

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 January 27, 2021.

To all parties in interest and claimants:

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

Second Publication

By virtue of a Writ of Execution **No. 2013-10236**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or place of ground, with the buildings and improvements thereon erected, situated in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made of parts of Lots 403 and 424 and all Lots 404 to 423, on Plan of Baederwood, made by George B Nebus, Inc., Engineers, Glenside, Pennsylvania, on 10/14/1955 and revised 8/13/1956, as follows to wit:

BEGINNING at a point on the Southeast side of Wanamaker Road (40 feet wide), which point is measured on the arc of a circle, curving to the left, having a radius of 3,065.293 feet, the arc distance of 1,086.67 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 45 feet, the arc distance of 15.18 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 3060.29 feet, the arc distance of 39.38 feet from a point of intersection of the Southeast side of Wanamaker Road and the Southwest side of Bader Road (formerly Whoton) (60 feet wide) as projected East, partly passing through the party wall between this premises and the premises adjoining to the Northeast, crossing the bed of a certain property driveway, which extends Northeastwardly; thence, Northwestwardly into Wanamaker Road and Southwestwardly; thence, Northwestwardly into Wanamaker Road, and crossing the bed of a right-of-way for poles, 155 feet to a point on the Southeast side of said right-of-way; thence, extending along the Southeast side of said right-of-way, along the arc of a circle, curving to the left, having a radius of 2910.293 feet, the arc distance of 26.82 feet to a point; thence, extending North 35 degrees, 57 minutes, 54 seconds West, re-crossing the bed of the aforesaid right-of-way and re-crossing the bed of aforesaid driveway 155 feet to a point on the Southeast side of Wanamaker Road; thence, extending along the Southeast side of Wanamaker Road, along the arc of a circle, curving to the right, having a radius of 3,065.293 feet, the arc distance of 30.35 feet to the first mentioned point and place of beginning.

BEING part of Lot 421 and part of Lot 422, Wanamaker Road, also known as Lot 38 Wanamaker Road.

TOGETHER with the free and common use, right liberty and privilege of the aforesaid driveway as and for a driveway, passageway, and watercourse in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof, at all times, hereafter, forever.

BEING the same premises that Catherine Cattie and Joseph B. McHugh, Co-Executors of the Estate of Madeline M. McHugh, deceased, by Deed dated 8/21/1998 and recorded on 9/21/1998 in the Office of Recorder of Deeds, in and for Montgomery County, at Book 5240 and Page 2178, conveyed unto Sheila Williams, Grantor, herein.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway, as and for a driveway, passageway, and watercourse in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof, at all times, hereafter, forever.

Parcel Number: 30-00-70112-00-4.

Location of property: 567 Wanamaker Road, Jenkintown, PA 19046.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Sheila Williams** at the suit of U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the RMAC Trust, Series 2016-CTT. Debt: \$323,749.33.

Richard M. Squire & Associates LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2015-20887**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, tract located in **Skipack Township**, Montgomery County, Pennsylvania, known as Lot #3 on Subdivision Plan for Stephen Day, prepared by David Meixner, C.E., dated January 11, 1978, as last revised on May 4, 1978, Drawing #1430-2F, bounded and described, as follows:

BEGINNING at a point which is located the following courses and distances from the intersection of the center lines of Township Line and Evansburg Roads: North 46 degrees, 44 minutes, 30 seconds East, 500 feet to a point; thence, North 41 degrees, 42 minutes West, 689.00 feet to a point; thence, North 45 degrees, 20 minutes East, 50.57 feet

to a point; thence, North 41 degrees, 42 minutes West, 509.20 feet; thence, from said beginning point, South 45 degrees, 00 minutes West, 230.65 feet to a point; thence, North 41 degrees, 55 minutes West, 216.38 feet to a point; thence, North 48 degrees, 05 minutes East, 230.32 feet to a point; and thence, South 41 degrees, 55 minutes East, 203.97 feet to the point of beginning.

CONTAINING 1.111 acres, more or less.

Parcel Number: 51-00-03888-00-3.

Location of property: Township Line Road, Skippack Township, PA.

The improvements thereon are: Residential vacant land; 40,001-60,000 square feet.

Seized and taken in execution as the property of **John J. Nolan, IV and Gwen L. Nolan** at the suit of Perkiomen Valley School District. Debt: \$4,003.51.

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2015-23391**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Plan of Proposed Subdivision Section No. 2, Militia Hill Development made for Costello Bros., by Daniel J. McLaughlin, Civil Engineer and Surveyor, dated December 20, 1961, said plan being recorded in the Office of the Recorder of Deeds, for Montgomery County at Norristown, Pennsylvania, in Plan Book A-6, Page 105, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cannon Hill Road (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northeastly side of Powder Horn Road (50 feet wide): (1) leaving Powder Horn Road on the arc of a circle curving to the right, having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent on the Southeasterly side of Cannon Hill Road; (2) North 17 degrees, 24 minutes East along the Southeasterly side of Cannon Hill Road, 675 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Cannon Hill Road, 125 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Cannon Hill Road, 200 feet.

BEING Lot No. 75 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Ian Sturrock and Mary P. Sturrock by Deed from Ian Sturrock and Mary P. Sturrock dated February 19, 2008 and recorded February 27, 2008 in Deed Book 5683, Page 2013.

Parcel Number: 65-00-01555-00-9.

Location of property: 6011 Cannon Hill Road, Fort Washington, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary P. Sturrock and Ian Sturrock** at the suit of Cascade Funding RM1 Alternative Holdings, LLC. Debt: \$438,033.31.

McCabe, Weisberg & Conway, 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. 2016-07932**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, described according to a Plan of Minor Subdivision for Albert S. and Kathleen L. Yoder, made by Urwiler & Walter, Inc., dated 3/15/2007 and last revised 6/20/2007, and recorded in Plan Book 29, Page 44, bounded and described, as follows, to wit:

BEING at point in the bed of Yoder Road, a corner of Parcel "A", as shown on said Plan; thence, extending along said side of Parcel "A", North 43 degrees, 75 minutes, 40 seconds East, 366.44 feet to a point and corner of lands N/L of Albert S. and Kathleen L. Yoder; thence, extending along said side of lands N/L of Albert S. and Kathleen L. Yoder, South 46 degrees, 16 minutes, 07 seconds East, 542.70 feet to a point in the bed of Harleysville-Souderton Pike; thence, extending along and through said Harleysville-Souderton Pike, South 69 degrees, 27 minutes, 33 seconds West, 410.46 feet to a point in the bed of Yoder Road; thence, extending along and through said Yoder Road, North 45 degrees, 44 minutes, 20 seconds West, 345.58 feet to the first mentioned point and place of beginning.

BEING Lot #1 on said Plan.

Parcel Number: 34-00-02335-00-7.

Location of property: 601 Yoder Road, Franconia Township, PA 19438.

The improvements thereon are: Retail, Office, Apartments, Multi-Use.

Seized and taken in execution as the property of **David Valaika and United States of America** at the suit of Souderton Area School District. Debt: \$21,207.40.

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-17618**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, tract of land, situate in **Marlborough Township**, Montgomery County, Pennsylvania, bound and described, as follows, to wit:

BEGINNING at a point in the center line of Camp Hart Road, LR46166, said point being the intersection of herein described lands about to be conveyed by Margaret E. Higgins and lands of now or late of William A. Hoch, said point being located 580 feet measured Southeasterly from the intersection of said center line with the center line of Upper Ridge Road; thence, extending along lands now or late of William A. Hoch, North 35 degrees, 14 minutes East, 683.79 feet to an iron pin; thence, continuing along said lands, South 51 degrees, 39 minutes East, 125.19 feet to a point; thence, extending through other lands of Margaret E. Higgins, along Lot No. 4 of which this tract was part of, South 35 degrees, 14 minutes West, 652.80 feet to a point in the center line of Camp Hart Road; thence, extending along the same, North 65 degrees, 43 minutes West, 127.32 feet to the point and place of beginning.

Parcel Number: 45-00-01847-00-7.

Location of property: 1014 Miller Road, Marlborough Township, PA 18073.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Sidney J. Peart, Jr.** at the suit of Upper Perkiomen School District. Debt: \$4,906.98.

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-20323**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, piece or parcel of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof known as Plan of Property at Elkins Park, made for Donald Spiller, by George B. Mebus, Inc., Engineers, dated July 18, 1968, as follows, to wit:

BEGINNING at a point on the original center line of Ashbourne Road (33 feet wide, but since widened 7.5 feet on the Northeasterly side to its present width of 40.5 feet), said point being at the distance of 315.90 feet measured North 74 degrees, 37 minutes West, from a point of intersection, which the said center line of Ashbourne Road makes with the center line of Mill Road (33 feet wide); thence, from the place of beginning and along the original center line of Ashbourne Road, North 74 degrees, 37 minutes West, 85.00 feet to a point; thence, North 15 degrees, 23 minutes East, and partly crossing the bed of Ashbourne Road, 200.00 feet to a point; thence, South 74 degrees, 37 minutes East, 35.00 feet to a point; thence, South 15 degrees, 23 minutes West and partly re-crossing the bed of Ashbourne Road, 200.00 feet, to a point on the original center line of Ashbourne Road, the place of beginning.

BEING the same property conveyed to Donald G. Spiller from Donald G. Spiller, Trustee of The Donald G. Spiller Revocable Living Trust, by Quit Claim Deed, dated December 14, 2005, and recorded on January 27, 2006, in Book 5588, Page 291, among the Land Records of Montgomery County, Pennsylvania.

BEING the same premises which Donald G. Spiller, Trustee of the Donald G. Spiller Revocable Living Trust by deed dated 12/14/2005 and recorded 1/30/2006 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5588 at Page 1291, granted and conveyed unto Donald G. Spiller, a single man.

Parcel Number: 31-00-00721-00-4.

Location of property: 1313 Ashbourne Road, a/k/a 313 Ashbourne Road, Elkins Park, PA 19027.

The improvements thereon are: Duplex, residential dwelling.

Seized and taken in execution as the property of **Donald Spiller a/k/a Donald G. Spiller** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$329,970.02.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. **2018-07947**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, "Sunnyside Farms", prepared for Sunnyside Farms Partnership, by Bursich Associates, Inc., dated 7/24/1990, last revised 8/3/1999 and recorded in Plan Book A, Pages 25 and 26, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Meadowview Drive (50 feet wide); a corner of this and Lot No. 47 on said plan; thence, extending from said point of beginning and along the Northwesterly side of Meadowview Drive; aforesaid, the two following courses and distances, viz: (1) along the arc of a circle, curving to the left, having a radius of 220.00 feet; the arc distance of 27.17 feet, to a point of tangent therein; and (2) South 10 degrees, 22 minutes, 10 seconds East, 40.69 feet to a point, a corner of Lot No. 49 on said plan; thence, extending along the same, South 79 degrees, 37 minutes, 50 seconds West, 162.50 feet to a point in line of lands, now or late of Sunnyside Farms Joint Ventureship; thence, extending along the same, North 50 degrees, 50 minutes, 24 seconds West, 129.62 feet to a point, a corner of Lot No. 47, aforesaid; thence, extending along the same, North 86 degrees, 42 minutes, 21 seconds East, 251.21 feet to the first mentioned point and place of beginning.

BEING Lot No. 48 as shown on the above-mentioned plan.

UNDER AND SUBJECT to agreement and restrictions of record.

BEING the same premises which Bruce J. Rhoades, by Deed dated July 27, 2006 and recorded September 6, 2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5615, Page 279, as Instrument No. 2006111542, granted and conveyed unto Nancy Marie White and Derrick Andre White, Sr., in fee. Parcel Number: 60-00-02039-11-5.

Location of property: 1353 Meadowview Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **Nancy Marie White and Derrick Andre White, Sr.** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$398,959.98.

Richard M. Squire & Associates, LLC, Attorneys.

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

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

By virtue of a Writ of Execution No. **2018-15216**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, tract of parcel of land, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bound and described according to a survey made by Ralph E. Shaner and Son Engineering Co., Pottstown, Pennsylvania, November 22, 1963, as follows, to wit:

BEGINNING at a corner other lands Stanley s. and Catherine Novicki, said point being in the middle of Walt Road (33 feet wide); thence, along the middle of said road, North 52 degrees, 17 minutes East, 55 feet to a corner, other lands Adams Novicki; thence, along the same South 37 degrees, 17 minutes East, 216.70 feet to a corner on line, other lands of Thomas Byndas; thence, along the same, South 52 degrees, 43 minutes West, 55 feet to a corner, on line land of aforesaid; Stanley S. and Catherine Novicki; thence, along the same and on the Easterly side of a given road or land for ingress and egress; North 37 degrees, 17 minutes West, 216.3 feet to a corner in the middle of Walt Road and place of beginning.

Parcel Number: 57-00-03439-00-5.

Location of property: 1048 Walt Road, Upper Hanover, PA.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Jason Pirnik** at the suit of Upper Perkiomen School District. Debt: \$4,110.99.

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution No. **2018-18746**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Survey for Andrew Lewis, made by F Richard Urwiler, Registered Surveyor, dated June 11th, 1962, as follows, to wit:

BEGINNING at a point in the center line of Schwenksville Road (formerly called Shelly Road) (33 feet wide) at the distance of seven hundred ten feet and fifty eight one hundredths feet Northeast from line of lands now or late of Frank Watford, thence extending from said point or place of beginning; along line of lands now or late of said Andrew Lewis, the 3 following courses and distances, to wit (1) South forty seven degrees, thirteen minutes East, six hundred twenty and seventy two one hundredths feet to a set iron pin, (2) North forty degrees East, four hundred eighteen and fourteen one hundredths feet to a set iron pin, (3) North fifty degrees West, six hundred twenty feet to a point in said center line of Schwenksville Road, thence extending along the same, South forty degrees West, three hundred eighty eight feet to the first mentioned point and place of beginning.

CONTAINING therein an area of 5.74 acres.

TITLE TO SAID PREMISES IS VESTED IN Wells Fargo Bank, NA, as Indenture Trustee for GMACM Home Equity Notes 2004 Variable Funding Trust, by Deed from Sean P. Kilkenny, Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, dated April 23, 2018, recorded May 4, 2018, in the Montgomery County Clerk's/Registrar's Office in Deed Book 6088, Page 2521.

Parcel Number: 62-00-01522-00-9.

Location of property: 1810 Schwenksville Road, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Wells Fargo Bank, N.A., as Indenture Trustee for GMACM Home Equity Notes 2004 Variable Funding Trust, Dennis R. Williams and Tara O'Donnell** at the suit of Specialized Loan Servicing LLC. Debt: \$308,616.48.

Romano Garubo & Argentieri, Attorneys.

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

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

By virtue of a Writ of Execution No. 2018-21044, 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.

JANUARY 27, 2021

ALL THAT CERTAIN tracts or pieces of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, and described in accordance with map entitled "Overall Exhibit Plan, Heritage Building Group, Inc., Seneko/Marczuk Tracts, Quarry Road & Upper Mainland Road, prepared by Bohler Engineering, Inc., Project No. P01-1168, dated 9/24/2007, bounded and described as follows, to wit:

BEGINNING at a point on the title line in the bed of Quarry Road (a/k/a T-415, 33 feet wide right of way) at the intersection of the common dividing line between Unit 87 Block 21B, lands now or formerly Heritage Seasons Gate, LP; Unit 43, Block 21B, lands now or formerly Stiles; and Unit 42, Block 21B, lands now or formerly Booz, and from said point of beginning, running, thence; the following six courses and distances along the title line in the bed of Quarry Road: (1) North 27 degrees 08 minutes 37 seconds West, a distance of 840.59 feet to a point, thence; (2) North 38 degrees 23 minutes 37 seconds West, a distance of 266.64 feet to a point, thence; (3) North 50 degrees 23 minutes 37 seconds West, a distance of 142.72 feet to a point, thence; (4) North 48 degrees 08 minutes 37 seconds West, a distance of 293.70 feet to a point, thence; (5) North 15 degrees 38 minutes 37 seconds West, a distance of 392.54 feet to a point, thence; (6) North 12 degrees 07 minutes 31 seconds East, a distance of 145.04 feet to a point, thence; (7) along the dividing line between Unit 88, Block 21B, lands now or formerly Heritage Seasons Gate, LP and Unit 57, Block 21, lands now or formerly Marczuk, North 89 degrees 53 minutes 23 seconds East, a distance of 226.76 feet to a point, thence; (8) along the dividing line between Unit 105, Block 21, lands now or formerly Heritage Seasons Gate, LP and Unit 57 Block 21, North 12 degrees 23 minutes 06 seconds West, a distance of 187.43 feet to a point, thence; (9) along the common dividing line between Unit 105 Block 21, Unit 55, Block 21, lands now or formerly Marczuk and Unit 57, Block 21, North 12 degrees 57 minutes 10 seconds West, a distance of 245.71 feet to a point, thence; (10) along the common dividing line between Unit 55, Block 21; Unit 106, Block 21, lands now or formerly Heritage Seasons Gate, LP and Unit 57, Block 21 and crossing the bed of Quarry Road, South 81 degrees 37 minutes 24 seconds West a distance of 195.00 feet to a point, thence; (11) along the dividing line between Unit 106 Block 21 and Unit 23, Block 21, lands now or formerly Township of Lower Salford, North 09 degrees 33 minutes 42 seconds West, a distance of 194.05 feet to a point thence; (12) along the deriding line between Unit 106, Block 21 and Unit 23 Block 21 and crossing the bed of Quarry Road, North 81 degrees 18 minutes 31 seconds East, a distance of 289.18 feet to a point on the title line in the bed of Quarry Road, thence; (13) along the title line in the bed of Quarry Road, North 06 degrees 33 minutes 33 seconds East, a distance of 66.58 feet to a point thence; (14) along the dividing line between Unit 55, Block 21 and Unit 56 Block 21, lands now or formerly Marczuk, North 84 degrees 48 minutes 33 seconds East, a distance of 151.01 feet to a point, thence; (15) along the dividing line between Unit 105 Block 21 and Unit 56 Block 21, North 03 degrees 53 minutes 06 seconds East, a distance of 575.92 feet to a point, thence; the following two courses and distances along the dividing line between Unit 105 Block 21 and Unit 41, Block 21, lands now or formerly six: (16) North 72 degrees 50 minutes 28 seconds East, a distance of 350.38 feet to a point, thence; (17) North 54 degrees 20 minutes 38 seconds East, a distance of 83.47 feet to a point, thence; the following two courses and distance along the common dividing line between Unit 105 Block 21 and Unit 47 Block 21, lands now or formerly Landis & Mennonite Foundation: (18) South 30 degrees 36 minutes 13 seconds East, a distance of 657.53 feet

to a point, thence; (19) South 51 degrees 02 minutes 17 seconds West, a distance of 170.78 feet to a point, thence; (20) along the dividing line between Unit 105 Block 21 and Unit 46 Block 21, lands now or formerly Hoff, South 17 degrees 15 minutes 00 seconds East a distance of 704.48 feet to a point, thence; (21) along the common dividing line between Unit 88, Block 21B; Unit 105, Block 21 and Unit 46 Block 21, North 53 degrees 50 minutes 09 seconds East a distance of 253.20 feet to a point, thence; (22) along the dividing line between Unit 88, Block 21B and Unit 46, Block 21, North 64 degrees 25 minutes 00 seconds East, a distance of 237.15 feet to a rebar, thence; (23) along the common dividing line between Unit 88, Block 21B; Unit 46, Block 21, Unit 54 Block 21, lands now or formerly Snyder and Unit 89, Block 21B, lands now or formerly Heritage Seasons Gate, LP, North 60 degrees 41 minutes 01 second East, a distance of 790.37 feet to a rebar, thence; (24) along the dividing line between Unit 89, Block 21B and Unit 51, Block 21 lands now or formerly Snyder South 47 degrees 50 minutes 21 seconds East, a distance of 174.25 feet to a point on the title line in the bed of Upper Mainland Road (33 feet wide right of way), thence; (25) along the title line in the bed of Upper Mainland Road, North 41 degrees 52 minutes 40 seconds East a distance of 616.47 feet to a point, thence; (26) the following three courses and distances along the dividing line between Unit 87, Block 21B and Unit 57 Block 21B, lands now or formerly Schulze; (27) South 05 degrees 11 minutes 31 seconds East, a distance of 161.72 feet to a point, thence; (28) South 15 degrees 16 minutes 31 seconds East, a distance of 73.04 feet to a point, thence; (29) South 00 degrees 35 minutes 59 seconds West a distance of 220.49 feet to a point, thence; (30) along the dividing line between Unit 87, Block 21B and Unit 59 Block 21B, lands now or formerly Zero, South 42 degrees 50 minutes 19 seconds West, a distance of 378.84 feet to a rebar, thence; the following two courses and distances along the dividing line between Unit 87, Block 21B and Unit 49, Block 21B, lands now or formerly Kamaratos; (31) South 43 degrees 57 minutes 23 seconds West, a distance of 1,065.33 feet to a rebar, thence; (32) South 41 degrees 31 minutes 56 seconds East, a distance of 409.02 feet to a point, thence; the following two courses and distances along the dividing line between Unit 87, Block 21B and Unit 46 Block 21B, lands now or formerly Hutchinson; (33) South 41 degrees 46 minutes 44 seconds West, a distance of 605.75 feet to a rebar, thence; (34) South 41 degrees 18 minutes 05 seconds East, a distance of 24.95 feet to a point, thence; (35) along the common dividing line between Unit 87 Block 21B, Unit 46 Block 21B and Unit 44 Block 21B, lands now or formerly Flynn, South 49 degrees 09 minutes 10 seconds West, a distance of 500.96 feet to a point, thence; (36) along the common dividing line between Unit 87 Block 21B; Unit 43 Block 21B and Unit 42 Block 21B, South 61 degrees 53 minutes 37 seconds West, a distance of 495.75 feet to the point and place of beginning.

CONTAINING 4,336,238 square feet or 99,546 acres.

EXCEPTING THEREFROM the following described tract being Unit 47 Block 21B as shown on the Montgomery County Tax Maps: Metes and Bounds Description Unit 47 Block 21B lands now or formerly Seneko Metes and Bounds description for land conveyance, Lower Salford Township, Montgomery County, Commonwealth of Pennsylvania:

BEGINNING at a point on the Southeasterly legal right of way line of Upper Mainland Road (aka T-406 33 feet wide legal right of way) at the intersection of the dividing line between Unit 47 Block 21B, lands now or formerly Seneko and Unit 87 Block 21B, lands now or formerly Heritage Seasons Gate, LP and from said point of beginning running, thence; the following three courses and distances along the Southeasterly legal right of way line of Upper Mainland Road: (1) North 68 degrees 30 minutes 46 seconds East, a distance of 90.76 feet to a point, thence; (2) North 71 degrees 43 minutes 49 seconds East, a distance of 235.32 feet to a point, thence; (3) North 68 degrees 42 minutes 38 seconds East, a distance of 245.22 feet to a point, thence; the following three courses and distances along the dividing line between Unit 47, Block 21B and Unit 87 Block 21B: (4) South 21 degrees 17 minutes 22 seconds East, a distance of 222.85 feet to a point, thence; South 64 degrees 02 minutes 32 seconds West a distance of 572.87 feet to a point, thence; (6) North 21 degrees 17 minutes 22 seconds West, a distance of 281.56 feet to the point and place of beginning.

CONTAINING 143,117 square feet or 3.286 acres.

EXCEPTING THEREFROM the following described tract being Unit 55 Block 21 as shown on the Montgomery County Tax Maps: Metes and Bounds Description Unit 55, Block 21 lands now or formerly Marczuk Metes and Bounds Description for land conveyance, Lower Salford Township, Montgomery County, Commonwealth of Pennsylvania:

BEGINNING at a point on the Easterly ultimate right of way line of Quarry Road (a/k/a T-415 33 feet wide legal right of way) at the intersection of the dividing line between Unit 55, Block 21, lands now or formerly Marczuk and Unit 56 Block 21, lands now or formerly Marczuk, and from said point of beginning running, thence; (1) along the dividing line between Unit 55, Block 21 and Unit 56, Block 21, North 84 degrees 48 minutes 33 seconds East a distance of 115.42 feet to a point, thence; the following three courses and distances along the dividing line between Unit 55, Block 21 and Unit 105 Block 21, lands now or formerly Heritage Seasons Gate, LP: (2) North 73 degrees 23 minutes 54 seconds East, a distance of 115.67 feet to a point, thence; (3) South 16 degrees 36 minutes 06 seconds East, a distance of 336.03 feet to a point, thence; (4) South 68 degrees 53 minutes 39 seconds West, a distance of 418.39 feet to a point, thence; the following two courses and distances along the dividing line between Unit 55, Block 21 and Unit 57 Block 21, lands now or formerly Marczuk: (5) North 12 degrees 57 minutes 10 seconds West, a distance of 157.17 feet to a point, thence; (6) South 81 degrees 37 minutes 24 seconds West, a distance of 28.64 feet to a point on the Easterly ultimate right of way line of Quarry Road, thence; the following two courses and distances along the Easterly ultimate right of way line of Quarry Road: (7) North 27 degrees 10 minutes 47 seconds East, a distance of 210.87 feet to a point of curvature, thence; (8) along the arc of a circle curving to the left having a radius of 470.00 feet, a central angle of 12 degrees 07 minutes 26 seconds, an arc length of 99.45 feet a chord bearing North 21 degrees 07 minutes 04 seconds East and a chord distance of 99.27 feet to the point and place of beginning.

CONTAINING 130,943 square feet or 3.006 acres.

EXCEPTING THEREFROM the following described tract being Unit 89 Block 21B as shown on the Montgomery County Tax Maps: Metes and Bounds Description Unit 89 Block 21B, lands now or formerly Heritage Seasons Gate, LP (area to be conveyed to Unit 54 Block 21) Metes and Bounds description for land conveyance, Lower Salford Township, Montgomery County, Commonwealth of Pennsylvania:

BEGINNING at a point on the Northwesterly ultimate right of way line of Upper Mainland Road (a/k/a T-406, 33 feet wide legal right of way), at the intersection of the dividing line between Unit 89 Block 21B, lands now or formerly Heritage Seasons Gate, LP and Unit 51, Block 21, lands now or formerly Snyder, and from said point of beginning running, thence; (1) along the Northwesterly ultimate right of way line of Upper Mainland Road, South 43 degrees 47 minutes 41 seconds West a distance of 25.01 feet to a point, thence; (2) along the dividing line between Unit 89, Block 21B and Unit 88, Block 21B, lands now or formerly Heritage Seasons Gate, LP North 47 degrees 50 minutes 21 seconds West, a distance of 145.85 feet to a point, thence; (3) along the dividing line between Unit 89 Block 21B and Unit 54 Block 21, lands now or formerly Snyder, North 60 degrees 41 minutes 01 second East, a distance of 26.37 feet to a rebar, thence; (4) along the dividing line between Unit 89, Block 21B and Unit 51, Block 21 South 47 degrees 50 minutes 21 seconds East, a distance of 138.19 feet to the point and place of beginning.

CONTAINING 3,551 square feet or 0.082 acres.

CONTAINING a net area of 4,058,627 square feet or 93.173 acres.

THIS property is subject to restrictions, covenants and/or easements either written or implied.

THIS property is also subject to the legal right of way and ultimate right of way areas described in the deed recorded at Deed Book 5669, Page 28.

BEING the same premises which Heritage-Seasons Gate, L.P., a PA Limited Partnership by HBG-Seasons Gate, Inc., its Sole General Partner by Deed dated 10/10/2007 and recorded 10/17/2007 in Montgomery County in Deed Book 5669, Page 28 granted and conveyed unto J. Scott Clemens and Sloane Six, husband and wife, in fee.

Parcel Number: 50-00-03517-02-4; and 50-00-03517-01-5.

Location of property: 0 Quarry Road and 681 Upper Mainland Road, Lower Salford Township, Montgomery County, PA.

The improvements thereon are: Residential, vacant land and barn, pole barn, stable.

Seized and taken in execution as the property of **Sloane R. Six and J. Scott Clemens** at the suit of MidAtlantic Farm Credit, ACA. Debt: \$1,203,222.96 plus interest after 01/27/2020 at the rate of \$122.56 per day, plus additional costs.

Stevens & Lee, Attorneys.

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

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

By virtue of a Writ of Execution No. **2018-21547**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, made for Robert M. Hollenshead, drawn by Urwiler and Walter, Inc., Registered Professional Engineers, dated August 26, 1981, and recorded in the Recorder of Deeds Office in Plan Book B-40 at Page 63 and being more fully bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Quarry Road (original width of 33 feet) ultimate right-of-way 56.5 feet said point being a corner of lands, now or late of John K. Marczuk; thence, extending from said point of beginning and along the original center line of Quarry Road, North 09 degrees, 45 minutes East, 294.13 feet, to a point, a corner of Lot No. 1, on the aforementioned Plan; thence, extending along said Lot No. 1, North 89 degrees, 59 minutes East, 488.51 feet to a point, a corner of lands, now or late of Ellis L. Mack; thence, extending along said lands, now or late of Mack, South 00 degrees, 51 minutes, 18 seconds West, 118.88 feet to a point, an iron pin found, a corner of Lot No. 2 and lands, now or late of John W. Marczuk; thence, extending along the said lands, now or late of John W. Marczuk and also along lands, now or late of John K. Marczuk, the two following courses and distances: (1) South 56 degrees, 30 minutes, 21 seconds West, 83.47 feet to a point; thence, (2) South 75 degrees, 00 minutes, 11 seconds West, 483.41 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

BEING the same premises which Peter A. Robinson, Barbara S. Robinson and James A. Robinson, by his Attorney-In-Fact, Peter A. Robinson, duly constituted and appointed by Power of Attorney, dated 12/15/1999, by Deed dated December 17, 1999, and recorded in the Office for Recording of Deeds, in and for Montgomery County in Deed Book 5302, Page 01139, granted and conveyed unto Sloane Six, in fee.

AND BEING part of the same premises, which Sloane Six by Deed, dated August 25, 2009 and recorded in the Office for Recording of Deeds, in and for Montgomery County, in Deed Book 5742, Page 01257, granted and conveyed unto Sloane R. Six, as Trustee of the Sloane R. Six 2008 Personal Residence Trust dated September 18, 2008.-00-1.

Parcel Number: 50-00-03513-00-1.

Location of property: 620 Quarry Road, Lower Salford Township, Montgomery County, PA.

The improvements thereon are: Two-story, residential house and detached garage.

Seized and taken in execution as the property of **Sloane R. Six, as Trustee of the Sloane R. Six 2008 Personal Residence Trust, dated September 18, 2008** at the suit of MidAtlantic Farm Credit, ACA. Debt: \$183,103.30 plus interest after 01/27/2020 at the rate of \$12.95 per day, plus additional costs.

Stevens & Lee, Attorneys.

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

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

By virtue of a Writ of Execution No. **2018-24462**, 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.

JANUARY 27, 2021

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

BEGINNING at a point in the North line of High Street, at the distance of 185 feet West from the Northwest corner of High Street and Hazel Avenue; a corner of this and land, now or late of Luther Weston Turner; thence, in a line at right angles with said High Street, North 140 feet to a 20 feet wide alley; thence, by the same, South 140 feet to High Street, aforesaid; thence, East 40 feet to the place of beginning.

BEING the same premises which Robert Plotts, Mark Plotts and Tanya Plotts yeoman, by Deed dated May 30, 2003, and recorded June 6, 2003, in Book 5458, Page 2141, granted and conveyed unto Jose Colon and Lindsay Colon, husband and wife, as tenants by the entireties, in fee.

Parcel Number: 16-00-15188-00-6.

Location of property: 1027 High Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lindsay Colon and Jose Colon** at the suit of AREVA Financial, LLC. Debt: \$229,525.45.

Dwaldmanlaw, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. **2019-04720**, 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.

JANUARY 27, 2021

The land referred to herein below is situated in **Lower Moreland Township**, Montgomery County, Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot or tract of land, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a lot line adjustment plan dated July 30, 2003 and last revised November 24, 2003, as prepared as in Plan Book 26, Page 469 and recorded 05/16/2006 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Philmont Avenue (SR 0063) (85' wide at this point as widened by the addition of 35' on the southeasterly side from its former width of 50'), said point also being at a distance of two hundred twenty-five and seventy-eight one-hundredths feet (225.78') measured South seventy-six degrees thirty-nine minutes nine seconds West (S 76 degrees 39 minutes 09 seconds W) from a point on line of lands, now or formerly of 2507 Philmont Associates, L.P., said point also being at a distance of thirty-five and no one-hundredths feet (35.00') measured South twelve degrees fifty-nine minutes zero seconds East (S 12 degrees 59 minutes 00 seconds E) from a point on the Southeasterly Penndot legal right-of-way line of Philmont Avenue (50' wide at this point), said point being at a distance of eight hundred ninety-nine and thirty-eight one-hundredths feet (899.38') measured South seventy-six degrees forty-seven minutes zero seconds West (S 76 degrees 47 minutes 00 seconds W) from a point formed by the intersection which the Southeasterly Penndot legal right-of-way line of Philmont Avenue makes with the Southwesterly Penndot legal right-of-way line of Red Lion Road (SR 2013) (50' wide), thence along the proposed line dividing Lot No. 1 from Lot No. 2 as shown on the above referenced plan, South thirteen degrees twenty minutes fifty-one seconds East (S 13 degrees 20 minutes 51 seconds E) four hundred ninety-one and twenty-eight one-hundredths feet (491.28') to a point on line of lands now or formerly of Conrail; thence, along said lands, South seventy-seven degrees two minutes two seconds West (S 77 degrees 02 minutes 02 seconds W) six hundred ninety-one and seventy-four one-hundredths feet (691.74') to a point, a corner of lands now or formerly of Philmont Avenue, L.P.; thence, along said lands the four following courses and distances, 1) North twelve degrees fifty-four minutes twenty-one seconds West (N 12 degrees 54 minutes 21 seconds W) ninety-three and no one-hundredths feet (93.00'); 2) North sixty-five degrees six minutes one second West (N 65 degrees 06 minutes 01 seconds W) one hundred twelve and eighty-seven one-hundredths feet (112.87'); 3) North twelve degrees thirty-seven minutes fifty-one seconds West (N 12 degrees 37 minutes 51 seconds W) one hundred eighty and no one-hundredths feet (180.00'); 4) North fifty degrees two minutes twenty-one seconds West (N 50 degrees 02 minutes 21 seconds W) one hundred seventy-nine and thirty-five one-hundredths feet (179.35') to a point on the aforementioned Southeasterly ultimate right-of-way line of Philmont Avenue; thence, along and right-of-way line North seventy-six degrees thirty-nine minutes nine seconds East (N 76 degrees 39 minutes 09 seconds E) eight hundred eighty-four and fifty-six one-hundredths feet (884.56') to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the above referenced plan.

TOGETHER with the benefit of a 20 foot wide right-of-way described in that certain Deed from the North Philadelphia Company to the Montgomery County Industrial Development Corporation dated 09/27/1977 and recorded 09/30/1977 in Deed Book 4244, Page 52.

Parcel Number: 41-00-06952-00-9.

Location of property: 2381 Philmont Avenue, Huntingdon Valley, Montgomery County, PA 19006.

The improvements thereon are: 8.65 acre lot with industrial complex converted to multi-tenant.

Seized and taken in execution as the property of **Philmont Avenue Lower Moreland, LP** at the suit of Wilmington Trust, National Association, as Trustee for Morgan Stanley Bank of America Merrill Lynch Trust 2017-C34. Debt: \$7,045,245.79, plus interest and costs through the date of sale.

Rachel H. Broder (Ballard Spahr, LLP), 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. 2019-13852**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, piece or parcel of land with the message thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, known and designated as the greater part of Lot No. 83, on the plan of Elm Terrace, prepared by Herbert H. Metz, Registered Engineer and Land Surveyor, on the 27th day of January 1926 and which plan is duly recorded at Norristown, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the northeast side line of Seventh Street (48 feet wide) at the distance of 107 feet Northwesterly from the Northwest side line of Line Street (48 feet wide); said beginning point, being a corner of this and land, now or late of George A. and Lydia H. Matthews; thence, along said line of Seventh Street, North 53 degrees, 55 minutes West, 35 feet to a point, a corner of this and land, now or late of Linford R. and Martha M. Bair; thence, extending of that width between parallel lines at right angles to said Seventh Street, North 36 degrees, 5 minutes East, 142.79 feet to a point in the southeast sideline of a 16 feet wide alley, dedicated to public use forever; thence, southeast side line thereof, passing through the middle of the party wall, dividing this and the adjoining premises.

BEING the same property conveyed to David DeSilva who acquired title by virtue of a deed from Judy L. McCrystal (formerly known as Judy L. DeSilva), dated November 8, 2019, recorded November 14, 2019, at Instrument Number 2019082358, and recorded in Book 6161, Page 01656, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 11-00-14700-00-4.

Location of property: 231 E. 7th Street, Lansdale, PA 19446.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **David DeSilva and Judy L. DeSilva** at the suit of LSRMF MH Master Participation Trust II. Debt: \$143,957.75.

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. 2019-14068**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or piece of ground with the buildings and improvements thereon erected, situate in the 9th Ward of the City of Norristown, **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a "Re-survey", prepared for Trieste Builders, Inc., by George C. Heilman, Registered Surveyor, dated the 2nd day of February, A.D., 1964 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Basin Street (Fifty feet wide) which point is measured North forty-nine degrees, twenty-two minutes, forty-five seconds West, one hundred sixty-three and seventy-six one-hundredths feet from the point of intersection of the said Southwesterly side of Basin Street with Northwesterly side of Tremont Avenue (Sixty feet wide).

CONTAINING in front or breadth on the said side of Basin Street, Sixteen feet and extending of that width in length or depth Southwesterly, between parallel lines at right angles to said Basin Street, Northwesterly and Southeasterly lines thereof, passing partly through the center of the party walls of the buildings erected on this lot and the buildings erected on the lots adjoining to the Northwest and Southeast thereof, one hundred ten feet.

BEING Lot No. 12, as shown on said re-survey.

TITLE TO SAID PREMISES IS VESTED IN George L. Hampton and Jane H. Hampton, His Wife, by Deed from Robert E. Mack and Else L. Mack, His Wife, dated 09/23/1974, recorded 09/24/1974, in Book 3978, Page 208.

GEORGE L. HAMPTON a/k/a George L. Hampton, Sr. was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of George L. Hampton, a/k/a George L. Hampton, Sr.'s death on or about 06/02/2006, his ownership was automatically vested in the surviving tenant by the entirety.

MORTGAGOR Jane H. Hampton a/k/a Jane Carol Hampton died on 07/14/2019, and upon information and belief, her surviving heirs are Carmenlita Scott, Hugh H. Hampton, Georǵe Hampton, Jr., and Gary Hampton. By executed waivers, George Hampton, Jr., Hugh H. Hampton, Gary Hampton and Carmenlita Scott waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 13-00-04064-00-9.

Location of property: 626 E. Basin Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jane H. Hampton** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$119,756.05.

Pincus Law Group, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-14243**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN property situated in **Norristown Borough**, Montgomery County, Pennsylvania, being more fully described in a Deed 12/16/2002 and recorded 12/18/2002, among the land of the county and state set forth above, in Deed V and Page 22.

ALSO DESCRIBED AS:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, in accordance with a survey of properties made for Harry Butera by George C. Heilman, Registered Surveyor, Norristown, PA, dated 4/14/1960, as follows, to wit:

BEGINNING at a point on the Southeast side of Stanbridge Street (66 feet wide), at the distance of 27.31 feet Southwestwardly from the corner of land, now or late of Louis E. Wack; thence, along the Southeast side of Stanbridge Street, South 45 degrees, West 25.69 feet, to a point; thence, South 45 degrees, East 173.76 feet, to a point on the Northwest side of the right-of-way of the Stoney Creek Branch of the Reading Railroad; thence, along the said side of the right-of-way Northeastwardly, on the arc of a circle, curving to the left, with a radius of 1000 feet, the arc distance of 29.38 feet to a point; thence, by other land of Peter Roncase and Anna L.; his wife of which this is a part, North 45 degrees West, the line for a part of the distance, passing through the center of the partition wall, dividing the house hereon erected and the house on adjoining lot, 159.70 feet to the first mentioned point and place of beginning.

BEING the same premises which Paul L. Cusumano, by Deed, dated 12/16/2002 and recorded 12/18/2002 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5439, at Page 99, granted and conveyed unto Christal J. Quinn.

Parcel Number: 13-00-35140-00-1.

Location of property: 1520 Stanbridge Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Christal J. Quinn** at the suit of U.S. Bank National Association, as Indenture Trustee, for the Holders of the CIM Trust 2017-3, Mortgage-Backed Notes, Series 2017-3. Debt: \$129,398.27.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-14417**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot of land, situate in **Marlborough Township**, Montgomery County, Pennsylvania, designated as Lot No. 2 on a Plan of Lots, made for Samuel R. Barndt Estate, on February 6, 1967, by George R. Nevells, Registered Surveyor, Quakertown, Pennsylvania, and being bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of Zeigler Road (33 feet wide); a corner of Lot No. 3; said place of beginning, being the following two courses and distances along the centerline of Zeigler Road, from its intersection with the centerline of Upper Ridge Road (L.R. 46032, 33 feet wide): (1) South 54 degrees, 31 minutes East, 262.66 feet to a spike; (2) South 43 degrees, 31 minutes East, 167.55 feet to said place of beginning; thence, extending along the centerline of Zeigler Road, South 43 degrees, 31 minutes East, the distance 215.00 feet to a pipe, a corner of lands of Woodrow Merkel, et al., on the South side of Zeigler Road, at an angle point therein; thence, along the lands of Woodrow Merkel et al., South 47 degrees 37 minutes West, the distance of 300.00 feet to a point, a corner of Lot No. 1; thence, along Lot No. 1, North 43 degrees, 31 minutes West, the distance 215.00 feet to a point, a corner of Lot No. 3; thence, along Lot No. 3 North 47 degrees, 37 minutes East, the distance of 300.00 feet to the place of beginning.

CONTAINING 1.4605 acres.

ALL THAT CERTAIN, lot of land, situate in **Marlborough Township**, Montgomery County, Pennsylvania, designated as Lot No. 2 on a Plan of Lots, made for Samuel R. Barndt Estate, on February 6, 1967 by George R. Nevells, Registered Surveyor, Quakertown, Pennsylvania, and being bounded and described, as follows, to wit:

BEGINNING at a nail in the centerline of Zeigler Road (33 feet wide); a corner of lands of William Thomas Brady; said place of beginning, being South 54 degrees, 31 minutes East, along the centerline of Zeigler Road, 213.50 feet from a spike at its intersection with the centerline of Upper Ridge Road (L.R. 46032, 33 feet wide); thence, extending along the centerline of Zeigler Road, the following two courses and distances: (1) South 54 degrees, 31 minutes East, the distance 49.16 feet to a spike, a corner; (2) South 43 degrees, 31 minutes East, the distance 167.55 feet to a point, a corner of Lot No. 2; thence, along Lot No. 2, South 47 degrees, 37 minutes West, the distance 300.00 feet to a point, a corner of Lot No. 1; thence, along Lot No. 1, North 79 degrees, 14 minutes, 32 seconds West, the distance 84.06 feet to a pipe, a corner in the centerline of Upper Ridge Road; thence, along said centerline North 03 degrees, 07 minutes West, the distance 233.41 feet to a spike, a corner of lands of William Thomas Brady; thence, along the same, the following two courses and distances (1) South 78 degrees, 11 minutes East, the distance 71.24 feet to a pip, a corner; (2) North 37 degrees, 49 minutes East, the distance 149.60 feet to the place of beginning, containing 1.4432 acres.

EXCEPTING THEREOUT AND THEREFROM Lot 3 on a Plan of Lots, made for Samuel R. Barndt Estate, on February 6, 1967 sold to Martin Ruane by Deed recorded July 9, 1969 in Book 3562, Page 866.

Parcel Number: 45-00-03295-00-8.

Location of property: 2172 Ziegler Road, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Linda Barndt Tyson, Executrix of the Estate of Orvis Barndt, Deceased** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$196,648.05.

Shapiro & DeNardo, 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. 2019-16687**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Collegetown Borough**, Montgomery County, Pennsylvania, described in accordance with a Plan of Subdivision, called Joseph D'Arcangelo Subdivision, made by Ken Purkey, P.E., Consulting Engineer, dated June 30, 1981 and last revised November 16, 1981, and recorded in the Office for the Recording of Deeds, Norristown, Pennsylvania, in Plan Book A-44, Page 125 on February 26, 1982, as follows to wit:

BEGINNING at a point formed by the intersection of the East side of Park Avenue with the South side of Carmen Drive; thence, along the arc of a circle, curving to the right, having a radius of fifteen feet, the arc distance of twenty three and four one-hundredths feet to a point; thence, extending South seventy eight degrees, three minutes East, a distance of one hundred forty and thirty eight one-hundredths feet to a point of curve, a corner of a thirty foot wide sanitary sewer easement; thence, along the arc of a circle, curving to the left, having a radius of one hundred seventy five feet, the arc distance of one hundred eighty eight and fifty four one-hundredths feet to the place of beginning; (the courses and distances used to locate said point of beginning arc, in accordance with a subdivision plan of the borough of Collegetown, Montgomery County, Pennsylvania, made by F. X. Ball Associates, Inc., Consulting Engineers and Surveyors, recorded in Plan Book A-26, Page 14, on March 3, 1976). The following description is based upon the first above-mentioned Plan as in Plan Book A-44, Page 125; thence, from said point of beginning and along Carmen Drive, on the arc of a circle, curving to the left, having a radius of one hundred seventy five feet, the arc distance of nineteen and fifteen one-hundredths feet to a point; thence, continuing along said Carmen Drive, North thirty three degrees, fifty seven minutes East, a distance of fifty one and ninety two one-hundredths feet to a point, a corner of land, now or late of Dennis O'Keefe; thence, along the same south fifty six degrees, three minutes East, crossing a twenty five foot wide easement, a distance of one hundred seventeen and thirty five one-hundredths feet to a point, a corner of land, now or late of the Reading Railroad (Perkiomen Branch); thence, along the same South thirty four degrees, fifteen minutes West, a distance of eighty four feet to a point, a corner of Lot 22, on said plan first above-mentioned; thence along the same North forty nine degrees, forty six minutes forty four seconds West, a distance of one hundred eighteen and sixty seven one-hundredths feet to the place of beginning.

BEING known and designated as Lot 18 on the first above-mentioned plan.

Parcel Number: 04-00-00017-13-2.

Location of property: 136 Carmen Drive, Collegetown, PA 19426.

The improvements thereon are: Single-family, residential.

Seized and taken in execution as the property of **Justin Cohen and Melissa Cohen** at the suit of Perkiomen Valley School District. Debt: \$6,722.55.

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution No. **2019-19684**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and described according to a Plan of Property, made for William Jacobs, by Herbert H. Metz, Registered Engineer, Lansdale, PA, dated 11/8/1951, as follows, to wit:

BEGINNING at a point on the Southeast side of Shaw Avenue (40 feet wide), at the distance of 263.81 feet, measured along the said side of Shaw Avenue; South 49 degrees, 22 minutes West, from its point of intersection with the Southwest side of Ninth Street (48 feet wide); thence, extending from said beginning point, South 40 degrees, 38 minutes East, partly through a party wall, between these premises and the premises adjoining to the Northeast, 109.41 feet to a point in the center line of a certain 16 feet wide alley, which extends Southwestward from Ninth Street and communicates at its Southwesternmost end and thereof with another 16 feet wide alley, which extends Northwestward into Shaw Avenue; thence, extending along the center line of the first above-mentioned 16 feet wide alley, South 43 degrees, West 18.11 feet to a point; thence, extending North 40 degrees, 38 minutes West, partly through a party wall, between these premises and the premises adjoining to the Southwest 111.42 feet, to a point on the Southeast side of Shaw Avenue; thence, extending along the same, North 49 degrees, 22 minutes East, 18 feet to the first mentioned point and place of beginning.

BEING Lot No. 37.

BEING the same premises, which Samuel Williams and Leslie O'Donnell-Williams, husband and wife, by Deed, dated 08/01/2012 and recorded 08/02/2012 in Montgomery County in Deed Book 5843 and Page 1745 and granted and conveyed to Moises Sandoval in Fee.

Parcel Number: 11-00-14976-00-7.

Location of property: 805 Shaw Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Moises Sandoval** at the suit of Bayview Loan Servicing, LLC. Debt: \$73,205.94.

Mattleman, Weinroth, & Miller, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. **2019-24563**, 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.

JANUARY 27, 2021

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

BEGINNING at a point on the Westerly side of Powell Street, at the distance of one hundred sixty two feet, more or less Southwest from Freedley Street; said point being directly opposite the centerline of the partition wall of the house, on this lot and the house on the adjoining lot of said J. Frank Boyer; thence, extending at right angles to said Powell Street Northwest, the line passing through the middle of said partition wall, between said houses, one hundred forty four feet to an alley twenty feet wide, laid out for the use in common by the owners of this and other land abutting thereon; thence, alongside of said alley Southwest, twenty four feet eleven inches more or less to the line of land of E. J. Ogden; thence, at right angles to said Powell Street, along said E.J. Ogden's land, Southeast one hundred forty four feet to the aforesaid side of Powell Street; thence, along said side of Powell Street Northeast, twenty four feet, eleven inches, more or less to the place of beginning.

BEING the same premises, which Kenneth S. O'Neill and GERALYN O'NEILL, by Deed dated May 21, 1999 and recorded on June 1, 1999, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5273, at Page 1717, granted and conveyed unto Priscilla Snowden.

AND THE SAID Priscilla Snowden departed this life on December 20, 2017. Lyawa A. Snowden and Lacey Snowden were named the Co-Administrators for the Estate of Priscilla Snowden, Deceased as reflected under File No. 46-2017-X4722 filed with the Register of Wills for Montgomery County and are the duly appointed representatives of all heirs of Priscilla Snowden.

Parcel Number: 13-00-31616-00-6.

Location of property: 1433 Powell Street, Norristown, PA 19401.

The improvements thereon are: Single-family, residential.

Seized and taken in execution as the property of **Lyawa A. Snowden, Co-Administratrix of the Estate of Priscilla Snowden, Deceased and Lacey Snowden, Co-Administratrix of the Estate of Priscilla Snowden, Deceased** at the suit of U.S. Bank National Association, as Indenture Trustee, for the Holders of the CIM Trust 2018-R2, Mortgage-Backed Notes, Series 2018-R2. Debt: \$124,744.99.

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. 2019-25828**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or piece of land, with the message thereon erected, known as Lot No. 46, on a certain plan or draft, made for Dill and Stover, situate in **Souderton Borough, (formerly Franconia Township)**, Montgomery County, Pennsylvania, bounded and described, according to a survey, made by F. W. Wack, Surveyor, dated July 29, 1930, as follows, to wit:

BEGINNING at an iron pin, a corner 115 feet, 8 inches Northwest of the Northwest intersection of Fairview and Franklin Avenues on curb line; thence, along land now or late of Harry Groft; South 52 degrees, 30 minutes West, 152 feet, 8 inches to an iron pin, in a corner on the Northeast side of a 16 feet wide alley; thence, along said alley, North 37 degrees, 30 minutes West, 50 feet, to an iron pin, in line of now or late Ulysses Koder's land; thence, along the same, North 52 degrees, 30 minutes East, 152 feet, 8 inches, to an iron pin, a corner in the aforesaid curb line of Franklin Avenue; thence, along said curb line, South 37 degrees, 30 minutes East, 50 feet, to the place of beginning.

BEING the same premises, which Edward J. Baran and Gail M. Baran, by Deed, dated August 31, 2001 and recorded on September 26, 2001, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5378, at Page 115, granted and conveyed unto Erik Elsner and Amy Elsner.

Parcel Number: 21-00-03184-00-8.

Location of property: 130 Franklin Avenue, Souderton, PA 18964.

The improvements thereon are: Single-family, residential.

Seized and taken in execution as the property of **Erik Elsner and Amy Elsner** at the suit of U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT. Debt: \$359,238.33.

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. 2019-26855**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN brick message and tract of land, situate in the 7th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Walnut Street, between Grant and Sheridan Streets, known as No. 715 Walnut Street, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North side of Walnut Street, at the distance of 150 feet East, on Grant Street a corner of this and Lot No. 115 thence by the same Northward 135 feet to a 20 feet wide alley; thence, by the same Eastwardly 29 feet and 6 inches to land, now or late of Amandus Mackrich; thence, by the same, Southwardly 135 feet, to the North line of Walnut Street, aforesaid; thence, by the same, Westwardly 29 feet and 6 inches to the place of beginning.

BEING the same premises, which Frank Jackson, Jr., Shirley L. Rogers and Nancy Lacey, by Deed, dated 10/24/2005 and recorded 1/13/2006 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5586 at Page 2587, granted and conveyed unto Kevin Young (Deceased).

Parcel Number: 16-00-30980-00-9.

Location of property: 715 Walnut Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Codey J. Young, as Administrator of the Estate of Kevin Young, a/k/a Kevin J. Young, a/k/a Kevin Joseph Young, Deceased** at the suit of Bayview Loan Servicing, LLC, A Delaware Limited Liability Company. Debt: \$98,047.59.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-02582**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or piece of ground, situate in **Montgomery Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof, known as Amended Plan of Section #2, "Parkwood" made for Sanford Ulmer, by Herbert H. Metz, Inc., Registered Engineers, dated August 2, 1967, said Plan, being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-10 page 90, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Heartwood Drive (50 feet wide); said point being the three following courses and distances from a point of curve on the Northwesterly side of Brookwood Road (50 feet wide): (1) leaving Brookwood Road, on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 31.42 feet, to a point of tangent on the Southwesterly side of Heartwood Drive; (2) North 44 degrees, 15 minutes West, along the Southwesterly side of Heartwood Drive, 267.60 feet to a point of curve; and (3) Northwestwardly and Northeastwardly, partly along the Southwesterly and Northwesterly sides of Heartwood Drive, on the arc of a circle, curving to the right, having a radius of 175.00 feet, the arc distance of 216.05 feet to the point of beginning; thence, extending from said point of beginning, North 63 degrees, 31 minutes, West 214.25 feet to a point; thence, extending North 45 degrees, 21 minutes East, 166.06 feet to a point; thence, extending South 44 degrees, 39 minutes East, 193.33 feet to a point on the Northwesterly side of Heartwood Drive, aforesaid; thence, extending along the Northwesterly side of Heartwood Drive, the two following courses and distances: (1) South 45 degrees, 21 minutes West, 40.20 feet to a point of curve; and (2) Southwestwardly on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 57.62 feet to the first mentioned point and place of beginning.

BEING Lot Number 54 as shown on the above-mentioned Plan.

BEING the same premises, which Charles J. Schreder and Rosemary B. Schreder, by Deed dated May 12, 1986, recorded May 19, 1986 to Record Book Volume 4799, Page 1819, et seq., Montgomery County Records, granted and conveyed to Charles J. Schreder.

Parcel Number: 46-00-01549-00-7.

Location of property: 130 Heartwood Drive, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles J. Schreder, Deceased; and Charles J. Schreder, Jr., Known Heir of Charles J. Schreder, Deceased; and Barbara A. Schreder, Known Heir of Charles J. Schreder, Deceased; and Rosemary B. Schreder, Known Heir of Charles J. Schreder, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Charles J. Schreder, Deceased** at the suit of Utilities Employees Credit Union. Debt: \$323,209.33.

Bingaman, Hess, Coblenz & Bell, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. **2020-05387**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, message and lot or piece of land, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and more particularly bounded and described, according to a survey thereof made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, on October 27, 1945, and last revised November 14, 1945, as follows, to wit:

BEGINNING at a point a corner of the Southeast side of Walnut Street, as laid out in the Borough of Lansdale forty-four feet wide, at the distance of fifty-one feet and nine-tenths of a foot Southwest of the Southwest side of Third Street, as laid out in the Borough of Lansdale forty-four feet wide, being a corner of other land of the said Mabel B. Freeman; thence extending along said other land of the said Mabel B. Freeman, the following three courses and distances: South forty-two degrees fifty-one minutes East, sixty-one feet and three-tenths of a foot to an iron pin, a corner; South forty-seven degrees thirteen minutes West, thirty feet and three tenths of a foot to an iron pin, a corner and South forty-two degrees fifty-five minutes East, fifty-one feet and twenty-four one-hundredths of a foot to an iron pin, a corner of land of Fred H. and Carrie Stringer, thence extending along said land of the said Fred H. and Carrie Stringer, South forty-seven degrees West, sixty-two feet and three one-hundredths of a foot to an iron pin, a corner on the Northeast side of Hudson Alley, as laid out twenty feet wide; thence extending along the Northeast side of said Hudson Alley, North forty-three degrees West, one hundred thirteen feet to a point, a corner on the Southeast side of Walnut Street aforesaid; thence extending along the Southeast side of said Walnut Street, North forty-seven degrees twenty-one minutes East, ninety-two feet and six-tenths of a foot to the place of beginning.

TOGETHER with and subject to the common use of a sewer drain extending across the said premises for the benefit of this and adjoining property of said Mabel B. Freeman.

ALSO ALL THAT CERTAIN lot or piece of land, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, being more particularly bounded and described, according to a survey made thereof by Herbert H. Metz, Registered Engineer of Lansdale, Pa., on October 10, 1946, as follows, to wit:

BEGINNING at a point marking the intersection of the Southwest side of Third Street, as laid out forty-four feet wide, with the Southeast side of Walnut Street, as laid out forty-four feet wide; thence, extending along the Southwest side of said Third Street, South forty-three degrees East, sixty-one feet and eighteen one-hundredths of a foot to an iron pin, a corner of other land, now or late of the said Abraham A. Godshall and Elsie H., his wife; thence, extending along said other land, now or late of Abraham A. Godshall and Elsie H., his wife, South forty-seven degrees thirteen minutes West, fifty-two feet and six one-hundredths of a foot to an iron pin; a corner of other land of the said Charles H. Brick and Julia M., his wife; thence, extending along the same, North forty-two degrees fifty-one minutes West, sixty-one feet and three tenths of a foot to a point, a corner on the Southeast side of Walnut Street aforesaid; thence, extending along the Southeast side of said Walnut Street, North forty-seven degrees twenty-one minutes East, fifty-one feet and nine-tenths of a foot to the place of beginning.

BOUNDED on the Northeast by Third Street; on the Southeast by other land, now or late of the said Abraham A. Godshall and Elsie H., his wife; on the Southwest by other land of the said Charles H. Bricker and Julia M., his wife; and on the Northwest by Walnut Street.

Parcel Number: 11-00-17888-00-2.

Location of property: 209 Walnut Street, a/k/a 227 Walnut Street, Lansdale, PA 19446.

The improvements thereon are: One-story, commercial building, with a paved parking area.

Seized and taken in execution as the property of **Services Unlimited, Inc. and Syed Ahmed Hussain** at the suit of TD Bank, N.A. Debt: \$460,610.98.

Lesavoy Butz & Seitz LLC, Attorneys.

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

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

By virtue of a Writ of Execution No. **2020-05589**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, message and tract of land, together with the dwelling thereon, known as 1809 School Road, **Hatfield Township**, Montgomery County, Pennsylvania, being Lot No. 102 on plan prepared by Stanley F. Moyer, Surveyor, dated January 9, 1953, revised by Norman A. Tempest, on June 22, 1953, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the center of School Road; (thirty-three feet wide) and the Northwesterly side of a Fifty foot wide right-of-way if extended, known as Etta Place; thence, extending along the center line of School Road, North forty-eight degrees West, one hundred two feet and fifty one-hundredths of a foot to an iron pin, set for a corner of this and Lot No. 101 on said plan; thence, extending along Lot No. 101 on said plan, North forty-two degrees East, two hundred twenty feet to an iron pin, in line of Lot No. 105 on said plan; thence, extending along Lot No. 105 on said plan; South forty-eight degrees East, one hundred two feet and fifty one-hundredths of a foot, to an iron pin, on the Northwesterly side of said fifty feet wide right-of-way, known as Etta Place; thence, extending along the aforesaid right-of-way, known as Etta Place, South forty-two degrees, West two hundred twenty feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain conditions and restrictions that may appear of record.

BEING the same premises which Donald L. Shellenberger and Joyce K. Shellenberger by Deed, dated 6/29/2001 and recorded 7/31/2001 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5369, at Page 1276, granted and conveyed unto Andrew C. Heron and Melissa Heron, as tenants by the entirety.

Parcel Number: 35-00-09769-00-6.

Location of property: 1809 School Road, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Melissa Heron and Andrew C. Heron** at the suit of The Bank of New York Mellon, f/k/a The Bank Of New York, As Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12. Debt: \$270,531.74.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. **2020-05757**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, message and tract of land, situate at the Southwest corner of Franklin and Jefferson Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point at the Southwest intersection of Jefferson Avenue and Franklin Street; thence, Westwardly along said Jefferson Avenue, a distance of 30 feet to a point, a corner of Lot No. 63; thence, along the same Southwardly 107 feet, 6 inches to a point, a corner of this and land, now or late, of J.A. Keifrider; thence, along the same Eastwardly and parallel with the aforesaid Jefferson Avenue, 30 feet, to the West side of Franklin Street, aforesaid; thence, along the same, Northwardly 107 feet, 6 inches to the point or place of beginning.

BEING the same premises which Mary H. Townsend n/k/a Mary H. Curry, by Deed dated 7/18/2011 and recorded 7/25/2011 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5808, at Page 00169, granted and conveyed unto Mary H. Curry, now deceased.00-2.

Parcel Number: 16-00-16128-00-2.

Location of property: 360 Jefferson Avenue, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Jerome Townsend, as Executor of the Estate of Mary H. Curry, Deceased** at the suit of American Heritage Federal Credit Union. Debt: \$59,366.34.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-05908**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being known as Lot #118 on a plan of Wunderland, made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated January 15, 1952, revised February 6, 1952 and recorded in the Office of the Recorder of Deeds at Norristown, in Deed Book 2219 at Page 601, more fully described, as follows to wit:

BEGINNING at a point on the Southeasterly side of Wunderland Road, fifty feet wide, at the distance of one hundred fourteen and fifty one-hundredths feet Northeastwardly from the Northeasternmost terminus of a radial round corner connecting the Southeasterly side of Wunderland Road with the Easterly side of Turner Avenue fifty feet wide.

CONTAINING in front or breadth on the said Wunderland Road, sixty one feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles with the said Wunderland Road, one hundred and forty feet.

TITLE TO SAID PREMISES IS VESTED IN Pauline T. Schulz, by Deed from Helena R. Purcell, by her agent Michael B. Mulkewycz, by a Power of Attorney dated 4-5-2003, dated 07/14/2004, recorded 07/28/2004, in Book 5519, Page 501, Instrument No. 2004152677.

Parcel Number: 30-00-74584-00-5.

Location of property: 1251 Wunderland Road, Abington, PA 19001-2917.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pauline T. Schulz** at the suit of Univest National Bank and Trust Company s/b/m to Fox Chase Bank. Debt: \$73,929.38.

Phelan Hallinan Diamond & Jones, 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. 2020-06181**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN lot of piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to and existing features Plan of Valley High West, prepared for Audubon Land Development Corporation, by Showalter and Associates, dated 3/26/93 and last revised 3/14/02, recorded in Plan Book A-60, Page 345, described as follows, to wit:

BEGINNING at a point in the Southwesterly side of Lane 4 and common corner of this Lot and Lot No. 51, as shown on said Plan; thence, extending from said point of beginning, along said Lane 4, the two following courses and distances: (1) North 76 degrees, 07 minutes, 30 seconds West, 25 to a point of curve; (2) continuing along the same, on the arc of a circle, curving right, having a radius of 60 feet, distance of 41.31 feet to a point; thence, South 53 degrees, 19 minutes, 12 seconds West, 170 feet to a point; thence, South 59 degrees, 06 minutes, 16 seconds East, 178.97 feet to a point; thence, North 13 degrees, 52 minutes, 30 seconds East, 170 feet to a point on the Southwesterly side of Lane 4, being the first mentioned point and place of beginning.

BEING known as Lot No. 50 on said Plan.

BEING the same premises, which Valley High LLC, by Deed dated 1/6/04 and recorded 2/26/04 in the Office of the Recorder of Deeds in and for the County of Montgomery and Commonwealth of Pennsylvania, in Deed Book 5497, Page 1742, granted and conveyed unto Bryan Kautz & Shannon Kautz, in fee.

TOGETHER with all and singular buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the herby granted premises belonging, or in anywise appertaining, and the versions and remainders, rents, issues, and profits thereof; and all the state, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

Parcel Number: 43-00-14336-07-5.

Location of property: 4003 Sunny View Court, Colledgeville, PA 19426.

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

Seized and taken in execution as the property of **Samuel A. Sheridan and Christina N. Sheridan** at the suit of Truist Bank. Debt: \$841,981.02, plus interest from 5/5/20 at \$124.33 per diem rate.

Pillar Aught LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-13944**, 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.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or piece of ground, situate in **Towamencin Township**, Montgomery County, Pennsylvania, being a lot in Section 8 & 9, Towamencin Village, made by CZOP/Specter, Inc., Consulting Engineers and Surveyors, dated 3/20/1986, last revised 3/8/1989 and recorded in Plan Book A-51, Page 4, being Lot 198 on Plot Plan, prepared for James Lewis Corporation, dated 1/24/1990 and last revised 4/9/1990.

UNDER AND SUBJECT to the covenants, restrictions, easements, charges, terms, conditions, exceptions, reservations, agreements, and exclusions as contained and set forth in that Certain Declaration of Covenants, Restrictions, Easements, Charges and Liens for Charlestowne dated 1/2/1989 and recorded in Deed Book 4982 Page 1422, and Supplementary Declaration of Covenants, Conditions and Restrictions Wentworth at Charlestowne Village dated 1/8/1990 and recorded in Deed Book 4934 page 2340 and any Amendment to said Declaration as the same may be made from time to time.

BEING the same premises, which Jeff Siddal and Alyssa Siddal, by Indenture dated 12/18/2007 and recorded 12/19/2007 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5675, Page 2145, granted and conveyed unto Matthew J. Duardo, in fee.

Parcel Number: 53-00-01275-74-2.

Location of property: 421 Cedartop Court, Harleysville, PA.

The improvements thereon are: A residential property.

Seized and taken in execution as the property of **Justin Richman and Rachel Richman, a/k/a Rachel A. Tabas** at the suit of Hyperion Bank. Debt: \$689,191.83.

Stradley Ronon Stevens & Young, 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.

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **Michael Umen & Co., Inc.** is currently in the process of voluntarily dissolving.

Fox Rothschild LLP

Stone Manor Corp. Center, Suite 300
2700 Kelly Road
Warrington, PA 18976

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.

Breakaway Resources Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Red Mountain Solutions Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation Nonprofit were filed for **Fiddler's Green Canteen** with the Commonwealth of Pennsylvania on December 7, 2020. The registered office address is located at c/o Neshaminy Abstract, LLC, 451 S. Bethlehem Pike, Suite 300, Ft. Washington, PA 19034 in Montgomery County. This corporation is incorporated under the provisions of the Business Corporation Law of 1988, as amended.

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **Luke's Mobile Tire Service, LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on December 11, 2020.

Eric C. Frey, Esquire Dischell, Bartle & Dooley, P.C.

224 King Street
Pottstown, PA 19464

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

**BULER, VERA K. also known as
VERA K. D'ABBENE and
VITA K. D'ABBENE, dec'd.**
Late of Borough of West Conshohocken.

Executor: MARK M. BULER,
c/o Richard T. Curley, Esquire,
50 E. Philadelphia Avenue, P.O. Box 357,
Boyertown, PA 19512.

CAMINITI, JOSEPH C., dec'd.

Late of Montgomery Township.
Executrix: ANN B. CAMINITI,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19466.

CILIBERTO, MICHELINA J., dec'd.

Late of Whippain Township.
Executor: NICHOLAS G. CILIBERTO,
1405 W. Orvilla Road,
Hatfield, PA 19440.

ATTORNEY: JOSEPH QUINN,
ROSS, QUINN & PLOPERT, P.C.,
192 S. Hanover Street, Suite 101,
Pottstown, PA 19464

DICKINSON SR., MERRILL E., dec'd.

Late of Douglass Township.
Executrix: REGINA M. KRAUS,
2755 Gail Drive,
Gilbertsville, PA 19525.
ATTORNEY: JOHN A. KOURY, JR.,
O'DONNELL, WEISS & MATTEI, P.C.,
41 E. High Street,
Pottstown, PA 19464

FITZ, EDWARD, dec'd.

Late of Lower Merion Township.
Executor: MARK BARBONE,
c/o Garth G. Hoyt, Esquire,
80 W. Lancaster Avenue, 4th Floor,
Devon, PA 19333.
ATTORNEY: GARTH G. HOYT,
McCAUSLAND, KEEN & BUCKMAN,
80 W. Lancaster Avenue, 4th Floor,
Devon, PA 19333

FORCE JR., WILLIAM N., dec'd.

Late of Lower Merion Township.
Executrix: LAURA F. CLARK,
c/o Andrew H. Dohan, Esquire,
460 E. King Road,
Malvern, PA 19355-3049.
ATTORNEY: ANDREW H. DOHAN,
LENTZ, CANTOR & MASSEY, LTD.,
460 E. King Road,
Malvern, PA 19355-3049

FORCE, NORMA F., dec'd.

Late of Lower Merion Township.
Executrix: LAURA F. CLARK,
c/o Andrew H. Dohan, Esquire,
460 E. King Road,
Malvern, PA 19355-3049.
ATTORNEY: ANDREW H. DOHAN,
LENTZ, CANTOR & MASSEY, LTD.,
460 E. King Road,
Malvern, PA 19355-3049

FREDERICKS, LINDA S. also known as**LINDA S. CAMPBELL, dec'd.**

Late of North Wales, PA.
 Executor: BRYAN HENNESSY,
 957 Shackamaxon Street, Unit 3,
 Philadelphia, PA 19125.

**GROSSMAN, NATHANIEL R. also known as
NATHANIEL ROBERT GROSSMAN, dec'd.**

Late of East Norriton Township.
 Executor: ROBERT M. GROSSMAN,
 632 Hopewell Street,
 Birdsboro, PA 19508.
 ATTORNEY: DAVID S. KAPLAN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464

HALLOWELL, MARGARET PEARL, dec'd.

Late of Borough of Lansdale.
 Executrix: ROSEMARY R. FERRINO,
 608 W. Main Street,
 Lansdale, PA 19446-2012.
 ATTORNEY: MARY E. PODLOGAR,
 MONTCO ELDER LAW, LLP,
 608 W. Main Street,
 Lansdale, PA 19446-2012

**HAMMELL, CHRISTOPHER R. also known as
CHRISTOPHER HAMMELL, dec'd.**

Late of Lansdale, PA.
 Administratrix: CHRISTINE A. HAMMELL,
 c/o John R. Lundy, Esquire,
 Lundy Beldecos & Milby, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072.
 ATTORNEY: JOHN R. LUNDY,
 LUNDY BELDECOS & MILBY, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072

KERNS, MURIEL, dec'd.

Late of Lower Providence Township.
 Executrix: MARJORIE A. SALOMAN,
 13212 Shannondell Drive,
 Audubon, PA 19403.
 ATTORNEY: THOMAS P. McCABE,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464

**McFADDEN, MAUREEN also known as
MAUREEN T. McFADDEN-NEYER,
MAUREEN McFADDEN-NEYER and
MAUREEN T. McFADDEN, dec'd.**

Late of Cheltenham Township.
 Administrator CTA: ROBERT M. McFADDEN,
 1215 Linden Avenue,
 Yardley, PA 19067.
 ATTORNEY: ROBERT B. WHITE, JR.,
 LAW OFFICES OF ROBERT B. WHITE, JR., P.C.,
 1685 Huntingdon Road,
 Huntingdon Valley, PA 19006

MULLIN, NANCY S., dec'd.

Late of Upper Merion Township.
 Executor: STEVEN MULLIN,
 825 S. Gulph Road,
 King of Prussia, PA 19406.
 ATTORNEY: MAUREEN A. OSTIEN,
 JOSEPH A. RYAN & ASSOCIATES, LLC,
 390 Waterloo Boulevard, Suite 210,
 Exton, PA 19341

NUSS, ROBERT W., dec'd.

Late of Hatfield Township.
 Co-Executors: DIANE M. BOYCE AND
 GREGORY M. NUSS,
 c/o F. Craig La Rocca, Esquire,
 800 N. Broad Street,
 Lansdale, PA 19446.

RIDGWAY, EARL CLINTON, dec'd.

Late of Upper Gwynedd Township.
 Executrix: DONNA SMITH,
 745 Collins Avenue,
 Lansdale, PA 19446.
 ATTORNEY: MICHELLE A. WINTER,
 190 Bethlehem Pike, Suite 1,
 P.O. Box 564,
 Colmar, PA 18915

STOOP JR., VERNON, dec'd.

Late of Douglass Township.
 Executors: VALERIE B. STOOP,
 302 Hoffmansville Road,
 Bechtelsville, PA 19505.
 RICHARD D. LINDERMAN,
 431 N. Mt. Vernon Street,
 Pottstown, PA 19464.
 ATTORNEY: RICHARD D. LINDERMAN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464

TEMPLE JR., JOHN A., dec'd.

Late of Whitmarsh Township.
 Administratrix: MARY E. TEMPLE,
 117 E. 14th Avenue,
 Conshohocken, PA 19428.
 ATTORNEY: SCOT W. SEMISCH,
 SEMISCH & SEMSICH,
 408 Easton Road, P.O. Box 306,
 Willow Grove, PA 19090-0306

**TROILO, PATRICIA E. also known as
PATRICIA ELIZABETH TROILO and
PATRICIA TROILO, dec'd.**

Late of Upper Moreland Township.
 Executrix: PATRICIA ROSE TROILO,
 2603 Parkside Avenue,
 Hatboro, PA 19040.
 ATTORNEY: JILLIAN E. BARTON,
 76 Byberry Avenue,
 Hatboro, PA 19040

VANGROSSI, PAUL C., dec'd.

Late of Whitpain Township.
 Executor: VINCENT M. VANGROSSI, ESQUIRE,
 319 Swede Street,
 Norristown, PA 19401.

Second Publication**ATKINS, MARY E., dec'd.**

Late of Borough of Lansdale.
 Executor: DONALD PETRILLE, JR.,
 116 E. Court Street,
 Doylestown, PA 18901.
 ATTORNEY: DONALD PETRILLE, JR.,
 HIGH SWARTZ, LLP,
 116 E. Court Street,
 Doylestown, PA 18901

BAILEY SR., NORRIS G., dec'd.

Late of Abington Township.
 Administrator: MARTIN I. ISENBERG, ESQUIRE,
 Two Penn Center, Suite 1020,
 Philadelphia, PA 19102.
 ATTORNEY: MARTIN I. ISENBERG,
 Two Penn Center Plaza, Suite 1020,
 Philadelphia, PA 19102

CHALOULT, JEANNE S., dec'd.

Late of Lower Providence Township.
 Executrix: SUZANNE M. HAYES,
 c/o Robert A. Bacine, Esquire,
 Friedman, Schuman, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046.
 ATTORNEY: ROBERT A. BACINE,
 FRIEDMAN, SCHUMAN, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046

COWELL, LAWRENCE D., dec'd.

Late of West Norriton Township.
 Executor: BRYN MAWR TRUST COMPANY,
 Amy E. Keohane, Assistant V.P.,
 c/o Smith, Aker, Grossman & Hollinger,
 60 E. Penn Street, P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 60 E. Penn Street, P.O. Box 150,
 Norristown, PA 19404-0150

FULLAM, KATHLEEN A., dec'd.

Late of Limerick Township.
 Executor: MICHAEL P. FULLAM,
 703 Summit Drive,
 Royersford, PA 19468.
 ATTORNEY: CHARLES A. RICK,
 RICK STOCK LAW,
 933 N. Charlotte Street, Suite 3-B,
 Pottstown, PA 19464

HALAS, ADELE J., dec'd.

Late of Whitemarsh Township.
 Executor: BRUCE R. COOPER,
 2437 Malehorn Road,
 Chester Springs, PA 19425.
 ATTORNEY: MICHAEL S. CONNOR,
 THE LAW OFFICE OF MICHAEL S. CONNOR,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

HANFT, RUTH, dec'd.

Late of Lower Merion Township.
 Executrix: BARBARA FRANK,
 c/o Christopher M. Brown, Esquire,
 300 W. State Street, Suite 300,
 Media, PA 19063.
 ATTORNEY: CHRISTOPHER M. BROWN,
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
 SLOANE, MATTHEWS & AUSLANDER, P.C.,
 300 W. State Street, Suite 300,
 Media, PA 19063

HASS, ROSE FRENKEL, dec'd.

Late of Montgomery Township.
 Executor: HELENE HASS TATKOW,
 38 Henrys Mill Lane,
 Sudbury, MA 01776.

HOFFMAN, DOROTHY J., dec'd.

Late of East Norriton Township.
 Executor: ROBERT E. HOFFMAN,
 c/o Smith Aker Grossman & Hollinger,
 60 E. Penn Street, P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 60 E. Penn Street, P.O. Box 150,
 Norristown, PA 19404-0150

KARVER, VERNON L., dec'd.

Late of Upper Frederick Township.
 Executrix: LINDA D. DUGAN,
 c/o Michelle M. Forsell, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 570 Main Street,
 Pennsburg, PA 18073.

ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pennsburg, PA 18073

**LATSHAW, JEAN C. also known as
JEAN CATHERINE LATSHAW, dec'd.**

Late of Douglass Township.
 Executor: DANIEL L. LATSHAW,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

MacPHEE, MARGARET V., dec'd.

Late of Lower Gwynedd Township.
 Executor: THE GLENMEDE TRUST CO., N.A.,
 Attn.: Isabel Albuquerque,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103.
 ATTORNEY: KENNETH E. MARTIN,
 GADSDEN, SCHNEIDER & WOODWARD, LLP,
 1275 Drummers Lane, Suite 210,
 Wayne, PA 19087

McMORDIE, ELIZABETH M., dec'd.

Late of Lower Merion Township.
 Executor: MARK E. FELGER,
 c/o Jennifer A. Kosteva, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: JENNIFER A. KOSTEVA,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

O'BYRNE, JAMES F., dec'd.

Late of Hatfield Township.
 Executor: CORY L. SCHWARTZ,
 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

PASSMAN, CAROLE S., dec'd.

Late of Lower Merion Township.
 Executor: SCOTT D. PASSMAN,
 c/o Marilyn Seide Mitchell, Esquire,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087.
 ATTORNEY: MARILYN SEIDE MITCHELL,
 HERR, POTTS & POTTS,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087

**PINKNEY, MARY ELIZABETH also known as
MARY E. PINKNEY, dec'd.**

Late of Abington Township.
 Executor: STEVEN J. PINKNEY,
 613 Launfall Road,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

SMITH, PATRICIA A., dec'd.

Late of Upper Providence Township.
 Executor: MICHAEL B. SMITH,
 1306 S. Township Line Road,
 Royersford, PA 19468.

Third and Final Publication**BRESLAWSKI, BETTY J. also known as
BETTY BRESLAWSKI, dec'd.**

Late of Borough of Pottstown.
 Executor: WILLIAM BRESLAWSKI, JR.,
 162 Wentworth Circle,
 Limerick, PA 19468.
 ATTORNEY: THOMAS L. HOFFMAN,
 WELLS, HOFFMAN, HOLLOWAY &
 MEDVESKY, LLP,
 635 E. High Street, P.O. Box 657,
 Pottstown, PA 19464

BROWN, RUSSELL L., dec'd.

Late of Lower Gwynedd Township.
 Executor: KENNETH BROWN,
 c/o Don J. Solomon, Esquire,
 300 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: DON J. SOLOMON,
 LAW OFFICES OF DON J. SOLOMON,
 300 N. York Road,
 Hatboro, PA 19040

FERGUSON, EUGENIA B., dec'd.

Late of Worcester Township.
 Executrix: EUGENIA FERGUSON,
 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

**FISCHER, NINA L. also known as
NINA LYNNE FISCHER, dec'd.**

Late of Horsham Township.
 Executor: LEONARD J. VERNICK,
 c/o Stephanie A. Henrick, Esquire,
 40 E. Airy Street, P.O. Box 671,
 Norristown, PA 19404-0671.
 ATTORNEY: STEPHANE A. HENRICK,
 HIGH SWARTZ, LLP,
 40 E. Airy Street, P.O. Box 671,
 Norristown, PA 19404-0671

FRANKLIN, DOROTHY LORRAINE also known as**D. LORRAINE FRANKLIN, dec'd.**

Late of Upper Moreland Township.
 Executrix: SHARON A. CLINTON,
 714 Sampson Road,
 Willow Grove, PA 19090.
 ATTORNEY: MARY E. PODLOGAR,
 MONTCO ELDER LAW, LLP,
 608 W. Main Street,
 Lansdale, PA 19446-2012

GAHAGAN, PATRICIA A., dec'd.

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

ATTORNEY: JOHN H. FILICE,
 RUBIN, GLICKMAN, STEINBERG &
 GIFFORD, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446

GOLDMAN, HOWARD, dec'd.

Late of Lower Merion Township.
 Administratrix: REBECCA SALLEN,
 325 Merion Road,
 Merion Station, PA 19066.
 ATTORNEY: REBECCA SALLEN,
 SALLEN LAW, LLC,
 325 Merion Road,
 Merion Station, PA 19066

GRAF, MARIE L., dec'd.

Late of Springfield Township.
 Administratrix: LINDA J. SARLEY,
 152 Foxshire Drive,
 Lancaster, PA 17601.

HATCHER, THERESA E., dec'd.

Late of East Norriton Township.
 Executor: BRUCE D. BIESECKER,
 c/o Anthony Morris, Esquire,
 118 W. Market Street, Suite 300,
 West Chester, PA 19382-2928.
 ATTORNEY: ANTHONY MORRIS,
 BUCKLEY, BRION, McGUIRE & MORRIS, LLP,
 118 W. Market Street, Suite 300,
 West Chester, PA 19382-2928

**HOFFMAN, DONALD L. also known as
DONALD LEON HOFFMAN and
DONALD HOFFMAN, dec'd.**

Late of Lower Merion Township.
 Executor: JONATHAN HOFFMAN,
 c/o Margaret Gallagher Thompson, Esquire,
 200 Four Falls Corporate Center, Suite 400,
 West Conshohocken, PA 19428.
 ATTORNEY: MARGARET GALLAGHER THOMPSON,
 COZEN O'CONNOR,
 200 Four Falls Corporate Center, Suite 400,
 West Conshohocken, PA 19428

IANNACCHIONE, SHIRLEY H., dec'd.

Late of Upper Pottsgrove Township.
 Executrix: CYNTHIA L. SHEPHERD,
 109 E. Race Street,
 Stowe, PA 19464.
 ATTORNEY: RICHARD D. LINDERMAN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464

ILES, LESLEY R., dec'd.

Late of Upper Gwynedd Township.
 Executor: DAVID A. ILES,
 7325 Ivanhoe Drive,
 Port Richey, FL 34668.
 ATTORNEY: JANNA M. PELLETIER,
 535 N. Church Street, Suite 309,
 West Chester, PA 19380

INTERRANTE, MARY J., dec'd.

Late of East Norriton Township.
 Executor: ANTHONY T. INTERRANTE.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER,
 ROEBERG & WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

JONES, WILLIAM A. also known as**WILLIAM JONES and
BILL JONES, dec'd.**

Late of Willow Grove, PA.

Executrix: HAMISH WILLIAMS.
ATTORNEY: JOHN D. KESSLER,
Beaver Hill South, Suite 400B,
100 West Avenue,

Jenkintown, PA 19046

KANACH, DOROTHY J., dec'd.

Late of East Norriton Township.

Executor: ROBERT P. KANACH,
c/o Diane H. Yazujian, Esquire,
P.O. Box 1099,

North Wales, PA 19454.

ATTORNEY: DIANE H. YAZUJIAN,
P.O. Box 1099,
North Wales, PA 19454**KAUFMAN, JUTTA, dec'd.**

Late of Borough of Jenkintown.

Administrator CTA: BRUCE L. DAKE,
49 Terry Drive,
Feasterville, PA 19053.ATTORNEY: PAUL S. BILKER,
49 Terry Drive,
Feasterville, PA 19053**KLINE, JOANNA T., dec'd.**

Late of Lower Providence Township.

Executrix: MARIE T. COMBER.
ATTORNEY: LISA COMBER HALL,
27 S. Darlington Street,
West Chester, PA 19382**KNERR, BARRY E., dec'd.**

Late of Lower Gwynedd Township.

Executrix: ELIZABETH B. KNERR,
c/o Duke Schneider, Esquire,
17 W. Miner Street,
West Chester, PA 19382.ATTORNEY: DUKE SCHNEIDER,
MacELREE HARVEY, LTD.,
17 W. Miner Street,
West Chester, PA 19382**LARSON, VIVIAN M., dec'd.**

Late of Lower Salford Township.

Executors: PATRICIA A. TOTTEN AND
MARVIN C. LARSON,
c/o Suzanne M. Hecht, Esquire,
795 E. Lancaster Avenue, #280,
Villanova, PA 19085.ATTORNEY: SUZANNE M. HECHT,
HANEY AND HECHT,
795 E. Lancaster Avenue, #280,
Villanova, PA 19085**LESHER, ANNE L. also known as
ANNE LOUISE LESHER, dec'd.**

Late of East Norriton Township.

Executor: FRANK M. LESHER,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.**MILLS, PIERINA M., dec'd.**

Late of Upper Dublin Township.

Executrix: MELISSA R. MILLER,
c/o John F. Walsh, Esquire,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702.ATTORNEY: JOHN F. WALSH,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702**MULLER, ISABELLE S. also known as
ISABELLE HELEN S. MULLER, dec'd.**

Late of Lower Moreland Township.

Executrix: SUSAN B. PATTON,
c/o David J. Palcer, Esquire,
1300 Bethlehem Pike, Suite 11,
Flourtown, PA 19031.ATTORNEY: DAVID J. BALCER,
1300 Bethlehem Pike, Suite 11,
Flourtown, PA 19031**MYERS, KATHLEEN F., dec'd.**

Late of Douglass Township.

Administrators C.T.A.: CAROL A. DEMPSEY AND
JANE K. McMASTER,
c/o 60 E. Penn Street,
Norristown, PA 19401.ATTORNEY: FRANCES A. THOMSON,
60 E. Penn Street,
Norristown, PA 19401**PORTOLESE, GIACOMO, dec'd.**

Late of Springfield Township.

Executor: PASQUALE PORTOLESE,
c/o David C. Onorato, Esquire,
298 Wissahickon Avenue,
North Wales, PA 19454.ATTORNEY: DAVID C. ONORATO,
298 Wissahickon Avenue,
North Wales, PA 19454**RHOADS, JUNE also known as
JUNE I. RHOADS, dec'd.**

Late of Pottstown, PA.

Executrix: VICKI L. ELLIS,
227 Holbrook Lane,
Gilbertsville, PA 19525.ATTORNEY: JOHN T. FORRY,
FORRY ULLMAN,
540 Court Street, P.O. Box 542,
Reading, PA 19603**ROSENTHAL, ARNOLD S., dec'd.**

Late of Upper Moreland Township.

Executor: HOWARD ROSENTHAL,
c/o Tara H. Zane, Esquire,
One Centennial Square,
Haddonfield, NJ 08033-2374.ATTORNEY: TARA H. ZANE,
ARCHER & GREINER, P.C.,
One Centennial Square,
Haddonfield, NJ 08033-2374**RUTTENBERG, BERTRAM A., dec'd.**

Late of Lower Merion Township.

Executrix: REBECCA RUTTENBERG,
c/o John S. Custer, III, Esquire,
7 Saint Albans Circle,
Newtown Square, PA 19073.ATTORNEY: JOHN S. CUSTER, III,
CUSTER & CUSTER,
7 Saint Albans Circle,
Newtown Square, PA 19073**SANTINI, HUBERT ROBERT also known as
HUBERT R. SANTINI, dec'd.**

Late of Borough of Collegeville.

Administratrix: KAREN SANTINI CLEMENS,
1631 Christine Lane,
West Chester, PA 19380.

SILVER, SONDR A MARION, dec'd.

Late of Lower Merion Township.
 Executrices: JENNIFER LEVY AND
 HILARY MORRIS,
 c/o Rebecca Sallen, Esquire,
 325 Merion Road,
 Merion Station, PA 19066.
 ATTORNEY: REBECCA SALLEN,
 SALLEN LAW, LLC,
 325 Merion Road,
 Merion Station, PA 19066

UMLAUF, JAMES C., dec'd.

Late of Towamencin Township.
 Executor: JAMES B. UMLAUF,
 c/o Thomas J. Profy, IV, Esquire,
 Begley, Carlin & Mandio, LLP,
 P.O. Box 308,
 Langhorne, PA 19047.
 ATTORNEY: THOMAS J. PROFY, IV,
 BEGLEY, CARLIN & MANDIO, LLP,
 680 Middletown Boulevard, P.O. Box 308,
 Langhorne, PA 19047

WAGNER, STEPHEN, dec'd.

Late of Salford Township.
 Executrix: MARY CHAMBERLAIN,
 c/o David A. Applebaum, Esquire,
 101 Greenwood Avenue, Suite 500,
 Jenkintown, PA 19046.
 ATTORNEY: DAVID A. APPLEBAUM,
 FRIEDMAN SCHUMAN, P.C.,
 101 Greenwood Avenue, Suite 500,
 Jenkintown, PA 19046

YOST, BETTY LOU, dec'd.

Late of Lower Gwynedd Township.
 Executrix: NANCY HOPKINS WENTZ,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462.
 ATTORNEY: NANCY HOPKINS WENTZ,
 McGRORY WENTZ, LLP,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462

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

Rogers Counsel with its principal place of business at 26 E. Athens Avenue, Ardmore, PA 19003.

The name and address of the entity owning or interested in said business is: Rogers & Associates, LLC, 26 E. Athens Avenue, Ardmore, PA 19003.

The application was filed on December 11, 2020.

Lance Rogers, Esquire

26 E. Athens Avenue
 Ardmore, PA 19003

MISCELLANEOUS**NOTICE OF SUSPENSION**

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated December 9, 2020, **Joseph Nicholas Sciulli (#60182), of Doylestown, PA**, is Suspended on Consent from the Bar of this Commonwealth for a period of two years retroactive to October 28, 2020.

Marcee D. Sloan
 Board Prothonotary
 The Disciplinary Board of the
 Supreme Court of Pennsylvania

TRUST NOTICES**First Publication**

**ROBERT M. LOPEZ-CEPERO REVOCABLE
 LIVING TRUST DTD. 3/18/2020**
Robert M. Lopez-Cepero, Deceased
Late of Cheltenham Twp., Montgomery County, PA

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

Trustee: Cynthia M. Garber
 c/o Jonathan H. Ellis, Esq.
 One Tower Bridge, Ste. 110
 100 Front St.
 Conshohocken, PA 19428

Or to her Atty.: Jonathan H. Ellis
Flaster Greenberg, PC
 One Tower Bridge, Ste. 110
 100 Front St.,
 Conshohocken, PA 19428

**THE REVOCABLE TRUST OF
 BERTHA R. RIDOUT DTD. 3/16/1994**

Bertha R. Ridout, Deceased
Late of Worcester Twp., Montgomery County, PA

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

Trustee: William R. Ridout, Craig W. Ridout &
 Linda A. McKown
 c/o Robert J. Iannozzi, Jr., Esq.
 1800 Pennbrook Parkway, Ste. 200
 Lansdale, PA 19446

Or to their Atty.: Robert J. Iannozzi, Jr.
Dischell, Bartle & Dooley, PC
 1800 Pennbrook Parkway, Ste. 200
 Lansdale, PA 19446

Third and Final Publication

**REVOCABLE LIVING TRUST OF
NANCY M. LIBERATO
NANCY M. LIBERATO, DECEASED
Late of Whitemarsh Township,
Montgomery County, PA**

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

Trustee: Anthony J. Liberato
2334 Holly Ln.,
Lafayette Hill, PA 19444

**Or to his Atty.: Michael S. Connor
The Law Office of Michael S. Connor
644 Germantown Pike, Ste. 2-C
Lafayette Hill, PA 19444**

McGRORY, SANDRA - Midland Funding, LLC;
202021063; Judgment fr. District Justice; \$1,519.93.
McGURK, ERIN: WENDY - PVSLA; 202020886;
Judgment fr. District Justice; \$1,012.25.
PEMBLETON, CHRISTINE - Bryn Athyn
Fire Company, Inc.; 202021068; Judgment fr.
District Justice; \$1,513.45.

**PENNSYLVANIA UNEMPLOYMENT
COMPENSATION FUND -
entered municipal claims against:**

Williams, Mark; 202060763; \$1511.25.

**POTTSTOWN BORO. -
entered municipal claims against:**

Roberts, Mary: John: Joseph, et al.; 202019271;
\$1,357.39.

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

Cochran, Michael; 202070396; \$439.13.
Delta Alliance Llc; Logan, Walter; 202070399;
\$9,129.13.
Funston, Shane: Constance; 202070392; \$71,581.09.
Goldsmith, Edwin; 202070393; \$92202.41.
H&R Landscaping Inc Corporation; 202070397;
\$11,2697.27.
Kane, Troy; 202070400; \$290,215.31.
Kulp, Christopher; 202070403; \$23,524.57.
Lankford, Jay; 202070401; \$167,544.64.
Novitski, Raymond: Teresa; 202070402; \$15,484.48.
Rosen, Craig; 202070398; \$3,870.58.
Shinal, Lori; 202070395; \$11,826.10.
Smith, David; 202070394; \$63,359.46.
Swan, Robert; 202070391; \$1,216.59.
Swan, Robert; 202070390; \$23,432.55.

EXECUTIONS ISSUED

Week Ending December 22, 2020

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

BURGOS, ISAAC - Selective Way Insurance Company, et al.;
201904802; WRIT/EXE.
CASEY, BETTINA - Specialized Loan Servicing, LLC;
201927750; \$72,254.40.
CHEN, WILLIAM: WELLS FARGO BANK, N.A.,
GRNSH. - Andorra Woods Homeowners Association;
202002397.
DANNERTH, KURT - Specialized Loan Servicing, LLC;
202004944; \$125,128.35.
GAMBLE, STACY: TD BANK, GRNSH. -
Mariner Finance, LLC; 201921579; WRIT/EXEC.
LOWERY, HENRY: CRYSTAL: LUCAS, LEROY -
Specialized Loan Servicing, LLC, et al.;
201928460; IN REM/ORDER/\$269,837.18.
MYCHAEL, JARRON: BRIDGES, TAVON:
BRYN MAWR TRUST, GRNSH. - Falcone, Thomas,
et al.; 202019364; \$8,649.15.

LETTERS OF ADMINISTRATION

List not available during time of print.

SUITS BROUGHT

Week Ending December 22, 2020

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

JUDGMENTS AND LIENS ENTERED

Week Ending December 22, 2020

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

ANSIMOVA, ELENA - Bryn Athyn Fire Company, Inc.;
202021066; Judgment fr. District Justice; \$1,456.75.
BAKER, AMANDA - Bryn Athyn Fire Company;
202021070; Judgment fr. District Justice; \$1464.60.
CINTRON, NEIDY - Bryn Athyn Fire Company, Inc.;
202021072; Judgment fr. District Justice; \$1,195.75.
DOYLE, ANDREW - Discover Bank; 202020782;
Foreign Judgment; \$11,800.04.
HEFFENTRAGER, WILLIAM - Citibank, N.A.; 202020772;
Mackay Judgment; \$9,838.94.
MACKAY, WILLIAM - Slinkard, Cassandra; 202021046;
Certification of Judgment; \$17,539.00.

ALI, MOHAMMAD - Portfolio Recovery
Associates, LLC; 202020880; Civil Action;
Babcock, Gregory J.
AMENEYRO, DAVID - Hernandez, Perla;
202020800; Complaint for Custody/Visitation;
Negron-Bennett, Luz.
BAER, MICHAEL - Citibank Na; 202021048;
Civil Action; Weinstein, Yale D.
BAKER, LIZ - American Express National Bank;
202020777; Civil Action; Lipinski, Michael R.
BAREFIELD, MICHAEL - Citibank Na; 202021049;
Civil Action; Weinstein, Yale D.
CARTER, ERIC - Citibank, N.A.; 202020892;
Civil Action; Hannum, Kellie.
CAVELL, BONNIE - Buckman, Michael; 202020781;
Complaint for Custody/Visitation; Cutillo -Teare, Maria.
CHANTHARATH, CHANTHA - Portfolio Recovery
Associates, LLC; 202020873; Civil Action;
Babcock, Gregory J.

COUNTY OF MONTGOMERY BOARD OF ASSESSMENT APPEALS - Samschick, Michael; 202021026; Appeal from Board of Assessment; Oehrle, Albert C.

DRAKELEY, MARGARET - Department Stores National Bank; 202020901; Civil Action; Hannum, Kellie.

DUKA, MICHAEL - Goldman Sachs Banks USA; 202021062; Civil Action; Lipinski, Michael R.

ENDER, JESSICA - Portfolio Recovery Associates, LLC; 202020872; Civil Action; Babcock, Gregory J.

EXPERIAN INFORMATION SOLUTIONS, INC. - McLaughlin, Hugh; 202020765; Civil Action; Piontek, Vicki.

HABERLE, MARIE - Portfolio Recovery Associates, LLC; 202020813; Civil Action; Babcock, Gregory J.

HOWARD, ANTHONY; ANDERSON, CARISSA: PEFORMANCE SPECIALTIES - Schultz, Frank; 202020584; Defendants Appeal from District Justice; Sager, Adam.

HWANG, YOUNG - Citibank Na; 202021047; Civil Action; Weinstein, Yale D.

JACKSON, LAURA - Portfolio Recovery Associates, LLC; 202020868; Civil Action; Babcock, Gregory J.

JANTES, DONALD - Citibank, N.A.; 202020900; Civil Action; Hannum, Kellie.

KEHOE, TIFFANY; TIFFANY - Green, Jamie; 202021060; Complaint for Custody/Visitation.

LAWLESS, MORGAINE - Portfolio Recovery Associates, LLC; 202020858; Civil Action; Babcock, Gregory J.

LEMEN, CHRISTOPHER - Buck, Larissa; 202020794; Complaint for Custody/Visitation; Duffy, Liam J.

MERRICK BANK - McLaughlin, Hugh; 202020767; Civil Action; Piontek, Vicki.

MESS, NATALIE - Portfolio Recovery Associates, LLC; 202020864; Civil Action; Babcock, Gregory J.

MONAGHAN, BRIDGET - Portfolio Recovery Associates Llc; 202020907; Civil Action; Babcock, Gregory J.

MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Egitto, Thomas; 202020798; Appeal from Board of Assessment; Emmons, Gregory B.

MURPHY, ANTHONY; DESANTIS, CHRISTINA - Mercer, Heather; 202020898; Complaint for Custody/Visitation.

NYCE, DOLORES - Citibank Na; 202021050; Civil Action; Weinstein, Yale D.

PENNSYLVANIA OFFICE OF OPEN RECORDS - Methacton School District; 202020878; Petition; Somers, Kyle J.

PLANNED PARENTHOOD MAR MONTE, INC. - Winchester, Elizabeth; 202020902; Foreign Subpoena.

RENOVATE AMERICA, INC. - Hollander, Dean; 202020905; Foreign Subpoena.

SALAZAR, CORY; YATES, LORI - Yates, John; 202020593; Complaint for Custody/Visitation; Ginty, Brooke R.

SCI PHOENIX; MEREDITH, STEVEN; PATTERSON, KY SHERALD, ET.AL - Mendez, Ramon; 202020915; Civil Action.

SEPULVEDA, MIGUEL - Portfolio Recovery Associates, LLC; 202020849; Civil Action; Babcock, Gregory J.

SHAUGHNESSY, MIKAYLA - Ley, Jessie; 202020903; Complaint for Custody/Visitation.

SMALL, STEVEN - Williford, Shanice; 202020890; Complaint for Custody/Visitation.

SMITH, DIAMOND - Bell, Caleb; 202020795; Complaint for Custody/Visitation.

TAGLIALATELA, RAYMOND - American Express National Bank; 202021061; Civil Action; Scott, Morris A.

TALESE, VICTOR; V-TALESE INC - American Express National Bank; 202020947; Civil Action; Felzer, Jordan W.

VINSON, DEANNA; DEANNA - American Express National Bank; 202021025; Civil Action; Felzer, Jordan W.

VIOLENTE, DANIELLA - Portfolio Recovery Associates, LLC; 202020884; Civil Action; Babcock, Gregory J.

VIZCARRA, OMAR; OMAR - American Express National Bank; 202021036; Civil Action; Scott, Morris A.

WILLS PROBATED

List not available during time of print.

RETURN DAY LIST

January 11, 2021
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.

- 2700 Easton Partners, L.P. v. Nguyen - Defendants’ Motion to Compel Appearance for Deposition (Seq. 30 D) - **D. Ginsburg - M. John**.
- 2700 Easton Partners, L.P. v. Nguyen - Defendants Motion to Compel Plaintiff’s Answers to Interrogatories and RFP (Seq. 29 D) - **D. Ginsburg - M. John**.
- Adams v. Moss Rehab Elkins Park Rehabilitation Center - Plaintiff’s Motion for a 90 Day Extension in Order to Get a Certificate of Merit (Seq. 6) - **C. Neiger**.
- Adamson v. Mogil - Defendants’ Motion to Consolidate With 1912479 (Seq. 56) - **M. Greenfield - G. Slocum**.
- Altieri v. Brandywine Senior Suites, LLC - Plaintiff’s Motion to Compel (Seq. 20 D) - **C. Culleton - W. Mundy**.
- Anderson v. Hireneisen - Defendant’s Motion to Compel Plaintiff’s Answers to Interrogatories and RFP (Seq. 6 D) - **A. Moore - P. McHugh**.
- Baer v. Riverbark - Motion of Plaintiff’s Counsel for Leave to Withdraw (Seq. 9) - **M. Riesenfeld - D. Ryan**.
- Belopolsky v. Mezadata Medical, LLC - Defendants Petition to Open Default Judgment (Seq. 17) - **D. Pritchard - F. D’Amore**.

9. Berardi v. Erie Insurance Exchange - Defendant's Motion to Compel Plaintiff's Answers to Trial Interrogatories (Seq. 26 D) - **G. Mullaney - M. Kracht.**
10. Bonney v. Albert Einstein Healthcare Network - Plaintiff's Motion to Enforce Court Order of 7/29/20 (Seq. 6-4) - **J. McEldrew - C. D'Antonio - P. Troy - D. Ryan.**
11. Brahin v. Busted Knuckle Garage, LLC - Plaintiff's Motion to Compel Discovery (Seq. 3).
12. Braxton v. Patel - Defendant's Motion for Discovery (Seq. 11 D) - **J. Mulcahey - R. Marrero.**
13. Calhoun v. Mogil - Defendants' Motion to Compel Discovery (Seq. 13 D) - **B. Kredo - G. Slocum.**
14. Calhoun v. Mogil - Defendant's Motion to Consolidate With 1820319 (Seq. 11) - **B. Kredo - G. Slocum.**
15. Carp v. Block - Plaintiff's Motion to Quash Subpoena Served on Carp Dental, et al. and for Protective Order (Seq. 51 D) - **G. Lightman - F. Murphy.**
16. Citadel Federal Credit Union v. Thompson - Plaintiff's Motion to Reassess Judgment Amount (Seq. 93) - **M. Von Rosenstiel.**
17. Coles v. Major - Plaintiff's Motion to Compel (Seq. 14 D) - **S. Lipschutz - D. Dawson.**
18. Connors v. Hockel - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories (Seq. 13 D) - **M. Levin - H. Anderson.**
19. Cuff v. Jones - Plaintiff's Motion for Leave to File an Amended Complaint (Seq. 26) - **J. Fine - L. Borelli.**
20. DeMaio v. DVA Healthcare Renal Care, Inc. - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 41-D) - **R. Wilson - D. Altschuler.**
21. DeVivo v. Zeniou - Defendant's Motion to Compel IME (Seq. 20 D) - **J. Padova - M. Poper.**
22. English v. Moss Rehab at Einstein Healthcare - Defendant's Motion to Compel Discovery (Seq. 16 D) - **J. Mezyk - L. Miller.**
23. Fagan-Wollan v. Breiner - Plaintiff's Motion for Leave to Amend the Complaint (Seq. 29) - **M. Bilker - S. Schwartz.**
24. Finer v. Federal Insurance Company - Plaintiff's Petition to Dismiss Defendant Belfor USA Group's Motion to Strike Plaintiff's Response to Belfor's 2nd RFA (Seq. 348 D) - **A. Kashkashian - E. Koch.**
25. Fleetway Capital Corporation v. National Auto Movers, LLC - Defendant's Motion to Compel (Seq. 9 D) - **L. Markind - T. Ruf.**
26. Forward Financing, LLC v. Rebcor Construction, Inc. d/b/a Rebcor Construction - Plaintiff's Petition to Confirm Arbitration Award.
27. Francine v. Safeco Insurance Company - Plaintiff's Motion to Compel Answers to RFP (Seq. 4 D) - **B. Pincus - A. Zabicki.**
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29. Gerges v. Packers Sanitation Services, Inc. - Plaintiff's Motion to Compel Discovery Responses (Seq. 12 D) - **J. Matteo - J. Fox.**
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45. Leuzzi v. Pierson - Defendants' Motion to Compel Plaintiff's Answers to Interrogatories and Responses to RFP (Seq. 3 D) - **D. Sherman - S. Russ.**
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64. Sand v. American States Insurance Company - Defendant's Motion to Compel Deposition (Seq. 20 D) - **M. McDermott - E. Tuite.**
65. Scott v. Chapatwala - Defendant S. Min's Motion to Compel Plaintiff's Answers to Discovery (Seq. 19 D) - **F. Milillo - D. Dawson.**
66. Sealy v. Lansdale Care and Rehabilitation Center, LLC - Plaintiff's Motion to Compel Discovery (Seq. 56 D) - **H. Brahin - M. Krengel.**
67. Shelton v. Telichko - Plaintiff's Petition to Correct Defendant Jessica Telichko's Name to Jessica Mowbray in the Caption and Judgment Index (Seq. 1).
68. Sherwood v. Osborn - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories and RFP (Seq. 25 D) - **B. Maggio - R. Marrero.**
69. Shor & Levin, P.C. v. Villari Brandes & Giannone - Plaintiff's Motion for Recusal of the Arbitrator (Seq. 19) - **M. Wilenzik - B. Andersen.**
70. Shor Levin & Derita, P.C. v. Villari Kusturiss Brandes & Kline, P.C. - Plaintiff's Motion for Recusal of the Arbitrator (Seq. 255) - **M. Wilenzik - M. Trachtman.**
71. State Farm Mutual Automobile Insurance Company v. Clifford - Plaintiff's Motion to Compel Discovery Responses (Seq. 10 D) - **D. Aaron - K. Krauss.**
72. State Farm Mutual Automobile Insurance Company v. Horton - Plaintiff's Motion to Compel Discovery (Seq. 7 D) - **D. Aaron - P. Bilardo.**
73. Sung v. Loughrey - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 3 D) - **J. Mezyk - K. Barbetta.**
74. Swift Financial, LLC as Servicing Agent for Webbank v. Urbano - Plaintiff's Petition to Confirm Arbitration Award and Confirm Judgment (Seq. 0) - **M. Rose.**
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80. Welenc v. Juvaum, L.P. - Plaintiff's Petition for Leave to Compromise and Settle Claim (Seq. 22) - **J. Hockenberry - J. Devlin.**
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82. Winokour v. 1245 Church Road Operations, LLC - Petition to Withdraw as Counsel for Plaintiff (Seq. 27) - **L. Haberman - A. Golen.**
83. Workspace Property Trust v. Horsham Township Council - Intervenor 723 Dresher Road, LLC's Petition to Quash Land Use Appeal (Seq. 23) - **J. Romeo - M. Eberle.**
84. Yanulevich v. Bouher - Defendant's Motion to Compel (Seq. 9 D) - **T. Houghton - L. Haggerty.**
85. Yoffe v. Oak Hill Condominium Association - Defendant Lemus Construction Company's Motion for Leave to Join Additional Defendant (Seq. 14) - **M. Green - W. Longo.**