, FBO C. Jeffrey Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

14. GARRISON, WALTER SPRINKLE TRUST NO. 3 FBO Pamela G. Phelan Trust Settlor, Fourth Intermediate Accounting for the Sprinkle Trust No. 3, Under Deed of Walter R. Garrison, FBO Pamela G. Phelan, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

15. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO Grace G. Phelan Trust Settlor, First Intermediate Accounting for The Walter Garrison Sprinkle Trust No. 2, Income Accumulation Trust FBO Grace G. Phelan, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

16. GARRISON, WALTER SPRINKLE TRUST NO. 3, FBO, Emily M. Phelan Relief Trust Settlor, First Intermediate Accounting for The Walter Garrison Sprinkle Trust #3, Income Accumulation Trust FBO, Emily M. Phelan Relief, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

17. GARRISON, WALTER SPRINKLE TRUST NO. 3, FBO, Heather Phelan Trust Settlor, First Intermediate Accounting for The Walter Garrison Sprinkle Trust #3, Income Accumulation Trust FBO Heather Phelan, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

18. GARRISON, WALTER SPRINKLE TRUST NO. 3, FBO Leah A. Garrison Trust Settlor, First Intermediate Accounting for The Walter Garrison Sprinkle Trust #3, Income Accumulation Trust FBO Leah A. Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

19. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO, Juliana E. Garrison Trust Settlor, First and Intermediate Accounting for the Walter Garrison Sprinkle #2, Income Accumulation Trust FBO Juliana E. Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

20. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO, Melissa R. Garrison Trust Settlor, First and Intermediate Accounting for the Walter Garrison Sprinkle #2, Income Accumulation Trust FBO Juliana E. Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

21. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO Michelle J. Phelan Trust Settlor, First and Intermediate Accounting for the Walter Garrison Sprinkle #2, Income Accumulation Trust FBO Juliana E. Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

22. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO Sarah Mason Garrison Trust Settlor, First and Intermediate Accounting for Walter Garrison Sprinkle No. 2, Income Accumulation Trust FBO, Sarah Mason Garrison (aka S. Mason Garrison), As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

23. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO Adelyn Rose Petal Trust Settlor, First and Intermediate Accounting for Walter Garrison Sprinkle No. 2, Income Accumulation Trust FBO Adelyn Rose Petal (aka Allison Phelan), As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

24. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO Jonathan W. Mayer Trust Settlor, First and Intermediate Accounting for Walter Garrison Sprinkle No. 2, Income Accumulation Trust FBO Jonathan W. Mayer, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees

25. HECKLER, IKE, LIVING TRUST AS AMENDED CONTINUED FBO, STEVEN NAGY, First and Final Account of James S. Lorah, Trustee

26. HECKLER, IKE, LIVING TRUST AS AMENDED FBO, BROOKE HECKLER, SETTLOR'S ESTATE, (TRUST AGREEMENT OR DEED), Second and Final Account of James S. Lorah, Trustee

27. MINISCALCO, FLORENCE, DECEASED, (INCLUDING TRUST UNDER WILL), First and Final Account of Henry A. Miniscalco, Executor

28. PRESTON, WANDALYNN, DECEASED, First and Final Account of Calvin Preston, Administrator, stated by Jeremy Adam Wechsler, Esq.

29. VOLLMER, J. FREDERICK, DECEASED, (INCLUDING TRUST UNDER WILL), First and Final Account of Wells Fargo, N. A., Frederick S. Addis and Clarkson Addis III, Trustees Under Will of J. Frederick Vollmer, FBO, F. Scott Addis

RELISTED ACCOUNTS

1. BREYER, HENRY W, TRUST SETTLOR, Third Account of Wells Fargo Bank NA, and Henry W. Breyer III, Trustees, under Agreement FBO Henry W. Breyer III, dated 8/31/1934

2. BREYER, EDITHS., TRUSTSETTLOR, Third Account of Wells Fargo Bank N A, and Henry W. Breyer III, (Died 5/24/19) Trustees, under Agreement FBO Laura L. Breyer and Henry W. Breyer IV, dated 11/9/1958

3. BREYER, EDITHS., TRUSTSETTLOR, Third Account of Wells Fargo Bank N A, and Henry W. Breyer III, (Died 7/24/19), Trustees, under Agreement FBO Laura L. Breyer and Henry W. Breyer IV, dated 11/10/1958

4. BREYER, EDITHS., TRUSTSETTLOR, Third Account of Wells Fargo Bank N A, and Henry W. Breyer III, (Died 7/24/19), Trustees, under Agreement FBO Laura L. Breyer and Henry W. Breyer IV, dated 1/3/1961

5. BREYER, EDITHS., TRUSTSETTLOR, Third Account of Wells Fargo Bank N A, (formerly Wachovia Bank N A), Surviving Trustee and Henry W. Breyer III, (Deceased Trustee, who died 7/24/19) Trust Under Deed of Edith S. Breyer, dated November 8, 1957 for the benefit of Henry W. Breyer III

6. REVLOCK, LOIS P., DECEASED, DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL), 2021-X1404, First and Final Account, for the Estate of Lois P. Revlock, stated by Joseph Revlock, Jr., Executor

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-20273

NOTICE IS HEREBY GIVEN that on September 15, 2023, the Petition of Carolyn Michelle Kallison was filed in the above-named Court, praying for a Decree to change the Petitioner's name to FAYE LILITH KALLISON.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-19215

NOTICE IS HEREBY GIVEN that on August 25, 2023, the Petition of Emmett Paul Alexander was filed in the above-named Court, praying for a Decree to change the Petitioner's name to EMMETT ALEXANDER.

The Court has fixed November 1, 2023, at 9:30 AM in Video Room "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-19859

NOTICE IS HEREBY GIVEN that on September 7, 2023, the Petition of Melanie Denise Forman was filed in the above-named Court, praying for a Decree to change the Petitioner's name to MELANIE DENISE SCOTT.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-20133

NOTICE IS HEREBY GIVEN that the Petition of Michael James Funk was filed in the above-named Court, praying for a Decree to change the Petitioner's name to MICHAEL JAMES SWANTEK.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-19695

NOTICE IS HEREBY GIVEN that on September 5, 2023, the Petition of Patience Walton, Mother, on behalf of Jaden Lamar Shannon Ward, Jr., a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to JADEN SHANNON WALTON.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-19628

NOTICE IS HEREBY GIVEN that on September 12, 2023, the Petition of Suzanne Baram, on behalf of Amanda Lynn Baram, a minor was filed in the above-named Court, praying for a Decree to change the Child's name to AZRAEL CHARLIE BARAM.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-20021

NOTICE IS HEREBY GIVEN that the Petition of Theodore Max Eisenstein, was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to THEODORA MIRIAM EISENSTEIN.

The Court has fixed November 8, 2023, at 10:30 A.M. in Video Room “2”, Montgomery County Courthouse, Norristown, PA, 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 the said Petition should not be granted.

Shannon L. Stefaneli, Att’y. for Petitioner
Law Offices of Jennifer J. Riley
585 Skippack Pike, #200
Blue Bell, PA 19422
215-283-5080

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

BELLINI, MARY A., dec’d.
Late of Borough of Pottstown.
Executors: MARK A. BELLINI AND FRANK J. BELLINI,
c/o Supriya G. Philips, Esquire,
Wolf, Baldwin & Associates, P.C.,
800 E. High Street,
Pottstown, PA 19464.

BIANCHIMANO, JOSEPH, dec’d.
Late of Abington Township.
Administrator: SILVANNA STRUCK,
1823 Fairview Avenue,
Willow Grove, PA 19090.
ATTORNEY: DAVID G. ENNIS,
2209 Mt. Carmel Avenue,
Glenside, PA 19038

BROWNE, ANN C., dec’d.
Late of Towamencin Township.
Executrix: JUNE M. BROWNE,
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,
P.O. Box 1479,
Lansdale, PA 19446

CARL JR., ROBERT E., dec’d.
Late of Upper Frederick Township.
Administrator: ANDREW CARL,
95 Congo Road,
Gilbertsville, PA 19525.

ATTORNEY: HARRIET R. LITZ,
MULLANEY & MULLANEY, LLC,
P.O. Box 1368,
Skippack, PA 19474

CELANO, JOSEPH A., dec’d.
Late of Lower Salford Township.
Executrix: MELANIE CELANO,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.
ATTORNEY: CARLA TRONGONE,
THE LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

CLARK, MARGARET M., dec’d.
Late of Abington Township.
Executrix: MARGARET M. PATTERSON,
c/o Paul R. Cohen, Esquire,
1040 Stony Hill Road, Suite 150,
Yardley, PA 19067.
ATTORNEY: PAUL R. COHEN,
CURTIN & HEEFNER LLP,
1040 Stony Hill Road, Suite 150,
Yardley, PA 19067

CLOUSER, JENNIE BELLE also known as JENNIE B. CLOUSER, dec’d.
Late of Lower Pottsgrove Township.
Executrix: PAMELA B. WOLFE,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464.
ATTORNEY: GREGORY W. PHILIPS,
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

COLE JR., ALBERT H., dec’d.
Late of Norristown, PA.
Executrix: HELEN COLE,
402 N. Kings Highway,
Cherry Hill, NJ 08034.
ATTORNEY: HARRIET R. LITZ,
MULLANEY & MULLANEY, LLC,
P.O. Box 1368,
Skippack, PA 19474

FRASCHETTA, DOROTHY E., dec’d.
Late of Upper Merion Township.
Executor: ANTHONY T. FRASCHETTA, JR.,
545 W. Beidler Road,
King of Prussia, PA 19406.

GARVIN, ELLEN P. also known as ELLEN PHILOMENA GARVIN, dec’d.
Late of Lower Merion Township.
Executor: JAMES P. GARVIN,
c/o Douglas L. Kaune, Esquire,
Unruh, Turner, Burke & Frees, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460.
ATTORNEY: DOUGLAS L. KAUNE,
UNRUH, TURNER, BURKE & FREES, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460

GOSEWISCH, THERESA M., dec’d.
Late of Whitemarsh Township.
Co-Executors: KAREN BUZBY AND WILLIAM GOSEWISCH,
c/o Gregory R. Gifford, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

HALL, JOAN M., dec'd.

Late of Hatboro, PA.
 Executor: JONATHAN HALL,
 2901 Benner Street,
 Philadelphia, PA 19149.
 ATTORNEY: ANDREW I. ROSEMAN,
 1528 Walnut Street, Suite 1412,
 Philadelphia, PA 19102

KNIGHT, DORIS, dec'd.

Late of Abington Township.
 Executrix: PAMELA BETH KNIGHT,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

LONG, MARY C., dec'd.

Late of Limerick Township.
 Executor: JOSEPH B. LONG,
 c/o Patricia Leisner Clements, Esquire,
 516 Falcon Road,
 Audubon, PA 19403.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

MILLER, JEANNE, dec'd.

Late of Plymouth Township.
 Executor: BRAD MILLER,
 c/o Bruce M. Dolfman, Esquire,
 901 N. Penn Street, F-2102,
 Philadelphia, PA 19123.
 ATTORNEY: BRUCE M. DOLFMAN,
 901 N. Penn Street, F-2102,
 Philadelphia, PA 19123

MILLER, LINDA D., dec'd.

Late of Collegeville, PA.
 Executrix: BECKY DUNCAN,
 910 1st Avenue,
 Collegeville, PA 19426.
 ATTORNEY: HARRIET R. LITZ,
 MULLANEY & MULLANEY, LLC,
 P.O. Box 1368,
 Skippack, PA 19474

MOULTON, CATHERINE C., dec'd.

Late of Whitemarsh Township.
 Executors: HUGH G. MOULTON AND
 H. GREGORY MOULTON, JR.,
 c/o Patrick C. Russo, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: PATRICK C. RUSSO,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

PITACCO, GIULIO, dec'd.

Late of Whitemarsh Township.
 Executrix: MARDA TRACANNA,
 c/o Samuel W. B. Millinghausen, III, Esquire.
 ATTORNEY: SAMUEL W. B.
 MILLINGHAUSEN, III,
 180 S. Main Street, Suite 204,
 Ambler, PA 19002

PORAWSKI, JOHN S., dec'd.

Late of North Wales, PA.
 Administratrix: REGINA M. SENSINGER,
 1303 Sheridan Road,
 Coopersburg, PA 18036.

ATTORNEY: GORDON W. GOOD,
 KEEN KEEN & GOOD, LLC,
 3460 Lincoln Highway,
 Thorndale, PA 19372

PRUNTY, HAROLD GENE, dec'd.

Late of Borough of East Greenville.
 Executrix: ROSEMARY E. PRUNTY,
 2723 Leidy Road,
 Gilbertsville, PA 19525.

QUIGLEY, MARTHA BEILER, dec'd.

Late of Collegeville, PA.
 Executrix: CAROL ROYCE,
 607 King Road,
 Royersford, PA 19468.

REED, CLAIRE MARY, dec'd.

Late of Towamencin Township.
 Executor: JOHN JOSEPH O'LEARY, JR.,
 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

REEVES, GEORGIANA, dec'd.

Late of East Norriton Township.
 Administrator: RICHARD SAND,
 c/o Paul L. Feldman, Esquire,
 820 Homestead Road,
 Jenkintown, PA 19046.
 ATTORNEY: PAUL L. FELDMAN,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Road,
 Jenkintown, PA 19046

ROBINSON, BARBARA L. also known as

BARBARA ROBINSON, dec'd.
 Late of Cheltenham Township.
 Executor: LOUIS BUTLER ROBINSON,
 3237 S. Bradshire Court,
 Bloomington, IN 47401.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

ROTHENBERGER, CATHERINE G., dec'd.

Late of Skippack Township.
 Executrix: CATHRYN SHARLEEN SENSENIG,
 229 N. Main Street,
 Ambler, PA 19002.
 ATTORNEY: KIRSTEN B. MINISCALCO,
 WINTER & DUFFY LAW,
 190 Bethlehem Pike, Suite 1, P.O. Box 564,
 Colmar, PA 18915

RUMFORD, VIRGINIA C., dec'd.

Late of Franconia Township.
 Co-Executrices: DEBORAH R. KIRK AND
 JOYCE R. GERLOFF,
 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

SCHRODE, CHRISTOPHER P., dec'd.

Late of Lower Providence Township.
 Executor: PHILIP SCHRODE,
 610 N. Spring Mill Road,
 Villanova, PA 19085.
 ATTORNEY: HARRIET R. LITZ,
 P.O. Box 1368,
 Skippack, PA 19474

SHIELDS, KATHLEEN M., dec'd.

Late of Abington Township.
 Executor: CHARLES P. SHIELDS,
 1500 Ferndale Avenue,
 Abington, PA 19003.
 ATTORNEY: CHARLES E. McKEE,
 DONOHUE, McKEE & MATTSON, LTD.,
 1 N. Ormond Avenue, Office,
 Havertown, PA 19083

SILVER, PHYLLIS, dec'd.

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

SOVEL, JEFFREY TODD, dec'd.

Late of Borough of Norristown.
 Administratrix: SHERRI L. BELKOFF,
 c/o Laura M. Zartman, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.
 ATTORNEY: LAURA M. ZARTMAN,
 YORKWAY LAW GROUP,
 745 Yorkway Place,
 Jenkintown, PA 19046

**TYSON, DOROTHY J. also known as
JEAN TYSON, dec'd.**

Late of Lower Pottsgrove Township.
 Executor: SCOTT P. TYSON,
 c/o Supriya G. Philips, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.

**VALENTI, MARGARET M. also known as
MARGARET MARY VALENTI, dec'd.**

Late of Abington Township.
 Executor: ROBERT J. VALENTI, JR.,
 580 Saratoga Road,
 King of Prussia, PA 19406.
 ATTORNEY: ANDREW P. GRAU,
 THE GRAU LAW FIRM,
 911 Easton Road, P.O. Box 209,
 Willow Grove, PA 19090

WILKENS, JOAN M., dec'd.

Late of Cheltenham Township.
 Executor: ZAKARY S. STARR,
 5485 Rainier Drive,
 Garden Valley, CA 95633.
 ATTORNEY: STEVEN P. KRASNEY,
 559 Beaver Road,
 Southampton, PA 18966

WILLIAMS, GARY S., dec'd.

Late of Cheltenham Township.
 Executrix: ASIA MITCHELL,
 5201 Apple Lane,
 West Deptford, NJ 08066-2023.

WILSON, JEFFREY ROBERT also known as**JEFFREY R. WILSON, dec'd.**

Late of Borough of Narberth.
 Executrix: MARYANN LAVERTY,
 c/o Michael L. Golden, Jr., Esquire,
 2005 Market Street, 16th Floor,
 Philadelphia, PA 19103.

ATTORNEY: MICHAEL L. GOLDEN, JR.,
 ZARWIN BAUMDeVITO KAPLAN SCHAER TODDY,
 2005 Market Street, 16th Floor,
 Philadelphia, PA 19103

WOLPER SR., JOHN F., dec'd.

Late of East Norriton Township.
 Executor: JOHN F. WOLPER, JR.,
 c/o Franqui-Ann Raffaele, Esquire,
 1684 S. Broad Street, Suite 230,
 P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: FRANQUI-ANN RAFFAELE,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 P.O. Box 1479,
 Lansdale, PA 19446-0773

YEAGER, ROBERT B., dec'd.

Late of Upper Merion Township.
 Executrix: LISA YEAGER,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464.
 ATTORNEY: JUDITH L. WATTS,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

Second Publication**ALLEN, MARGARET A., dec'd.**

Late of Towamencin Township.
 Executrix: JUDITH M. MacCORD,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 THE LAW OFFICES OF CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

BEG, MIRZA M.A., dec'd.

Late of Cheltenham Township.
 Executrix: RAIHANA R. BEG,
 c/o Jonathan H. Ellis, Esquire,
 100 Front Street, Suite 100,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
 100 Front Street, Suite 100,
 Conshohocken, PA 19428

COLLIER, NANCY also known as**NANCY E. COLLIER, dec'd.**

Late of Lower Providence Township.
 Executors: JOHN C. COLLIER,
 1551 Old Ridge Road,
 Pottstown, PA 19465,
 JOYCE COLLIER,
 707 Preston Road,
 Glenside, PA 19038.

- ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464
- CONROY SR., GEORGE, dec'd.**
Late of Horsham Township.
Executor: GEORGE C. CONROY, JR.,
c/o HighPoint Law Offices,
200 Highpoint Drive, # 211,
Chalfont, PA 18914.
- ATTORNEY: PETER J. GILBERT,
HIGHPOINT LAW OFFICES,
200 Highpoint Drive, # 211,
Chalfont, PA 18914
- DALEY, KEVIN M., dec'd.**
Late of Upper Moreland Township.
Executor: JEFFREY W. DALEY,
c/o John F. Walsh, Esquire,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702.
- ATTORNEY: JOHN F. WALSH,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702
- DOOSE, CAROLE LYNNE, dec'd.**
Late of Skippack Township.
Executors: KATHARYN LYNN DOOSE
SCHICKEL AND
DAVID FRANKLIN DOOSE,
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
- DRESLIN, ANTON, dec'd.**
Late of Norristown, PA.
Executrix: NEENA M. PINE,
150 Knotty Oak Drive,
Mount Laurel, NJ 08054.
- ATTORNEY: RUSSELL FARBIARZ,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526
- DRUCKER, ROBERT W., dec'd.**
Late of Borough of Norristown.
Executor: DAVID A. SICHEL,
c/o William Morrow, Esquire,
58 E. Penn Street,
Norristown, PA 19401.
- ATTORNEY: WILLIAM MORROW,
MORROW AND LEFEVRE, LLC,
58 E. Penn Street,
Norristown, PA 19401
- DUNMYER DeTORA, GABRIELLE, dec'd.**
Late of Blue Bell, PA.
Executor: EDWARD J. FUCHS,
20 Miller Avenue,
Berwyn, PA 19312.
- FERRANTE JR., ADAM THOMAS also known as
ADAM THOMAS FERRANTE and
ADAM FERRANTE, dec'd.**
Late of Borough of North Wales.
Administrator: ADAM FERRANTE, III,
2200 Milan Street,
Easton, PA 18045.
- ATTORNEY: WENDY J. ASHBY,
314 W. Broad Street, Suite 118,
Quakertown, PA 18951
- FISHER, JAMES, dec'd.**
Late of Abington Township.
Administrator: SCOTT A. RITTER,
c/o Karen F. Angelucci, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
- ATTORNEY: KAREN F. ANGELUCCI,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006
- GAINES, ANN R. also known as
ANN REDCROSS GAINES, dec'd.**
Late of Cheltenham Township.
Executrix: TARA LESLIE GAINES,
c/o Jeremy A. Wechsler, Esquire,
1040 Stony Hill Road, Suite 150,
Yardley, PA 19067.
- ATTORNEY: JEREMY A. WECHSLER,
CURTIN & HEEFNER LLP,
1040 Stony Hill Road, Suite 150,
Yardley, PA 19067
- GIANOPULOS, ANTOINETTE M. also known as
ANTOINETTE MANOS GIANOPULOS, dec'd.**
Late of Lower Merion Township.
Executrix: CHRISTIANA N. GIANOPULOS,
c/o Jill R. Fowler, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
- ATTORNEY: JILL R. FOWLER,
HECKSCHER, TEILLON, TERRILL & SAGER, PC.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428
- GRATER, GARY, dec'd.**
Late of Borough of Royersford.
Executor: GAVIN GRATER,
539 Spring Street,
Royersford, PA 19468.
- HAAS, VIVIAN JOAN also known as
VIVIAN J. HAAS and
VIVIAN HAAS, dec'd.**
Late of Borough of Lansdale.
Executor: RONALD CRAIG BEYER,
c/o Law Offices of George J. Trembeth, III, P.C.,
105 Sibley Avenue,
Ardmore, PA 19003-2311.
- ATTORNEY: GEORGE J. TREMBETH, III,
LAW OFFICES OF GEORGE J. TREMBETH, III, P.C.,
105 Sibley Avenue,
Ardmore, PA 19003-2311,
610-642-4360
- HEDRICK, DOUGLASS J., dec'd.**
Late of Salford Township.
Executrix: CHRISTINA A. HEDRICK,
c/o Clifton R. Guise, Esquire,
Halbruner, Hatch & Guise, LLP,
3435 Market Street,
Camp Hill, PA 17011.
- JOHNSON, THERESE M., dec'd.**
Late of Upper Salford Township.
Executrix: GRACE MCHENRY,
c/o Hilary Fuelleborn, Esquire,
745 Yorkway Place,
Jenkintown, PA 19046.

- ATTORNEY: HILARY FUELLEBORN,
YORKWAY LAW GROUP,
745 Yorkway Place,
Jenkintown, PA 19046
- KEARNS, JAMES A., dec'd.**
Late of Upper Dublin Township.
Administrators: ADRIENNE RHOADES AND
ANDRE RHOADES,
c/o Cynthia L. Dengler, Esquire,
484 Norristown Road, Suite 124,
Blue Bell, PA 19422.
ATTORNEY: CYNTHIA L. DENGLER,
MURPHY & DENGLER,
484 Norristown Road, Suite 124,
Blue Bell, PA 19422
- KEEFE, ALBERT J., dec'd.**
Late of Horsham Township.
Co-Executors: CHRISTOPHER P. KEEFE AND
MARY B. ENGELBERT,
c/o Edward T. Rostick, Esquire,
104 Lakeside Drive,
Southampton, PA 18966.
ATTORNEY: EDWARD T. ROSTICK,
104 Lakeside Drive,
Southampton, PA 18966
- KELLEY, BETTY JANE D., dec'd.**
Late of East Norriton Township.
Executor: WILLIAM A. JASKO,
401 Woodside Lane,
Bridgewater, NJ 08807.
ATTORNEY: KARIM P. HUSAIN,
Hartshorne Mansion, Suite 220,
535 N. Church Street,
West Chester, PA 19380
- KERN, HELEN E., dec'd.**
Late of Upper Moreland Township.
Executrix: JANET E. SCHNEIDER,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040
- KUHNS, GRACE L., dec'd.**
Late of Upper Frederick Township.
Executor: KENNETH S. KUHNS.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073
- LAWTON, CORNELIUS, dec'd.**
Late of Abington Township.
Administratrix: DEBRA C. LAWTON,
1351 Lindbergh Avenue,
Roslyn, PA 19001.
ATTORNEY: LATISHA B. SCHUENEMANN,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610
- LIFSHITZ, ROSLYN L., dec'd.**
Late of Lower Merion Township.
Executrix: JULIA A. ZANGWILL,
c/o Fenningham, Dempster and Coval LLP,
Five Neshaminy Interplex, Suite 315,
Trevose, PA 19053.
ATTORNEY: CHRISTOPHER P. COVAL,
FENNINGHAM, DEMPSTER & COVAL, LLP,
5 Neshaminy Interplex, Suite 315,
Trevose, PA 19053
- LOWRY, CHERYL M., dec'd.**
Late of Upper Moreland Township.
Executor: KEVIN P. LOWRY,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040
- MacDERMOTT, REGINA THERESA, dec'd.**
Late of Glenside, PA.
Executrix: KATHLEEN SMITH,
1213 Malinda Road,
Oreland, PA 19075.
- McCLOSKEY, JOHN F., dec'd.**
Late of Borough of Pottstown.
Executrix: ANNA M. McCLOSKEY,
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
- McNERNEY, DOROTHY M. also known as
DOROTHY DiJOSEPH and
DOROTHY SHIELDS, dec'd.**
Late of Springfield Township.
Executors: JAMES McNERNEY,
114 Redford Road,
Oreland, PA 19075,
DONNA DiJOSEPH,
905 Loney Street,
Rockledge, PA 19046.
- NEVITT, DIANE, dec'd.**
Late of West Norriton Township.
Administrator: ROBERT A. GEHRET,
c/o Mark A. Giampietro, Esquire,
P.O. Box 267,
Norristown, PA 19460-0267.
ATTORNEY: MARK A. GIAMPIETRO,
P.O. Box 267,
Norristown, PA 19460-0267
- RICE, RICHARD C., dec'd.**
Late of Limerick Township.
Executrix: BARBARA RICE,
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
- SALAMONE, FRANCES A., dec'd.**
Late of East Norriton Township.
Executrix: CHRISTINE A. PIAZZA,
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
- SEIPT, MARILYN R., dec'd.**
Late of Lansdale, PA.
Executor: VERNON K. SEIPT,
1442 Summeytown Pike,
Lansdale, PA 19446.

ATTORNEY: TIMOTHY E. SHAWARYN,
LEGACY LAW PLLC,
147 W. Airport Road,
Lititz, PA 17543

SHARP, EMMA, dec'd.

Late of Lower Merion Township.
Executrix: NIA STEPHENS MÖBLEY,
7003 Forbes Boulevard,
Lanham, MD 20706.

ATTORNEY: JANNA M. PELLETIER,
535 N. Church Street, Suite 115,
West Chester, PA 19380

SHELLER, JOSEPH E., dec'd.

Late of West Norriton Township.
Administratrix: KIMBERLY SHELLER,
782 Worth Boulevard, Apt. 201,
Pottstown, PA 19465.

ATTORNEY: MARYBETH O. LAURIA,
LAURIA LAW LLC,
3031 Walton Road, Suite C310,
Plymouth Meeting, PA 19462

**SMITH, STEPHEN SCOTT also known as
STEPHEN S. SMITH, dec'd.**

Late of Horsham Township.
Administratrix: STEPHANIE M. SMITH,
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

STUBER, SONJA, dec'd.

Late of Lower Salford Township.
Executors: PATRICIA J. PRESCOTT AND
ANDREW H. PRESCOTT,
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

STROUSE, DAWN EILEEN, dec'd.

Late of Glenside, PA.
Executrix: REBECCA STROUSE,
c/o Hope Bosniak, Esquire,
Dessen, Moses & Rossitto,
600 Easton Road,
Willow Grove, PA 19090.

ATTORNEY: HOPE BOSNIAK,
DESSEN, MOSES & ROSSITTO,
600 Easton Road,
Willow Grove, PA 19090

VALENTA, ROSE ANN, dec'd.

Late of Jenkintown, PA.
Executrix: CHERYL HURLY,
c/o Hope Bosniak, Esquire,
Dessen, Moses & Rossitto,
600 Easton Road,
Willow Grove, PA 19090.

ATTORNEY: HOPE BOSNIAK,
DESSEN, MOSES & ROSSITTO,
600 Easton Road,
Willow Grove, PA 19090

WEISS, MORTON W., dec'd.

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

ATTORNEY: DAINA S. WILSON McLEAN,
WILSON McLEAN LAW FIRM,
P.O. Box 2410,
Bala Cynwyd, PA 19004

WEST, SUSAN Q., dec'd.

Late of Lower Gwynedd Township.
Executors: SARAH W. WILLIAMS AND
THE GLENMEDE TRUST COMPANY, N.A.,
Attn.: Isabel M. Albuquerque,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.

ATTORNEY: MARK N. DILTS,
DILTS MACARY and CALVIN,
455 Pennsylvania Avenue, Suite 220,
Fort Washington, PA 19034

**WOLK, JANET S. also known as
JANET WOLK, dec'd.**

Late of Abington Township.
Executors: DAVID B. WOLK AND
LINDA HELLER,
c/o Bradley S. Cohen, Esquire,
1845 Walnut Street, Suite 2250,
Philadelphia, PA 19103.

ATTORNEY: BRADLEY S. COHEN,
LEX NOVA LAW, LLC,
1845 Walnut Street, Suite 2250,
Philadelphia, PA 19103

**ZAMPINO, CAROLE E. also known as
CAROLE E. EDMONDS, dec'd.**

Late of Lower Merion Township.
Executors: SIOBHAN EDMONDS,
621 Asbury Avenue, Apt. C,
Ocean City, NJ 08226,
SHANE McCAUGHAN,
127 Springfield Avenue,
Bala Cynwyd, PA 19004.

ATTORNEY: NICOLE LaBLETТА,
LaBLETТА & WALTERS,
200 Barr Harbor Drive, Suite 400,
Conshohocken, PA 19428

ZUCCARO, NANCY, dec'd.

Late of Lower Gwynedd Township.
Executrix: VICTORIA L. SULLIVAN,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

Third and Final Publication

**ANDERS, CATHERINE D. also known as
CATHERINE L. ANDERS, dec'd.**

Late of Franconia Township.
Executors: PHILIP ANDERS,
234 W. Reliance Road,
Souderton, PA 18964,
DAVID G. ANDERS,
594 Godshall Road,
Telford, PA 18969.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

BOLD, GERHARD, H. also known as**GERHARD HERMAN BOLD, dec'd.**

Late of Montgomery Township.

Administrators: ALBERT T. BOLD AND VICTORIA C. BOLD,

c/o David L. Allebach, Jr., Esquire,
Yerger, Daylor, Allebach, Scheffey, Picardi,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776.**BOSTOCK, WILLARD G., dec'd.**

Late of Lower Moreland Township.

Executrix: LINDA E. VAZQUEZ,

c/o Katherine F. Thackray, Esquire,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103.

ATTORNEY: KATHERINE F. THACKRAY,

ALEXANDER & PELLI, LLC,

1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103**BROWNSEY, MARION K., dec'd.**

Late of Cheltenham Township.

Executor: LAURENCE J. BROWNSEY,

2469 Rosemore Avenue,

Glenside, PA 19038.

ATTORNEY: DAVID G. ENNIS,

2209 Mt. Carmel Avenue,

Glenside, PA 19038

BROWNSEY, MICHAEL, dec'd.

Late of Cheltenham Township.

Administrator: LAURENCE J. BROWNSEY,

2469 Rosemore Avenue,

Glenside, PA 19038.

ATTORNEY: DAVID G. ENNIS,

2209 Mt. Carmel Avenue,

Glenside, PA 19038

CAREY, LORRAINE M. also known as**LORRRAINE MARIE CAREY and****LORRIANE M. SUPSIC-CAREY, dec'd.**

Late of Upper Hanover Township.

Administratrix: AMBER M. CAREY.

ATTORNEY: MICHELLE M. FORSELL,

WOLF, BALDWIN & ASSOCIATES, P.C.,

570 Main Street,

Pennsburg, PA 18073

CAVANAUGH JR., EDWARD J. also known as**NED CAVANAUGH, dec'd.**

Late of Lower Gwynedd Township.

Executrix: RITA MARIE DUNDON,

c/o Michael F. Frisbie, Esquire,

329A S. Main Street,

Doylestown, PA 18901.

ATTORNEY: MICHAEL F. FRISBIE,

FRISBIE LEGAL SOLUTIONS,

329A S. Main Street,

Doylestown, PA 18901

CHWIEROTH, CAROLINE M. also known as**CAROLINE CHWIEROTH, dec'd.**

Late of Harleysville, PA.

Executor: MICHAEL E. CHWIEROTH,

123 Sunset Drive,

Harleysville, PA 19438.

ATTORNEY: GERALD F. STRUBINGER, JR.,

STRUBINGER LAW, P.C.,

P.O. Box 158,

Palmerton, PA 18071-0158

COLEN JR., JOSEPH E., dec'd.

Late of Lower Merion Township.

Executors: JOSEPH E. COLLEN, III,

JENNIFER L. COLLEN AND

JENNIFER L. ANDERSON,

c/o William L. Landsburg, Esquire,

Blue Bell Executive Campus, Suite 110,

460 Norristown Road,

Blue Bell, PA 19422-2323.

ATTORNEY: WILLIAM L. LANDSBURG,

WISLER PEARLSTINE, LLP,

Blue Bell Executive Campus, Suite 110,

460 Norristown Road,

Blue Bell, PA 19422-2323

COOPERSMITH, HAROLD, dec'd.

Late of Upper Dublin Township.

Executrix: ROSEMARY R. FERRINO,

608 W. Main Street,

Lansdale, PA 19446-2012.

ATTORNEY: ROSEMARY R. FERRINO,

MONTCO ELDER LAW, LLP,

608 W. Main Street,

Lansdale, PA 19446-2012

COUGHLIN, EDWARD M., dec'd.

Late of Douglass Township.

Executrix: MAUREEN E. COUGHLIN,

1148 SW 45th Terrace,

Cape Coral, FL 33914.

ATTORNEY: LYNN R. EMERSON,

BUSINESSLEGAL PC,

3812B Skyline Boulevard,

Cape Coral, FL 33914

DALTON, DOROTHY ANNE, dec'd.

Late of Lower Gwynedd Township.

Executor: JAMES TIMOTHY DALTON,

249 Bissell Road,

Cooperstown, NY 13326.

DOYLE, MOLLY SUSAN, dec'd.

Late of Towamencin Township.

Executors: BRIAN C. DOYLE AND

DANIEL DOYLE,

c/o Robert J. Iannozzi, Jr., Esquire,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446.

ATTORNEY: ROBERT J. IANNOZZI, JR.,

DISCHELL, BARTLE & DOOLEY, PC,

1800 Pennbrook Parkway, Suite 200,

Lansdale, PA 19446

DRESNIN, STANFORD E., dec'd.

Late of Lower Merion Township.

Executor: MICHAEL DRESNIN,

c/o Laura M. Tobey, Esquire,

229 W. Wayne Avenue,

Wayne, PA 19087.

ATTORNEY: LAURA M. TOBEY,

REIDENBACH & ASSOCIATES, LLC,

229 W. Wayne Avenue,

Wayne, PA 19087

**EGBERT, GEORGE C. also known as
GEORGE CLARENCE EGBERT and
GEORGE EGBERT, dec'd.**

Late of Lower Providence Township.

Administrator: RAYMOND SARACENI,

1903 Weatherstone Drive,

Paoli, PA 19301.

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

ENSANIAN, KNARIG K., dec'd.

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

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

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

Late of Hatfield Township.
Administrators: MATTHEW FINNEMEYER AND
ANDREW FINNEMEYER,
c/o Rosemary R. Ferrino, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2012.

ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

GARNER, GARY L., dec'd.

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

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

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

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

HAMMER, ALFRED, dec'd.

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

JOHNSTON, JEAN SARAH, dec'd.

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

KELLER, SHIRLEY, dec'd.

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

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

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

LANDES, ELLA M., dec'd.

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

LAUTMAN, MILLICENT, dec'd.

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

LEHMAN, FREDERICK A. also known as

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

LUCENTE, JUDITH G. also known as

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

McBRIDE, RICHARD PAUL also known as

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

McCAFFREY, JOSEPH, dec'd.

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

McMURRAY JR., ARTHUR ROBERT, dec'd.

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

MOISSET, BEATRIZ, dec'd.

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

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

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

MURPHY, ELAINE K., dec'd.

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

NADEL, ALAN S., dec'd.

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

OSTROW, EDWIN, dec'd.

Late of Lower Providence Township.
 Executrices: BETSY A. OSTROW AND
 MARCIA N. WITHERSPOON,
 c/o Rudolph L. Celli, Jr., Esquire,
 125 Strafford Avenue, Suite 115,
 Wayne, PA 19087.
 ATTORNEY: RUDOLPH L. CELLI, JR.,
 CELLI & ASSOCIATES,
 125 Strafford Avenue, Suite 115,
 Wayne, PA 19087

PILEGGI, FRANK, dec'd.

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

PILLA, KATHLEEN S., dec'd.

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

SANTORI, EILEEN MARIE, dec'd.

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

SAYLOR, PETER M., dec'd.

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

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

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

SIEGEL, WILLIAM J., dec'd.

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

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

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

STEIN, BARBARA J., dec'd.

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

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

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

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

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

VITABILE, MARY ANN, dec'd.

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

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

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

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

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

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

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

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

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

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

4Ninety with its principal place of business at 490 Millwrighter Way, Lansdale, PA 19446.

The name and address of the person owning or interested in said business is: Christophoer Murphy, 490 Millwrighter Way, Lansdale, PA 19446.
 The application was filed.

AmeliaXStyles with its principal place of business at 20 Ardmore Avenue, #2, Ardmore, PA 19003.

The name and address of the person owning or interested in said business is: Amelia M. Colvin, 20 Ardmore Avenue, #2, Ardmore, PA 19003.
 The application was filed.

Designing Divorce with its principal place of business at 7026 Sheaff Lane, Fort Washington, PA 19034.

The name and address of the person owning or interested in said business is: Rebecca Pickens, 7026 Sheaff Lane, Fort Washington, PA 19034.
 The application was filed.

Division 1 with its principal place of business at 550 Easton Road, Horsham, PA 19044.

The name and address of the person owning or interested in said business is: Austin Reid, 550 Easton Road, Horsham, PA 19044.
 The application was filed.

Mid-Life Rises with its principal place of business at 2832 DeKalb Pike, #1138, East Norriton, PA 19401. The name and address of the person owning or interested in said business is: Margaret V. Yezzi, 2832 DeKalb Pike, #1138, East Norriton, PA 19401. The application was filed.

Morningside House of Collegeville with its principal place of business at 1421 S. Collegeville Road, Collegeville, PA 19426. The individual and entity owning or interested in said business are: Kelly Mason and Morningside Elite Management, LLC, with an address of 128 Old Town Road, Suite C, East Setauket, NY 11733-2064. The application was filed on September 15, 2023.

**Donald Zeithaml, Jr., Esquire
Gallagher Evelius & Jones**
218 N. Charles Street, Suite 400
Baltimore, MD 21201

Morningside House of Towamencin with its principal place of business at 900 Towamencin Avenue, Lansdale, PA 19446. The individual and entity owning or interested in said business are: Kelly Mason and Morningside Elite Management, LLC, with an address of 128 Old Town Road, Suite C, East Setauket, NY 11733-2064. The application was filed on September 15, 2023.

**Donald Zeithaml, Jr., Esquire
Gallagher Evelius & Jones**
218 N. Charles Street, Suite 400
Baltimore, MD 21201

PSR Broadcasting with its principal place of business at 422 Williamson Court, Lansdale, PA 19446. The name and address of the person owning or interested in said business is: Anthony F. Sibilla, Jr., 422 Williamson Court, Lansdale, PA 19446. The application was filed.

TC Electronics with its principal place of business at 604 Wexford Court, Royersford, PA 19468. The name and address of the person owning or interested in said business is: Thomas Couser, 604 Wexford Court, Royersford, PA 19468. The application was filed.

Tostaky Imports with its principal place of business at 408 E. Fourth Street, Suite 209, Bridgeport, PA 19405. The names of all persons owning or interested in said business are: Raymond Scott Winters, Matthew Craig Marlowe, Philip David Kolodziej. The application was filed on September 13, 2023.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **Fosumed Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of the Business Corporation law of 1988. The corporation is incorporated under the laws of the State of Delaware. The address of its principal office under the laws of said jurisdiction is 251 Little Falls Drive, Wilmington, Delaware 19808, and the address of its registered office in Pennsylvania is 1376 Landis Drive, North Wales, Pennsylvania 19454.

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 12, 2023, by **Landings OPCO 1, LLC d/b/a Morningside House of Collegeville**, a foreign business corporation formed under the laws of the State of New York, where its principal office is located at 128 Old Town Road, Suite C, East Setauket, NY 11733, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. 6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be in Montgomery County at 1421 S. Collegeville Road, Collegeville, PA 19426.
**Donald Zeithaml, Jr., Esquire
Gallagher Evelius & Jones**
218 N. Charles Street, Suite 400
Baltimore, MD 21201

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 12, 2023, by **Towamencin Operating Company, LLC d/b/a Morningside House of Towamencin**, a foreign business corporation formed under the laws of the State of New York, where its principal office is located at 128 Old Town Road, Suite C, East Setauket, NY 11733, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. 6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be in Montgomery County at 900 Towamencin Avenue, Lansdale, PA 19446.
**Donald Zeithaml, Jr., Esquire
Gallagher Evelius & Jones**
218 N. Charles Street, Suite 400
Baltimore, MD 21201

MISCELLANEOUS

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Montgomery County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 10, 2022, pursuant to Rule 219, Pa. R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective **September 9, 2022**.

- Bench Jr., Douglas James**
- Biron, Thomas E.**
- Byrd, Adrienne Patrice**
- Conn, Andrew G.**
- Dugan, Gerald J.**
- Elliott, Eileen E.**
- Gelburd, Kenneth Allan**
- Kauffman, Zachary Andrew**
- Kitch, James Collier**
- McNally, James P.**
- Milner, Byron L.**

Miraglia, Thomas J.
Shea, John G.
Wampole, Courtnee Lynn

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

Managing Editor:
Jack Costello, 100 West Airy Street,
Norristown, PA 19401

10. Owner: **Montgomery Bar Association,
100 West Airy Street, Norristown, PA 19401.**

11. Known bondholders, mortgagees, and other security holders owning or holding 1 percent or more of total amount of bonds, mortgages or other securities:
None

12. The purpose, function and nonprofit status of this organization and the exempt status for Federal Income Tax purposes have not changed during preceding 12 months.

13. Publication Title:
Montgomery County Law Reporter

14. Issue Date for Circulation Data Below:
September 14, 2023

15. Extent and nature of circulation:
Periodical

Average No. copies Each Issue During Preceding 12 months	No. Copies of Single Issue Published Nearest to Filing Date
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NOTICE OF FILING AN APPLICATION

Notice is hereby given that on September 15, 2023, **Pitcairn Trust Company**, with its principal place of business located at 165 Township Line Road, Suite 3600, County of Montgomery, Jenkintown, Pennsylvania 19046, filed with the Pennsylvania Department of Banking and Securities an application to convert from a stock corporation to a Limited Liability Company.

All interested persons may file comments regarding this application, in writing, with the Pennsylvania Department of Banking and Securities, Bureau of Bank Supervision, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this application must be received by the Department of Banking and Securities no later than thirty (30) days after the date of publication of this notice.

(REVISED) STATEMENT OF OWNERSHIP, MANAGEMENT, and Circulation

(All Periodicals Publications Except Requester Publications)

FILED SEPTEMBER 15, 2023

Statement of Ownership, Management and Circulation (Required by 39 U.S.C. 3685)

- Title of Publication:
Montgomery County Law Reporter
- Publication No.: **3610-8000**
- Date of Filing: **Filed September 15, 2023**
- Frequency of Issue: **Weekly**
- Number of Issues: **52**
- Annual Subscription Price: **\$150.00**
- Complete Mailing Address of Known Office of Publication:
100 West Airy Street, Norristown, PA 19401
- Complete Mailing Address of Headquarters or General Business Office of Publishers:
100 West Airy Street, Norristown, PA 19401
- Full Names and Complete Mailing Addresses of Publisher, Editor and Managing Editor:

Publisher:
**Montgomery County Law Reporter,
100 West Airy Street, Norristown, PA 19401**

Editor: **Marshall H. Schreiberstein, Esquire,
Montgomery County Courthouse, P.O. Box 311,
Norristown, PA 19404**

a. Total No. of copies (Net press run)	145	121
b. Paid circulation:		
(1) Paid/requested Outside-County Mailed Subscriptions	145	121
(2) Paid/requested In-County Paid Subscriptions	0	0
c. Total Paid Distribution	145	121
d. Free or Nominal Rate Distribution (By mail and Outside the Mail)		
(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541	80	80
e. Total Free or Nominal Rate	80	80
f. Total Distribution	225	201
g. Copies not Distributed:	0	0
h. Total	230	206
i. Percentage Paid	64.4%	60.2%

16. Electronic Copy Circulation		
a. Paid Electronic Copies	1,275	1,765
b. Total Paid Print Copies+Paid Electronic Copies	1,420	1,886
c. Total Print Distribution + Paid Electronic Copies	1,500	1,966
d. Percent Paid (Both Print & Electronic Copies)	94.7%	96%

I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership required. It will be printed **September 28, 2023.**

18. Signature and Title of Editor, Publisher, Business Manager, or Owner:

Jack Costello, Managing Editor

Date: September 12, 2023

I certify that all information on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

PS Form **3526**, Rev. July 2014.

EXECUTIONS ISSUED

Week Ending September 19, 2023

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

ABDUL-HAKEEM, ALIMAH: WELLS FARGO BANK, N.A., GRNSH. - Viriva Community Credit Union; 202113173; WRIT/EXEC.
 BATES, CORRIE - Bachman's Roofing Building and Remodeling, Inc.; 202308918; \$3,325.00.
 BURN'T CIRCUIT, INC.: LEFKAS, INC.: TD BANK, GRNSH. - Queens Associates, L.P.; 202319287; \$10,001.34.
 CHAMBERLAIN, JILL: PNC BANK, GRNSH. - Spring Mountain Homeowners Association; 202310326; \$1,897.08.
 COOPER, JAMES - Citidel Federal Credit Union; 202217149; ORDER/IN REM JDMT. \$58,512.20.
 CREECH, CAROLYN - Weichert Financial Services, et al.; 201333517; ORDER/REASSESS \$1,045,281.45.
 DURHAM, OCTAVIA - Upper Pottsgrove Township; 201917185; WRIT/EXEC.
 GOLDSTEIN, ALEXANDRA: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 201901110.
 GREENE, ERIC: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 202214257; ORDER/JUDGMENT/ \$526.93.
 GROSSO, ROBERT - Norristown Municipality; 201800733; WRIT/EXEC.
 HANNAN, CHRISTINE - Bank United, N.A.; 202218721.
 HEROLD, DEVON: TRUIST BANK, GRNSH. - Second Round Sub, LLC; 202117391; WRIT/EXEC.
 JACKSON, JEANNE - West Brichwood Community Association; 202317207; \$4,653.30.
 JOHNSON, RON: SANTANDER BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201430413; \$3,598.65.
 KAMARAH, JAMES: TD BANK, GRNSH. - Moors, Ricky; 202320433; WRIT/EXEC.
 KOHL, REBECCA: WELLS FARGO BANK, N.A., GRNSH. - Sun East Federal Credit Union; 202000868; WRIT/EXEC.
 LAURENT, BRANDON: NAVY FEDERAL CU, GRNSH. - Rutgers The State University of New Jersey; 202318555; \$7,572.66.
 LIGESKA, MONIKA: URDANETA, ANDRES - Monroe Court Community Association; 202320364; \$8,596.40.
 LORS, LUKE - Upper Pottsgrove Township; 201528957; WRIT/EXEC.
 LUTZ, AMY: BRYN MAWR TRUST, GRNSH. - High Gate Homeowners Association; 202303304.

McGOUGH, JOSEPH: PNC BANK, GRNSH. - CSGA, LLC, et al.; 200707523; WRIT/EXEC.
 McLAUGHLIN, JAMES - Hudson Hardwood Floors, LLC; 202305637.
 McNALLY, ROBERT: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 202202239.
 OTW BUILDERS, LLC: KEY BANK, GRNSH. - United Rentals North America, Inc.; 202309870; WRIT/EXEC.
 PEIKIN, CASSIDY: FREEDOM CREDIT UNION, GRNSH. - Cavalry Spv. I, LLC; 201920246; ORDER/CONSENT JUDGMENT/\$4,407.6.
 RICCI, EMIL: BARBARA - Wilmington Savings Fund Society, FSB; 202202201.
 STEVENSON, SAKINAH: NAVY FEDERAL CU, GRNSH. - American Heritage Federal Credit Union Successor in Interest; 202218208.
 TAYLOR, STEPHEN: CITADEL FEDERAL CREDIT UNION, GRNSH. - Franklin Mint Federal Credit Union; 202318546; \$2,897.56.
 WEIGHTMAN, CHRISTOPHER - Sunnybrook Village Community Association, Inc., et al.; 202316786; \$4,809.30.
 ZACKOWSKI, STEVE: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 202002416.

JUDGMENTS AND LIENS ENTERED

Week Ending September 19, 2023

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

CAREY, JAMES - Capital One, N.A.; 202320280; Judgment fr. District Justice; \$4,271.24.
 DAVIS, DAIJA - Capital One Bank, N.A.; 202320272; Judgment fr. District Justice; \$4,520.92.
 DeBENEDICTIS, RACHAEL - LVNV Funding, LLC; 202320428; Judgment fr. District Justice; \$1,878.20.
 FEATHER RIVE DOOR: LINBERGER, TRAVIS - Osmola, Zdzislaw; 202320652; Judgment fr. District Justice; \$2,365.00.
 HENDERSON KITCHEN, INC.: KUO, GARY: YENG-LUNG - Tong, Rui; 202320311; \$21,908.28.
 HENDERSON KITCHEN, INC.: KUO, GARY: YENG-LUNG - Yang, Kun; 202320314; \$12,138.72.
 HENDERSON KITCHEN, INC.: KUO, GARY: YENG-LUNG - Xie, Junyi; 202320312; \$747.66.
 HENDERSON KITCHEN, INC.: KUO, GARY: YENG-LUNG - Tang, Weijan; 202320313; \$7,007.92.
 KAMARAH, JAMES - Moors, Ricky; 202320433; Judgment fr. District Justice; \$WRIT/EXEC.
 MILLER, EDWARD - LVNV Funding, LLC; 202320423; Judgment fr. District Justice; \$1,375.50.
 QUANTUM LANDSCAPE: QUANTUM LANDSCAPING - Perkiomen Performance, Inc.; 202320609; Judgment fr. District Justice; \$9,112.22.
 RICE, BRIAN - Second Round Sub, LLC; 202320418; Judgment fr. District Justice; \$1,766.98.
 SHAFFER, JENNIFER - Galaxy International Purchasing, LLC; 202320186; Certification of Judgment; \$7,336.00.
 TOBIN, LINDSEY - Capital One, N.A.; 202320274; Judgment fr. District Justice; \$6,732.34.

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

Allen, James; 202370336; \$24,798.39.
Bennett, Porcia; 202370327; \$13,782.34.
Durante, Steven; 202370330; \$48,734.00.
Howard, Craig; Sheronne; 202370335; \$14,740.12.
Howard, Craig; Sheronne; 202370337; \$1,713.68.
Lucca, Michael; 202370332; \$11,710.14.
Montes, Rhonda; 202370334; \$21,090.16.
MT Remodeling, LLC; 202370329; \$3,379.89.
National Communication XChange, Inc.; 202370328;
\$31,333.31.
Patton, Brian; 202370333; \$54,897.97.
Straface, Steven; 202370331; \$4,851.63.

LETTERS OF ADMINISTRATION

Granted Week Ending September 19, 2023

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

BENNETT, RICHARD A. - Jenkintown Borough;
Bennett, Richard A., 2923 Meyer Avenue,
Glenside, PA 19038.
BROWN, JENNIFER K. - Limerick Township;
Rosin, Dan Esq., 822 Pine Street,
Philadelphia, PA 19107.
CECCOLA JR., PHILIP J. - West Conshohocken
Borough; Ceccola, Russell J., 121 Merion Avenue,
West Conshohocken, PA 19428.
GREENFIELD, HOWARD - Upper Gwynedd Township;
Greenfield, Luke, 6527 W. 5th Street,
Los Angeles, CA 90048.
HAHN, MYUNG JA - Whitemarsh Township;
Hahn, Susan H., 2536 College Avenue, Apt. 8A,
Berkeley, CA 94704.
HOMA, STEPHEN - Norristown Borough;
Saraceni, Mary C., 102 Carlisle Court,
Lansdale, PA 19446-1684.
KIRK, MADELINE K. - Abington Township;
Kirk, Michelle D., 620 Tyson Avenue,
Glenside, PA 19038.
KOCZAN, DEBORAH - Douglass Township;
Reiher, Joseph C., 1455 Yoder Avenue,
Gilbertsville, PA 19525.
LIEBEL, MICHAEL L. - Lower Providence Township;
Liebel, Louis J., 505 Fairhill Street,
Willow Grove, PA 19090.
MONTOWSKI, ROBERT C. - Conshohocken Borough;
Dodson, Montowski Cynthia E., 309 W. Elm Street,
Conshohocken, PA 19428.
MORRIS, DOROTHY - Pottstown Borough;
Morris, Robert E., 340 W. Chestnut Street,
Pottstown, PA 19464.
MULLEN, HELGA - Norristown Borough;
Hoffman, Jeffrey R., 636 Old York Road,
Jenkintown, PA 19046.
NESMITH, CHARLES A. - Pottstown Borough;
Davis, Tyrone, 934 E. High Street,
Pottstown, PA 19464.
PALMER, JOHN L. - Ambler Borough; Palmer, Kavi M.,
1441 Knightsbridge Drive, Blue Bell, PA 19422.
RANIERI, RENATE E. - Lower Moreland Township;
Ranieri, Jessica, 2535 Huntingdon Pike,
Huntingdon Valley, PA 19006.

REIMAN, HENRY W. - Springfield Township;
Reiman, John B., 8404 Widener Road,
Wyndmoor, PA 19038-7529; Wojtkowiak, Alison,
8404 Widener Road, Wyndmoor, PA 19038-7529.
ROBERTSHAW, KEITH - Abington Township;
Robertshaw, Paul, 39 Bark Hollow Lane,
Horsham, PA 19044.
SCHANTZ III, NEWTON L. - Norristown Borough;
Greer, Donna, 817 Buttonwood Street,
Norristown, PA 19401; Horrocks, Sally,
234 White Avenue, King of Prussia, PA 19406.
SCHEER, CYNTHIA K. - Horsham Township;
Michaels, Michelle T., 609 Minshall Road,
Springfield, PA 19064.
SNYDER, NANCY B. - Cheltenham Township;
Snyder Jr., Robert D., 700 Spruce Street,
Lansdale, PA 19446; Snyder Sr., Robert D.,
540 Beaver Road, Glenside, PA 19038.
VAUGHN, DAVID R. - Horsham Township;
Vaughn, Georgianna E., 1247 Lois Road,
Ambler, PA 19002.

SUITS BROUGHT

Week Ending September 19, 2023

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

ADAMS, ALESIA: DUNCAN, CHARLES -
Plymouth Pointe; 202320577; Defendants
Appeal from District Justice.
ARTER, JOHN - Portfolio Recovery Associates, LLC;
202320551; Civil Action; Gerding, Carrie A.
BAYRON, KAYLA - Portfolio Recovery Associates, LLC;
202320421; Civil Action; Gerding, Carrie A.
BELLS HEALTHCARE MANAGEMENT;
WYNDMOUR HILLS REHABILITATION AND
NURSING CENTER - Estate of Adele Holloway;
202320495; Civil Action.
BENJAMIN, WENONIAH: MILAN, JEROME -
Colonial Apartments; 202320375; Petition to Appeal
Nunc Pro Tunc.
BERNAL, CRUZ - Portfolio Recovery Associates, LLC;
202320417; Civil Action; Gerding, Carrie A.
BODINE, MAXIMILLIAN - Portfolio Recovery
Associates, LLC; 202320427; Civil Action;
Gerding, Carrie A.
BRAVO, JEREMIAH - Scheswohl, Catherine; 202320207;
Complaint for Custody/Visitation.
BURRELL, ANDRE - Thim, Sarah; 202320245;
Complaint for Custody/Visitation.
CABRERA, TERESA: DIAZ, C. - Flores, Reyna;
202320067; Complaint for Custody/Visitation.
CAMM, EDWARD - Rogalski, Elizabeth;
202320363; Complaint for Custody/Visitation.
CARACCI, OLESSIA: VOROBYEV, IGOR -
Portfolio Recovery Associates, LLC; 202320306;
Civil Action; Gerding, Carrie A.
CATIN, NATALIE - Portfolio Recovery Associates, LLC;
202320432; Civil Action; Gerding, Carrie A.
CERMINARA, DANIELLE - Portfolio Recovery
Associates, LLC; 202320309; Civil Action;
Gerding, Carrie A.
COLEMAN, JAMES: KELLY - Capstone Property
Partners II; 202320589; Defendants Appeal from
District Justice.

- CONSTANTINE, NATALA - Portfolio Recovery Associates, LLC; 202320380; Civil Action; Gerding, Carrie A.
- CORBIN, DANIELLE - Portfolio Recovery Associates, LLC; 202320390; Civil Action; Gerding, Carrie A.
- COTTOM, DAVID - Portfolio Recovery Associates, LLC; 202320317; Civil Action; Gerding, Carrie A.
- COVELL, ELIZABETH - Portfolio Recovery Associates, LLC; 202320568; Civil Action; Gerding, Carrie A.
- DAVIS, EVAN - Lower Merion Township School District; 202320663; Petition; O'Donoghue, Justin M.
- DAVIS, WILLIAM - Portfolio Recovery Associates LLC; 202320399; Civil Action; Gerding, Carrie A.
- DEANER, TYLER - Kriebler, Summer; 202320392; Complaint for Custody/Visitation.
- DENNIS, SHANDA - Portfolio Recovery Associates, LLC; 202320564; Civil Action; Gerding, Carrie A.
- DIRECT AUTO SALES - Ilva, Emily; 202320319; Defendants Appeal from District Justice.
- DOUGHERTY, JENNA - Mastrangelo, Joseph; 202319882; Complaint for Custody/Visitation.
- ELLAM, STACY - Portfolio Recovery Associates, LLC; 202320382; Civil Action; Gerding, Carrie A.
- ENCOMPASS INSURANCE COMPANY - Williams, Anna; 202320567; Civil Action; Vangrossi, Vincent M.
- ENRIGHT, JONATHAN - JLW Properties, LLC; 202320537; Defendants Appeal from District Justice.
- FLEMING, ALEXIS - Portfolio Recovery Associates, LLC; 202320385; Civil Action; Gerding, Carrie A.
- FORD-BEY, FELISHA - Moore, Debra; 202320349; Defendants Appeal from District Justice.
- GLASS, STEVE - Balat, Aga; 202320308; Defendants Appeal from District Justice.
- GRAHAM, TYMIRRA - Bank of America, N.A.; 202320532; Civil Action; Polas, Bryan J.
- HAMILTON, FRANCIS - Annunziata, Alana; 202320664; Complaint for Custody/Visitation.
- HECK, DAVID - Wilkerson, Chelise; 202320249; Complaint for Custody/Visitation.
- HNATKO, JAMES - Bank of America; 202320522; Civil Action; Polas, Bryan J.
- HOFFMANN, RAYMOND - Hoffmann, Caitlin; 202320533; Complaint Divorce.
- ICKES, KASEY - Wieder, John; 202320251; Complaint for Custody/Visitation.
- JAMES, SHONIQUE - Hicks, Victoria; 202320325; Petition for Protection From Intimidation.
- JOHN M. GALLOWAY; GALLOWAY, JOHN - Forward Financing, LLC; 202320160; Petition; Bojarski, Caroline J.
- JONES, MICHELLE TAYLOR, MICHAEL - Jones, Queenie; 202319777; Complaint for Custody/Visitation.
- JOSEPH, NIKISHA - American Express National Bank; 202320301; Civil Action; Felzer, Jordan W.
- KELLY, PATRICIA - Ottinger, Jeanne; 202320602; Complaint Divorce.
- KRAVITZ, ANDREW - Harris, Virginia; 202320569; Civil Action.
- LAFFERTY, ANITA - Jernigan, Raymond; 202320059; Complaint for Custody/Visitation.
- LATOLLA, DOMETRIO - Portfolio Recovery Associates, LLC; 202320305; Civil Action; Gerding, Carrie A.
- LING, NAOMI - Marshall, Timothy; 202320027; Complaint for Custody/Visitation; Katz, Daniel W.
- MCCRARY, NICHOLAS - McCrary, Samantha; 202320373; Complaint Divorce.
- McCULLOUGH, ASHLEY - Obuz, Ozlem; 202320560; Petition to Appeal Nunc Pro Tunc.
- McLAURIN, ASIA: JOANTHAN - Herling, Arthur; 202320442; Defendants Appeal from District Justice.
- MERMA, GRACIELA - Portfolio Recovery Associates, LLC; 202320303; Civil Action; Gerding, Carrie A.
- MICHNIAK, ANDRE - Michniak, Lyudmyla; 202320391; Complaint Divorce; Consolo, Colleen F.
- MORAN, DANIEL - Portfolio Recovery Associates, LLC; 202320248; Civil Action; Gerding, Carrie A.
- NEDD, JOHNA - Proctor, Tayseam; 202320371; Complaint for Custody/Visitation.
- ORECHIEWSKY, CAROL - Portfolio Recovery Associates, LLC; 202320563; Civil Action; Gerding, Carrie A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Slawewski, Shawn; 202320286; Appeal from Suspension/Registration/Insp.; Lynch Jr., James R.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Slawewski, Shawn; 202320285; Appeal from Suspension/Registration/Insp.; Lynch Jr., James R.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - C7 Garage Motor Sports CG 18; 202320450; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Oden, Kaleb; 202320454; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Hunter, Timothy; 202320459; Appeal from Suspension/Registration/Insp.; Sopin, Craig A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Hartman, Robert; 202320348; Appeal from Suspension/Registration/Insp.; Mullaney, Martin P.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rogers, Justin; 202320352; Appeal from Suspension/Registration/Insp.; Goodman, Michael B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Connor, John; 202320456; Appeal from Suspension/Registration/Insp.; Guyer, Edwin L.
- PEREZ URIAS, JULIO CESAR: FLORES MARQUILLO, VIVIANA - Flores Morales, Guillermo; 202320031; Complaint for Custody/Visitation; Costello, Caitlin.
- PINKERTON, CHELSEA - Thomas, Omar; 202319588; Complaint for Custody/Visitation.
- SCHAEFFER, ANASTACIA: KICHLINE, KADYN - Serra, Lori; 202319456; Complaint for Custody/Visitation; Wender, Melanie J.
- SENIOR, BRANT - Portfolio Recovery Associates, LLC; 202320374; Civil Action; Gerding, Carrie A.
- SHRAWDER, MELISSA - Tudor Real Estate, LLC; 202320547; Petition to Appeal Nunc Pro Tunc.
- STEVENS, MICHAEL - Portfolio Recovery Associates, LLC; 202320302; Civil Action; Gerding, Carrie A.

UNDERWOOD, NAJEE - Johnson, Monica; 202320252;
Complaint for Custody/Visitation.
VINSON, RITA - Bank of America, N.A.; 202320534;
Civil Action; Polas, Bryan J.
VY, WILLIAM - Tran, Lisa; 202320284; Complaint for
Custody/Visitation.

WILLS PROBATED

Granted Week Ending September 19, 2023

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

ALEXANDER, OLGA S. - Conshohocken Borough;
Alexander, Mercedes, 300 North Lane, Conshohocken,
PA 19428.
ATLIN, LILLIAN - Lower Merion Township;
Atlin, Neil J., 444 W. Dilido Drive, Miami Beach,
FL 33139; Nahmani, Lynne N., 517 Howe Road,
Merion Station, PA 19066.
AUGUSTINE, MALVINA C. - Skippack Township;
Revak, Michele A., 309 Park Road, Ambler, PA 19002.
CARA, PATRICK V. - Lower Providence Township;
Cara, Patricia E., 413 Brookwood Road, Wayne,
PA 19087.
CATTERALL, LUCY M. - Montgomery Township;
Chiaverelli, Lucy E., 906 Herman Road,
Horsham, PA 19044; English, Marie T.,
76 Wynmere Drive, Horsham, PA 19044.
CLEMMER, GRACE K. - Lower Salford Township;
Clemmer, Martha G., 845 Arrowhead Lane,
Harleysville, PA 19438.
DiDOMENICO, JEFFREY - Hatboro Borough;
DiDomenico, Patricia, 237 Jacksonville Road,
Hatboro, PA 19040.
DRAPER, KENNETH H. - Conshohocken Borough;
Jenemann, David, 23 Kingsland Terrace,
Burlington, VT 05041.
FITTIPALDI, GIUSEPPE - Upper Dublin Township;
Klug, Maria, 2956 Elliott Avenue, Willow Grove,
PA 19090.
FLEEGLER, HARVEY - Whitemarsh Township;
Fleegler, Cheryl, 254 Emerson Drive, Lafayette Hill,
PA 19444.
GALLO, ANTHONY M. - Abington Township;
Kohs, Amy C., 342 Central Avenue, Glenside,
PA 19038.
GARBERINA, MARGARET M. - Abington Township;
Martin, Margaret A., 1019 Edge Hill Road,
Abington, PA 19001; Picariello, Marianne E.,
501 W Beidler Avenue, King of Prussia, PA 19406.
GARY, ROSLYN - Norristown Borough; Jones, Lacrystal,
225 E. Marshall Street, Norristown, PA 19401.
GIANFORTUNE, JEAN E. - Abington Township;
Bernauer, Marianne E., 1106 Hower Lane,
Philadelphia, PA 19115.
HERTZOG III, HARRY F. - West Norriton Township;
Hertzog, Joan A., 1913 Juniata Road,
Norristown, PA 19403.
HOCKENBERRY, PAUL E. - Telford Borough;
Ross, Korin A., 72 Webster Cove, Atoka, TN 38004.
IULIANO, JOSEPH F. - Norristown Borough;
Iuliano, Joseph J., 1536 Carlene Court,
Langhorne, PA 19047.
KANE, CLARICE W. - Upper Dublin Township;
Kane, William W., 7 Shalimar Lane, Maple Glen,
PA 19002; Maurer, Donna, 290 E. Canal Street,
Hershey, PA 17033; Morrissy, Judylee,
42 Wynmere Drive, Horsham, PA 19044.
KRAMER, PHYLLIS E. - Hatfield Township;
Kramer, Richard T., 33 E. Cherry Lane,
Royersford, PA 19468.
LANDIS, KATHRYN F. - Lansdale Borough;
Powis, Deborah F., 107 Line Drive, Telford,
PA 18969; Strogis, Ellen K., 1142 Hill Street,
Hatfield, PA 19440.
MORGAN, DOROTHY G. - Upper Dublin Township;
Morgan, John, 1829 Thornbury Drive, Maple Glen,
PA 19002.
MUSSELMAN, PAULINE L. - Franconia Township;
Freed, Patrice J., 8 Clifton Court, Souderton, PA 18964.
PECKJIAN, BRYAN M. - Lower Moreland Township;
Peckjian, Talene M., 822 Barn Swallow Lane,
Huntingdon Valley, PA 19006.
PESCE, DOMENIC S. - Whippain Township;
Pesce, Christopher, 24 Linwood Avenue, Emerson,
NJ 07630.
REED, CLAIRE M. - Towamencin Township;
O'Leary Jr., John J., 7012 Encampment Road,
Lansdale, PA 19446.
ROSSI JR., FRANK E. - Upper Dublin Township;
Katz, Tucker M., 932 Sunflower Street, Louisville,
CO 80027.
SAKATA, CHIZUYO H. - Lower Providence Township;
Hada, Wong Yee Debra, 31 Chipmunk Lane,
Media, PA 19063.
SCHLOEMAN, MARGARET A. - Lower Merion
Township; Schloeman, Karen L., 545 Putnam Road,
Merion Station, PA 19066.
SHIELDS, KATHLEEN M. - Abington Township;
Shields, Charles P., 1500 Ferndale Avenue,
Abington, PA 19001.
SMITH, MIRIAM T. - Whippain Township;
Smith, Deborah A., 1261 Hoffman Road,
Ambler, PA 19002.
STRACENER, MYRNA F. - Upper Dublin Township;
Szybowski, Sherry A., 13 Fawn Lane, Horsham,
PA 19044.
TYSON, RITA M. - Pottstown Borough; Ryan,
Christine M., 1561 Franklin Drive, Pottstown,
PA 19465.
VALINIS, MICHELINA S. - Upper Dublin Township;
Valinis, John P., 111 W. Mermaid Lane, Philadelphia,
PA 19118.
WAHALLA, BERNADINE B. - New Hanover
Township; Wahalla Jr., Bernard, 83 Ridge Run Road,
Sellersville, PA 18960.
WRIGHT, SHARON L. - Lower Merion Township;
Hyde, Teresa L., 48 St. Paul's Road, Ardmore,
PA 19003.
YANNICH, LOUIS A. - Montgomery Township;
DePascale, Marie Y., 102 Brittany Place,
North Wales, PA 19454.

RETURN DAY LIST

**October 2, 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. Akarman v. O'Grady - Defendant's Motion to Compel Discovery (Seq. 33d) - **L. Himmelstein - G. Mondjack.**
2. Bank of New York Mellon v. Carpenter - Plaintiff's Motion for Leave to File Amended Complaint (Seq. 9) - **J. Blank.**
3. Bedwell v. Sheetz - Defendant's Motion to Compel Discovery (Seq. 26d) - **J. Quinn.**
4. Bennett v. Devereux Foundation - Plaintiff's Motion to Compel Discovery (Seq. 24d) - **K. Millman - J. McHale.**
5. Brown v. D'Ambrosio - Plaintiff's Motion to Compel Discovery (Seq. 8) - **J. Maida - N. Donzuso.**
6. Burns v. Cooper - Plaintiff's Motion for Judgment Against Garnishee (Seq. 172) - **N. Schadler - W. Walker.**
7. Cannon v. Di Stefano - Defendant's Motion to Overrule Objections to Subpoena (Seq. 60) - **A. Soll - J. Lavin.**
8. Cantamaglia v. Philadelphia Premium Outlets, LLC - Defendant's Motion to Compel Discovery (Seq. 18d) - **C. Schadler - M. Bogdanoff.**
9. Capuzzi v. Mulhern & Kulp Structural Engineering, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 16d) - **C. Green - D. Utain.**
10. Cavalry SPV I, LLC v. Beck - Defendant's Motion to Dismiss (Seq. 2) - **D. Apothaker.**
11. Cianci v. Cianci - Defendant's Petition to Withdraw as Counsel (Seq. 21) - **M. Divinsky - A. Merlie.**
12. Doherty v. Allstate Indemnity Company - Defendant's Motion for Judgment of Non Pros (Seq. 107) - **M. Doherty - B. Callaway - D. Doyle.**
13. Ehinger v. Galapo - Defendant's Motion to Compel Discovery (Seq. 172d) - **T. Kline - G. Samms.**
14. Estate of Earl Rotenbury v. Elm Terrace Gardens - Defendant's Motion to Compel Discovery (Seq. 21d) - **L. Haberman - S. Kokonos.**
15. Evans v. 850 Paper Mill Road Operations - Plaintiff's Motion to Strike Objections to Interrogatories (Seq. 59d) - **R. Wilson - C. Black.**
16. Feingold v. Verizon - Defendant's Petition for Protective Order (Seq. 73d) - **E. Tolan - C. Philipp.**
17. Freeman v. Corson Apartments Partners, LLC - Plaintiff's Motion to Compel Discovery (Seq. 40d) - **M. Simon - D. Coval.**
18. Gonzalez v. Felix - Plaintiff's Motion to Compel Discovery (Seq. 21d) - **B. Baldwin.**
19. Griffin v. The Bryn Mawr Hospital - Defendant's Motion to Compel Discovery (Seq. 15d) - **A. Falkenbach - E. Hosmer.**
20. Gundy v. Warren - Defendant's Motion to Compel Discovery (Seq. 9d) - **S. Eckel.**
21. Halas v. Capps Deli, LLC d/b/a Capps Deli - Defendant's Motion to Compel Discovery (Seq. 9d) - **K. Cohen - M. Kaufman.**
22. Hause v. Harwick - Defendant's Motion to Dismiss (Seq. 53) - **M. Reynolds - C. Connor.**
23. Hunter v. New Meadow Glen Apartments, LLC - Defendant's Motion to Strike Objections to Subpoena (Seq. 3) - **S. Chung.**
24. Lapteff v. Abington Memorial Hospital - Defendant's Motion for Protective Order (Seq. 81d) - **E. Snyder - J. Hoynoski - J. Kilcoyne.**
25. Liller v. Murphy - Defendant's Motion to Compel Discovery (Seq. 28d) - **R. Garnick - M. Bissell.**
26. Lombardot v. Wissahickon School District - Plaintiff's Motion to Compel Discovery (Seq. 507) - **A. Feldman - L. Bennett.**
27. Malinowski v. K H and A, Inc. d/b/a Collegeville Diner - Motion to Compel Discovery (Seq. 9d) - **L. Thomas.**
28. Mapp v. Old Man? Home of Philadelphia - Plaintiff's Motion to Compel Discovery (Seq. 31d) - **C. Culleton - K. Allen.**
29. Millennium Waterfront Associates II, L.P. v. Zoning Hearing Board of The Borough of Conshohocken - Plaintiff's Petition to Intervene (Seq. 3) - **E. Campbell.**
30. Norristown Municipality v. Chavez-Ascenion - Petition to Set Aside Sheriff's Sale (Seq. 15) - **D. Boehret.**
31. North Penn Auto Service, LLC v. Zoning Hearing Board of Township of Upper Gwynedd - Motion to Quash Land Use Appeal (Seq. 6) - **R. Sokorai.**
32. Palmer v. McClellan - Defendant's Motion to Compel Discovery (Seq. 9d) - **M. Simon - C. Horn.**
33. Peelee v. Han - Defendant's Motion to Compel Discovery (Seq. 14d) - **M. Ruggieri - R. Scholer.**
34. Pulley v. Westfield Insurance Company - Defendant's Motion to Compel Deposition (Seq. 17d) - **S. Goodstadt - J. Fowler.**
35. Rice v. WM Operating, LLC - Plaintiff's Motion to Compel Discovery (Seq. 18d) - **W. Murray - E. Stefanski.**
36. Rogers v. Wawa, Inc. - Defendant's Motion to Compel Discovery (Seq. 13d) - **P. Gazan - S. Vilaridi.**
37. Romano v. Lomonaco - Defendant's Motion to Compel Discovery (Seq. 12d) - **G. Mullaney - B. Pancio.**
38. Santos v. Shive - Defendant's Motion to Compel Discovery (Seq. 7d) - **E. Levine - J. Oprysko.**
39. Shah v. Tinawi - Defendant's Motion to Compel IME (Seq. 57) - **J. Rosenbaum - T. Palmer.**
40. Silvers v. Camp Sequoia - Defendant's Motion to Compel Deposition (Seq. 32d) - **J. Burdo - P. Cilluffo.**
41. Sim v. Abington Memorial Hospital - Defendant's Motion to Compel Discovery (Seq. 24d) - **L. Haberman - T. Fitzpatrick.**
42. Southall By Lennar Community Association v. U.S. Home Corporation - Defendant's Motion to Compel Discovery (Seq. 102d) - **R. Hoffman - B. Garber - C. Williams - C. Adams.**

43. Springfield Township v. 380 Haws, L.P. - Defendant's Joint Motion to Approve Settlement Agreement (Seq. 7) - **J. Garrity - D. Zeiders.**
 44. Szewczak v. Salford Pond Homeowners Association - Defendant's Motion to Lift Objections to Subpoena (Seq. 12d) - **S. Lee.**
 45. Viglione v. Retner - Defendant's Motion to Compel Discovery (Seq. 17d) - **R. Braker.**
 46. Viglione v. Retner - Defendant's Motion to Compel Discovery (Seq. 18d) - **R. Braker.**
 47. Wedderburn v. Lane - Defendant's Motion to Compel Discovery (Seq. 9d) - **D. Shafie - M. Schlagnhauser.**
 48. Wells Fargo Bank, N.A. v. Cook - Plaintiff's Petition to Vacate Judgment - **J. Shnyder - R. Weinstein.**
 49. Wells Fargo Bank, N.A. v. Ryan - Plaintiff's Motion to Compel Discovery (Seq. 13d) - **B. Schaffer - K. Harbison.**
 50. Wilmington Savings Fund Society v. Green - Plaintiff's Motion for Protective Order (Seq. 44d) - **J. Shnyder - D. Pallen.**
 51. Winters v. Bower - Defendant's Motion to Compel Discovery (Seq. 12d) - **A. Grutzmacher - J. Tobin.**
 52. Winters v. Bower - Defendant's Motion to Compel Discovery (Seq. 15d) - **A. Grutzmacher - J. Tobin.**
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