

SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 George Ave., Suite 520, Silver Springs, MD 20910 August 30, 2023.

To all parties in interest and claimants:

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

Third & Final Publication

By virtue of a Writ of Execution **No. 2015-27792**, 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 or ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property, made for Glenside Bond and Mortgage Company, by Charles E. Shoemakers, Inc., Engineers and Surveyors, Abington, Pennsylvania, on July 21, 1966, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Phipps Avenue (40 feet wide as shown on said Plan), which point is at the distance of 150 feet, measured South 47° 45' East, along the said side of Phipps Avenue, from its intersection with the Southeasterly side of Osbourne Avenue (40 feet wide, as shown on said Plan); thence, extending from said beginning point, and along the said side of Phipps Avenue, South 47° 55' East, the distance of 50 feet to a point; thence, extending South 42° 5' West, the distance of 125 feet to a point; thence, extending North 47° 55' West, the distance of 50 feet to a point; thence, extending North 42° 5' East, the distance 125 feet to the first mentioned point and place of beginning.

BEING the same premises which Glenside Bond and Mortgage Company, a Pennsylvania Corporation, by Deed dated November 6, 1970, and recorded November 6, 1970, in Montgomery County, in Deed Book 3627 at Page 48, conveyed unto Bernard A. Griggs and Lucille V. Griggs, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Lucille V. Dickerson, by Deed from Lucille Dickerson and Roxanna Griggs dated September 4, 2008, and recorded September 24, 2008, in Deed Book 5708 at Page 01669, Instrument Number 2008095901.

Parcel Number: 30-00-53640-00-6.

Location of property: 2766 Phipps Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lucille V. Dickerson** at the suit of Mortgage Assets Management, LLC. Debt: \$271,412.80.

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

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

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

By virtue of a Writ of Execution **No. 2018-17030**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN parcel of land, known as Lots Nos. 301, 300, 299, and 10 feet of Lot No. 298 on Plan of Grandview Heights, recorded in Montgomery County in Deed Book 606 at Page 500, in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made July 1935, by Will D Hiltner, R.E., as follows:

BEGINNING at a point of intersection on the Southwesterly side of Hancock Street (fifty feet wide) and the Northwesterly side of Third Street (fifty feet wide); thence, extending along said side of Third Street, South forty seven degrees, twenty-two minutes, West one hundred fifty feet to a point, a corner of Lot No. 366 on said plan; thence, extending along said Lots and Lots Nos. 367, 368 and 369, North forty-two degrees, West one hundred thirty feet to a point in Lot No. 298; thence, extending through Lot No. 298, North forty-seven degrees, twenty-two minutes, East one hundred fifty feet to a point on the Southwesterly side of Hancock Street aforesaid; thence, extending along said side of Hancock Street, South forty-two degrees, East one hundred thirty feet to the first mentioned point and place of beginning.

BEING the same property as conveyed to Anna Marie McCabe from Butch Michael McCabe and Anna Marie McCabe, a married couple, by Quit Claim Deed in Book 5908 at Page 406, Instrument # 2014018437, recorded 03/28/2014 in Montgomery County Records.

Parcel Number: 33-00-03391-00-5.

Location of property: 301 Hancock Avenue, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Anna Marie McCabe & Butch MJ McCabe a/k/a Butch Michael McCabe a/k/a Butch M.J. McCabe** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificate Holders of The CWABS Inc., Asset-Backed, Series 2004-5. Debt: \$318,957.02.

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

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

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

By virtue of a Writ of Execution **No. 2019-19393**, 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 building and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by C. Raymond Weir, Registered Surveyor, of Ambler, Pennsylvania, dated 04/08/1948, as follows, to wit:

BEGINNING at a point in the center line of North Wales Road, at this distance of 200 feet, Northeastwardly from land of Gardner Schoenly and Dorothy E., his wife, said point also being at the distance of 1,957.40 feet, Southwestwardly from a point in the bed of Township Line Road; thence, extending along other land of Norman K. Morse, of which this part, the 3 following courses and distances, to wit: (1) South 47 degrees 44 minutes 30 seconds East, 350 feet to a point; (2) North 41 degrees 2 minutes East, 100 feet to a point; (3) North 47 degrees 44 minutes 30 seconds West, 350 feet to a point, in the aforesaid center line of North Wales Road; thence, along the center line thereof, South 41 degrees 2 minutes West, 100 feet to the place of beginning.

BEING the same premises which Joseph P. Golas and David M. Caparoni, by Deed dated 10/21/2013 and recorded 11/01/2013 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5894 at Page 97, granted and conveyed unto Brett Martelli, in fee.

Parcel Number: 33-00-06244-00-5.

Location of property: 3112 North Wales Road, East Norriton, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brett Martelli** at the suit of Wells Fargo Bank, N.A. Debt: \$420,539.27.

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. 2020-02249**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or piece of land, situate along the South side of Fourth Street, in **Green Lane Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, a corner in the center line of said Fourth Street, at the line of Hugh Schertzer's land; thence, along the same land, South forty three degrees and thirty minutes East, two hundred and twenty five feet to the line of now or late Frank F. Sowers land; thence, along the same, North forty-six degrees and thirty minutes East, one hundred and eighty feet to a stake, a corner of Kurt Straub's land; thence, by the same, North forty-three degrees West, two hundred and twenty-five feet to an iron pin, a corner in the center line of Fourth Street; thence, along the same, South forty-six degrees and thirty minutes West, one hundred and eighty feet to the place of beginning.

BEING the same premises, which Richard J. Kulp, by Deed, dated 11/04/2003 and recorded 12/10/2003, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 05485, Page 0820, granted and conveyed unto Sheila M. Weller and Steven E. Weller, as Tenants by the Entirety.

Parcel Number: 07-00-00007-00-4.

Location of property: 409 4th Street, Green Lane, PA 18054.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven E. Weller and Shelia M. Weller, a/k/a Sheila M. Weller** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W11. Debt: \$213,586.45.

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. 2021-00456**, 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 THE FOLLOWING DESCRIBED CERTAIN tract of land and building lot, or piece of ground, situate, lying and being in Ringing Rocks Park, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, known as and by Lot 2, in Block "A" on Maps of the Property known as "Ringing Rocks Park", laid out by Ringing Rocks Realty Company, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Western side of a large lawn and the dividing line of this and Lot 1; thence, in a Westerly direction, 77 feet to a point; thence, in a Southerly direction, 50 feet to the dividing line of Lot 3; thence, in an Easterly direction, 77 feet to an iron pin and lawn, aforesaid; thence, in a Northerly direction 50 feet to the place of beginning.

ALSO, beginning at a corner of this and land of Harry D. and pleasant said B. Winner; thence, along said Winter's land, 77 feet, Northwesterly to land, now or late of John Rader, formerly Ringing Rocks Park; thence, along the same, 35 feet, Northeasterly to other land of Ina H. Lippincott; thence, along the same, Southeasterly, 77 feet to land, now or late of John Rader, being the Open Court in Section "A"; thence, Southwesterly along the same, 35 feet to the place of beginning.

BEING Part of Lot 3 in Block "A".

BEING the same premises which Joseph Scafetta and Mary Scafetta, his wife, by Deed, dated 9/13/1971 and recorded 9/23/1971 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 3699 at Page 222, granted and conveyed unto Donald Hafer, Singleman, now deceased (date of death 12/14/2019).

Parcel Number: 42-00-03754-00-2.

Location of property: 1201 Ringing Rocks Park, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **The Unknown Heirs of Donald L. Hafer a/k/a Donald Hafer, Deceased (DOD 12/14/2019); and Fay Gerhart, Solely in Her capacity as Heir of Donald L. Hafer a/k/a Donald Hafer, Deceased; and Leon Hafer, Solely in His capacity as Heir of Donald L. Hafer a/k/a Donald Hafer, Deceased** at the suit of Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$120,494.23.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-15309**, 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, piece or parcel of land, and the improvements thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, described as follows:

BEING known and designated as Lot 149, as set forth on a Plan entitled, "Burbank Grove, Map of Subdivision Plan", filed with the Montgomery County Recorder of Deeds on May 23, 2008, in Plan Book 31 at Pages 307 - 314 and being further described in the Declaration of Planned Community - Burbank Grove Community Association, a Planned Community, in Deed Book 5689 at Page 1424; and Amendments thereto, in Deed Book 5719 at Page 1898; Deed Book 5824 at Page 2586 and Deed Book 5826 at Page 1666; Fourth Amendment, in Deed 5832 at Page 285 and re-recorded in Deed Book 5832 at Page 2004; and Fifth Amendment, in Deed Book 5876 at Page 105, and as same may be lawfully amended from time to time.

BEING the same premises which K. Hovnanian at Upper Providence, LLC, by Deed, dated January 28, 2014, and recorded March 7, 2014, in Book 5906 at Page 1106, Instrument #2014014003, granted and conveyed unto Garrett C. DuBois and Donna Vespa DuBois, husband and wife, in fee.

AND THE SAID Garrett C. DuBois passed away on or about January 18, 2019, thereby passing Title unto Donna Vespa DuBois by Operation of Law.

Parcel Number: 61-00-04450-41-2.

Location of property: 317 Fairfield Circle, South, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna V. DuBois a/k/a Donna Vespa DuBois** at the suit of Freedom Credit Union. Debt: \$374,959.95.

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. 2021-16224**, 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 Merion Township**, Montgomery County, Pennsylvania, described in accordance with a Map of Survey of Property of Charles Edwin Thomas, made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated February 21, 1940 and last revised March 28, 1958, as follows, to wit:

BEGINNING at a point, in the center line of Croton Road, at the distance of two hundred eighty-five and fifty-nine one hundredths feet, measured South fifty-nine degrees fourteen minutes West, along the center line of Croton Road, from its intersection with the center line of Fletcher Road; thence, along the center line of Croton Road, South fifty-nine degrees fourteen minutes West, one hundred seventy-five feet to a point; thence, by land, now or late of Charles Edwin Thomas, South fourteen degrees thirty-eight minutes East, three hundred twelve and thirty-one one-hundredths feet to a point; thence by land, now or late of Martin's Dam Swimming Club; North fifty-nine degrees fourteen minutes East, one hundred sixty and seventy-three one-hundredths feet to a point; thence, by land, now or late of Thomas A. Cappelli and Mary L., his wife, North twelve degrees nine minutes West, three hundred sixteen and forty-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah S. Alexaki, as Sole Owner, by Deed from Geoffrey L. Rose and Kathleen M. Cover, Trustees, dated 11/28/2006, recorded 01/23/2007, Book 5632 at Page 1718.

AND THE SAID Deborah S. Alexaki died on or around 08/12/2020.

Parcel Number: 58-00-05512-00-1.

Location of property: 1033 Croton Road, Wayne, PA 19087.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Shannon Stepp, in Her capacity as Heir of Deborah S. Alexaki a/k/a Deborah Alexaki and Lauren Alexaki, in Her Capacity as Heir of Deborah S. Alexaki a/k/a Deborah Alexaki; Ryan A. Alexaki, in His Capacity as Heir of Deborah S. Alexaki a/k/a Deborah Alexaki; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Deborah S. Alexaki a/k/a Deborah Alexaki** at the suit of U.S. Bank National Association As Trustee, for the Registered Holders of CSMC Asset-Backed Trust 2007-NC1 OSI, CSMC Asset-Backed Pass-Through Certificates, Series 2007-NC1 OSI. Debt: \$549,557.34.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, 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. 2022-02424**, 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 Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, made for Sylvio Corporation, made by Urwiler & Walter, Inc., Sumneytown, PA., dated October 15, 1976, and last revised June 14, 1979, as follow, to wit:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Zieglerville Road, said point being measured the two following courses and distances from point of curve on the Northeasterly side of Schwenk Road (50 feet wide): (1) leaving Schwenk Road, on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Zieglerville Road; (2) thence, extending along the same, North 41 degrees 03 minutes 24 seconds East, 328.00 feet to point of beginning; said point of beginning, being a point, a corner of Lot No. 309, as shown on the above-mentioned Plan; thence, extending from said point of beginning, along the Southeasterly side of Zieglerville Road, North 41 degrees 03 minutes 24 seconds East, 36.99 feet to a point, a corner of land, now or late of Clarence W. Grimley; thence, extending along the aforesaid land, South 55 degrees 11 minutes 53 seconds East, 125.75 feet to a point, a corner of Lot No. 231, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, South 41 degrees 03 minutes 24 seconds West, 50.69 feet to a point, a corner of Lot No. 309 on the above-mentioned Plan; thence, extending along the same, North 48 degrees 56 minutes 36 seconds West, 125.00 feet to first mentioned point and place of beginning.

BEING Lot 310 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gordon Swaincott, by Deed from Christopher J. Venezia and Nancy F. Venezia, husband and wife, dated 05/31/1996, recorded 06/05/1996 in Deed Book 5149 at Page 2262.

AND THE SAID Gordon Swaincott died on or around March 29, 2021.

Parcel Number: 38-00-03055-49-8.

Location of property: 279 Zieglerville Road, Schwenksville, PA 19473.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Margaret Kermick a/k/a Peggy Kermick, in Her Capacity as Heir of Gordon Swaincott; Stephen Hall, in His Capacity as Heir of Gordon Swaincott; Natalie Swaincott Kautz, in Her Capacity as Heir of Gordon Swaincott; Rebecca Swaincott Klassen, in Her Capacity as Heir of Gordon Swaincott; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Gordon Swaincott** at the suit of PHH Mortgage Corporation. Debt: \$159,678.01.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, 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. 2022-05015**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property made for Mont-Bux, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated May 23, 1970, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fitzwatertown Road (60 feet wide), said point being the two following courses and distances from a point of curve on the Southeasterly side of North Hills Avenue (60 feet wide): (1) leaving North Hills Avenue, on the arc of a circle, curving to the left, having a radius of 150.00 feet, the arc distance of 38.65 feet to a point of tangent on the Northwesterly side of Fitzwatertown Road; and (2) North, 65 degrees 40 minutes 30 seconds East, along the Northwesterly side of Fitzwatertown Road, 203.67 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwesterly side of Fitzwatertown Road, 50.00 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to Fitzwatertown Road, 100.00 feet.

BEING Lot Number 7 as shown on the above-mentioned Plan.

BEING THE SAME PREMISES which Stephen A. Blondo and Marcie L. Blondo, by Deed dated 8/3/2010 and recorded 1/21/2011 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5791, at Page 01365, granted and conveyed unto Florence McFadden.

Parcel Number: 30-00-20740-00-2.

Location of property: 1422 Fitzwatertown Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Florence McFadden** at the suit of Lakeview Loan Servicing, LLC. Debt: \$238,825.53.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-06667**, 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 plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Merion Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by M.R. and J.S. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on July 21, 1950, and last revised October 15, 1951, as follows, to wit:

BEGINNING at a point, on the Southeasterly side of Valley View Road, (fifty feet wide), which point is measured on the arc of a circle, curving to the left, having a radius of twelve feet, the arc distance of twelve and sixty-six one hundredths feet from a point on the Southwesterly side of Hillside Road, (fifty feet wide); thence, extending along the Southeasterly side of Valley View Road, South thirty two degrees, twenty three minutes West, seventy three and seventy seven one hundredths feet to a point; thence, extending South fifty seven degrees thirty seven minutes East, one hundred thirty nine and eighteen one hundredths feet to a point; thence, extending North two degrees, forty nine minutes East, one hundred thirty nine and forty six one hundredths feet to a point on the Southwesterly side of Hillside Road; thence, extending along the Southwesterly side of Hillside Road, North eighty seven degrees, eleven minutes West, seventy four and twenty one one hundredths feet to a point of curve; thence, extending along the arc of a circle, curving to the left, having a radius of twelve feet, the arc distance of twelve and sixty six one hundredths feet to a point on the Southeasterly side of Valley View Road, the first mentioned place of beginning.

BEING the same property conveyed to Anna Overdorf, who acquired Title by Virtue of a Deed from Kaye E. Schonbach, dated January 24, 2022, recorded March 1, 2022, at Book 6270 at Page 00068, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 58-00-19939-00-1.

Location of property: 366 Valleyview Road, a/k/a 366 Valley View Road, King of Prussia, PA 19406.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Anna Overdorf** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$210,287.41.

Manley Deas Kochalski 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. 2022-07580**, 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 message thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made, as follows, to wit:

BEGINNING at a point on the Northwest side of Cherry Street, at the distance of one hundred two feet (102') from Airy Street, Northeasterly, a corner of this and Lot No. 6 in a Plan of Lots, laid out by Daniel H. Mulvany and sold to Charles A. Hallman; thence, extending by said Lot, sold to Hallman, Northwesterly, parallel to Airy Street, one hundred feet (100') to Orange Alley, laid out twelve feet (12') wide, and along said alley on the Southeast side thereof, Northeasterly, seventeen feet (17') to a corner of this and Lot No. 8, sold to Abraham Anderson; and by said Lot, sold to said Anderson, Southeasterly, one hundred feet (100') to Cherry Street, aforesaid; and thence, along the Northwest side, thereof, Southwesterly, seventeen feet (17') to the place of beginning.

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

BEING the same premises which Jon Francis Kee, Individually and as Administrator of The Estate of Shirley J. Kee, by Deed, dated October 1, 2018, and recorded November 29, 2018, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 6116 at Page 01664, granted and conveyed unto Charles E. Brittain, in fee.

AND THE SAID Charles E. Brittain, deceased (DOD 9/24/2019).

Parcel Number: 13-00-08036-00-6.

Location of property: 513 Cherry Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Susan L. Brittain, Known Heir of Charles E. Brittain** at the suit of Pennsylvania State Employees Credit Union. Debt: \$97,667.59.

Benjamin Hoen, Attorney.

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

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

By virtue of a Writ of Execution **No. 2022-11770**, 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 at Unit Number 168, being a unit in The Trent Manor Condominium, situate in **West Norriton Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68 Pa. C.S. et seq., as designated in Declaration of Condominium of Trent Manor Condominium, dated September 9, 1986 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on October 7, 1986 in Deed Book 4815 at Page 972; A First Amendment thereto, dated November 5, 1986 and recorded in Deed Book 4818 at Page 2299; A Second Amendment thereto, dated May 15, 1987 and recorded May 28, 1987 in Deed Book 4838 at Page 2169; A Third Amendment thereto, dated November 6, 1987 and recorded November 23, 1987 in Deed Book 4858 at Page 230; A Fourth Amendment thereto, dated January 14, 1988 and recorded November 20, 1988 in Deed Book 4863 at Page 740; and A Fifth Amendment, dated October 12, 1988 and recorded October 19, 1988 in Deed Book 4891 at Page 1; and A Sixth Amendment, dated May 30, 1989, and recorded June 19, 1989 in Deed Book 4914 at Page 575; and A Seventh Amendment, dated January 17, 1990 and recorded January 30, 1990 in Deed Book 4937 at Page 111; and Plats and Plans for Condominium bearing date May 1986 and recorded as Exhibit "C" of the Declaration of Condominium of Trent Manor Condominium, as amended.

TOGETHER WITH all right, title, and interest, being an undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any amendments thereto.

BEING the same premises, which Sally Levin and Edward A. Garabedian by Deed dated May 27, 1999, and recorded June 17, 1999, in Delaware County in Book 5275 at Page 02121, conveyed unto William R. Cox, in fee.

THE SAID William R. Cox died on September 3, 2020.

Parcel Number: 63-00-09446-68-8.

Location of property: 168 William Penn Drive, Norristown, PA 19403.

The improvements thereon are: Residential condominium unit.

Seized and taken in execution as the property of **Joseph K. Cox, in His Capacity as Heir of William R. Cox, Deceased; Traci C. Forbes, in Her Capacity as Heir of William R. Cox, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William R. Cox, Deceased** at the suit of Trent Manor Condominium Association. Debt: \$16,954.91.

Michelle J. Cunningham, Attorney.

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

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

By virtue of a Writ of Execution **No. 2022-12192**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN piece, or lot of land, with the buildings thereon erected, situate on the Southeasterly side of Noble Street, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof, as revised on August 9th, 1928, by C. Raymond Weir, as follows:

BEGINNING at a point in the Southwesterly side line of Noble Street (forty feet wide), at the distance of seventy four and sixty five hundredths feet, Southwesterly from the intersection of the Southwesterly side line of Second Street, (thirty eight feet wide), with the Southeasterly side of Noble Street, continuing South, fifty four degrees West and containing in front or breadth on said Noble Street sixteen feet, and extending South, thirty six degrees East of that width, in length or depth between two parallel lines (passing through the party walls on these and adjoining premises) at right angles to said Noble Street, one hundred thirty two and five tenths feet to the Northwesterly side of a fifteen feet wide alley, dedicated to public use, and extending from said Second Street to another fifteen feet wide alley, dedicated to public use.

TITLE TO SAID PREMISES IS VESTED IN Robert F. Lutz and Susan M. Lutz, his wife, by Deed from Alvan Royer, Single woman, dated 08/13/1980 recorded 08/18/1980, in Deed Book 4552 at Page 219, Instrument No. 000697.

AND THE SAID Robert F. Lutz died on or around 06/11/2020.

Parcel Number: 21-00-05452-00-8.

Location of property: 128 Noble Street, Souderton, PA 18964.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Susan M. Lutz and Robert F. Lutz, Deceased** at the suit of Citimortgage, Inc. Debt: \$193,195.66.

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. 2022-12505**, 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.

PREMISES "A"

ALL THAT CERTAIN lot, or pierce of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision ?Bellingham Knoll?, prepared for W.B. Homes, Inc., made by Schlosser and Clauss, Consulting Engineers, Inc., dated 10/08/87 and last revised 4/28/1998 and recorded in the Office for the Recording of Deeds at Norristown, PA, in Plan Book A-57 at Page 467, as follows, to wit:

BEGINNING at a point on the Southwesterly Side of Bellingham Lane (50 feet wide), said point being located on the arc distance of 39.27 feet from a point of curve, curving to the right, having a radius of 25.00 feet on the Southeasterly ultimate right-of-way line of Orchard Lane (36 legal right of way line, as widened to 30 feet from existing center line of Southeasterly ultimate right-of-way line of Orchard Lane); thence, extending from said point and place of beginning and extending along the Southwesterly side of Bellingham Lane, the (three) following courses and distances as follows, to wit: thence, 43 degrees 35 minutes 15 seconds East, 130.93 feet to a point of curve; thence, (2) on the arc of a circle, curving to the left, and having a radius of 550.00 feet, the arc distance of tangent; thence, South 46 degrees 55 minutes 46 seconds, East 82.15 feet to a point, a corner line of Lot No. 14; thence, extending partly along the same, South 46 degrees 24 minutes 45 seconds West, 36.72 feet to a point, a corner of lands, now or late of Linford and Mary Cassel; thence,

extending along the same, North 43 degrees 35 minutes 15 seconds West, 270.00 feet to a point, a corner of the Southeasterly ultimate right-of-way line of Orchard Lane; thence, extending along the same, North 46 degrees 24 minutes 45 seconds East, 5.00 feet to a point of curve; thence, leaving the said Southeasterly ultimate right-of-way line of Orchard Lane, on the arc of a circle, curving to the right, and having a radius of 25.00 feet, the arc distance of 39.27 feet to the point and place of beginning.

PREMISES "B"

ALSO, ALL THAT CERTAIN building lot or piece of land, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey Plan, as prepared by John E. Burkhardt, Registered Surveyor of Lansdale, Pennsylvania, dated September 27, 1955, as follows, to wit:

BEGINNING at an iron pin in the center line of Orchard Lane (33 feet wide), said point of beginning, being a corner of land of Marcus W. Hendricks; thence, along the center line of said Lot, North 46 degrees 26 minutes East, 110 feet to an iron pin, in line of other land of Grantors, of which this was a part; thence, along the same, South 43 degrees 34 minutes East, 300.00 feet to an iron pin, in line of land of Annie S. Benner, et al.; thence, along the same, South 46 degrees 26 minutes West, 100.00 feet to an iron pin, in line of land of Marcus W. Hendricks, aforesaid; thence, North 43 degrees 34 minutes West, 300.00 feet to the point and place of beginning.

BEING the same premises, which Linford G. Cassel, by Deed, dated August 22, 2003 and recorded in Deed Book 5475 at Page 92 did grant and convey unto Paul L. McDermott, in fee.

Parcel Number: 50-00-03166-00-6.

Location of property: 224 Orchard Lane, Harleysville, PA 19438.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joseph C. Kramme** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2006-NC5, Mortgage Pass-Through Certificates, Series 2006NC5. Debt: \$221,975.41.

Eckert Seamans Cherin & Mellott, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-13457**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Wyndmoor Estates, made for Gary Gordon and Gene Rubin, by D.S. Winokur Associates, dated 9/20/1978 and recorded in Plan Book A-35 at Page 27, as follows, to wit:

BEGINNING at a point set on the Northeasterly side of Heritage Road, which point is measured on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 28.62 feet from a radial round corner, set on the Northwesterly side of Wyndmoor Lane (50 feet wide); thence, from said point of beginning, continuing on the Northeasterly side of Heritage Road, on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 45.68 feet to a point of tangent; thence, still along the same, North 00 degrees 59 minutes 18 seconds West, 177.48 feet to a corner of Lot 21; thence, along same, North 89 degrees 00 minutes 42 seconds East, 301.69 feet to a point, in the line of Lot 19; thence, along same, South 11 degrees 12 minutes 59 seconds West, 133.40 feet to a point, set on the Northeasterly side of Wyndmoor Lane; thence, along same, on the arc of a circle, curving on the left, having a radius of 175 feet, the arc distance of 141.98 feet to a point of tangent; thence, South 54 degrees 43 minutes 48 seconds West, 131.38 feet to a point of curve; thence, on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 28.62 feet to the first mentioned point and place of beginning.

BEING Lot Number 20 as shown on said Plan.

BEING the same premises that Ella Karlitsky, by her Agent Fania Karlitsky, by Power of Attorney conveyed, by Deed dated October 18, 2004, and recorded November 19, 2004, in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 5533 at Page 2428, as Instrument # 2004225394, granted and conveyed unto Nushin Khan, in fee.

Parcel Number: 30-00-28394-00-7.

Location of property: 1865 Heritage Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Nushin Khan and The United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBS, INC., CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificates, Series 2004-25. Debt: \$1,282,629.38.

Joseph Sulon (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. 2022-17192**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN contiguous lots, or pieces of land, together with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, described according to a survey thereof, made by Muldrew and Aucott, Surveyors and Regulators, Jenkintown, Pennsylvania, as follows:

BEGINNING at a point, on a line in Saw Mill Lane (as widened to 41 feet 6 inches), drawn at the distance of 25 feet, Northwestward from and running parallel with the Southeast side thereof, at the distance of 220 feet, Southwestward from the center line of Sill Avenue (as laid out 40 feet wide).

CONTAINING together, in front or breadth on the said line in Saw Mill Lane, 40 feet (each lot being 20 feet in front) and extending together of that width, in length or depth, Southeastward between lines at right angles to the said line in Saw Mill Lane, 150 feet to line of Lots Nos. 106 and 105 on the said survey.

BEING the same Lots Nos. 19 and 18 on the Ferguson Tract.

BEING the same premises which Gordon Johnson, by Deed dated 3/19/2004 and recorded at Montgomery County Recorder of Deeds Office on 6/17/2004 in Deed Book 5512 at Page 705, granted and conveyed unto Gordon Johnson and Cheryl Johnson.

Parcel Number: 36-00-10348-00-2.

Location of property: 453 Saw Mill Lane, Horsham, PA 19044

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Gordon Johnson and Cheryl Johnson** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$87,128.02.

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

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

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

By virtue of a Writ of Execution **No. 2022-17268**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Unit 9, being a Unit in the Butler Park Condominium, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, as shown on a Plan of Butler Park Condominium, made for Butler Park Limited Partnership, by Robert A. Gilmour, R.A., St. David's, PA, dated March 14, 1986, and recorded with the Declaration of Condominium.

TOGETHER with all right, title and interest being a .66 percentage undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated March 5, 1986, and recorded March 19, 1986, in Norristown, Pennsylvania, in Deed Book 4794 at Page 1406, as amended May 16, 1986, and recorded in Deed Book 4799 at Page 1851.

BEING the same premises which Timothy J. Munnely and Pamela C. O'Neill, now known as Pamela C. Munnely, by Deed, dated 4/14/1999 and recorded 4/27/1999 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5268 at Page 01876, granted and conveyed unto Virginia V. Green.

Parcel Number: 54-00-03935-08-8.

Location of property: 9 Cavendish Drive, Unit 9, Ambler, PA 19002.

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

Seized and taken in execution as the property of **Virginia Green a/k/a Virginia V. Green** at the suit of PNC Bank, National Association. Debt: \$29,151.57.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-18282**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in the city of Huntingdon Valley, **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Section Six of Justa Farms, made by Engineering and Planning Associates, Inc, Registered Engineers and Surveyors, Warrington, Penna., dated November 11, 1967 and last revised on July 26, 1972, which plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Penna., in Plan Book MO B 30, Page 1, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Mettler Road (50 feet wide), a corner of Lot No. 283, as shown on said plan; thence, extending from said beginning point and along line of Lot No. 283 on said plan, South 23 degrees 50 minutes 45 seconds West, the distance of 149.21 feet to a point; thence, extending along line of lands of Justa Farms, Section No. 4, as shown on said plan, North 69 degrees 39 minutes 30 seconds West, the distance of 125.99 feet to

a point; thence, extending along line of Lot No. 285, on said plan, North 20 degrees 20 minutes 30 seconds East, the distance of 150 feet to a point on the Southwesterly side of Mettler Road, aforesaid; thence, extending along said side of Mettler Road, the 2 following courses and distance, to wit: (1) South 69 degrees 39 minutes 30 seconds East, the distance of 100 feet to a point of curve; (2) along the arc of a curve, curving to the right, having a radius of 575 feet, the arc distance of 35.13 feet to the first mentioned point and place of beginning.

BEING Lot No. 284 on said plan and containing 19,574.3 square feet.

TITLE VESTED IN: Perry Grabois and Monique Grabois, as Tenants by the Entirety, by Deed from Robert Spiewak and Sheila Spiewak, dated July 30, 2004 and recorded on September 15, 2004 at Book 05525 at Page 1456, and Instrument Number 2004184938 with the Montgomery County Recorder of Deeds.

Parcel Number: 41-00-05707-54-3.

Location of property: 1238 Mettler Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Perry Grabois and Monique Grabois** at the suit of MCLP Asset Company, Inc. Debt: \$296,291.78.

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

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

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

By virtue of a Writ of Execution **No. 2022-20957**, 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, located at the Southeast corner of Second Street and North Central Avenue, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent Survey and Plan, dated January 15, 1947, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows to wit:

BEGINNING at an iron pin at the intersection of North Second Street and Central Avenue; thence, along the center line of Central Avenue, North fifty five degrees thirty minutes East, the distance of seventy nine feet to a point, a corner; thence, along lands of Grantor of which this was a part about to be conveyed to Victor Nice; South thirty four degrees thirty minutes East, the distance of one hundred sixty three and fifty eight hundredths feet to an iron pin, a corner; thence, along lands of Albert Hangey; South fifty six degrees eight minutes West, the distance of eighty two and eighty eight hundredths feet to a point, a corner in the middle of North Second Street; thence, along the center line of North Second Street, North thirty three degrees ten minutes West, the distance of one hundred sixty two and sixty eight hundredths feet to the place of beginning.

CONTAINING thirteen thousand, two hundred forty square feet of land, more or less.

THIS being the same property conveyed to Robin J. Kolotello and Georgina Kolotello, as Tenants by the Entireties, dated 03-26-1999 and recorded on 04-13-1999, in Book 5266 at Page 2462, in Montgomery County.

BEING the same premises which Robin J. Kolotello and Georgina Kolotello, husband and wife, by Deed dated 03/28/2017 and recorded 03/28/2017, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 6039, Page 02437 to 02441; Instrument No.: 2017025050, granted and conveyed unto Robin J. Kolotello, in fee.

Parcel Number: 21-00-01200-00-3.

Location of property: 202 Central Avenue, Souderton, PA 18964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robin J. Kolotello** at the suit of Keybank National Association. Debt: \$169,674.72.

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

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

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

By virtue of a Writ of Execution **No. 2022-21088**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lots, or pieces of ground, with the tenement or message thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being known and designated as Lots No. 742 and 743 on a Certain Plan of Lots of Willow Grove, recorded in the Office for the Recording of Deeds, in and for said County, in Deed Book No. 403 at Page 500.

SITUATE on the Northerly side of Washington Avenue, at the distance of 250 feet, Eastwardly from the Easterly side of Decatur Avenue.

CONTAINING in front or breadth on said side of Washington Avenue, 50.97 feet, Lot No. 742 having 25 feet frontage and Lot No. 743 by reason of an angle in its frontage, 25.97 feet, and extending between parallel lines at right angles to Washington Avenue, 100 feet on the Westerly line and 94.43 feet on the Easterly side.

BEING TAX PARCEL NUMBER 30-00-70524-00-6 (single family home).

BEING the same premises which Naomi R. Pendleton n/k/a Naomi P. Lee, Administratrix of the Estate of William J. Pendleton, by Indenture dated November 15, 1995, and recorded January 22, 1996, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5137 at Page 2433, granted and conveyed unto Naomi P. Lee.

ALSO, ALL THOSE CERTAIN lots or pieces of land, being known as Lots 745, 746 and 747 Willow Grove Land (Cottage Lots), **Abington Township**, Montgomery County, Pennsylvania.

BEING TAX PARCEL NUMBER 30-00-70532-00-7 (vacant lot).

BEING the same premises which Naomi R. Pendleton n/k/a Naomi P. Lee, Administratrix of the Estate of William J. Pendleton, by Indenture dated November 15, 1995, and recorded January 22, 1996, in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5137 at Page 2437, granted and conveyed unto Naomi P. Lee.

Parcel Number: 30-00-70524-00-6 (single family); 30-00-70532-00-7 (vacant lot).

Location of property: 1664 Washington Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joseph M. Pendleton, as Administrator of the Estate of Naomi P. Lee a/k/a Naomi Pendleton Lee** at the suit of U.S. Bank National Association, as Trustee in Trust for the Holders of MLMI Trust 2002-AFC1 Asset-Backed Certificates, Series 2002-AFC1. Debt: \$50,670.44.

Eckert Seamans Cherin & Mellott, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21634**, 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.

PREMISES "A"

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

BEGINNING at a point on the Northeasterly side of Norwyn Road (40 feet wide), which point is measured, South 52 degrees 10 minutes East, 166.57 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 31.45 feet from a point on the Southeasterly side of Barbara Road (40 feet wide); thence, extending North 37 degrees 55 minutes East, 155 feet to a point; thence, extending South 52 degrees 10 minutes East, 63.83 feet to a point on the Northwesterly side of a right-of-way for drainage; thence, extending along the said side of right-of-way, South 39 degrees 20 minutes West, 154.98 feet to a point on the Northeasterly side of Norwyn Road; thence, extending along the said side of Norwyn Road, along the arc of a circle, curving to the right, having a radius of 1,842.98 feet, the arc distance of 16.62 feet to a point of tangent; thence, extending North 52 degrees 10 minutes West, 43.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 101 Norwyn Road.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania:

BEGINNING at a point in the Northeasterly side of Norwyn Road (40 feet wide) at the distance of 246.56 feet, measured Southeastwardly from the point of intersection, which the said side of Norwyn Road produced makes with the Southeasterly side of Barbara Road (40 feet wide) produced; thence, along Lot No. 101 on the Plan of Harboro Homes; North 39 degrees 20 minutes East, 154.98 feet to a point; thence, South 52 degrees 10 minutes East, 20.01 feet to a point; thence, South 39 degrees 20 minutes West, 154.58 feet to a point, in the aforementioned side of Norwyn Road; thence, along the same, by a line extending in a Northwesterly direction, curving to the right, with a radius of 1842.98 feet, the arc distance of 20.02 feet to the place of beginning.

BEING the same premises, which Linda A. Bailey, by Deed, dated 9/15/2008 and recorded 9/23/2008, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5708 at Page 01136, granted and conveyed unto Philip D. Bailey and Linda A. Bailey, husband and wife.

Parcel Number: 59-00-13555-00-3.

Location of property: 40 Norwyn Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Linda A. Bailey and Philip D. Bailey** at the suit of TOWD Point Mortgage Trust 2018-2, U.S. Bank National Association, As Indenture Trustee. Debt: \$359,197.61.

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. 2022-22340**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known as #1134 Markley Street, Norristown, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Markley Street, at the distance of 314 feet, Northwestwardly from the Northeasterly corner of Markley and Beech Streets; thence, Northeasterly along the said Southeasterly side of Markley Street, 21.33 feet to a corner of this and land, now or late of Howard C. Roberts; thence, by the line of the same, South 44 degrees 45 minutes East, 153.75 feet to a point, a corner of this and other lands of Howard C. Roberts; thence, by the line of the same, South 17 degrees 39 minutes West, 24.10 feet to a corner of this and land, now or late of Howard B. Keyser and wife; thence, by the same, the line passing through the middle of the partition wall, between this and Keyser's adjoining house, North 44 degrees 45 minutes West, 165.25 feet to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles E. Bell, Sr., and Phyllis K. Bell, his wife, by Deed from Francis R. Santoro, dated 1/26/1979, recorded 1/29/1979, in Deed Book 4382 at Page 521.

AND THE SAID Phyllis J. Bell died on or around February 2, 2021. Charles E. Bell, Sr. died on or around 7/25/1991. Parcel Number: 13-00-23368-00-1.

Location of property: 1134 Markley Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Charles Bell, Jr. a/k/a Charles E. Bell, Jr., in His Capacity as Proposed Administrator and Heir of the Estate of Phyllis J. Bell a/k/a Phyllis Bell and Edward Bell, in His Capacity as Heir of the Estate of Phyllis J. Bell a/k/a Phyllis Bell; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest, from or under Phyllis J. Bell a/k/a Phyllis Bell** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association formerly known as Norwest Bank Minnesota, National Association, as Trustee for Salomon Brothers Mortgage Securities VII, Inc., Asset-Backed Certificates, Series 1998-AQ1. Debt: \$58,432.95.

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. 2022-22454**, 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, commonly known as 318 West Freedley Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof, made October 15, 1950, by Reeder, Magarity and Bryant, Professional Engineers, as follows, to wit:

BEGINNING at a point on the Southwest side of Freedley Street, sixty six feet in width, at the distance of two hundred sixty one and eighty eight one hundredths feet, Southeasterly from the Southeast side of Astor Street, sixty six feet in width, a point, a corner of premises commonly known as 320 West Freedley Street; thence, extending along the said Southwest side of Freedley Street; South 49 degrees East, thirty feet to a point, a corner of premises commonly known as 316 West Freedley Street; thence, extending along said premises, the line for a portion of the distance, passing through the centerline of the partition wall, dividing the house erected on these premises from the one on the adjoining premises; South 41 degrees West, one hundred sixteen and thirty seven one hundredths feet to a point on the Northeast side of a driveway, twenty feet in width; thence, extending along the Northeast side of said driveway, North 49 degrees West, thirty feet to a point, a corner of premises commonly known as 320 West Freedley Street; thence, extending along said premises, North 41 degrees East, one hundred sixteen and thirty seven one hundredths feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Sara R. Travis, who acquired Title by Virtue of a Deed from Albert Martin and Irvin E. Povlov, dated March 26, 2002, recorded May 6, 2002, at Book 5406 at Page 1093, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-12644-00-6.

Location of property: 318 W. Freedley Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Sara R. Travis** at the suit of Nationstar Mortgage LLC. Debt: \$89,486.09.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-25242**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, together with the brick and frame dwelling house thereon erected, situate on the Northwestern corner of Rhoads Avenue and Douglas Street, and known as No. 15 Douglas Street, as they are shown on the revised plan of Section No. 2 of Boyertown Realty Corporation, and situate in **Douglass Township**, Montgomery County, Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern line of Rhoads Avenue (66 feet wide), said point being 48.06 feet West of the point of intersection of the said Northern line of Rhoads Avenue and the Western line of Douglas Street (60 feet wide), as said Rhoads Avenue and Douglas Street are shown on said revised plan, intended to be recorded; thence, Northwardly along land, now or late of James Y. Betchel, et ux, formerly Joseph A. Pike, by a line making a right angle with the line of Rhoads Avenue, a distance of 117.70 feet to a point; thence, Eastwardly along the same, by a line making a right angle with the last described line, and said line being 125 feet, South of and parallel to the Southern line of East Philadelphia Avenue (60 feet wide), and said line also being the center line of a 10 foot wide right-of-way for Utility Companies, a distance of 98.97 feet to a point in the Western line of Douglas Street, aforementioned; thence, Southwestwardly along said Douglas Street, by a line making an interior angle of 66 degrees 36 minutes and 30 seconds with the last described line, distance of 108.53 feet to a point; thence, in a Southwestwardly direction by a line, curving to the right and having a radius of 30 feet, a central angle of 66 degrees 36 minutes 30 seconds, a distance along the arc of the curve of 34.85 feet to a point in the Northern line of Rhoads Avenue; thence, Westwardly along the Northern line of Rhoads Avenue, by a line tangent to the last described curved line, a distance of 28.35 feet to the place of beginning.

BEING the same premises which Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., by Deed dated October 16, 1998, and recorded on November 4, 1998, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5247 at Page 1617, as Instrument No. 1998021532, granted and conveyed unto Craig A. Stout and Heidi S. Stout, husband and wife.

Parcel Number: 32-00-01548-00-4.

Location of property: 15 Douglas Street a/k/a 15 Douglass Street, Boyertown, PA 19512.

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

Seized and taken in execution as the property of **Craig A. Stout and Heidi S. Stout** at the suit of UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust I. Debt: \$197,963.23.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-00184**, 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, with the buildings and improvements thereon erected, situate, lying and being in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to Final Plan of Subdivision, made for Sylvia Corporation, by Urwiler & Walter, Inc., dated October 15, 1976 and recorded in Plan Book A-27 at Pages 97 and 97-A, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Laureen Road (50 feet wide), a corner of Lot No. 172 on said plan, which point is measured along said Laureen Road, North 41 degrees 03 minutes 24 seconds East, 37.02 feet from a point of tangent in the same, which point is measured along the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 28.03 feet from a point of curve on the Northeasterly side of Grimley Road (50 feet wide); thence, extending from said point of beginning, along the said Southeasterly side of Laureen Road, North 41 degrees 03 minutes 24 seconds East, 24.00 feet to a point, a corner of Lot No. 170 on said plan; thence, extending along the same, South 48 degrees 56 minutes 36 seconds East, 129.24 feet to a point, in line of Lot No. 154 on said plan; thence, extending along the same and along Lot No. 155 on said plan, South 41 degrees 03 minutes 24 seconds West, 24.00 feet to a point, a corner of Lot No. 172, aforesaid; thence, extending along the same, North 48 degrees 56 minutes 36 seconds West, 129.24 feet to the first mentioned point and place of beginning.

BEING Lot No. 171 as shown on the above-mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Bryan T. Leets, an Adult Individual, by Deed from Jamie C. Thompson and Lauren Thompson, f/k/a Lauren Mangine, dated September 28, 2016, recorded October 6, 2016, in Book No. 6018 at Page 01341, Instrument No. 2016077289

Parcel Number: 38-00-01100-02-3.

Location of property: 205 Laureen Road, Schwenksville, PA 19473.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Bryan T. Leets** at the suit of Lakeview Loan Servicing, LLC. Debt: \$191,686.04.

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. 2023-00868**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania and described according to a revised Sub-division Plan of Pinewood, made on February 11, 1955, by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwest side of Johnson Highway (sixty feet wide), at the distance of forty-five and forty one-hundredths of a foot, measured along same, South forty-seven degrees, forty-five minutes East from its point of intersection with the Southeast side of Locust Street (sixty-six feet wide); thence, extending from the said beginning point, South forty-seven degrees, forty-five minutes East along the Southwest side of Johnson Highway, twenty-eight feet to a point; thence, extending South, forty-two degrees, fifteen minutes West, one hundred sixteen feet and eighty-eight one-hundredths of a foot to a point; thence, extending North thirty-eight degrees, thirty minutes West, twenty-eight feet and thirty-seven one-hundredths of a foot to a point; thence, extending North, forty-two degrees, fifteen minutes East, partly through a party wall between these premises adjoining to the Northwest, one hundred twelve feet and thirty-two one-hundredths of a foot to the Southwest side of Johnson Highway, the point and place of beginning.

BEING KNOWN AS: Lot No. 58, House No. 13 Johnson Highway on the said Plan.

BEING the same premises which Natle Earnest Giorgio, also known as Natale Earnest Giorgio, by Deed dated November 3, 1999, and recorded on November 22, 1999, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5297 at Page 1236, as Instrument No. 1999026000 granted and conveyed unto Jean Jalloway and Natalie Giunta.

Parcel Number: 13-00-17764-00-7.

Location of property: 14 W. Johnson Highway, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Natalie Giunta and Jean Jalloway** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I, Inc. Trust 2005-HE1, Mortgage Pass-Through Certificates, Series 2005-HE1. Debt: \$143,447.58.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-02320**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TEN CERTAIN lots, or pieces of land, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, being Lots Nos. 81 to 90, both inclusive, Block Q, on Plan of Lots of Norristown Park, Map No. 6, recorded at Norristown, in Deed Book No. 853 at Page 600, and bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Northeast side of Fourth Street, forty feet wide, at the distance of one hundred eighty feet, Northwestwardly from the Northwest side of Hillside Avenue, forty feet wide, a corner of Lot No. 91; thence, extending along the Northeast side of Fourth Street, North eighteen degrees nine minutes West, two hundred feet to a point, a corner of Lot No. 80; thence, along Lot No. 80, North seventy one degrees forty one minutes East, one hundred feet to a point, a corner of Lot No. 24; thence, extending along the rear line of Lots Nos. 24, 23, 22, 21, 20, 19, 18, 17, 16, and 15, South eighteen degrees nine minutes East, two hundred feet to a point, a corner of Lot No. 91, aforesaid; thence, along Lot No. 91, South seventy-one degrees forty-one minutes West, one hundred feet to the place of beginning.

ALL THOSE CERTAIN lots or pieces of ground, situate in Norristown Park, **Lower Providence Township**, Montgomery County, Pennsylvania, known and designated as Lots Nos. 20 and 21, Block Q, on a certain Plan of Lots, Map No. 6 of Norristown Park, surveyed by James Cresson, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated May 1923, said map being on file on in the Records of Montgomery County, in the State of Pennsylvania, being forty feet in the rear by one hundred feet in depth, more or less.

BEING the same premises which, Timothy J. Miller and Helen M. Miller, by Deed dated 12/20/1993 and recorded 12/28/1993, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4963 at Page 204, granted and conveyed unto Timothy J. Miller, in fee.

Parcel Numbers: 43-00-05023-00-1 (Residential); 43-00-14593-00-7 (Vacant Land); 43-00-14596-00-4 (Vacant Land); 43-00-14599-00-1 (Vacant Land).

Location of property: 2977 4th Street, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy J. Miller** at the suit of Wells Fargo Bank, N.A. Debt: \$82,488.36.

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. 2023-02669**, 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 PARCEL of land, in **Pottstown Borough**, Montgomery County, Pennsylvania, as described in Deed Book 5542 at Page 1272, ID #160016260005, being known and designated as:

ALL THAT CERTAIN message and tract of land, situate in the Seventh Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with Field Survey, as made by George P. Shaner, dated 9-25-58 and numbered 2239m.

BEING the same premises, which Pressly L. Day, by Deed, dated December 23, 2004, and recorded in the Office of Recorder of Deeds of Montgomery County, on February 2, 2006, in Book 05542 at Page 1272, granted and conveyed unto Pressly L. Day and Gloria J. Day, husband and wife.

Parcel Number: 16-00-16260-00-5.

Location of property: 660 Jefferson Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gloria J. Day and Pressly L. Day** at the suit of U.S. Bank National Association, as Trustee, in Trust for the Registered Holders of Citigroup Mortgage Loan Trust 2007-AHL2, Asset-Backed Pass-Through Certificates, Series 2007-AHL2. Debt: \$151,133.38.

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. 2023-05036**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a Final Plan of "Dublin Chase", made by Michael Brilts, Registered Surveyor, dated July 2, 1984, and last revised August 20, 1984, and recorded in Montgomery County in Plan Book A-46 at Page 50, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Warden Way (50 feet wide), which point is measured, the two following courses and distances, from a point of curve on the Northeasterly side of Barton Drive (50 feet wide), viz: (1) on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to a point; and (2) North 73 degrees 52 minutes 00 seconds East, 373.36 feet to the place of beginning; thence, extending from said point of beginning, along the said Southeasterly side of Warden Way, the three following courses and distances, viz: (1) North 73 degrees 52 minutes 00 seconds East, 19.85 feet to a point of curve; (2) Northeastwardly, on the arc of a circle, curving to the right, having a radius of 125 feet, the arc distance of 104.72 feet to a point of tangent, thereon; and (3) South 58 degrees 08 minutes 00 seconds East, 31.16 feet to a point, a corner of Lot No. 11; thence, extending along the same, South 31 degrees 52 minutes 00 seconds West, 156.02 feet to a point, in line of Lot No. 115; thence, extending along the same, South 82 degrees 59 minutes 15 seconds West, 56.43 feet to a point, a corner of Lot No. 109; thence, extending along the same, North 02 degrees 45 minutes 00 seconds West, 164.44 feet to the first mentioned point and place of beginning.

BEING Lot No. 110 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN David Stein and Beth Stein, husband and wife, as Tenants by the Entirety, by Deed from Gwynedd Chase, Inc. (A PA Corp.), dated 01/21/1986, recorded 02/06/1986, in Book 4791 at Page 1595, Instrument No. 001999.

Parcel Number: 54-00-16453-90-8.

Location of property: 1213 Warden Way, Fort Washington, PA 19034.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **David Stein and Beth Stein** 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. Debt: \$372,220.31.

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.

To all parties in interest and claimants:

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

ARTICLES OF INCORPORATION

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

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the corporation is **Drew Herb Insurance and Financial Services, Inc.**

The Articles of Incorporation (filing date) August 7, 2023. The purpose for which it was organized are as follows: Insurance and Financial Services.

Charlotte A. Hunsberger, Esquire
Landis, Hunsberger, Gingrich & Weik, LLP
114 East Broad Street
P.O. Box 64769
Souderton, PA 18964

Duck Donuts (USA) has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

LA Workspace Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Llanos Services, Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

SKVIR Consulting Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**ARTICLES OF INCORPORATION
NONPROFIT**

NOTICE IS HEREBY GIVEN that **ALLI'S ENDEAVOR** has been incorporated under the provisions of the Non-Profit Corporation Law of 1988, as amended, on July 13, 2023.

The corporation was organized exclusively for charitable, scientific and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. The corporation is organized as a non-profit to provide resources to assist families impacted by Autism Spectrum Disorder (ASD).

Bernard M. Lesavoy, Esquire
Lesavoy Butz & Seitz LLC
1620 Pond Road, Suite 200
Allentown, PA 18104

Philadelphia Behavior Therapy Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purpose of operating a business league under Section 501(c)(6) of the Internal Revenue Code.

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-17310

NOTICE IS HEREBY GIVEN that on August 31, 2023, the Petition of Adrian McMenamin, on behalf of Aleena Jane Ly, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to ALEENA JANE McMENAMIN.

The Court has fixed October 4, 2023, at 10:30 AM in Video Room "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-16563

NOTICE IS HEREBY GIVEN that on July 18, 2023, the Petition of Andrea Del Carmen Grimaldi Palacios was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CARLOS ANDRES GRIMALDI PALACIOS.

The Court has fixed September 20, 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.

Orest Bezpalko, II, Esquire
Bezpalko and Associates, PC
1500 John F. Kennedy Boulevard, Suite 1516
Philadelphia, PA 19102

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-17283

NOTICE IS HEREBY GIVEN that on July 28, 2023, the Petition of Jordan Robert Panzer was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JORDYN JADE PANZER.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-16871

NOTICE IS HEREBY GIVEN that on July 24, 2023, the Petition of Lisa Regina Turner was filed in the above-named Court, praying for a Decree to change the name to Lisa Regina Hollis-Turner.

The Court has fixed the 4th day of October, 2023 at 9:30 A.M. in Video Room "2" in the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petitioner, 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.

**Hope Bosniak, Esquire, Solicitor
Dessen, Moses & Rossitto**
600 Easton Road
Willow Grove, PA 19090

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-16548

NOTICE IS HEREBY GIVEN that on August 7, 2023, the Petition of Vincent F. Norberg was filed in the above-named Court, praying for a Decree to change the Petitioner's name to VINCENT F. MAURIELLO.

The Court has fixed September 20, 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. 2023-17471

NOTICE IS HEREBY GIVEN that on August 1, 2023, the Petition of Wenqin Luo, on behalf of Yi-An Lu and Yi-Le April Lu, both minors, was filed in the above-named Court, praying for a Decree to change their names to SANSAN YI-AN LU and APRIL YI-LE LU.

The Court has fixed October 4, 2023, at 10:30 AM in Video Room "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-04835

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**Deutsche Bank National Trust Company, As Trustee
for Ameriquest Mortgage Securities Inc., Asset-
Backed Pass-Through Certificates, Series 2005-R11,
Plaintiff**

vs.

**Lawrence B. Laken, in His Capacity as Heir
of Lenora Laken a/k/a Lenora S. Laken a/k/a Lenore
Laken; et al.,
Defendants**

**To: Unknown Heirs, Successors, Assigns, and
All Persons, Firms, or Associations, Claiming
Right, Title, or Interest from or under Lenora
Laken a/k/a Lenora S. Laken a/k/a Lenore Laken;
and Unknown Heirs, Successors, Assigns, and
All Persons, Firms, or Associations, Claiming Right,
Title, or Interest from or under Sherri Beth Laken,
Deceased Heir of Lenora Laken a/k/a Lenora S.
Laken a/k/a Lenore Laken Defendant(s),
196 Conshohocken State Road, Bala Cynwyd,
PA 19004**

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, PA, docketed to No. 2023-04835, seeking to foreclose the mortgage secured on your property located, 196 Conshohocken State Road, Bala Cynwyd, PA 19004.

NOTICE

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

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

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

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

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2022-18232

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**Wells Fargo Bank, N.A. s/b/m Wachovia Bank,
National Association,**
Plaintiff

vs.

**Sharon Dieroff a/k/a Sharon Dieruff, solely
in capacity as heir of Michelle Lee Kellow
a/k/a Michelle L. Kellow a/k/a Michelle Kellow,
Deceased; and Unknown Heirs, Successors,
Assigns and All Persons, Firms or Associations
Claiming Right, Title or Interest from or under
Michelle Lee Kellow a/k/a Michelle L. Kellow
a/k/a Michelle Kellow, Deceased,**
Defendants

**NOTICE TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms or Associations
Claiming Right, Title or Interest from or under
Michelle Lee Kellow a/k/a Michelle L. Kellow
a/k/a Michelle Kellow, Deceased**

You are hereby notified that on September 23, 2022, Plaintiff, **WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION** filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend and filed an Amended Complaint in Mortgage Foreclosure on March 20, 2023, against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docket to TERM No. 2022-18232. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 28 East Central Avenue a/k/a 28 Central Avenue, Condo E a/k/a 28 E. Central Ave., #E, Souderton, PA 18964, whereupon your property would be sold by the Sheriff of Montgomery County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or

objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. you may lose money or property or other rights important to you.

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

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

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2021-17838

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

PHH Mortgage Corporation,
Plaintiff

vs.

**William DiGiacomo, Known Surviving Heir of
Theresa A. James; Thomas James, Known Surviving
Heir of Theresa A. James; Deborah Watson,
Known Surviving Heir of Theresa A. James;
Lisa Angiolillo, Known Surviving Heir of Theresa A.
James; Donna Brown, Known Surviving Heir of
Theresa A. James; and Unknown Surviving Heirs of
Theresa A. James,**
Defendants

TO: Unknown Surviving Heirs of Theresa A. James.
Premises subject to foreclosure: 2936 Sunset Avenue,
East Norriton, Pennsylvania 19403.

NOTICE

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

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

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

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

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**BONACCI, ROSARIO RUSSELL, dec'd.**

Late of Wyncote, PA.
 Personal Representative: DONNA LOYLE,
 223 Pheasant Run Drive,
 Paoli, PA 19301.

BUCCAFURI, ELISABETTA, dec'd.

Late of Borough of North Wales.
 Executor: ROSARIO BUCCAFURI,
 93 Chestnut Lane,
 North Wales, PA 19454.
 ATTORNEYS: CREEDON & FELICIANI, P.C.,
 29 E. Marshall Street,
 Norristown, PA 19401

COLORIO, HOPE VIRGINIA also known as HOPE COLORIO, dec'd.

Late of Towamencin Township.
 Executor: STEPHEN M. HOWARD,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446.
 ATTORNEY: STEPHEN M. HOWARD,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446

DERR, G. ELIZABETH, dec'd.

Late of Whippen Township.
 Executrix: LYNNE SUTHERLAND,
 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

DiNOLFI, ALEXANDER C., dec'd.

Late of Upper Providence Township.
 Executor: ROSE MARIE GATLOS,
 123 1st Avenue,
 Phoenixville, PA 19460.
 ATTORNEY: JOHN J. McCREESH, IV,
 McCREESH, McCREESH and CANNON,
 7053 Terminal Square,
 Upper Darby, PA 19082

DiPUPPO, RAYMOND M., dec'd.

Late of Borough of Rockledge.
 Executrix: KATHRYN DiPUPPO,
 c/o Devin S. Fox, Esquire,
 910 Harvest Drive, P.O. Box 3037,
 Blue Bell, PA 19422.
 ATTORNEY: DEVIN S. FOX,
 KAPLIN STEWART,
 910 Harvest Drive, P.O. Box 3037,
 Blue Bell, PA 19422

ERICKSON, ALFRED C., dec'd.

Late of Horsham Township.
 Executrix: CAROLYN R. JOHNSON,
 c/o Leonard L. Shober, Esquire,
 308 N. Main Street, Suite 400,
 Chalfont, PA 18914.
 ATTORNEY: LEONARD L. SHOBER,
 SHOBER & ROCK, P.C.,
 308 N. Main Street, Suite 400,
 Chalfont, PA 18914

ESMONDE, DOLORES also known as DOLORES R. ESMONDE, dec'd.

Late of Lower Providence Township.
 Executor: WILLIAM B. ESMONDE, JR.,
 c/o Michael F. Rogers, Esquire,
 510 E. Township Line Road, Suite 150,
 Blue Bell, PA 19422.
 ATTORNEY: MICHAEL F. ROGERS,
 SALVO ROGERS ELINSKI & SCULLIN,
 510 E. Township Line Road, Suite 150,
 Blue Bell, PA 19422

GILLETTE, EDWARD L. also known as EDWARD LINFORD GILLETTE, JR., dec'd.

Late of Towamencin Township.
 Executrix: ROSEMARY A. GILLETTE,
 c/o Donald Pettrille, Jr., Esquire,
 40 E. Airy Street, P.O. Box 671,
 Norristown, PA 19401.
 ATTORNEY: DONALD PETRILLE, JR.,
 HIGH SWARTZ LLP,
 40 E. Airy Street, P.O. Box 671,
 Norristown, PA 19401

HELFAND, EARL NORMAN, dec'd.

Late of Plymouth Township.
 Executors: LYNNE HELFAND WOLFBERG AND
 SCOTT HELFAND,
 c/o Don J. Solomon, Esquire,
 300 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: DON J. SOLOMON,
 300 N. York Road,
 Hatboro, PA 19040

KLONIS, CAROLYN E., dec'd.

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

KROKUS, THOMAS RICHARD, dec'd.

Late of Lower Providence Township.
 Executor: HERBERT T. ARMSTRONG, JR.,
 108 S. Central Avenue,
 Surf City, NJ 08008.
 ATTORNEY: CAROL R. LIVINGOOD,
 TIMONEY KNOX LLP,
 130 W. Lancaster Avenue, P.O. Box 191,
 Wayne, PA 19087

LaROSE, LAWRENCE J., dec'd.

Late of Abington Township.
 Administrator: LEONARD J. LaROSE,
 7 Feather Ridge Road,
 Asheville, NC 28805.

- ATTORNEY: DAVID G. ENNIS,
2209 Mt. Carmel Avenue,
Glenside, PA 19038
- LEACH, PATRICK, dec'd.**
Late of Upper Moreland Township.
Executor: EDWARD R. HILARY, JR.,
c/o Hilary Fuelleborn, Esquire,
745 Yorkway Place,
Jenkintown, PA 19046.
ATTORNEY: HILARY FUELLEBORN,
YORKWAY LAW GROUP,
745 Yorkway Place,
Jenkintown, PA 19046
- LEAR JR., RAYMOND C. also known as
RAYMOND CRAWFORD LEAR, JR., dec'd.**
Late of Springfield Township.
Executor: BARRY L. COHEN,
c/o Dirk M. Simpson, Esquire,
101 W. Elm Street, Suite 400,
Conshohocken, PA 19428.
ATTORNEY: DIRK M. SIMPSON,
ROYER COOPER COHEN BRAUNFELD LLC,
101 W. Elm Street, Suite 400,
Conshohocken, PA 19428
- LENHART, MIKE also known as
CHRISTOPHER MICHAEL FEGELY,
CHRIS FEGELY and
MICHAEL CHRISTOPHER LENHART, dec'd.**
Late of Borough of Royersford.
Administratrix: MONICA L. HEFFNER,
c/o Stephen M. Specht, Esquire,
2332 S. Broad Street,
Philadelphia, PA 19145.
ATTORNEY: STEPHEN M. SPECHT,
GREEN & SCHAFLE, LLC,
2332 S. Broad Street,
Philadelphia, PA 19145
- MARTYNIUK JR., JAMES N., dec'd.**
Late of Borough of Bridgeport.
Executrix: MARGARET A. KELLY,
700 Bush Street,
Bridgeport, PA 19405.
ATTORNEY: NEIL M. HILKERT,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462
- McCAULEY, PAULA F., dec'd.**
Late of Plymouth Township.
Executrix: MICHELLE D. FLAMER,
c/o Jonathan H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428
- MEYERS, GREGORY A., dec'd.**
Late of Perkiomenville, PA.
Executor: RYAN C. MEYERS,
56 Vale Drive,
Boyertown, PA 19512.
- NEMATH, JOYCE M., dec'd.**
Late of Franconia Township.
Executors: GLENN J. NEMATH,
774 W. Sandy Ridge Road,
Doylestown, PA 18901,
WAYNE A. NEMATH,
960 Township Line Road,
Plymouth Meeting, PA 19462.
- ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- PAPENDICK, CARL L. also known as
CARL LUDWIG PAPENDICK, dec'd.**
Late of Cheltenham Township.
Administratrix: JOANNE F. PAPENDICK,
8302 Old York Road, Apt. A16,
Elkins Park, PA 19027.
ATTORNEY: BRIDGET M. WEIDENBURNER,
McVAN & WEIDENBURNER,
162 S. Easton Road,
Glenside, PA 19038
- PFEIFFER, ERNST also known as
ERNEST PFEIFFER, dec'd.**
Late of Whitpain Township.
Administratrix: ELSA PFEIFFER,
2321 Twin Silo Drive,
Blue Bell, PA 19422.
ATTORNEY: KENNETH C. RUSSELL,
RUSSELL LAW, P.C.,
3500 Reading Way,
Huntingdon Valley, PA 19006
- PUZYN, JOSEPH also known as
JOSEPH A. PUZYN, dec'd.**
Late of Whitmarsh Township.
Executor: ROBERT WODARSKI
(A/K/A ROBERT F. WODARSKI, SR.),
c/o Frank J. Campese, Jr., Esquire,
1943 S. 11th Street,
Philadelphia, PA 19148.
ATTORNEY: FRANK J. CAMPESE, JR.,
FRANK CAMPESE, JR., P.C.,
1943 S. 11th Street,
Philadelphia, PA 19148
- RAHMER, ALBERT R., dec'd.**
Late of Franconia Township.
Executrix: MELANIE A. RAHMER,
c/o David G. Garner, Esquire,
635 E. High Street, Suite 2,
Pottstown, PA 19464.
ATTORNEY: DAVID G. GARNER,
635 E. High Street, Suite 2,
Pottstown, PA 19464
- ROSER, NINA P., dec'd.**
Late of Lower Merion Township.
Executor: CHARLES M. ROSER, JR.,
373 Merion Road,
Merion Station, PA 19066.
ATTORNEY: HEATHER L. TURNER,
LAW OFFICE HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072
- SALKOWITZ, THEONA B., dec'd.**
Late of Montgomery Township.
Executor: JOSEPH SALKOWITZ,
51 Village of Stoney Run, Apt. C,
Maple Shade, NJ 08052.
- SILVERMAN, MARJORIE L., dec'd.**
Late of Lower Merion Township.
Executor: LEE D. SILVERMAN,
1508 Flat Rock Road,
Penn Valley, PA 19072.

ATTORNEY: HEATHER L. TURNER,
LAW OFFICE HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072

SLYSZ, JEAN, dec'd.

Late of Borough of Conshohocken.
Administrator DBN: ROBERT WODARSKI,
c/o Frank J. Campese, Jr., Esquire,
1943 S. 11th Street,
Philadelphia, PA 19148.
ATTORNEY: FRANK J. CAMPESE, JR.,
FRANK CAMPESE, JR., P.C.,
1943 S. 11th Street,
Philadelphia, PA 19148

STERN, JEROME, dec'd.

Late of Lower Moreland Township.
Executors: SHAWN N. GOLDMAN,
MARK STERN AND
JOAN WOODLAND,
c/o E. Marc Miller, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: E. MARC MILLER,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

SWAYNGIM, WILLIAM H., dec'd.

Late of Wayne, PA.
Executrix: ANN SWAYNGIM,
668 Shoemaker Lane,
King of Prussia, PA 19406.

VADALA, ELEANOR TH also known as

ELEANOR VADALA, dec'd.
Late of Lower Merion Township.
Executrix: JOANNE CICALA,
c/o Devin S. Fox, Esquire,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422.
ATTORNEY: DEVIN S. FOX,
KAPLIN STEWART,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422

WARD, MARYLYN S., dec'd.

Late of Lower Merion Township.
Executor: GEORGE P. WARD,
c/o Daniella A. Horn, Esquire,
2202 Delancey Place,
Philadelphia, PA 19103.
ATTORNEY: DANIELLA A. HORN,
KLENK LAW, LLC,
2202 Delancey Place,
Philadelphia, PA 19103

WIKE, RICHARD EUGENE, dec'd.

Late of Upper Providence Township.
Administrator: CRAIG WIKE,
1736 Water Street,
Middletown, PA 17057.
ATTORNEY: ANTHONY W. PARKER,
KELLY PARKER & COHEN LLP,
1250 N. Mountain Road, Suite 9,
Harrisburg, PA 17112

WILKINS JR., JOHN C., dec'd.

Late of New York County, New York and
Lower Merion Township, Montgomery County, PA.
Executor (Ancillary): ALEXANDER M. KLABIN,
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

Second Publication

BAUGHER, WADE MADDOX, dec'd.

Late of Oreland, PA.
Administrator: SUSAN B. ENGLISH,
4034 Hain Drive,
Lafayette Hill, PA 19444.
ATTORNEY: CHRISTOPHER K. BARBER,
BARBER LAW OFFICES,
2 Brookline Boulevard, Suite 2,
Havertown, PA 19083

BENSON, BARBARA JENKINSON, dec'd.

Late of Abington Township.
Administrator: MARK S. DANEK,
1001 Conshohocken State Road, Suite 1-210,
West Conshohocken, PA 19428.
ATTORNEY: MARK S. DANEK,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
1001 Conshohocken State Road, Suite 1-210,
West Conshohocken, PA 19428

BETZ, EMMA L., dec'd.

Late of Upper Merion Township.
Executor: DAVID J. CICHOWICZ,
777 Caley Road,
King of Prussia, PA 19406.
ATTORNEY: RICHARD L. SWITZER,
R.L. SWITZER, ESQUIRE, LTD.,
73 Chestnut Road,
Paoli, PA 19301

BOORNAZIAN, LUCY, dec'd.

Late of Lower Merion Township.
Executor: MICHAEL R. BOORNAZIAN,
2609 Bala Lane,
Ardmore, PA 19003.
ATTORNEY: DANIEL J. SIEGEL,
LAW OFFICES OF DANIEL J. SIEGEL, LLC,
66 W. Eagle Road, Suite 1,
Havertown, PA 19083

BOYLE, ANN, dec'd.

Late of Limerick Township.
Executrix: ANNE MARIE KLEIN,
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

BRIGHT, CATHERINE R., dec'd.

Late of Hatboro, PA.
Executor: TIMOTHY BRIGHT,
514 Preston Lane,
Hatboro, PA 19040.

BROWN, JUDITH C., dec'd.

Late of Ambler, PA.
Administrator: DANIEL T. DONOVAN,
253 N. Ridge Avenue,
Ambler, PA 19002.

BUGBEE, BARBARA ZEIGLER also known as

BARBARA Z. BUGBEE, dec'd.
Late of Lower Merion Township.
Executors: CRAIG TIMOTHY BUGBEE AND
DAVID WESLEY BUGBEE,
c/o Stephen D. Potts, Esquire,
Strafford Office Bldg., #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087-3115.

- ATTORNEY: STEPHEN D. POTTS,
HERR, POTTS & POTTS, LLC,
Strafford Office Bldg., #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087-3115
- BURCH, NANCY DAWN, dec'd.**
Late of Harleysville, PA.
Administrator: REX ROBERT BURCH,
c/o Richard L. Newman, Esquire,
275 S. Main Street, Suite 6,
Doylestown, PA 18901.
ATTORNEY: RICHARD L. NEWMAN,
NEWMAN ELDER LAW,
275 S. Main Street, Suite 6,
Doylestown, PA 18901
- CONNELLY, JUNE L., dec'd.**
Late of Borough of Trappe.
Executor: JAMES P. CONNELLY.
ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170
- CURRY JR., EDWARD ANTHONY, dec'd.**
Late of Borough of Lansdale.
Executrix: JOANNE FINKELSTON,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
- DiPRINZIO, NICOLA also known as
NICHOLA Di PRINZIO, dec'd.**
Late of Lower Providence Township.
Executrix: SOPHIA J. NOBLIT,
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
- FREEMAN, MARY V., dec'd.**
Late of Borough of Pottstown.
Executor: VINCENT ARTIS,
c/o Jessica R. Grater, Esquire,
Monastra & Grater, LLC,
400 Creekside Drive, Suite 409,
Pottstown, PA 19464.
- GLENN, ANGELA M., dec'd.**
Late of Borough of Pottstown.
Administratrix: JENNIFER L. HAYES,
995 Candelora Drive,
Pottstown, PA 19464.
ATTORNEY: JAMIE V. OTTAVIANO,
YERGEY DAYLOR ALLEBACH SCHEFFEY,
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464
- GOLDBERG-ALBERTS, ROBERT W. also known as
ROBERT GOLDBERG-ALBERTS, dec'd.**
Late of Cheltenham Township.
Executrix: AMY LEE GOLDBERG-ALBERTS,
639 Green Briar Road,
Elkins Park, PA 19027.
- ATTORNEY: ROBERT C. GERHARD, III,
GERHARD & GERHARD, P.C.,
815 Greenwood Avenue, Suite 8,
Jenkintown, PA 19046,
215-885-6785
- HUH, MARGARET, dec'd.**
Late of Cheltenham Township.
Administratrix: DAINA S. WILSON McLEAN, ESQUIRE,
P.O. Box 2410,
Bala Cynwyd, PA 19004.
ATTORNEY: DAINA WILSON McLEAN,
WILSON McLEAN LAW FIRM,
P.O. Box 2410,
Bala Cynwyd, PA 19004
- JACOBS, JANICE LEE also known as
JANICE L. JACOBS and
JANICE JACOBS, dec'd.**
Late of Upper Providence Township.
Co-Executors: JEFFREY L. JACOBS AND
JUDITH L. SEEMAN,
c/o Betty Narducci Montana,
11 E. Airy Street,
Norristown, PA 19401.
ATTORNEY: BETTY NARDUCCI MONTANA,
11 E. Airy Street,
Norristown, PA 19401
- KALLER, CURTIS DAVID, dec'd.**
Late of Springfield Township.
Executrix: JESSICA LYNN KALLER,
c/o Gilbert P. High, Jr., Esquire,
40 E. Airy Street,
Norristown, PA 19401.
ATTORNEY: GILBERT P. HIGH, JR.,
HIGH SWARTZ LLP,
40 E. Airy Street,
Norristown, PA 19401
- KILE, FLORENCE MARIE also known as
FLORENCE MARIE KILE, JR. and
FLORENCE M. KILE, dec'd.**
Late of Borough of Pennsburg.
Co-Executors: WILLIAM KILE AND
DANIEL KILE.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073
- KOMOROWSKI, STANLEY A., dec'd.**
Late of Borough of Conshohocken.
Executor: PAUL KOMOROWSKI,
1100 Hunters Lane,
Oreland, PA 19075.
ATTORNEY: MICHAEL E. FUREY,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403
- KOSTENBADER, KENNETH H., dec'd.**
Late of Upper Moreland Township.
Executor: GARRY L. FLOWER,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040
- KRIEBEL, ROSE M., dec'd.**
Late of Hatfield Township.
Executrix: JILL D. KRIEBEL,
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
- LUCCI, BERNARD also known as
BERNARD J. LUCCI, dec'd.**
Late of West Norriton Township.
Administratrix CTA: ROBIN LISA BETTAREL,
c/o Karen M. Stockmal, Esquire,
1235 Westlakes Drive, Suite 320,
Berwyn, PA 19312.
ATTORNEY: KAREN M. STOCKMAL,
KMS LAW OFFICES, LLC,
1235 Westlakes Drive, Suite 320,
Berwyn, PA 19312
- MADIGAN, MARTHA also known as
MARTHA M. MADIGAN,
MARTHA MARY MADIGAN and
MARTHA MADIGAN FULLER, dec'd.**
Late of Cheltenham Township.
Executor: JEFFREY P. FULLER,
7933 Park Avenue,
Elkins Park, PA 19027.
ATTORNEY: KATHRYN H. CRARY,
GADSDEN SCHNEIDER & WOODWARD LLP,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571
- MARROCCO, LISA A. also known as
LISA H. MARROCO and
LISA A. HOLLINGER, dec'd.**
Late of Upper Merion Township.
Executor: MICHAEL HOLLINGER,
8123 Cadwalader Avenue,
Elkins Park, PA 19027.
- McCAFFERTY, JAMES J. also known as
JAMES J.P. McCAFFERTY, dec'd.**
Late of Springfield Township.
Executrix: KATHLEEN M. McCAFFERTY,
c/o Bonnie G. Ostrofsky, Esquire,
1417 Bethlehem Pike,
Flourtown, PA 19031-1904.
ATTORNEY: BONNIE G. OSTROFSKY,
LAW OFFICE BONNIE G. OSTROFSKY, P.C.,
1417 Bethlehem Pike,
Flourtown, PA 19031-1904
- McCRACKEN, EUNICE JEAN, dec'd.**
Late of Upper Gwynedd Township.
Executor: TED AARON McCRACKEN,
15 Derry Drive,
North Wales, PA 19454.
- MURRAY, SUSAN S., dec'd.**
Late of Lower Providence Township.
Executor: F. JOHN MURRAY, III,
c/o John A. Terrill, II, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: JOHN A. TERRILL, II,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428
- MYEROV, JOSEPH, dec'd.**
Late of Abington Township.
Executrix: ANITA YAMPOLSKY,
327 Holme Avenue,
Elkins Park, PA 19027.
ATTORNEY: ALEX MORETSKY,
MORETSKY LAW FIRM,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006
- MYERS SR., EDWARD L., dec'd.**
Late of Lower Merion Township.
Executor: EDWARD MYERS, JR.,
11 Mary Jeanne Lane,
Manahawkin, NJ 08050.
ATTORNEY: RUSSELL E. FARBIARZ,
ANTANAVAGE FARBIARZ,
64 N. 4th Street,
Hamburg, PA 19526
- REID, LEWIS, dec'd.**
Late of Lansdale, PA.
Administrator: JEREMY Z. MITTMAN, ESQUIRE,
593 Bethlehem Pike,
Montgomeryville, PA 18936.
ATTORNEY: JEREMY Z. MITTMAN,
593 Bethlehem Pike,
Montgomeryville, PA 18936
- REYNOLDS, JEAN C., dec'd.**
Late of Worcester Township.
Executrix: KRISTY REYNOLDS,
128 Centre Avenue,
West Norriton, PA 19403.
ATTORNEY: ROBERT M. SLUTSKY,
SLUTSKY ELDER LAW, P.C.,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462
- ROSENBERGER, KEITH L., dec'd.**
Late of Borough of Souderton.
Executrix: CONSTANCE NUSS,
102 Crab Apple Lane,
Hatboro, PA 19040.
- RUGGIERI, JOSEPH, dec'd.**
Late of Borough of Narberth.
Executrix: JODY GALCZYK,
465 Volpe Road,
Plymouth Meeting, PA 19462.
ATTORNEY: HEATHER L. TURNER,
LAW OFFICE HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072
- SALVESON SR., JAMES S., dec'd.**
Late of Worcester Township.
Executrix: SUSAN LEE MASCARO,
120 N. Park Avenue,
Trooper, PA 19403.
ATTORNEY: JASON T. SABOL,
2650 Audubon Road,
Audubon, PA 19403
- SAUL, JEFFREY R., dec'd.**
Late of Limerick Township.
Administrator C.T.A.: ROBERT V. LITTNER,
512 N. New Street,
Bethlehem, PA 18018.
ATTORNEY: ROBERT V. LITTNER,
LITTNER & LITTNER LAW OFFICES, PLLC,
512 N. New Street,
Bethlehem, PA 18018
- SCHRADER, SHARON M., dec'd.**
Late of Lower Pottsgrove Township.
Executrix: JENNIFER M. TUCKER,
1777 Orlando Road,
Pottstown, PA 19464.
ATTORNEY: JAMIE V. OTTAVIANO,
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

SMITH, VICKI L., dec'd.

Late of Lower Moreland Township.
 Administratrix: KATIE L. HALE,
 c/o Hilary Fuelleborn, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.
 ATTORNEY: HILARY FUELLEBORN,
 YORKWAY LAW GROUP,
 745 Yorkway Place,
 Jenkintown, PA 19046

**SPITKO, MICHAEL also known as
MICHAEL JUDE SPITKO and
MICHAEL J. SPITKO, dec'd.**

Late of Whippen Township.
 Executor: JACOB STAUB,
 c/o Benjamin L. Jerner, Esquire,
 5401 Wissahickon Avenue,
 Philadelphia, PA 19144.
 ATTORNEY: BENJAMIN L. JERNER,
 JERNER LAW GROUP, P.C.,
 5401 Wissahickon Avenue,
 Philadelphia, PA 19144

STICKEL, WILLIAM H., dec'd.

Late of Abington Township.
 Executor: CHARLES J. ARENA,
 583 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: CHARLES J. ARENA,
 583 Skippack Pike, Suite 100,
 Blue Bell, PA 19422

STIERHEIM, DOROTHY E., dec'd.

Late of Lower Pottsgrove Township.
 Executrix: PATRICIA BRAUNER,
 618 Lemon Street,
 Stowe, PA 19464.
 ATTORNEY: PAUL A. PRINCE,
 PRINCE AND KURTAS,
 934 High Street, P.O. Box 696,
 Pottstown, PA 19464

**STOUDT, ALVA KATHLEEN also known as
A. KATHLEEN STOUDT, dec'd.**

Late of Borough of Lansdale.
 Executrix: LINDA D. BIEBER.
 ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pennsburg, PA 18073

**STRASSMAN, KARL ROBERT also known as
KARL R. STRASSMAN, dec'd.**

Late of Lower Salford Township.
 Executor: JORDAN STRASSMAN,
 96 E. Germantown Pike,
 Plymouth Meeting, PA 19462.
 ATTORNEY: KAREN L. WOLFE,
 COMMONS & COMMONS LLP,
 6377 Germantown Avenue,
 Philadelphia, PA 19144

**WALSH, SUSAN also known as
SUSAN McGINN, dec'd.**

Late of Borough of Schwenksville.
 Administrator: JOHN R. MCGINN,
 302 Lexington Road,
 Schwenksville, PA 19473.
 ATTORNEY: JOHN J. COLL, JR.,
 28 Richard Lee Lane,
 Phoenixville, PA 19460

WORTHINGTON, NANCY C., dec'd.

Late of Montgomery Township.
 Executor: JOSEPH W. OTTEY,
 185 Winding Brook Run,
 North Wales, PA 19454.
 ATTORNEY: BRIDGET M. WEIDENBURNER,
 McVAN & WEIDENBURNER,
 162 S. Easton Road,
 Glenside, PA 19038

Third and Final Publication**ANDORN, SUSAN N., dec'd.**

Late of Borough of Colledgeville.
 Executor: ROBERT T. ANDORN,
 c/o 21 W. Front Street,
 P.O. Box 1970,
 Media, PA 19063.
 ATTORNEY: D. SELAINE KEATON,
 HALLIGAN & KEATON P.C.,
 P.O. Box 1970,
 Media, PA 19063

BATTISTA, JACKSON, dec'd.

Late of Pennsburg, PA.
 Co-Administrators: KEVIN BATTISTA AND
 STEPHANIE BATTISTA,
 2004 Longview Court,
 Pennsburg, PA 18073.

BUTKO, CARRIE C., dec'd.

Late of Upper Frederick Township.
 Executor: FRANK L. KNAPPENBERGER, JR.,
 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

CAFFEY, DORIS RUTH, dec'd.

Late of Hatboro, PA.
 Executrix: LAURA C. FIEGEL,
 7942 Montgomery Avenue,
 Elkins Park, PA 19027.

CHASAN, SHIFRA HAYDEE, dec'd.

Late of Wynnewood, PA.
 Executor: NATHANIEL CHASAN,
 1001 City Avenue, WB414,
 Wynnewood, PA 19096.

CHECK, THOMAS M., dec'd.

Late of Lower Gwynedd Township.
 Executor: THOMAS C. CHECK,
 411 Knightsbridge Lane,
 Hatfield, PA 19440.
 ATTORNEY: CHARLES J. ARENA,
 583 Skippack Pike, Suite 100,
 Blue Bell, PA 19422

DELLA, CONSTANCE A., dec'd.

Late of East Norriton Township.
 Executor: GERALD A. LAZZARO,
 2945 Pheasant Run Road,
 Eagleville, PA 19403.

ERB, FLORENCE WILLIAMS, dec'd.

Late of Montgomery Township.
 Executrix: DORETTA ERB ROESSLER,
 329 Stormfield Drive,
 Harleysville, PA 19438.

GISONDI, JOSEPH A., dec'd.

Late of Whippain Township.
Co-Executors: STEPHANIE M. ELIA AND
JUDITH WYNN HOOPER,
c/o Holmberg Law Offices,
P.O. Box 622,
Glenside, PA 19038.
ATTORNEY: GLEN R. HOLMBERG,
HOLMBERG LAW OFFICES,
P.O. Box 622,
Glenside, PA 19038

GOLEC JR., FREDERICK ANTHONY, dec'd.

Late of Lower Merion Township.
Executors: JULIAN R. GOLEC AND
SYLVIE R. GOLEC,
c/o Terrance A. Kline, Esquire,
200 E. State Street, Suite 306,
P.O. Box A,
Media, PA 19063.
ATTORNEY: TERRANCE A. KLINE,
LAW OFFICE OF TERRANCE A. KLINE,
200 E. State Street, Suite 306,
P.O. Box A,
Media, PA 19063

HAMMER, LESLIE, dec'd.

Late of Lower Providence Township.
Executrix: TAMAR B. HAMMER,
482 Bethel Mill Road,
Sewell, NJ 08080.
ATTORNEY: WHITNEY P. O'REILLY,
COHEN SEGLIAS,
1600 Market Street, Floor 32,
Philadelphia, PA 19103

HEATON, PAMELA, dec'd.

Late of Limerick Township.
Executor: NICHOLAS SERENA,
315 Holstein Street,
Bridgeport, PA 19405.

HUNSINGER, KARL J., dec'd.

Late of Borough of Souderton.
Administratrix: LORI ANN de CELIS,
c/o Chloe Mullen-Wilson, Esquire,
P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: CHLOE MULLEN-WILSON,
TIMONEY KNOX, LLP,
P.O. Box 7544,
Fort Washington, PA 19034-7544

KACHLINE, HAROLD also known as

**HAROLD S. KACHLINE and
HAROLD STUMP KACHLINE, dec'd.**
Late of Lower Salford Township.
Executor: THOMAS H. KACHLINE,
c/o E. Nego Pile, Esquire,
1777 Sentry Parkway West, Suite 404, Veva 14,
Blue Bell, PA 19422.
ATTORNEY: E. NEG PILE,
PILE LAW FIRM,
1777 Sentry Parkway West, Suite 404, Veva 14,
Blue Bell, PA 19422

LAX, SUSAN, dec'd.

Late of Abington Township.
Executrix: LISA A. LAX,
c/o Harry Metka, Esquire,
4802 Neshaminy Boulevard, Suite 9,
Bensalem, PA 19020.

ATTORNEY: HARRY METKA,
4802 Neshaminy Boulevard, Suite 9,
Bensalem, PA 19020

LECHNER, CHARLES DONALD, dec'd.

Late of Frederick Township.
Co-Executors: CAROL ANN SEISLOVE AND
DONNA LECHNER-GRUSKAY,
c/o Law Office of Prokup & Swartz,
7736 Main Street,
Fogelsville, PA 18051.

LENAHAN, MARY M., dec'd.

Late of Limerick Township.
Administrator: ERIN K. KINGSLEY,
1072 Del Drive,
Walnutport, PA 18088.
ATTORNEY: JASON R. COSTANZO,
ARM LAWYERS,
115 E. Broad Street,
Bethlehem, PA 18018

MARTIN, JANET A., dec'd.

Late of Towamencin Township.
Executrix: JOAN L. NOLT,
189 Matthew Drive,
Chambersburg, PA 17201.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

McGINLEY, MADELINE M., dec'd.

Late of Hatfield Township.
Administratrix: EILEEN R. GROVER,
c/o Danielle M. Yacono, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: DANIELLE M. YACONO,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

MICHENER, LINFORD, dec'd.

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

MILANO, GIOVANNINA, dec'd.

Late of Lower Providence Township.
Administratrix CTA: MARIANNA
MASTROCOLA,
c/o Vincent M. Vangrossi, Esquire,
319 Swede Street,
Norristown, PA 19401.
ATTORNEY: VINCENT M. VANGROSSI,
319 Swede Street,
Norristown, PA 19401

MITCHELL, SHIRLEY M., dec'd.

Late of Borough of Hatboro.
Executrix: SHIRLEY ANN CULLUM,
c/o Don J. Solomon, Esquire,
300 N. York Road,
Hatboro, PA 19040.

- ATTORNEY: DON J. SOLOMON,
300 N. York Road,
Hatboro, PA 19040
- MYERS SR., ROBERT G., also known as
ROBERT G. MYERS, dec'd.**
Late of New Hanover Township.
Executrix: BARBARA M. CHRISTMAN,
c/o David G. Garner, Esquire,
635 E. High Street, Suite 2,
Pottstown, PA 19464.
- NESTER, PAULINE L., dec'd.**
Late of Borough of Green Lane.
Executor: RAYMOND I. NESTER,
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
- PADULA, CATHERINE T., dec'd.**
Late of Abington Township.
Executrix: CATHERINE CAWLEY,
1129 Wheatsheaf Lane,
Abington, PA 19001.
- PAGANO, STEPHEN D., dec'd.**
Late of Horsham Township.
Executrix: KATHLEEN R. PAGANO,
c/o Stephen H. Green, Esquire,
200 S. Broad Street, Suite 600,
Philadelphia, PA 19102.
ATTORNEY: STEPHEN H. GREEN,
ASTOR WEISS KAPLAN & MANDEL, LLP,
200 S. Broad Street, Suite 600,
Philadelphia, PA 19102
- PALUMBO, JOHN S., dec'd.**
Late of East Norriton Township.
Executrix: LILLIAN E. PALUMBO,
39 W. Hartranft Boulevard,
East Norriton, PA 19401.
ATTORNEY: MICHAELANGELO L.
DIPPOLITO,
THEPEOPLESLAWFIRM.COM, LLC,
712 Kimberton Road,
Chester Springs, PA 19425
- PAOLUCCI, IDA ROSE, dec'd.**
Late of Franconia Township.
Executor: PHILIP T. PAOLUCCI,
c/o Donald Petrille, Jr., Esquire,
116 E. Court Street,
Doylestown, PA 18901.
ATTORNEY: DONALD PETRILLE, JR.,
HIGH SWARTZ LLP,
116 E. Court Street,
Doylestown, PA 18901
- RILEY, WILBERT C., dec'd.**
Late of Towamencin Township.
Executor: THOMAS E. RILEY,
101 W. 12th Street, Apt. 9N,
New York, NY 10011.
- ROGAN, JANE, dec'd.**
Late of Lansdale, PA.
Executrix: ALICE NUGENT,
157 Deep Run Road,
Perkasie, PA 18944.
- ROYNAN, NICOLINA C., dec'd.**
Late of Ambler, PA.
Executor: JAMES P. ROYNAN,
318 E. Mount Pleasant Avenue,
Ambler, PA 19002.
ATTORNEY: MICHELLE C. BERK,
LAW OFFICES OF MICHELLE C. BERK, P.C.,
1300 Virginia Drive, Suite 325A,
Fort Washington, PA 19034,
215-793-4800
- SCHOCK, CHARLES W., dec'd.**
Late of Plymouth Township.
Executrix: MARY E. SCHOCK,
31 Traverse Drive,
Plymouth Township, PA 19462.
ATTORNEY: NEIL M. HILKERT,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462
- SHERIDAN, NANCY MARIE also known as
NANCY MARIE TUTTLE SHERIDAN, dec'd.**
Late of Whitpain Township.
Executor: JOSEPH B. SHERIDAN,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446
- SKALER, ROBERT, dec'd.**
Late of Cheltenham Township.
Executor: JASON LOUIS SPIEWAK,
c/o Marc L. Davidson, Esquire,
Radnor Station Two, Suite 100,
290 King of Prussia Road,
Radnor, PA 19087.
ATTORNEY: MARC L. DAVIDSON,
DAVIDSON & EGNER,
Radnor Station Two, Suite 100,
290 King of Prussia Road,
Radnor, PA 19087
- SMITH, DOLORES HENTZ, dec'd.**
Late of Worcester Township.
Executrix: PATRICIA HENTZ,
c/o Gary M. Perkiss, Esquire,
Noble Plaza, Suite 313,
801 Old York Road,
Jenkintown, PA 19046.
ATTORNEY: GARY M. PERKISS,
GARY M. PERKISS, P.C.,
Noble Plaza, Suite 313,
801 Old York Road,
Jenkintown, PA 19046
- SYNNESTVEDT, GRETCHEN ANNE TIMMINS
also known as ANNE T. SYNNESTVEDT, dec'd.**
Late of Lower Moreland Township.
Executrix: JENNIFER S. FAZIO,
3391 Winchester Road,
Huntingdon Valley, PA 19006.
ATTORNEY: DAVID W. BIRNBAUM,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY, O'CONNELL & BIRNBAUM, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006

UHRICH, RUTH E., dec'd.

Late of Marlborough Township.
 Executor: MATTHEW J. UHRICH,
 515 Woodlyn Avenue,
 Harleysville, PA 19438.
 ATTORNEY: JAMES M. SMITH,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

VAN HART, YVONNE R., dec'd.

Late of Upper Gwynedd Township.
 Executrix: JULIETTE C. SCHEIRING,
 1417 N. River Road,
 Yardley, PA 19067.
 ATTORNEY: SUSAN A. KAMENITZ,
 LAW OFFICES OF SUSAN A. KAMENITZ,
 7 Larkspur Lane,
 Newport, PA 18940

VOORHEES, KENNETH E., dec'd.

Late of Towamencin Township.
 Administrator: VINCENT K. VOORHEES,
 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

WOYDEN, LAURA MARY, dec'd.

Late of Borough of Lansdale.
 Executrix: MARY ANN FLOCCO,
 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

YOUNG, EDWARD J., dec'd.

Late of Lower Frederick Township.
 Administratrix: RUTH ANN STANTON,
 c/o Patrick D. McDonnell, Esquire,
 527 Main Street,
 Royersford, PA 19468.
 ATTORNEY: PATRICK D. McDONNELL,
 WOLPERT, SCHREIBER McDONNELL, P.C.,
 527 Main Street,
 Royersford, PA 19468

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

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by **Armenian Heritage Foundation of Philadelphia**, 1 Belmont Avenue, Suite 314, Bala Cynwyd, PA 19004, to carry on business in Montgomery County, Pennsylvania, under the assumed name or fictitious name, style or designation of Armenian Heritage Walk, with an address of 1 Belmont Avenue, Suite 314, Bala-Cynwyd, PA 19004. Said registration was filed on August 3, 2023.

Delantero Group USA 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 August 8, 2023.

Grant Coaching and Counseling with its principal place of business at 97 Hunt Club Drive, Collegetown, PA 19426.

The name and address of the person owning or interested in said business is: Phillip Grant, 97 Hunt Club Drive, Collegetown, PA 19426.

The application was filed on July 31, 2023.

TRUST NOTICES**Second Publication**

THE HARVEY S. BRODOVSKY REVOCABLE LIVING TRUST DATED AUGUST 28, 2018
Harvey S. Brodovsky, Deceased
Late of Abington Twp., Montgomery Cty., PA

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

Trustee: Jeremy Brodovsky

c/o E. Marc Miller, Esq.

100 Front St., #100, Conshohocken, PA 19428

Or to his Atty.: E. Marc Miller

100 Front St., #100, Conshohocken, PA 19428

EXECUTIONS ISSUED

Week Ending August 8, 2023

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

1804 VENTURES, LLC: 5 AINVIL FAMILY ENTERPRISES, LLC: ROMELUS, LOUIS: PNC BANK, GRNSH. - Newco Capital Group VI, LLC; 202300688; \$260,220.63.
 AURELLO, STEPHANIE: NICOLE: VERONICA - LSF11 Master Participation Trust, et al.; 201915110; \$218,078.72.
 BUCKLEY, JAMES: TANNER AVENUE AUTO BODY, INC. - MKR Financial; 202309650; \$93,799.97.
 BYRD, PATRICIA: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOC., ET AL. - Nationstar Mortgage, LLC; 202307200.
 CAHAN, MAUREN - Deutsche Bank National Trust Company, as Trustee for the Holders, et al.; 202303532.
 CHERNOBAI, IEVGENIIA: OLEKSANDR: BLACKBAY, JENNIFER: CHASE BANK, GRNSH. - West Birchwood Community Association; 202317208; \$3,822.25.
 FIELDS, TERRENCE - Reverse Mortgage Funding, LLC, et al.; 202206739.

GIBSON, WILLIAM: BANK OF AMERICA, GRNSH. - Unifund CCR Parts., et al.; 200711659; WRIT/EXEC.
 GO SUBSCRIPTION, LLC: LLC: PNC BANK, GRNSH. - Outfront Media, LLC; 202314313.
 GRANT, SOLELY IN CAPACITY AS HEIR, DANIEL: ALEXANDER: GRANT MINOR, SOLELY IN CAPACITY, ADDISON, ET AL. - Pennymac Loan Services, LLC; 202221391.
 HARDHAT SERVICES, LLC: FIRST NIAGARA BANK, GRNSH. - Midwest Employers Casualty Company, et al.; 202302991; WRIT/EXEC.
 JAMES, JACQUALYNN: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202316246; WRIT/EXEC.
 JENKINTOWN PHARMACY, LLC: JENKINTOWN PHARMACY, LLC AND/OR JENKINTOWN PHARMACY, GRNSH. - Zillcare, LLC, et al.; 202224169; \$63,937.03.
 JOHN MARKWARD: PNC BANK, GRNSH. - Sysco Philadelphia, LLC; 202224782; WRIT/EXEC.
 KEOUGH, MATT: PNC BANK, GRNSH. - Cavalry Portfolio Servs., LLC, et al.; 200732366; WRIT/EXEC.
 LAUDADIO, DENISE: FIRST NIAGARA BANK, GRNSH. - Remit Corporation, et al.; 201328325; WRIT/EXEC.
 MacDONALD, BONNIE: UNITED STATES OF AMERICA - U.S. Bank National Association, as Trustee in Trust for Registered, et al.; 202225214.
 MACK, ALERO: MELISSA: JPMORGAN CHASE BANK, N.A., GRNSH. - Mestas, Robert, et al.; 202206742; \$41,107.69.
 MARGOLIS, STEWART - Wilmington Savings Fund Society, FSB, As Trustee of Juniper M., et al.; 202205342.
 MARTIN, TRACEY - Nationstar Mortgage, LLC; 201907045.
 NEISHLOSS, RONALD - Amerihome Mortgage Company, LLC; 202304201.
 NELSON, KATHY: TRUIST BANK, GRNSH. - RJM Acquisitions, LLC, et al.; 200812040; WRIT/EXEC.
 ONORATO, RACHAEL: MICHALEK, RICHARD - TD Bank, N.A., et al.; 202306243.
 PENNINGTON, SAVANNAH: THE UNKNOWN HEIRS OF WENDY M. PENNINGTON, DECEASED - U.S. Bank Trust National Association; 202307275.
 RAMSEY, DARLENE: CITIZENS BANK, GRNSH. - RJM Acquisitions, LLC, et al.; 200825013; WRIT/EXEC.
 REESE, KATHLEEN: MICHAEL: THOMAS, ET AL. - Rocket Mortgage; 202217449.
 ROMAN, GARY: TRUIST BANK, GRNSH. - American Express National Bank; 202301623.
 SYNCOSSET, LLC: HALKITIS, NIKOLAOS: WSFS BANK, GRNSH. - Santander Bank, N.A.; 202104105; \$88,551.44.
 UNKNOWN HEIRS OF LUANN CLARDY, DECEASED - Wilmington Savings Fund Society, FSB; 202306226; WRIT/EXEC.
 URBINATI, SCOTT: BLAKE, LINDA - Pingora Loan Servicing, LLC, et al.; 201904606; ORDER/AMEND IN REM JDMT.
 WASI, KAHN: WELLS FARGO BANK, GRNSH. - American Express National Bank; 202019996.
 ZHENG, HUIQUING: BANK OF AMERICA, GRNSH. - Prussian Woods Homeowners Association, Inc.; 202316775; \$6,889.90.

JUDGMENTS AND LIENS ENTERED

Week Ending August 8, 2023

The Defendant's Name Appears First in Capital Letters

ANDREONI, TAYLOR - Capital One Bank USA, N.A.; 202317500; Judgment fr. District Justice; \$1,839.46.
 ANGELUCCI, ERIN - LVNV Funding, LLC; 202317480; Judgment fr. District Justice; \$1,920.59.
 BATISTA, KARI - Midland Credit Management, Inc.; 202317894; Judgment fr. District Justice; \$1,338.90.
 BUCKLEY, JAMES - Capital One, N.A.; 202317468; Judgment fr. District Justice; \$2,668.68.
 BURGESS, RASHED - Midland Credit Management, Inc.; 202317897; Judgment fr. District Justice; \$2,636.65.
 CATALANO, JASON - Capital One Bank USA, N.A.; 202317516; Judgment fr. District Justice; \$2,988.34.
 CHAIEB, SHARON - Capital One Bank USA, N.A.; 202317508; Judgment fr. District Justice; \$2,939.65.
 CLEMONS, BRADFORD - LVNV Funding, LLC; 202317476; Judgment fr. District Justice; \$1,192.96.
 COLLINS, KIMBERLY - Midland Credit Management, Inc.; 202317890; Judgment fr. District Justice; \$2,047.40.
 CONCORD AUTO SERVICES, LLC - Parllaku, Arjan; 202317493; Judgment fr. District Justice; \$12,190.82.
 CROSSFIT MAIN LINE: DAVIDSON, DANIEL: YOUNG, PATRICK - Sycamore Mechanical Contractors, LLC; 202317898; Mechanics Lien Claim; \$39004.99.
 DENGATE, JOYCE - Capital One Bank USA, N.A.; 202317522; Judgment fr. District Justice; \$10,910.13.
 DOURIS, CHARLES - Capital One Bank USA, N.A.; 202317496; Judgment fr. District Justice; \$4,107.84.
 JACKSON, PATRICIA - Capital One Bank USA, N.A.; 202317501; Judgment fr. District Justice; \$3,928.23.
 KIEFER, ROBERT - Midland Credit Management, Inc.; 202317910; Judgment fr. District Justice; \$1,731.53.
 KINGCADE, MEGHAN - Capital One Bank USA, N.A.; 202317463; Judgment fr. District Justice; \$6,236.87.
 LATTNER, DANIEL - Midland Credit Management, Inc.; 202317883; Judgment fr. District Justice; \$967.01.
 LOPEZ, ROSARIO - Midland Credit Management, Inc.; 202317919; Judgment fr. District Justice; \$1,470.06.
 MacKAY, JOSHUA - WFA Group; 202317469; Judgment fr. District Justice; \$8,860.58.
 MANTON, CHARLES - Capital One Bank USA, N.A.; 202317530; Judgment fr. District Justice; \$4,461.98.
 McFADDEN, DARIAN - Capital One Bank USA, N.A.; 202317514; Judgment fr. District Justice; \$5,816.15.
 MILLER, AMY - LVNV Funding, LLC; 202317470; Judgment fr. District Justice; \$1,591.78.
 MYSLAK, RONALD - Crown Asset Management, LLC; 202317473; Judgment fr. District Justice; \$1,683.78.
 NGUYEN, MINH - Midland Credit Management, Inc.; 202317917; Judgment fr. District Justice; \$2,361.08.
 PARKER, MICHELE - Midland Credit Management, Inc.; 202317904; Judgment fr. District Justice; \$2,430.99.
 RICHARDSON, COREY - Midland Credit Management, Inc.; 202317900; Judgment fr. District Justice; \$1,641.39.
 ROBOTANY, LTD. - Slayton Search Partner, Inc.; 202317760; Complaint in Confession of Judgment; \$35,821.40.
 SCOTT, KRISTIN - Capital One Bank USA, N.A.; 202317491; Judgment fr. District Justice; \$5,582.70.

SINGLETARY, CYRUS - Capital One Bank USA, N.A.; 202317495; Judgment fr. District Justice; \$3,689.36.
 SMALE, WILLIAM - Midland Credit Management, Inc.; 202317886; Judgment fr. District Justice; \$1,855.12.
 SMITH, MEGAN - Capital One Bank USA, N.A.; 202317503; Judgment fr. District Justice; \$3,628.90.
 STEPHENS, DAVID - Bank of America, N.A.; 202317932; Foreign Judgment; \$3,574.38.
 STONE, MARTIN - Capital One Bank USA, N.A.; 202317504; Judgment fr. District Justice; \$2,405.75.
 SWEET, BRIAN - Capital One Bank USA, N.A.; 202317486; Judgment fr. District Justice; \$7,606.63.
 VALDERRAMA, DAWN - Midland Credit Management, Inc.; 202317907; Judgment fr. District Justice; \$2,427.73.
 WELLS, TYRIEK - Capital One Bank USA, N.A.; 202317490; Judgment fr. District Justice; \$4,357.32.
 WRIGHT, ISAIAH - Midland Credit Management, Inc.; 202317908; Judgment fr. District Justice; \$2,528.88.
 ZENANI IT, LLC; BURNS, TIMOTHY - Wenhold, Timothy; 202317901; Complaint In Confession of Judgment; \$4,343,246.37.

UNITED STATES INTERNAL REV. - entered claims against:

Caruso Insurance, Inc.; 202370275; \$10,637.37.
 Clinton, Thomas; 202370267; \$36,675.00.
 Evanjmd, Inc.; 202370268; \$48,522.87.
 Henry, Helga; 202370265; \$13,144.78.
 Henry, Helga; Kraig; 202370266; \$45,243.81.
 Info724, Ltd.; 202370270; \$103,074.08.
 Linx-As Application Software, LLC; 202370277; \$334,346.66.
 Livingston, Joanne; 202370274; \$37,552.46.
 Martin, Donald; Karen; 202370264; \$4,300.76.
 Moore, Craig; Pistoria; 202370273; \$43,622.12.
 Sutton, Thomas; 202370272; \$10,135.58.
 Universal Protection Service, LLC; 202370269; \$670,152.37.
 Vertical Limit Construction, LLC; 202370276; \$288,348.46.
 WPS Consulting, Inc.; 202370271; \$82,368.15.

UPPER MORELAND TWP/HATBORO BORO. JOINT SEWER AUTH. - entered municipal claims against:

Ann Marie Carminati Irrevocable Trust: Thomas J. Kaden, Trustee; 202317590; \$364.01.
 Ball, Gene; 202317587; \$403.55.
 Barbo, Andre; 202317588; \$343.88.
 Barnett, Jonathan; Tanya; 202317589; \$432.36.
 Cowden, George; Bethann; 202317591; \$622.16.
 Coyle, Karen; Michael; 202317592; \$498.43.
 Dienno, Nicholas; 202317593; \$789.95.
 Drissel, Michael; Deborah; 202317597; \$389.63.
 Gill, Veda; 202317601; \$336.72.
 Gruenbaum, Edward; 202317602; \$378.53.
 Hartley, Matthew; 202317603; \$365.92.
 Holz, Joseph; Lisa; 202317604; \$407.98.
 Horn, Douglas; Julie; 202317605; \$403.19.
 Jiang, Lin; 202317607; \$719.83.
 Joseph Paulinski Family Trust; 202317621; \$750.59.
 Karavayev, Pavel; 202317608; \$328.94.
 Kellum, Theodore; Joyce; 202317609; \$501.58.
 LNN Properties, LLC; 202317615; \$512.08.
 Mallon, Ronald; 202317616; \$344.59.
 Marinari, Marc; 202317617; \$328.86.

Martini, David; Teresa; 202317618; \$327.95.
 Meixsell, Jennifer; Ronald; 202317619; \$359.90.
 Osbourne, Michael; Lentz, Melissa; 202317620; \$390.56.
 Prychka, Scott; Houck, Erin; 202317606; \$448.41.
 Rose, Paul; Pieschel-Rose, Laura; 202317623; \$514.51.
 Store Master Funding Iii Llc; 202317598; \$883.49.
 Tully, Nicholas; Joaquin, Dana; 202317624; \$354.35.
 Weber, Tiffany; 202317625; \$705.20.
 Young, Michael; Melissa; 202317626; \$325.00.

LETTERS OF ADMINISTRATION

Granted Week Ending August 8, 2023

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

DRAKEFORD, DORIS - Norristown Borough; Drakeford Sr., Ronald T., 162 Burnside Avenue, West Norriton, PA 19403.
 HATFIELD, MICHAEL T. - Plymouth Township; Hatfield, Beth Ann D., 3001 Meredith Lane, Plymouth Meeting, PA 19462.
 KANG, SHIN J. - Upper Dublin Township; Kang, Maria Y., 413 Bannockburn Avenue, Ambler, PA 19002.
 KIM, HYUN S. - Hatfield Township; Kim, Gu S., 1307 Park Avenue, Hatfield, PA 19440.
 LILLEY-SEIBERLICH, JENNIFER L. - Upper Gwynedd Township; Seiberlich, Edwin, 10 Kerwick Court, North Wales, PA 19454.
 MCGEE, DENNIS M. - Conshohocken Borough; McGee, Shannan E., 108 E. 4th Avenue, Conshohocken, PA 19428.
 PAPERDICK, CARL L. - Cheltenham Township; Papendick, Joanne F., 8302 Old York Road, Elkins Park, PA 19027.
 PFEIFFER, ERNST - Whitpain Township; Pfeiffer, Elsa, 2321 Twin Silo Drive, Blue Bell, PA 19422.
 PITTS, JEAN - Norristown Borough; Paulding, Deborah F., 339 Water Lilly Drive, Harleysville, PA 19438; Pitts, Helene P., 1009 Thomas Road, Plymouth Meeting, PA 19462.
 PRICE, LEE L. - Pottstown Borough; Price, Alexandria, 306 Main Street, Phoenixville, PA 19460.
 SLYSZ, JEAN - Conshohocken Borough; Wodarski, Robert, 258 Spring Mill Avenue, Conshohocken, PA 19428.
 STROUSE, BRUCE G. - West Norriton Township; Strouse, Matthew L., 439 Sandy Street, Norristown, PA 19401.
 WURMAN, FRANKLIN A. - Cheltenham Township; Wurman, Nancy, 7900 Old York Road, Elkins Park, PA 19027.

SUITS BROUGHT

Week Ending August 8, 2023

The Defendant's Name Appears First in Capital Letters

BEVERLY, LACEY: WILLIAMS, PAUL - Shantz, Mary; 202317702; Complaint for Custody/Visitation.

- BOYNES, RAHSAAN: BROWN, LASHONDA - Candid Property Rentals; 202317673; Petition to Appeal Nunc Pro Tunc.
- BRACEY, STANLEY - Keller-Bracey, Robyn; 202317658; Complaint Divorce.
- BUSH, ANDREA - Williams, Robert; 202317138; Complaint for Custody/Visitation.
- CELA CASTRO, ANGEL - Loja Castro, Maria; 202317806; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.
- COMMONWEALTH OF PENNSYLVANIA - Phan Ho, Tony; 202317457; Petition; Blasetti, Richard J.
- CONNELL, JACQUELYN - Vottero, William; 202317517; Complaint for Custody/Visitation; DeAngelo, Rachel M.
- CULBERTSON, LINDA - Cavanna, Christina; 202317915; Defendants Appeal from District Justice.
- DANIEL, KENILLE - Cranston, Sean; 202317572; Complaint Divorce.
- DERSTINE, ADAM - Courts, Lauren; 202317519; Complaint for Custody/Visitation.
- DIXON, CHOYCE: TRACEY - Lynnwood Gardens; 202317899; Defendants Appeal from District Justice.
- DRUMMOND, JOHN - Garner, Andrea; 202317116; Complaint for Custody/Visitation.
- ESCAMILLA, ELEAZAR: MARTINEZ, YANELI - Malriat, Matthew; 202317701; Defendants Appeal from District Justice.
- FIELDS, ALYXE - Fields, Alfred; 202317763; Complaint for Custody/Visitation; Raie, Soleiman Khalil.
- GORMAN, TIA - Marsh, Jamie; 202317137; Complaint for Custody/Visitation.
- GUERRA GUZMAN, ROBERTO: MARCOS MENJIVAR, OLGA - Guerra Guzman, Odilia; 202317444; Complaint for Custody/Visitation.
- HOOKS, ERIC - Hooks, Gloria; 202317474; Complaint Divorce.
- HUNTER, MICHELLE - Swartley, Lisa; 202317895; Complaint In Partition; Mullaney, Christopher P.
- HUNTER, SHARI - Geiger, Bernard; 202317209; Complaint for Custody/Visitation.
- JIMENEZ CALDERON, YEISON - Rojas Herrera, Gladys; 202317596; Complaint for Custody/Visitation; Atzert, Karen.
- JOHNSON, TAUREAN - Boleski, Chelsea; 202317122; Complaint for Custody/Visitation.
- KELLEY, STEPHANIE - Troup, Ryan; 202317287; Complaint for Custody/Visitation; Duffy, Liam J.
- LILLY, TYLAND: ERIC - Hoooven, Karen; 202317487; Petition to Appeal Nunc Pro Tunc.
- LOPEZ LUNA, MARIA - Luna Flores, Justo; 202317518; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.
- LUCIANO, IVONNE - Luciano, Wilfredo; 202317880; Complaint Divorce.
- LUDWIG, JULIE - Ludwig, Matthew; 202317823; Complaint Divorce.
- MANNING, TREVOR - Nehy, Regine; 202317305; Complaint for Custody/Visitation.
- MAYLLAZHUNGO SAULA, LUIS - Loja Castro, Maria; 202317804; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.
- MEHL, SHARON - McManus, Sean; 202317828; Complaint Divorce.
- MEREDITH, TRAVIS - Meredith, Christine; 202317703; Complaint Divorce; Tongiani Mirabile, Marzia P.
- MURRAY, SHAYANA - Williams, Michael; 202317456; Complaint Divorce.
- PENN INTERACTIVE VENTRUES - Press, Judah; 202317515; Plaintiff's Appeal from District Justice.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Johnson, Latasha; 202317492; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Harley, Pamela; 202317599; Appeal from Suspension/Registration/Insp.; Doherty, Patrick.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Iannuzzi, Michael; 202317749; Appeal from Suspension/Registration/Insp.
- PRIOLO, GIANNA - Romanoski, Joshua; 202317497; Complaint Divorce.
- ROMERO HOYOS, ERNESTINA - Gomez Romero, Maria; 202317326; Complaint for Custody/Visitation; Ahlert, Michael.
- SCHEMM, ASHLEY - Worthington, James; 202317752; Complaint for Custody/Visitation; Smith, Susan J.
- SNYDER, CYNTHIA - Snyder, Leonard; 202317559; Complaint Divorce; Corsetti Jr., James J.
- SPRUEL, CHICHI - Spruel, Derick; 202317888; Complaint for Custody/Visitation.
- STULEC, JAMES: JAMES - Then, Ashley; 202317600; Complaint for Custody/Visitation.
- THOMAS BUSH, MELISSA - Bush, Michael; 202317289; Complaint for Custody/Visitation; Musselman, Ian.
- TYNER, HEATHER - Tyner, Michael; 202317807; Complaint Divorce.
- WAGNER, RENEE - Wagner, Daniel; 202317290; Complaint for Custody/Visitation; Smith, Megan E.
- WILMOT, ALSTON - Wilmot, Barbie; 202317680; Complaint Divorce.

WILLS PROBATED

Granted Week Ending August 8, 2023

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

- ANNIUK, BOHDAN O. - Abington Township; Revucky, Stephen, 429 Paul Drive, Moorestown, NJ 08057.
- ARGUELLO, MARIA O. - Lower Merion Township; Montalvo, Elvia R., 3433 Heard's Ferry Drive, Tampa, FL 33618.
- BEARDSLEY, DANIEL S. - Upper Frederick Township; Beardsley, Deborah L., 3251 Salford Station Road, Perkiomenville, PA 18074.
- DINOLFI, ALEXANDER C. - Upper Providence Township; Gatlos, Rose M., 123 1st Avenue, Phoenixville, PA 19460.
- DONNELLY, MARY B. - Upper Merion Township; Donnelly, Francis J., 816 Antietam Drive, Douglassville, PA 19518.
- GOODWIN, PATRICIA K. - Abington Township; Goodwin, Aimee M., 1418 White Owl Road, Roslyn, PA 19001.
- HERSTINE, CAROLE J. - North Wales Borough; Herstine, Ray W., 306 S. 5th Street, North Wales, PA 19454.

- MARROCCO, LISA A. - Upper Merion Township; Hollinger, Michael J., 8123 Cadwalader Avenue, Elkins Park, PA 19027.
- McBRIDE, RICHARD P. - Upper Dublin Township; McBride, Janet T., 144 Magnolia Street, Dresher, PA 19025.
- McCAULEY, PAULA F. - Plymouth Township; Flamer, Michelle D., 651 N. 54th Street, Philadelphia, PA 19131.
- MULLEN, CHARLES A. - Worcester Township; Mullen, Ann R., 810 N. Hill Way, Lansdale, PA 19446.
- PILEGGI, FRANK - Horsham Township; Pileggi, Maria, 8 Ronald Circle, Oreland, PA 19075.
- PILLA, KATHLEEN S. - Jenkintown Borough; Skudris, Constance, 222 Harrison Avenue, Glenside, PA 19038.
- PUZYN, JOSEPH - Whitemarsh Township; Wodarski, Robert, 258 Spring Mill Avenue, Conshohocken, PA 19428.
- SPECHT, JOAN M. - Upper Pottsgrove Township; Stout, Bonnie L., 1404 Kummerer Road, Pottstown, PA 19464.
- STERN, JEROME - Lower Moreland Township; Goldman, Shawn N., 3940 Sheffield Drive, Huntingdon Valley, PA 19006; Stern, Mark, 5762 Randall Court, Bensalem, PA 19020; Woodland, Joan, 6809 Monmouth Avenue, Ventnor, NJ 08406.
- STILES, KATHLEEN A. - Upper Merion Township; Stiles, Stephen C., 571 Summit Street, King of Prussia, PA 19406.
- SUMMERALL, ANNE M. - Abington Township; Manero, Maureen, 418 Abington Avenue, Glenside, PA 19038.
- TANCREDI, PATRICIA D. - Lower Providence Township; Murtha, F. Lisa, 1165 Mason Road, Hatfield, PA 19440.
- TYSON, DOROTHY J. - Lower Pottsgrove Township; Tyson, Scott P., 800 E. High Street, Pottstown, PA 19464.
- VADALA, ELEANOR T. - Lower Gwynedd Township; Cicala, Joanne, 2992 Green Ridge Drive, Norristown, PA 19403.
- VELEZ, MENDEZ LUIS A. - Franconia Township; Soto, Carmen D., 102 Hedgerow Drive, Souderton, PA 18964.
- WILK, EDWARD - Upper Moreland Township; Zolner, Cynthia, 26691 Avenida Las Palmas, Capo Beach, CA 92624.
1. Bass v. Lee - Defendant's Motion to Compel Discovery (Seq. 8d) - **T. Bass - J. Edwards.**
 2. Belashov v. Peters - Defendant's Motion to Remand to Arbitration (Seq. 17) - **E. Lerner - L. Edelman.**
 3. Bethany United Methodist Church of Wescosville, PA v. Eastern Pennsylvania of The United Methodist Church - Plaintiff's Motion to Compel Discovery (Seq. 8d) - **B. Castor - M. Brown.**
 4. Bonisese v. Lansdale Hospital - Plaintiff's Motion to Compel Depositions (Seq. 82d) - **J. DeAngelo - D. Martz - A. Romanowicz.**
 5. Buchinski v. Hidden Springs Realty, Inc. - Defendant's Motion to Lift Objections to Subpoena (Seq. 12d) - **D. Burke - T. Thompson.**
 6. Carter B. Dupee, a Minor v. Smith - Defendant's Motion to Compel Deposition (Seq. 45d) - **F. Weinberg - G. Ray - T. Paschos.**
 7. Cheltenham School District v. American Legion Post 497 Vets - Plaintiff's Petition to Set Aside Upset Tax Sale (Seq. 19) - **J. Leininger - J. Maida.**
 8. Dalonzo v. Pabisz - Plaintiff's Motion to Compel Deposition (Seq. 21d) - **R. Birch - C. Iacono.**
 9. Gage-Dorman v. Life Time, Inc. - Plaintiff's Motion to Strike Subpoena (Seq. 39) - **Y. Koelsch - D. Warner.**
 10. Gainey v. CH Operating, LLC - Defendant's Motion to Compel Deposition (Seq. 46d) - **K. Saffren - E. Stefanski.**
 11. Gallman v. Martinelli - Plaintiff's Motion to Compel Discovery (Seq. 10d) - **M. Simon - S. Russ.**
 12. Griffin v. Ryan - Defendant's Motion to Remand to Arbitration (Seq. 15) - **J. Trotman - L. Young.**
 13. Harborview Rehabilitation and Care Center at Lansdale, LLC v. Strzemecny - Motion to Quash Subpoena (Seq. 79d) - **D. Jaskowiak - K. Ingersoll.**
 14. Hogue v. Chanoine - Defendant's Motion to Compel Discovery (Seq. 48d) - **K. O'Brien - J. Kilcoyne.**
 15. Hunt v. 800 West Miner Street Operations, LLC - Plaintiff's Motion for Leave to Conduct Punitive Damages Discovery (Seq. 194) - **I. Norris - J. Lucas.**
 16. Ibeth Castillo Lopez v. Braham - Defendant's Motion to Compel Discovery (Seq. 10d) - **S. Fisher.**
 17. Itria Ventures, LLC v. Emergent First Care, LLC - Plaintiff's Motion to Compel Discovery (Seq. 8) - **J. Bender - P. McDonnell.**
 18. John v. Tascone - Defendant's Motion to Compel Discovery (Seq. 125d) - **J. Rosenbaum - K. Nosari.**
 19. Keller v. Keller - Defendant's Petition to Withdraw as Counsel (Seq. 47) - **S. Raie - M. Mullaney.**
 20. Kim v. Erie Insurance Exchange - Defendant's Motion to Compel Discovery (Seq. 13d) - **J. Solnick - R. Howard.**
 21. Kim v. Hartman - Defendant's Motion to Compel Discovery (Seq. 16d) - **D. Shafie - K. Krenicky.**
 22. Lengyel v. Parkhouse Operating, LLC - Plaintiff's Motion to Compel Discovery (Seq. 29d) - **W. Murray - M. Magid.**
 23. Lindy Communities v. Premier Roofing Services, LLC - Defendant's Motion for Leave to File Joinder Complaint (Seq. 33) - **K. Kelly - D. Montgomerly.**
 24. Lussier v. Lussier - Defendant's Petition to Withdraw as Counsel (Seq. 32) - **J. Highlands - I. Michener.**
 25. Mapp v. Old Man's Home of Philadelphia - Defendant's Motion to Compel Discovery (Seq. 24d) - **C. Culleton - K. Allen.**

RETURN DAY LIST

August 21, 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.

26. Moore v. Giannone - Defendant's Motion to Compel Discovery (Seq. 25d) - **D. Sherman - W. Steiger.**
27. Morton v. Kimberton Square Associates, L.P. - Defendant's Motion to Compel Discovery (Seq. 14d) - **F. Murphy - G. Hirtzel.**
28. Murray v. Slinkerd - Plaintiff's Motion to Compel Discovery (Seq. 37d) - **C. Harper - E. Frey.**
29. Nadwodny v. Berrios - Defendant's Motion to Compel Discovery (Seq. 15d) - **G. Mullaney - B. Pancio.**
30. Nguyen v. Gilbert - Defendant's Motion to Compel Discovery (Seq. 15d) - **C. Campbell - J. Dawson-Murray.**
31. NP202, LLC v. Racioppi - Plaintiff's Motion to Amend Complaint (Seq. 10) - **G. Linn.**
32. Pomerantz v. Artis Senior Living of Huntingdon Valley - Plaintiff's Motion to Compel Discovery (Seq. 17d) - **M. Kardon - W. Mundy.**
33. Raynes v. Levenelauer - Defendant's Motion to Compel Depositions (Seq. 18d) - **S. Lavner - M. Bissell.**
34. Santander Bank, N.A. v. Concordia Mfg., Inc. - Plaintiff's Motion to Compel Discovery (Seq. 8d) - **R. Saldutti.**
35. Sher v. Staffin Electric, Inc. - Defendant's Petition to Withdraw as Counsel (Seq. 20) - **M. Yanoff - J. Sine.**
36. Shor Levin & Derita, P.C. v. Villari Kusturiss Brandes & Kline, P.C. - Plaintiff's Motion to Quash Protective Order (Seq. 319d) - **M. Wilenzik - M. Trachtman.**
37. Snyder v. Galman Group Management Philadelphia, LLC - Defendant's Motion to Compel Discovery (Seq. 26d) - **M. Weinberg - J. Oster.**
38. Stafford v. Upper Merion Township - Plaintiff's Motion to Leave to Amend Complaint (Seq. 7) - **J. Ready - A. Rongaus.**
39. Stisi v. Ramos - Plaintiff's Motion for Default Judgment (Seq. 22) - **K. Bergsten.**
40. The Council of Elkins Park House, a Condominium v. Williams - Plaintiff's Motion to Compel Discovery (Seq. 6d) - **E. Berton.**
41. Ugbo v. Oliver - Defendant's Motion to Permit Late Joinder of Additional Defendant (Seq. 31) - **J. Gillman - S. Vilardi.**
42. Weiss v. General Painting of Pennsylvania, Inc. - Defendant's Motion to Compel Discovery (Seq. 14d) - **M. Quigg - R. Pugh.**
43. Welch v. Fallon - Defendant's Motion to Compel Discovery (Seq. 13d) - **J. Hough - K. Nosari - J. Zafran.**
44. Weldon v. Cardenas - Defendant's Motion to Compel Discovery (Seq. 19d) - **A. Gilberg - H. Welch.**
45. Wizov v. Verona - Plaintiff's Motion to Compel Discovery (Seq. 29d) - **H. Rosen.**