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**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 December 2, 2020.*

**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. 2011-12510**, 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.

December 2, 2020

**PREMISES "A"**

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a Revised Plan of Edge Hill Land Association, as One Lot, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Girard Avenue (50 feet wide) at the distance of 102.00 feet 8.25 inches North 43 degrees 28 minutes East from its point of intersection with the Northeasterly side of Mt. Carmel Avenue.

CONTAINING in front or breadth Northeastwardly along the Northwesterly side of Girard Avenue 50.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Girard Avenue 110.00 feet.

BEING Lot Nos. 35 and 36 as shown on the above-mentioned Plan.

BEING Parcel No 54-00-07351-00-2

**PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania.

SITUATE on the Northwesterly side of Girard Avenue at the distance of 152 feet 8.5 inches Northeastwardly from the Northeast side of Maple Avenue.

CONTAINING in front or breadth on the said Girard Avenue 25 feet and extending in that width in length or depth Northwestward between parallel lines at right angles to said Girard Avenue 110 feet.

BEING known as Lot No. 37 on revised Plan of Edgell Land Association.

BEING Parcel No. 54-00-07354-00-8.

Parcel Numbers: 54-00-07351-00-2; 54-00-07354-00-8.

Location of property: 110 Girard Avenue, Upper Dublin Township, Glenside, PA; 114 Girard Avenue, Upper Dublin Township, Glenside, PA.

The improvements thereon are: Residential vacant land 5,000-10,000 square feet and Commercial vacant land under 5,000 square feet.

Seized and taken in execution as the property of **Girard Partnership, L.P.** at the suit of School District of Upper Dublin. Debt: \$5,100.99.

**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.

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By virtue of a Writ of Execution **No. 2013-12274**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, as shown on Plan of Subdivision prepared for The Cutler Group, Inc. by Urwiler and Walter, Inc. dated April 6, 1990 last revised April 16, 1993, and recorded in Plan Book A-54, Page 258, bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Fair View Lane (50 feet wide) a corner of Lot No. 134 on said Plan, thence extending from said point of beginning and along Fair View Lane, on the arc of a circle, curving to the right, having a radius of 550.00 feet, the arc distance of 126.64 feet to a corner of Lot No. 136 on said Plan; thence, extending from Fair View Lane and along said lot North 57 degrees 17 minutes 29 seconds East 158.34 feet to a point on the center line of a 20 feet wide storm sewer easement, a point in line of Lot No. 130 on said Plan; thence, along the same and along said lot South 38 degrees 39 minutes 55 seconds East 89.52 feet a corner of Lot No. 134 on said Plan; thence, along the same and crossing said easement South 54 degrees 05 minutes 54 seconds West 173.59 feet to a point of curve on the Northeasterly side of Fair View Lane and being the first mentioned point and place of beginning.

BEING known as Lot No. 135 on said Plan.

BEING the same premises which The Cutler Group, Inc., by Deed dated June 14, 1995 and recorded June 19, 1995 in the County of Montgomery in Deed Book 5115, Page 1346, conveyed unto Robert McNeill, Jr. and Karen Sharpe McNeill, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jin Anderson and Christopher Anderson, by Deed from Robert McNeil, Jr. and Karen Sharpe McNeil, dated December 15, 2005 and recorded December 21, 2005 in Deed Book 05583, Page 2646, and Instrument Number 2005185846.

Parcel Number: 43-00-04065-18-5.

Location of property: Residential dwelling.

The improvements thereon are: 8021 Fair View Lane, Norristown, PA 19403.

Seized and taken in execution as the property of **Jin Anderson and Christopher Anderson** at the suit of LSF9 Master Participation Trust. Debt: \$611,086.94.

**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.

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By virtue of a Writ of Execution **No. 2014-19585**, 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.

December 2, 2020

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration of Plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County, of a Declaration of Condominium dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 424; a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848, Page 438; and a First Amendment to Code of Regulations dated September 16, 1987 and recorded February 25, 1988 in Deed Book 4866, Page 294; a First Amendment to Declaration of Condominium dated February 6, 1974 and recorded March 1, 1974 in Deed Book 3925, Page 77; a Second Amendment to Declaration of Condominium dated October 24, 1975 and recorded November 6, 1975 in Deed Book 4066, Page 500; a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded July 2, 1976 in Deed Book 4119, Page 435; a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146, Page 148; a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded December 3, 1976 in Deed Book 4162, Page 241; a Sixth Amendment to Declaration of Condominium dated May 12, 1977 and recorded May 20, 1977 in Deed Book 4201, Page 140; a Seventh Amendment to Declaration of Condominium dated August 9, 1977 and recorded August 18, 1977 in Deed Book 4230, Page 97; an Eighth Amendment to Declaration of Condominium dated August 30, 1977 and recorded September 6, 1977 in Deed Book 4235, Page 542; a Ninth Amendment to Declaration of Condominium, dated November 22, 1977 and recorded December 5, 1977 in Deed Book 4262, Page 411; a Tenth Amendment to Declaration of Condominium dated December 6, 1977 and recorded December 30, 1977 in Deed Book 4270, Page 291; an Eleventh Amendment to Declaration of Condominium dated December 1, 1978 and recorded December 7, 1978 in Deed Book 4368, Page 426; a Twelfth Amendment to Declaration of Condominium dated January 17, 1979 and recorded January 24, 1979 in Deed Book 4382, Page 66; a Thirteenth Amendment to Declaration of Condominium dated September 11, 1979 and recorded September 17, 1979 in Deed Book 4453, Page 417; a Fourteenth Amendment to Declaration of Condominium dated November 27, 1979 and recorded December 20, 1979 in Deed Book 4484, Page 63; a Fifteenth Amendment to Declaration of Condominium dated March 19, 1980 and recorded March 20, 1980 in Deed Book 4511, Page 265; a Sixteenth Amendment to Declaration of Condominium dated August 20, 1980 and recorded August 28, 1980 in Deed Book 4555, Page 377; a Seventeenth Amendment to Declaration of Condominium dated June 1, 1981 and recorded June 12, 1981 in Deed Book 4632, Page 200; and an Eighteenth Amendment to Declaration of Condominium dated May 9, 1984 and recorded May 19, 1984 in Deed Book 4735, Page 2402 and a Declaration Plan dated December 5, 1982 and last revised and recorded May 11, 1973 in Condominium Plan Book 1, Page 77, being and designated on the Declaration Plan as Building Number 18, Unit Number 1405.

Parcel Number: 53-00-03100-00-6.

Location of property: 1405 Franklin Court, Lansdale, PA 19446.

The improvements thereon are: Residential-Condominium: Single detached.

Seized and taken in execution as the property of **Kevin Wood and Kelly Wood** at the suit of Carl Illenberger and Steven Hochwind. Debt: \$66,379.22 plus accumulated post judgment interest at \$10.91 per day from August 24, 2017.

**Michael Brooks**, 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. 2015-06408**, 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.

December 2, 2020

**PARCEL ONE:**

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, aforesaid, bounded and described according to a Survey thereof made by Joseph W. Hunter, Civil Engineer on the 12th day of April, A.D. 1898, as follows, to wit:

TRACT NO. 1

BEGINNING at a point in the middle of the Limekiln Turnpike Road, a corner of land of John Curley; thence, extending by said land of John Curley, the two (2) following courses and distances, to wit: South 46 degrees 54 minutes East 327.32 feet to a point, and South 42 degrees 35 minutes West 95.80 feet to a point in the Northeasterly side of Beechwood Avenue; thence, extending along said side of Beechwood Avenue, South 46 degrees 54 minutes East 455.90 feet to a point in the middle of Edgehill Avenue (33 feet wide); thence, extending along the middle thereof North 42 degrees 10 minutes East 1,135.86 feet to a stone, a corner of land of James W. Buckman; thence, extending by said land of James W. Buckman, the next five (5) following courses and distances, to wit: North 47 degrees 33 minutes West 272.54 feet to a point, South 40 degrees 52 minutes West 266.77 feet to a point; North 26 degrees 33 minutes West 1,064.81 feet to a point; North 62 degrees 46 minutes East 219.63 feet to a point; and North 36 degrees 3 minutes West 495.99 feet to a point in the middle of the aforesaid Limekiln Turnpike Road; and thence, extending along middle thereof the next three (3) courses and distances to wit: South 21 degrees 13 minutes West 455.40 feet to a point; South 8 degrees West 1,089.80 feet to a point; and South 1 degree 36 minutes West 169 feet to the first mentioned point and place of beginning.

CONTAINING 29.672 acres of land, be the same more or less.

ALSO ALL THAT CERTAIN tract or parcel of land with the messuage or tenement thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described as follows, viz:

TRACT NO. 2

BEGINNING at a corner of this and land, now or late of John Price in the middle of the Limekiln Turnpike Road; thence, with the line of said John Price's land, South 72.75 degrees West 32.28 perches to an angle and South 41 degrees West 14 perches to a corner and still with the same North 47.75 degrees West 2 perches to a corner in the middle of the Road leading from Fitzwatertown towards Whitmarsh; thence, along the middle of said road; South 41.25 degrees West 90.88 perches to a corner; South 11.25 degrees East 14.3 perches; thence, partly with the line dividing this from other ground, now or late of John Fitzwater's Estate and partly by ground now or late of Samuel Rorer; South 47.5 degrees East 119.52 perches to a corner in the middle of the Limekiln Turnpike Road aforesaid; thence, along the middle of the same, North 1 degree East 18 perches to an angle; and thence, North 8 degrees East 66 perches to an angle; thence, North 20.5 degrees East 52.6 perches to an angle; and thence, North 1 8.25 degrees West 51 perches to a corner of this and ground, now or late of John Price, the place of beginning.

CONTAINING 69 acres and 128 perches of land, be the same more or less.

EXCEPTING THEREOUT AND THEREFROM TRACT NO. 2: ALL THAT CERTAIN Fee Simple Conveyance from Lulu Country Club, f/k/a Lulu Temple Country Club, by deed dated 9/8/2010 recorded 9/14/2010 in Montgomery County in Deed Book 5779, Page 761.

AND ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereof erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded as follows:

TRACT NO. 3

BEGINNING at a corner in the middle of the Limekiln Turnpike Road; thence, along the middle of a public road leading to Jenkintown, South 31 degrees East 11.42 perches to a corner and South 26.25 degrees East 108.50 perches to a corner in the middle of a public road leading to Edge Hill; thence, along the middle thereof South 55.50 degrees West 6.18 perches to a corner stone; thence, by Elijah Luken's land; North 48 degrees West 16.40 perches to a corner and South 40.75 degrees West 16.04 perches to a corner; thence, by other land of John Fitzwater, deceased, North 26.75 degrees 64.44 perches to a corner; North 63.25 degrees East 13.36 perches to a corner; and North 36.50 degrees West 30.06 perches to a corner in the middle of said Turnpike; thence, along the middle of said Turnpike North 20 degrees East 25.24 perches to the place of beginning.

CONTAINING 15 acres and 28 perches of land, be the same more or less.

**PARCEL TWO:**

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof made by Messrs. Albright and Mebus, Civil Engineers on the 30th day of June, A.D. 1926, as follows, to wit:

BEGINNING at a point in the center line of Fitzwater Road at the distance of 633.37 feet Southwardly from the center line of the Limekiln Pike; thence, by land about to be conveyed to William J. Rombach and Bessie V. Rombach, widow; Southwardly 47 degrees, 22 minutes, 30 seconds East 33 feet to a point; thence, by land of the Lu Lu Temple Country Club Southwardly 42 degrees, 37 minutes, 30 seconds West 231 feet to a point; thence, still by the same Northwardly 47 degrees, 22 minutes, 30 seconds West 33 feet to a point in the aforementioned center line of Fitzwater Road; thence, along the same Northwardly 42 degrees, 37 minutes, 30 seconds East 231 feet to the place of beginning.

CONTAINING 0.176 acres, be the same more or less.

**PARCEL THREE:**

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made thereof by Messrs. Albright and Mebus, Civil Engineers on the 30th day of June, AD. 1926, as follows, to wit:

BEGINNING at a point in the center line of the Limekiln Pike (50 feet wide) at the distance of 277.02 feet Southeastwardly from the center line of Fitzwater Road; thence, along the center line of the Limekiln Turnpike, Southwardly 18 degrees, 3 minutes, East 85.14 feet to a point; thence, by land of the Lu Lu Temple Country Club, Southwardly 74 degrees, 27 minutes, 30 seconds West 529.55 feet to a point; thence, Northwardly 47 degrees, 22 minutes, 30 seconds, West 33 feet to a point in the center line of Fitzwater Road; thence along the same Northwardly 42 degrees, 37 minutes, 30 seconds, East 80.49 feet to a point; thence by land of Bessie V. Rombach Northwardly 72 degrees, 41 minutes, 30 seconds, East 475.15 feet to the place of beginning.

CONTAINING 0.923 acres, be the same more or less.

EXCEPTING THEREOUT AND THEREFROM the following described lot or piece of ground conveyed by Walter F. Fancourt, Jr., to John W. Prock, by Deed dated the 10th day of June, A.D. 1941, and recorded in the Office for Recording Deeds, in and for said County of Montgomery, on the 16th day of June A.D. 1941.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made thereof on the 16th day of November AD, 1939, as follows, to wit:

BEGINNING at a point in the center line of the Limekiln Turnpike (50 feet wide) at the distance of 277.02 feet Southeastwardly from the intersection of the center lines of the said Limekiln Turnpike and Fitzwater Road; (1) thence, along the center line of the said Limekiln Turnpike South 18 degrees, 3 minutes East 85.14 feet to a point; (2) thence, by lands of the Lu Lu Temple Country Club, South 74 degrees, 27 minutes, 30 seconds West 175 feet to a point; (3) thence, still by lands of the Lu Lu Temple Country Club; North 18 degrees, 3 minutes West 79.74 feet to a point; (4) thence, by lands now or formerly of Bessie V. Rombach; North 72 degrees, 41 minutes, 30 seconds East 174.85 feet to the point and place of beginning.

CONTAINING 0.331 acres, be the same more or less.

**PARCEL FOUR:**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Upper Dublin, County of Montgomery, Commonwealth of Pennsylvania, described according to a certain plan made for Lu Lu Temple Country Club on the 19th day of October AD. 1948 by Barton and Martin, Engineers, and more fully bounded and described as follows, to wit:

BEGINNING at a stone in the Northwesterly side of Jackson Avenue (50 feet wide) at the distance of 27 feet more or less measured South 43 degrees 28 minutes West from the corner formed by the said side of Jackson Avenue and the Northeasterly side of Beechwood Avenue (50 feet wide); thence, from point beginning along the said side of Jackson Avenue; South 43 degrees 28 minutes West 1,000 feet to a concrete monument; thence, North 46 degrees, 10 minutes West 300 feet to a concrete monument; thence, North 43 degrees 28 minutes East 1,000 feet to a concrete monument on the Southwest property line of the said Lu Lu Temple Country Club, being also the Northeast property line of land now or late of North Hills Homes, Inc.; thence, South 46 degrees 10 minutes East 300 feet to a stone, being the first mentioned point and place of beginning.

CONTAINING 6.88 acres, be the same more or less.

Parcel Number: 54-00-09961-00-2.

Location of property: 1600 S. Limekiln Pike, Upper Dublin Township, Glenside, PA 19038.

The improvements thereon are: Commercial property golf course.

Seized and taken in execution as the property of **LuLu Country Club** at the suit of LT-LULU, LP. Debt: \$7,500,000.00.

**Spector Gadon Rosen Vinci PC**, 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. 2015-09609**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

December 2, 2020

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

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

BEING Lot 8 on said plan.

CONTAINING in area 11,723 square feet.

TITLE TO SAID PREMISES IS VESTED IN John Kerr, by Deed from Lee Falgoust and Jean M. Falgoust, dated 10/30/2000, recorded 11/22/2000, in Book 5339, Page 1249.

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Kerr** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee (Successor by Merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-8Xs. Debt: \$307,256.21.

**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. 2015-12866**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Lower Providence Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a subdivision plan of "Valley Hi West" made by Showalter & Associates, dated March 26, 1993 and last revised March 4, 2002 and recorded in Montgomery County in Plan Book A-60, Page 343, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac at the end of West Autumn Court, which point of beginning is common to this lot and Lot #120, as shown on said plan; thence, extending from said point of beginning, along Lot #120; North 60 degrees, 28 minutes, 55 seconds East, crossing the bed of a certain 10 feet wide drainage easement, 170.00 feet to a point in line of open space as shown on said plan; thence, extending along the same, South 04 degrees 14 minutes, 26 seconds East, 196.42 feet to a point, a corner of Lot #118, as shown on said plan; thence, extending along the same North 68 degrees, 57 minutes, 47 seconds West, re-crossing the bed of said drainage easement, 170.00 feet to a point on the Southeasterly side of the cul-de-sac at the end of West Autumn Court; thence, extending along the same, Northwardly on the arc of a circle curving to the left having a radius of 60.00 feet, the arc distance of 52.94 feet to the first mentioned point and place of beginning.

BEING Lot #119 as shown on said plan.

BEING the same property which Valley High LLC, a PA Limited Liability Company, granted and conveyed unto Julia I. Chung and Joshua I. Chung, wife and husband, by Deed dated December 09, 2004 and recorded January 12, 2005 in the Recorder's Office of said County in Deed Book 5540, Page 451.

Parcel Number: 43-00-00954-09-2.

Location of property: 1108 W. Autumn Court, Collegeville, PA 19426.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Julia I. Chung and Joshua I. Chung** at the suit of DEVGRU Financial, LLC. Debt: \$189,193.43.

**The Lynch 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. 2015-22076** 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.

December 2, 2020

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 in the Southeast side of Arch Street, at the distance of 168.23 feet Northeasterly from the East corner of Jacoby and Arch Street; thence, along the Southeast side of Arch Street, Northeasterly 24 feet to a point in line of land of this and adjoining property known as 916 Arch Street; thence, along line of said land parallel with Jacoby Street, Southeasterly 201.16 feet to the Northwest side of Smith Street (not opened); thence, along the Northwest side of Smith Street, Southwesterly 24 feet to a point in line of land of this and adjoining property known as 912 Arch Street, thence, Northwesterly along line of said land, parallel with Jacoby Street and passing through the center of a partition wall 201.16 feet to the place of beginning.

BEING the same premises which Sandra A. Stevens, Executrix of the Estate of Willie A. Smith, Deceased, by Deed dated 5/20/2004 and recorded 6/21/2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5512, Page 1525 and Instrument No. 2004126573, granted and conveyed unto Pearl R. Harrison.

Parcel Number: 13-00-01684-00-4.

Location of property: 914 Arch Street, Norristown, PA 19401.



The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Pearl R. Harrison** at the suit of Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass-Through Certificates. Debt: \$154,336.43.

**Shapiro & DeNardo**, 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. 2015-23571**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property of Taylor Investment Co., made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, February 12, 1952 and revised February 19, 1952, as follows, to wit:

BEGINNING at a point in the middle line of Cedar Lane (fifty feet wide), at the arc distance of one hundred eighty eight feet and ninety two one-hundredths feet measured in a Southeastwardly direction along the middle line of said Cedar Lane from its intersection with the middle line of Spruce Lane (fifty feet wide); thence, extending along the middle line of Cedar Lane, on the arc of a circle, curving to the left, with a radius of nine hundred ninety two one-hundredths feet, the arc distance of one hundred twenty eight feet and eighteen one-hundredths feet, the chord distance of one hundred twenty eight feet and eight one-hundredths feet to a point; a corner of Lot #9 of said Plan; thence, extending along said Lot #9, South nine degrees, eleven minutes East, two hundred eighty six feet and eighty four one-hundredths feet to a point; thence, extending South sixty six degrees, twenty four minutes West, one hundred eighty two feet and twenty two one-hundredths feet to a point; a corner of Lot #6; thence, extending partly along said Lot #6 and along Lot #7, North one degrees, three minutes, thirty seconds West, three hundred forty four feet and seventy five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #8 on the above mentioned Plan.

CONTAINING One Acre and eighty two one-thousandths (1.082) Acres.

EXCEPTING thereout that portion of the premises which lies within the bed of said Cedar Lane.

TITLE TO SAID PREMISES IS VESTED IN William B. Kovolski and Kathleen C. Kovolski, by Deed from Sandra C. Rauzzino, by her Attorney-in-Fact Constantino Rauzzino, by Power of Attorney dated 7-21-1983 and to be forthwith recorded, dated 11/29/1983, recorded 12/13/1983, in Book 4725, Page 401.

Parcel Number: 40-00-09460-00-4.

Location of property: 605 Cedar Lane, Villanova, PA 19085-1803.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William B. Kovolski and Kathleen C. Kovolski** at the suit of US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2006-WF2. Debt: \$571,832.07.

**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. 2015-24291**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described in accordance with a plot plan prepared by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated August 12th, 1958, as follows, to wit:

BEGINNING at a point at the intersection of the Southeast side of Washington Lane (50 feet wide) with the Southwest side of Prospect Avenue (50 feet wide); thence, along the Southwest side of Prospect Avenue; South 44°, 17' East, 166 feet to a point; thence, extending South 45°, 43' West, 100 feet to a point; a corner; thence, extending North 44°, 17' West, 166 feet to a point on the Southeast side of Washington Lane, aforesaid; thence, extending along the Southeast side of Washington Lane; North 45°, 43' East, 100 feet to the first mentioned point and place of beginning.

BEING Lots Nos. 1 and 2, Section 10, on a Plan of Lots of Elliger Park.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Deragon and Kerrie H. Deragon, by Deed from Jane Wade Wiler and Kathleen Freedman, dated 6/30/2005, recorded 7/12/2005 in Book 5561, Page 1772.

Parcel Number: 54-00-16483-00-5.

Location of property: 315 Washington Lane, Fort Washington, PA 19034.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marc A. Deragon and Kerrie H. Deragon** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for The Certificateholders of The CWABS, Inc., Asset-Backed Certificates Series 2005-7. Debt: \$490,799.10.

**Law Office of Gregory Javardian, 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.

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By virtue of a Writ of Execution **No. 2015-25424**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as 'Harley Manor', made by Stanley F. Moyer, Registered Professional Engineer, dated April 12, 1958, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-4, Page 67, as follows, to wit:

BEGINNING at a point on the Northwestern side of Hunsberger Lane (50 feet wide); said point being the three following courses and distances measured along the Northwestern side of Hunsberger Lane from a point formed by the intersection of the extended Northwestern side of Hunsberger Lane, with the center line of Springhouse and Sumneytown Pike (50 feet wide): (1) leaving Springhouse and Sumneytown Pike; North 47 degrees, 51 minutes East, crossing the Northeast side of Springhouse and Sumneytown Pike 72.30 feet to a point at an angle; (2) North 45 degrees, 49 minutes East, 252.01 feet to a point, another angle on same; and (3) North 48 degrees, 25 minutes East, 252.04 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwestern side of Hunsberger Lane 127.04 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Hunsberger Lane 299.54 feet.

BEING Lot Number 4 as shown on the above mentioned plan.

BEING the same premises which Robert P. Krumm and Barbara S. Krumm, husband and wife, by Deed bearing date of the 15th of August, A.D. 1997, and recorded in the Office of the Recorder of Deeds &c., in and for the County of Montgomery, on the 22nd day of August, A.D. 1997, in Deed Book 5196 page 2419 &c., granted and conveyed unto James M. Owens and Susan A. Owens, husband and wife, in fee.

Parcel Number: 50-00-01159-00-6.

Location of property: 263 Hunsberger Lane, Harleysville, PA 19438.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Susan A. Owens** at the suit of U.S. Bank Trust, N.A., et al. Debt: \$190,943.62.

**The Lynch 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.

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By virtue of a Writ of Execution **No. 2016-00408**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of part of "Roslyn Heights", made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on 11-12-1959 and revised 2-20-1960, as follows, to wit:

BEGINNING at a point on the Northwestern side of Birchwood Avenue (50 feet wide), which point is measured North 44 degrees, 00 minutes East, 507 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 10 feet, the arc distance of 15.70 feet from a point on the Northeast side of Patane Avenue (50 feet wide).

CONTAINING IN FRONT OR BREADTH on said Birchwood Avenue 39.75 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Birchwood Avenue 110 feet, the Southwest line thereof partly passing through the party wall between this premises and the premises adjoining on the Southwest.

BEING HOUSE No. 1544 (Lot No. 227A, also being a part of Lot No. 54, all of Lot No. 55 and part of Lot No. 56, Block "J") as shown on a Plan of Roslyn Heights.

TITLE TO SAID PREMISES IS VESTED IN David B. Jackson and Andrea R. Jackson, his wife, by Deed from Stephen Mitros, Jr. and Joan B. Mitros, his wife, dated 10/26/1999 in Book 211, Page 78.

Parcel Number: 30-00-04376-00-4.

Location of property: 1544 Birchwood Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrea Jackson a/k/a Andrea R. Jackson and David Jackson a/k/a David B. Jackson** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not In Its Individual Capacity, but as Trustee of ARLP Trust 3. Debt: \$212,687.43.

**RAS Citron, 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.

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By virtue of a Writ of Execution **No. 2016-01803**, 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.

December 2, 2020

ALL THAT CERTAIN tract or parcel of land, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being shown on a plan entitled, 'ALTA/ACSM Land Title Survey Plan', plan prepared for Barbara and C.W. Taylor, prepared by Yerkes Associates, Inc., dated June 3, 1999 and last revised July 13, 1999 and being more particularly described, as follows:

BEGINNING at a point on the Northeast side of Deaver Road (41.5 feet wide), said point being at the distance of 99.99 feet, measured North 27 degrees, 38 minutes, 33 seconds West, from a point of curve in the same, which point of curve is at the arc distance of 31.43 feet measured on the arc of a circle, curving to the right, in a Northwesterly direction, having a radius of 20 feet from a point of tangent on the Northwest side of Crescent Road (42.5 feet wide); thence, extending from said beginning point, along said Northeast side of Deaver Road, North 27 degrees, 38 minutes, 33 seconds West, 92.72 feet to an angle point; thence, extending along the same, North 37 degrees, 51 minutes, 03 seconds West, 35.89 feet to a point; thence, extending North 47 degrees, 07 minutes, 57 seconds East, 395.29 feet (erroneously recited as 408.83 feet in Deed to John B. and Janet Y. Harper recorded in Deed Book 3333, Page 402. This distance was revised based on this survey and plan of property of Anna J. and E. Donald Burns recorded in Plan Book A-1. It is presumed that the distance of 408.83 feet recited in the Deed is a typographical error, which was intended to be 403.83 feet, the distance between the two found monuments. The distance of 403.83 is the distance shown on the recorded plan and as measured by this survey between a monument on the original 33 feet wide right-of-way of Deaver Road, presently widened to 41.5 feet due to additional dedication of 8.5 feet on the Northeasterly side of Deaver Road, and the rear monument); thence, extending South 30 degrees, 49 minutes, 30 seconds East, 104.97 feet to an angle point; thence, extending South 14 degrees, 14 minutes, 28 seconds East (erroneously recited as West in the Deed to Harper, 130.23 feet to a point; thence, extending South 62 degrees, 17 minutes, 57 seconds West, 350.70 feet (revised from South 62 degrees, 18 minutes, 57 seconds West, 350.64 feet to correct the Deed closure per this survey) to the first mentioned point and place of beginning.

BEING the same premises which E. Donald Burns and Anna Jeanne Burns, his wife by Deed dated 6/17/1964 and recorded in Montgomery County, in Deed Book 3333, Page 402 conveyed unto John B. Harper and Janet Y. Harper, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Barbara Taylor, by Deed from John B. Harper, widower, dated 07/13/1999, recorded 08/02/1999, in Book 5282, Page 68.

Parcel Number: 31-00-08137-00-4.

Location of property: 429 Deaver Road, Wyncote, PA 19095-1723.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara Taylor** at the suit of U.S. Bank, National Association, Not In Its Individual Capacity, but Solely as Trustee for NRZ Pass-Through Trust V. Debt: \$196,619.22.

**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.

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By virtue of a Writ of Execution **No. 2016-08971**, 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.

December 2, 2020

ALL THAT CERTAIN lots with message, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, described, as follows:

BEGINNING at an iron pin in the center line of Fourth Street (formerly Third Street); thence, by land now or late of Horace O. Reppert's land, South 25 1/4 degrees, East 158 feet, 09 inches to a stone placed for a corner



in the middle of Cherry Alley; thence, South 64 degrees, 20 minutes West through the middle of said alley 45 feet to an iron spike set for a corner in the middle of said alley; thence, along the line of land now or late Oliver Schults's land, North 25 1/4 degrees, West, 158 feet, 09 inches to an iron spike place for a corner in the center line of Fourth Street; thence, along the same North 64 degrees, 20 minutes East, 45 feet to beginning.

BEING the same premises, which Larry D. Sandt and Sandra M. Sandt, husband and wife, by Deed dated 1/22/1999 and recorded 2/18/1999 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5260 at Page 0064, granted and conveyed unto Michael D. Mumma and Kimberly A. Mumma, husband and wife.

Parcel Number: 06-00-01384-00-5.

Location of property: 218 W. Fourth Street, East Greenville, PA 18041.

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

Seized and taken in execution as the property of **Kimberly A. Mumma and Michael D. Mumma** 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: \$154,966.90.

**KML Law Group, P.C.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2016-20139**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania, described according to a plot plan prepared by Doyle-Tourism Co., dated March 3, 1955 and revised November 16, 1956 made by C. Raymond Weir, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Southern Avenue (50 feet wide) at the distance of 79 feet measured on a bearing of South 80 degrees 45 minutes East from the Southeasterly side of Park Avenue, minutes East from the Southeasterly side of Park Avenue, (50 feet wide); thence, extending North 9 degrees 15 minutes East passing through the middle of a party wall and crossing a 12 foot wide private right of way 158 feet to a point; thence, extending South 80 degrees 45 minutes East along the Northeasterly side of the aforesaid 12 foot wide private right-of-way 26 feet to a point; thence, extending South 9 degrees 15 minutes West re-crossing the aforesaid 12 foot wide private right-of-way 158 feet to a point on the Northeasterly side of Southern Avenue aforesaid; thence, extending North 80 degrees 45 minutes West along the Northeasterly side of Southern Avenue 26 feet to the first mentioned point and place of beginning.

BEING known as Lot #307 on the above-mentioned plan.

TOGETHER with the right to the use of the 12 feet wide alley of right-of-way as now laid out in common with the other lot owners abutting thereon, which alley or right-of-ways at the rear of lots fronting on Southern Avenue between the within described premises and Park Avenue.

SUBJECT to the owners of the lots abutting on the said alley or right of way to keep the alley or right of way to the rear of their premises in proper repair.

BEING the same premises, which The Estate of James J. Alio (a/k/a James Alio) by Jacqueline Aupperle, Administratrix by Deed dated September 19, 2002 and recorded September 24, 2002 in the Montgomery County Recorder of Deeds as Book 5428, Page 1635, conveyed unto Helen J. Rocco and Dominic A. Rocco, as tenants by the entirety.

Parcel Number: 01-00-04570-00-1.

Location of property: 307 Southern Avenue, Ambler, PA 19002.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Dominic A. Rocco and Helen J. Rocco** at the suit of Wilmington Trust, National Association, not in its Individual Capacity, but Solely as Trustee of MFRA Trust 2015-1. Debt: \$203,855.23.

**Hill Wallack, LLP** Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-03636**, 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.

December 2, 2020

ALL THAT CERTAIN tract of land, situate in **Green Lane Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Walnut Street, said point being located South forty-nine degrees twelve minutes thirty second East one hundred twenty-six and eighty-seven one-hundredths feet from the intersection of said center line with the center line of Second Street; thence, extending along Tract No. 1 of which this tract

was a part, North forty-five degrees thirteen minutes fifty-nine seconds East two hundred twenty-six and thirty-one one-hundredths feet to a point in the bed of a twenty feet wide alley; thence, extending through said alley the following two (2) courses and distances: (1) South forty-nine degrees twenty-eight minutes forty-three seconds East twenty-two and seventy-four one-hundredths feet to a point; (2) South forty-four degrees ten minutes nine seconds East sixty-one and fifty-four one-hundredths feet to a point; thence, extending South fifty-one degrees two minutes West two hundred twenty-three and ninety one-hundredths feet to a point in the center line of Walnut Street; thence, extending along the same, North forty-nine degrees twelve minutes thirty second West sixty one and seventy-six one-hundredths feet to the point and place of beginning.

CONTAINING three thousand seven hundred sixty-four ten-thousandths acres of land, more or less.

BEING County Parcel Number 07-00-00501-00-5.

AND ALSO ALL THAT CERTAIN tract of land, situate in **Green Lane Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Second Street, said point being the intersection of herein described lands of Mattie Wenholt and lands of Morris Hiltbeitel with said center line, said point being two hundred twenty-four and sixteen one-hundredths feet measured Northeasterly from the intersection of said center line with the center line of Green Street; thence, continuing along said center line of Second Street North forty-three degrees fourteen minutes thirty second East one hundred forty-seven and seventy-four one-hundredths feet to a spike; thence, leaving said center line and extending along lands of John W. Kuhn and Edward S. Kleinbach, South forty-eight degrees forty-two minutes eighteen seconds East one hundred forty-two and thirty-three one-hundredths feet to an iron pin; thence, extending along lands of Frank S. Stahley, South fifty-four degrees eight minutes thirty-six second West one hundred seventy and eighty-eight one-hundredths feet to an iron pin; thence, extending along lands of Morris Hiltbeitel North thirty-eight degrees fifty-two minutes twenty-nine seconds West one hundred ten and ninety-eight one-hundredths feet to a point, said point being the place of beginning.

CONTAINING four hundred fifty-eight one-thousandths acres of land, more or less.

BEING County Parcel No. 07-00-00472-00-7.

BEING the same premises which David P. Otto and Martha A. Otto, husband and wife, by Deed dated 6-10-1978 and recorded in Montgomery County in Deed Book 4036, Page 341, conveyed unto John P. Matczak, in fee.

Parcel Number: 07-00-00501-00-5 (205 Walnut Street); AND 07-00-00472-00-7 (205 Second Street).

Location of property: 205 Walnut Street, Green Lane Borough, Montgomery County, PA 18054; AND 205 Second Street, Green Lane Borough, Montgomery County, PA 18054.

The improvements thereon are: A-Low-Rise; 5-10 units (1 Building); 3 story.

Seized and taken in execution as the property of **Barry Kaplan and Gloria Wene Kaplan, Deceased and All Unknown Surviving Heirs of Gloria Wene Kaplan, Deceased** at the suit of LSCG Fund 3A, LLC, as Successor-In-Interest to BB&T. Debt: \$250,968.74.

**Benesch, Friedlander, Coplan & Aronoff, LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-07603**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of land, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania dated 03/18/1954, as follows, to wit:

BEGINNING at a point in the centerline of Lewis Road (33.00 feet wide), said road leading from Royersford to Limerick, a corner of this and land now or late of David C. Jones; thence, in and through the centerline of said Lewis Road, North 18 degrees, 15 minutes, 00 seconds, West 180.00 feet to a pin, a corner of Clarence W. and Grace M. Reifsnnyder's land, of which this was a part; thence, along said Reifsnnyder's land, North 63 degrees, 12 minutes, 00 seconds, East 250.00 feet to an iron pin, a corner; thence, still along said Reifsnnyder's land, South 13 degrees, 00 minutes, 00 seconds, East 135.00 feet to an iron pin, a corner of land, now or late of David C. Jones; thence, along said Jones' land, South 52 degrees, 30 minutes, 00 seconds, West 250.00 feet to the place of beginning.

CONTAINING 0.864 of an acre of land, more or less.

BEING the same premises which Richard M. Lightcap and Joan C. Lightcap, his wife, by Indenture dated August 7, 1995, and recorded August 22, 1995, at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5122, Page 1108, granted and conveyed unto Richard M. Lightcap and Joan C. Lightcap, in fee.

AND the said Joan C. Lightcap has since departed this life on May 14, 1998, whereby title to the above premises vested in Richard M. Lightcap by Operation of Law.

Parcel Number: 37-00-01531-00-7.

Location of property: 368 N. Lewis Road, Limerick Township (Royersford), PA 19468.

The improvements thereon are: Commercial dwelling.

Seized and taken in execution as the property of **Global Property Development LLC** at the suit of Univest Bank & Trust Co. Debt: \$341,467.11.

**Klehr Harrison Harvey Branzburg**, 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. 2017-14831**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of land, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, being Lots Nos. 24 and 25, Block C, on a Certain Plan of Lots, made for Edward H. Bussinger and J. Raymond Bussinger, by Edward Pickering, Jr., Surveyor, 8/28/1925, known as "Hatboro Terrace", which Plan is recorded at Norristown, Pennsylvania, in Deed Book 971, Page 600 and later revised changing the name of Bonair Avenue to Terrace Road, being bounded and described according thereto, as follows:

BEGINNING at a point on the Northwestwardly side of Springdale Avenue (50 feet wide) at the distance of 25 feet Southwestwardly from the point of intersection of the Northwestwardly side of Springdale Avenue and the Southwestwardly side of Terrace Road (50 feet wide); thence, along the Northwestwardly side of Springdale Avenue, South 45 degrees, 4 minutes, West 50 feet to a corner of Lot No. 23, Block C on said plan; thence, by the same, North 44 degrees, 56 minutes, West 150 feet to a common corner with Lots Nos. 23, 10 and 11, Block C; thence, by Lots Nos. 11 and 12, Block C, North 45 degrees, 4 minutes, East 50 feet to a common corner with Lots Nos. 12, 13 and 26, Block C; thence, by Lot No. 26, Block C, South 44 degrees, 56 minutes, East 150 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Humphreys, Gwen M. Humphreys, Husband and Wife, Richard B. Humphreys and Christine V. Humphreys, Husband and Wife, by Deed from HARRY A. SELSER, dated 10/12/2006, recorded 10/24/2006, in Book 5621, Page 614.

Parcel Number: 08-00-05467-00-6.

Location of property: 465 Springdale Avenue, Hatboro, PA 19040-2218.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard L. Humphreys, Richard B. Humphreys, Christine V. Humphreys and Gwen M. Humphreys** at the suit of PHH Mortgage Corporation. Debt: \$300,126.93.

**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. 2017-17564**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, described according to a Survey thereof by George E. Shaner, June 8, 1953, as follows, to wit:

BEGINNING at a corner other lands Robert Binsfeld, said point being in the middle of Grosstown Road; thence, along the middle of said road North 40 deg., 45 min. East, 80' - 0" to a corner lands Frank Cristofaro; thence, along the same North 49 deg., 45 min. West, 266.47 feet to a corner lands now or late of Robert W. Evans; thence, along the same South 40 deg., 45 min. West, 80'0" to a corner lands Robert Binsfeld; thence, along the same, South 49 deg., 45 min. East, 266.47 feet to the place of beginning.

TITLE TO SAID PREMISES IS INVESTED IN Michael Lovato, Jr. and Brandie K. Lovato, by Deed from Gina Postell, Executrix of the Estate of Dina DeMatteo a/k/a Dina DiMatteo, deceased, dated 11/12/2015, recorded 12/16/2015, in Book 5978, Page 1377.

Parcel Number: 64-00-01858-00-4.

Location of property: 921 Grosstown Road, Stowe, PA 19464-6123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Lovato, Jr. and Brandie K. Lovato** at the suit of Lakeview Loan Servicing, LLC. Debt: \$165,604.55.

**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. 2017-19902**, 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.

December 2, 2020

ALL THAT CERTAIN unit in the property known, named and identified as "Beaver Court Condominium", located in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et. seq. by the recording in the Recorder of Deeds Office for Montgomery County at Norristown, Pennsylvania, of the Declaration of Condominium of Beaver Court Condominium, dated December 17, 1987, and recorded December 21, 1987, in Deed Book 4860, Page 2087, &c., together with the "Plats and Plans" thereto dated October 12, 1987, as revised, and marked Exhibit "C" therein, being and designated as Unit No. 19, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 3.4482%, by Deed dated February 1, 2000, and recorded on February 17, 2000, by the Montgomery County Recorder of Deeds in Book 5307, at Page 975.

SUBJECT TO restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEING the same premises as Lawrence H. Stallworth, Jr., by Deed dated February 1, 2000, and recorded on February 17, 2000, by the Montgomery County Recorder of Deeds in Deed Book 5307, at Page 975, granted and conveyed unto Anthony L. Richardson, an Individual.

Parcel Number: 31-00-01737-36-5.

Location of property: 765 Limekiln Pike, Unit 19, Glenside, PA 19038.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Anthony L. Richardson and The United States of America** 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: \$108,754.39.

**Stern & Eisenberg, 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. 2017-21168**, 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.

December 2, 2020

ALL THOSE FOUR CERTAIN 4 1/2 lots or pieces of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lots Nos. 404, 405, 406 and 407 and the Westerly one half of Lot No. 408 on a Plan of Lots of Ardsley which plan is recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 527, Page 500, and herein described as one tract of ground according to a survey thereof made by Charles E. Shoemaker, Reg Professional Engineers dated March 6, 1953, as follows:

BEGINNING at a point on the Southeasterly side of Tyson Avenue (79 feet wide) at the distance of 265.04 feet measured Southwestwardly along the said side of Tyson Avenue from its point of intersection with the Westerly side of Edgecomb Avenue (50 feet wide); thence, South 21 degrees 02 minutes 11 seconds West, 190.18 feet to a point in line of Lot No. 363 on said Plan; thence, by the rear of Lots 363, 364, 365 and 367, South 68 degrees 57 minutes 04 seconds West, 112.5 feet to a point, a corner of Lot No. 403, on said Plan; thence, along Lot No. 403, North 21 degrees 02 minutes 11 seconds West 174.74 feet to the Southeasterly side of Tyson Avenue aforesaid and along the same along the arc of a circle bearing to the right, having a radius of 1745.85 feet, the arc distance of 113.57 feet to the point and place of beginning.

BEING the same premises which Joseph R. Mulholland, by Deed dated 6/24/2005 and recorded 6/30/2005 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5560 at Page 1219, granted and conveyed unto Robert A. White, as Sole Owner.

Parcel Number: 30-00-68540-00-1.

Location of property: 625 N. Tyson Avenue, a/k/a 625 Tyson Avenue, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Robert A. White** 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: \$306,721.09.

**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. 2017-28277**, 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.

December 2, 2020

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with the Plan of Lots known as Elrich Terrace, as laid out by George F. Shaner, Registered Engineer, for Gerald G. Richards, as follows:

BEGINNING at a joint corner of Lots Nos. 6 and 7, said point being on the property line on the Southerly side of Moyer Road (33 feet wide) and 25 feet off the centerline of said road; thence, South 81 degrees 13 minutes 36 seconds East 120.00 feet to a corner of Lot No. 5; thence, along the same South 08 degrees 46 minutes 24 seconds West 200.00 feet to a corner of Lots Nos. 24 and 32; thence, along the property line of Lot No. 32, North 81 degrees 13 minutes 36 seconds West 120.00 feet to a corner of Lot No. 7; thence, along the same North 08 degrees 46 minutes 24 seconds East 200.00 feet to the place of beginning.

BEING THE SAME PREMISES AS Thomas F. Mulhern, by Deed dated April 22, 2010, and recorded on May 18, 2020, by the Montgomery County Recorder of Deeds in Book 5767, at Page 728, as Instrument No. 2010040655, granted and conveyed unto Thomas F. Mulhern and Sandra L. Mulhern, as Tenants by the Entireties.

Parcel Number: 60-00-02224-00-2.

Location of property: 202 E. Moyer Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas F. Mulhern and Sandra L. Mulhern** 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: \$141,470.04.

**Stern & Eisenberg, PC**, 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. 2018-03443**, 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.

December 2, 2020

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, described in accordance with and shown on a certain Plan #2422, dated June 2, 1970 and last revised February 14, 1983 prepared by SMC Martin, Inc., Consulting Engineers and Land Surveyors, King of Prussia, PA., as follows to wit:

BEGINNING at a point on the title line of Gulph Road, also known as Montgomery Avenue, and L.R. 201 at a distance of 778.13 feet measured the following two courses and distances along the title line of Gulph Road from its intersection with the title line of DeKalb Pike (T.R. 202): 1) S 67° 19' 35" E, 375.00 feet; 2) S 58° 20' 35" E, 203.13 feet; thence from said point of beginning along the title line of Gulph Road, S 58° 17' 47" E, 40.17 feet to a point; thence leaving said Gulph Road, S 31° 39' W, 170.00 feet to a point; thence S 58° 21' 00" E, 152.10 feet to a point on line with lands of Philadelphia Electric Company; thence by same along a curve to the right having a radius of 210.00 feet the arc distance of 99.44 feet the chord bearing S 64° 26' 48" W, 98.51 feet to a point of tangent; thence still by same S 78° 00' 29" W, 191.98 feet to a point; thence N 31° 39' 23", E, 385.28 feet to the first mentioned point and place of beginning.

BEING known and identified as 143 South Gulph Road, Block 9 Unit 2 and Parcel Number 58 00 17473 00 1.

PREMISES "B"

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

BEGINNING at a point in the center line of Gulph Road, also known as Montgomery Avenue, at the distance of 94.8 feet Northwesterly from an angle point in said road, a point, a corner of other land of Alexander H. Crockett; thence, extending along said land, the next three following courses and distances, to wit: South 31° 49' West 170 feet to a point; thence, extending North 58° 1' West 75 feet to a point; thence, extending North 31° 49' East 170 feet to a point in the center line of Montgomery Avenue aforesaid; thence, extending along the said center line of Gulph Road, also known as Montgomery Avenue, South 58° 11' East 75 feet to the first mentioned point and place of beginning.

BEING known and identified as 149 South Gulph Road, Block 9, Unit 46 and Parcel Number 58-00-17470-00-4.

BEING as to Premises "A" and "B" hereon the same premises which South Gulph Enterprises, L.P., by Deed dated 2-2-2001 and recorded 2-12-2001 at Norristown, Pennsylvania in Deed Book 5350, Page 368, granted and conveyed unto Rose Marie Riley, in fee.

Parcel Numbers: 58-00-17473-00-1 and 58-00-17470-00-4.

Location of property: 143 and 149 S. Gulph Road, Upper Merion Township (King of Prussia), PA 19406.



The improvements thereon are: Commercial dwellings.

Seized and taken in execution as the property of **Rose Marie R. Riley** at the suit of Univest Bank & Trust Co. Debt: \$3,948,460.38.

**Klehr Harrison Harvey Branzburg**, 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.

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By virtue of a Writ of Execution **No. 2018-18118**, 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.

December 2, 2020

ALL THOSE THREE CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain Plan of West Willow Grove Lots, made by Ruddach, Civil Engineer, dated July 1909, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 544 at Page 500, as one Lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fleming Avenue (40 feet wide); said point being at the distance of 218.44 feet measured Northeastwardly along the Southeasterly side of Fleming Avenue from its point of intersection with the Northeastly side of Mount Vernon Avenue (40 feet wide).

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Fleming Avenue, 75 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Fleming Avenue, 125 feet.

BEING Lots numbers 373,374 and 375 as shown on the above-mentioned plan.

BEING the same premises which Julia F. Sands, by Deed, dated March 13, 2003 and recorded on April 1, 2003, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5451, at Page 1795, Instrument No. 006676, granted and conveyed unto Edward G. Eckert and Shana M. Eckert, as Tenants by the Entirety.

Parcel Number: 30-00-21768-00-9.

Location of property: 1821 Fleming Road, Willow Grove, PA 19090.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Edward G. Eckert and Shana M. Eckert, as Tenants by the Entirety** at the suit of Pentex Holdings, LLC. Debt: \$291,112.50.

**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.

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By virtue of a Writ of Execution **No. 2018-19090**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of land, situate in **Trappe Borough**, Montgomery County, Pennsylvania, being a lot in Phase IV & V on Plan of Rittenhouse Square, made by Czop/Specter, Inc., Consulting Engineers and Surveyors for Valley Forge Developers, A.P., dated 3/7/1984, last revised 6/27/1984 and recorded in Plan Book A-46, Page 74, being Lot 50, on Phase IV, as-built Plan of Rittenhouse Square, dated 11/1/88.

TOGETHER with appurtenances to the above described premises which encroach into or upon the common area.

TITLE TO SAID PREMISES IS VESTED IN Matthew S. Mann and Melissa A. Laverty, as Joint Tenants with Right of Survivorship, by Deed from Pia A. Picone, dated 07/28/2016, recorded 07/29/2016, in Book 6009, Page 000894.

Parcel Number: 23-00-00425-39-8.

Location of property: 404 Franklin Court, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew S. Mann and Melissa A. Laverty** at the suit of Lakeview Loan Servicing, LLC. Debt: \$244,626.03.

**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. 2018-23559**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, prepared for Montgomery Meadows, by Urwiler and Walter, Inc., dated January 12, 1990, and last revised on October 28, 1997, and recorded in Plan Book A-57, Page 291, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Seminary Street (fifty feet wide); said point being a corner of Lot Number 180, as shown on the above-mentioned Plan and place of beginning; thence, extending from said place of beginning and long Lot Number 180, North sixty-seven degrees twenty-eight minutes fifty-eight seconds East one hundred one and thirty-one one-hundredths feet to a point in line of Lot Number 168; thence, extending along Lot Number 168 and partly along Lot Number 169, South thirty-two degrees seventeen minutes twenty-one seconds East fifty and forty-five one-hundredths feet to a point a corner of Lot Number 178; thence, extending along Lot Number 178, South sixty-seven degrees twenty-eight minutes fifty-eight seconds West one hundred nine and eighty-seven one-hundredths feet to a point on the Northeasterly side of Seminary Street; thence, extending along the Northeasterly side of Seminary Street, North twenty-two degrees thirty-one minutes two seconds West forty-nine and seventy-two one-hundredths feet to a point, a corner of Lot Number 180 aforesaid, being the first mentioned point and place of beginning.

BEING Lot Number 179 as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Aaron Hinkle, by Deed from Daniel M. Traupman and Deseret H. Traupman, h/w, dated 05/09/2012, recorded 05/22/2012, in Book 5835, Page 2876.

Parcel Number: 15-00-02458-22-7.

Location of property: 572 Seminary Street, Pennsburg, PA 18073-1556.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Aaron Hinkle** at the suit of Wells Fargo Bank, NA. Debt: \$167,692.72.

**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. 2018-23930**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Jolly Road Manor, as prepared by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, PA, dated 7/10/61, as follows:

BEGINNING at a point, a curve at the intersection of the Northeasterly side of Princeton Road (50' wide) and the Northwestern side of Jolly Road (46 and 5/10' wide); said point being measured on the arc of a curve, curving to the left, having a radius of 20', the arc distance of 33 and 18/100' to a point on the northeasterly side of Princeton Road; thence, extending along the said side of said Princeton Road, North 68° 36 minutes West 155' to a point, a corner of Lot Number 2; thence, extending along the same, North 21° 24 minutes East 108 and 30/100' to a point, a corner in line of land of Able K. Harris; thence, extending along the same, South 63° 30 minutes East 169 and 25/100' to a point, a corner on the said Northwestern side of Jolly Road; thence, extending along the same South 16 degrees twenty minutes West 71 and 77/100' to a point a curve at the intersection of the Northwestern side of Jolly Road and the Northeasterly side of the said Princeton Road; thence, on the arc of a curve, curving to the right, having a radius of 20', the arc distance of 33 and 18/100' to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

BEING the same property conveyed to Thomas R. Grau and Tamara D. Grau, who acquired Title by Virtue of a Deed from Justin T. Marciano, dated February 24, 2007, recorded August 20, 2007, at Instrument Number 2007101493, and recorded in Book 5661, Page 00631, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 49-00-09547-00-7.

Location of property: 1 Princeton Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Thomas R. Grau and Tamara D. Grau** at the suit of U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust. Debt: \$332,278.61.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-29035**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Plan of Lots of Spring Mill Homes, Inc., Section No. 3, by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated August 25, 1953, as follows, to wit:

BEGINNING at a point on the Northwest side of Corson Road (50 feet wide), which point is measured along the Northwest side of Corson Road; the two following courses and distances, from the Easternmost terminus of an arc round corner, having a radius of 20 feet, an arc distance of 31.42 feet, which connects the Northeast side of Taylor Road (50 feet wide) with the Northwest side of Corson Road: (1) North 52 degrees 28 minutes East 54.08 feet to a point of curve; (2) on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 32.02 feet to the beginning point; thence, from the beginning point and leaving the Northwest side of Corson Road and extending North 27 degrees 03 minutes West 125.01 feet to a point; thence, extending North 52 degrees 28 minutes East 77.66 feet to a point; thence, extending South 71 degrees 40 minutes East 60.44 feet to a point; thence, extending South 03 degrees 23 minutes East 121.01 feet to a point on the Northwest side of Corson Road; thence, along the Northwest side of Corson Road, on the arc of a circle, curving to the left, having a radius of 175 feet the arc distance of 72.29 feet to the point and place of beginning.

BEING known as Lot No. 18 as shown on the aforesaid Plan.

UNDER AND SUBJECT to Restrictions and Agreements of record.

BEING the same premises which Joseph Blackmore, married, and Christine Smith, married by Deed dated July 22, 2003 and recorded on August 21, 2003 in the Office for the Recording of Deeds in Book 5470 and Page 43 conveyed unto Joseph Blackmore, married, as sole owner. Christine Smith departed her life on 03/07/2015.

Parcel Number: 65-00-02596-00-3.

Location of property: 25 Corson Road, Conshohocken, PA 19428.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Joseph Blackmore** at the suit of HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2005-OPT1, Asset Backed Certificates, Series 2005-OPT1. Debt: \$331,593.54.

**Stern & Eisenberg, 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. 2019-01307**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described, according to a Survey and Plan, made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on February 14, 1953, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Suffolk Road (40 feet wide); which point is measured on the arc of a circle, curving to the left, having a radius of 1140 feet, the arc distance of 167.94 feet from a point, which point is measured South 33 degrees 10 minutes 6 seconds East 144.40 feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of 10 feet, the arc distance of 16.19 feet from a point on the Southeasterly side of Pembroke Road (50 feet wide); thence, extending along the Southwesterly side of Suffolk Road, along the arc of a circle, curving to the left, having a radius of 1140 feet, the arc distance of 64.19 feet to a point of tangent; thence, extending South 44 degrees 50 minutes 6 seconds East 58.14 feet to a point; thence, extending South 45 degrees 9 minutes 54 seconds West 121.15 feet, to a point in the bed of a certain 20 feet wide right-of-way for Creek; thence, extending along the bed of said right-of-way, North 47 degrees 16 minutes 44 seconds West 122.38 feet to a point; thence, North 45 degrees 9 minutes 54 seconds East 128.17 feet, to a point on the Southwesterly side of Suffolk Road, the first mentioned point and place of beginning.

BEING the same property conveyed to Frederick E. Oberholzer, Jr. and Denise Oberholzer, husband and wife, who acquired title by virtue of a deed from Frank Sandler and Norma Sandler, husband and wife, dated March 3, 2006, recorded March 27, 2006, at Deed Book 5594, Page 2425, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-63896-00-1.

Location of property: 812 Suffolk Road, Rydal, PA 19046.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Frederick E. Oberholzer, Jr. and Denise Oberholzer, husband and wife** at the suit of U.S. Bank National Association, as Trustee for HarborView Mortgage Loan Trust 2006-4, Mortgage Loan Pass-Through Certificates, Series 2006-4. Debt: \$333,672.75.

**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. 2019-01326**, 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.

December 2, 2020

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

BEGINNING at a point on the common property line of herein described lands of George Van Wyuck and lands of Willis Eschbach, said point being the intersection of the common property line with the Southeasterly sideline of Route 663, LR 1143, said point being located the following four dimensions from the intersection of the center line of Geryville Road, LR 46035 with the centerline of Wasser Road; (1) extending along said centerline of Wasser Road, measured Northeastwardly 1,040 feet more or less to a point; (2) extending along land of Philip B. Greger South 33 degrees 00 minutes 57 seconds East 1,903.20 feet to a point in the right-of-way of Route 663, LR1143; (3) North 64 degrees 44 minutes 03 seconds East 174.88 feet to a point; (4) South 39 degrees 01 minutes 52 seconds East 167.55 feet to the place of beginning; thence, extending along said right-of-way the following four courses and distances: (1) North 70 degrees 02 minutes 25 seconds East 200.21 feet to a point; (2) North 71 degrees 11 minutes 10 seconds East 207.83 feet to a point; (3) North 72 degrees 08 minutes 49 seconds East 187.13 feet to a point; (4) North 79 degrees 58 minutes 51 seconds East 195.43 feet to a point in line of lands of Willis Eschbach; thence, extending along said lands the following two courses and distances: (1) South 51 degrees 22 minutes 33 seconds West 729.66 feet to a point; (2) North 39 degrees 01 minute 52 seconds West 294.45 feet to the point and place of beginning.

CONTAINING 2.7049 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Thomas C. Hazzard, III and Courtney A. Hazzard, h/w, by Deed from Courtney Hazzard a/k/a Courtney A. Hazzard, Dated 06/15/2017, recorded 06/22/2017, in Book 6049, Page 1841. Parcel Number: 57-00-01016-60-1.

Location of property: 1400 Route 663, Pennsburg, PA 18073-1024.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas C. Hazzard, III and Courtney A. Hazzard** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$281,944.23.

**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. 2019-05614**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a Revised Record Plan of Flat Rock II, made by John Smirga, dated 9/26/1988 and last revised 1/9/1989 and recorded in Montgomery County in Plan Book A-51 page 32, described as follows, to wit:

BEGINNING at a point in the center of Centennial Road, which point of beginning is common to this lot and lands now or late of L.C. Goodfarb; thence, extending from the point of beginning South 67 degrees, 33 minutes, 34 seconds West along said centerline of Centennial Road, 20.86 feet to a point, a corner of Lot No.1 as shown on said Plan; thence, extending along the same, and also along Lot No. 2 North 05 degrees, 56 minutes, 06 seconds West, 253.98 feet to a point; thence, extending still along Lot No.2, South 89 degrees, 08 minutes, 20 seconds West 157.60 feet to a point, a corner of Lot No. 4 as shown on said plan; thence, extending along the same, North 14 degrees, 55 minutes West 203.81 feet to a point in line of other land now or late of L.C. Goldbarb; thence, extending along the same, the 3 following courses and distances, viz: (1) North 89 degrees, 08 minutes, 20 seconds East 215.79 feet to a point; (2) South 04 degrees, 28 minutes, 52 seconds East, 242.00 feet to a point; and (3) South 05 degrees, 56 minutes, 06 seconds East 202.29 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to the continued operation and maintenance of the Storm Water Management Facility on this lot is the responsibility of the Grantee therein, his heirs and assigns as at all times hereafter forever.

TOGETHER with and subject to the free and common use, right, liberty and privilege of a driveway easements of the Plat Book Subdivisions II, made by John Siarga, dated 9/26/1988 and last revised 1/9/1989 as a means of ingress, egress and regress to Centennial Road, at all times hereafter forever in common with the adjoining owners of Lots 1, 2 and 4 entitled to the subject thereof.

SUBJECT to the proportionate part of the expense of keeping the access driveway in good order and repair.

BEING LOT NO. 3 as shown on said plan.

Parcel Number: 40-00-55449-05-9.

Location of property: 1420 Centennial Road, Narberth, PA 19072.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Craig B. Rosen, Deborah M. Rosen and United States of America** at the suit of Firsttrust Bank. Debt: \$92,278.51.

**Weber Gallagher Simpson Stapleton Fires & Newby 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. 2019-06082**, 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.

December 2, 2020

ALL THAT CERTAIN message, parcel or tract of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being Lot No. 141 on a subdivision plan known as Rosemont, dated June 19, 1952, and prepared by George F. Shaner, Registered Surveyor, License No. 4109, and being more particularly bounded and described, as follows, to wit:

BEGINNING at the joint corner of Lot Nos. 141 and 143, on the Westerly side of Sunrise Drive (50 feet wide), said point being distant from the Southwesterly corner of Rose Court (50 feet wide) and Sunrise Drive as projected; South 44 degrees 00 minutes West, 31.62 feet; thence, from said point of beginning and along Lot No. 143 and through a party wall, North 46 degrees 00 minutes West, 120 feet to a corner on the Easterly side of a 20 foot wide alley; thence, along the Easterly side of the 20 foot wide alley, North 44 degrees 00 minutes East, 31.63 feet to the Southerly side of Rose Court (50 feet wide); thence, along the Southerly side of Rose Court, South 46 degrees 00 minutes East, 100 feet to the point of curvature; thence, on a curve curving to the right, having a radius of 20 feet and an arc length of 31.42 feet to a point of tangency on the Westerly side of Sunrise Drive; thence, along the Westerly side of Sunrise Drive, 44 degrees 00 minutes West, 11.62 feet to the place of beginning.

BEING the same premises as Tara K. Harp, by Deed dated May 2, 2011, and recorded on May 11, 2011, by the Montgomery County Recorder of Deeds in Book 5800, at Page 1982, granted and conveyed unto Sarah V. Goldberg (a/k/a Sarah Victoria Gramigna), an Individual.

Parcel Number: 16-00-28636-74-2.

Location of property: 145 Sunrise Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sarah V. Goldberg a/k/a Sarah Virginia Gramigna** at the suit of PHH Mortgage Corporation. Debt: \$97,248.88.

**Stern & Eisenberg, PC**, 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. 2019-07715**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Lots of "Green Acres", made by David Melxner, Registered Surveyor, Collegeville, Pennsylvania, R.D. No. 2, dated 6/25/1957 and last revised 09/21/1957, as follows, to wit:

BEGINNING at a point on the Southwest side of Evergreen Avenue (50.00 feet wide) at the distance of 20.00 feet measured South 50 degrees 10 minutes 00 seconds East from its intersection with the Southeast side of Kulp Road (41.50 feet wide), both lines produced; thence, extending South 50 degrees 10 minutes 00 seconds East 354.00 feet to a corner of Lot No. 8; thence, extending along Lot No. 8, South 39 degrees 50 minutes 00 seconds West 167.86 feet to a corner of Lot No. 10; thence, extending along Lot No. 10, North 50 degrees 10 minutes 00 seconds West 374.00 feet to a point on the Southeast side of Kulp Road; thence, along the Southeast side thereof, North 39 degrees 50 minutes 00 seconds East 147.86 feet to a point of curve; thence, Northeastwardly and Southeastwardly on the arc of a circle, curving to the right, with a radius of 20.00 feet, the arc distance of 31.42 feet to the first mentioned point and place of beginning.



BEING the same premises which Georgeina Halteman, by Deed dated April 1, 2005 and recorded in the Office of the Recorder of Deeds of Montgomery County on April 13, 2005, at Deed Book Volume 5550, Page 528, granted and conveyed unto Georgeina Halteman and Arlin Halteman.

Parcel Number: 53-00-04420-00-9.

Location of property: 1945 Kulp Road, Harleysville, PA 19438.

The improvements thereon are: Dwelling.

Seized and taken in execution as the property of **Arlin Halteman and Georgeina Halteman** at the suit of Northwest Bank, f/k/a Northwest Savings Bank. Debt: \$251,892.06.

**Grenen & Birsic, 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.

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By virtue of a Writ of Execution **No. 2019-07997**, 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.

December 2, 2020

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of **Upper Salford Township**, Montgomery County, Pennsylvania:

BEGINNING at a point in the bed of Salford Street L.R. 46022 (33 feet wide); said point being measured in a southwestwardly direction 165.00 feet, more or less from the centerline of Quarry Road (33 feet wide); thence, extending from said point of beginning and along lands, now or formerly of Kenneth A. Brinkman, the two following courses and distances, to wit: thence, 1.) North 65 degrees 34 minutes 27 seconds East, crossing the northeasterly side legal right-of-way line of Salford Street, 254.92 feet to a point, a corner; thence, 2.) North 15 degrees 33 minutes 03 seconds West, crossing the southeasterly side legal right-of-way line of Quarry Road, 85.80 feet to a point, a corner in the bed of the same; thence, extending along the same, North 78 degrees 26 minutes 57 seconds East 11.55 feet to a point, corner in the line of lands, now or formerly of Arthur S. Hank, III, thence, extending along the same, South 15 degrees 36 minutes 52 seconds East, crossing the southeasterly side legal right-of-way line of Quarry Road, 147.14 feet to a point, a corner in the line of lands, now or formerly of Edward and Penny Clark; thence, extending along the same, South 50 degrees 00 minutes 00 seconds West, crossing the northwesterly side legal right-of-way line of Salford Street 240.47 feet to a point, a corner in the bed of the same; thence, extending along the same North 35 degrees 36 minutes 00 seconds West 130.23 feet to the first mentioned point and place of beginning.

FEE SIMPLE TITLE VESTED IN Paula J. Kinonen, Unmarried, by Deed from James A. Owens and Paula J. Kinonen, dated 6/24/2004, recorded 8/5/2004, in the Montgomery County Clerk's Office in Deed Book 5520 at Page 1599, as Instrument No. 2004158603.

Parcel Number: 62-00-00787-00-6.

Location of property: 1644 Salford Street, Harleysville, PA 19438.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Paula J. Kinonen** at the suit of Interstate Intrinsic Value Fund A, LLC. Debt: \$100,647.97.

**Stern & Eisenberg, PC**, 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.

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By virtue of a Writ of Execution **No. 2019-15379**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision "The Reserve at Macoby Run" Phase 2, made for Sal Lapio Inc., by Bohler Engineering Inc., dated June 23, 2003 and last revised November 22, 2004 and recorded in Plan Book 24, Page 282, as follows, to wit:

BEGINNING at a point of curve on the northwesterly side of Creekview Drive (50.00 feet wide) at a corner of this and Lot No. 109 as shown on the above-mentioned plan; thence, extending from said point of beginning and along Lot No. 109; North 81 degrees 39 minutes 37 seconds West 140.31 feet to a point, a corner in line of lands now or late of McDonnell Dairy Farm; thence, extending along the same North 21 degrees 47 minutes 10 seconds West 88.81 feet to a point, a corner in line of Lot No. 107; thence, extending along the same North 68 degrees 12 minutes 50 seconds East 145.00 feet to a point, a corner in the southwesterly side of Creekview Drive; thence, extending partly along the same, a partly along the northwesterly side of Creekview Drive; the (2) following courses and distance, as follows, to wit: thence, (1) South 21 degrees 47 minutes 10 seconds East 71.40 feet to a point of curve; thence, (2) on the arc of a circle, to the right, having a radius of 175.00 feet, the arc distance of 92.01 feet to the first mentioned point and place of beginning.

TOGETHER with and under and subject, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of covenants, easements and restrictions of the Reserve at Macoby Run Planned Community, as recorded in the office for the recording of deeds in and for the County of Montgomery at Norristown, PA in Deed Book \_\_\_\_\_ Page \_\_\_\_\_ and any amendments to the said declaration as the same may be duly adopted from time to time.

THE GRANTEES, for and on behalf of the grantees, their heirs, personal representatives, successors and assigns, by the acceptance and recordation of this indenture, acknowledge that this indenture is subject in every respect to the aforesaid declaration and any and all amendments and supplements thereto, the rules and regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of the Reserve at Macoby Run Planned Community Association and is in the best interest and for the benefit of all owners of lots thereon; and covenant agree, as a covenant running with the land, to abide by each and every provision of the aforesaid declaration as the same may be amended or supplemented from time to time.

BEING the same premises which John T. Ferrero and Bonnie L. Ferrero, by Deed, dated July 7, 2016 and recorded on October 27, 2016, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 6020, at Page 250, as Instrument No. 2016083606, granted and conveyed unto Bonnie L. Ferrero.

Parcel Number: 57-00-00386-04-5.

Location of property: 1008 Creekview Drive, Pennsburg, PA 18073.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **John T. Ferrero and Bonnie L. Ferrero** at the suit of Partners for Payment Relief DE IV, LLC. Debt: \$277,501.36.

**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. 2019-18181**, 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.

December 2, 2020

ALL THAT CERTAIN message and lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, known as 231 Bellows Way, and shown as Lot Number 143, on a Plan, prepared for Quaker Construction Co., called "Canterbury Section II", made by James H. Strothers Associates, Professional Engineers and Surveyors, Sellersville, Pennsylvania, dated April 11, 1986 and last revised January 7, 1987, recorded in Plan Book A 48, Page 126, bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Bellows Way fifty feet (50 ft.) wide, measured, the three (3) following courses and distances from a point of curve, on the Southeasterly side of Canterbury Lane, fifty feet (50 ft.) wide; (1) on the arc of a circle, curving to the left, having a radius of twenty-five feet (25 ft.), the arc distance of thirty-six and sixty-six one-hundredths feet (36.66 ft.) to a point of tangent; (2) South forty-seven degrees twenty-four minutes eighteen seconds East fifty-four and eighty-two one-hundredths feet (S 47 deg. 24 min. 18 sec. E 54.82 ft.) to a point of curve; (3) on the arc of a circle, curving to the right, having a radius of two hundred fifty feet (250 ft.), the arc distance of two hundred eleven and twenty-five one-hundredths feet (211.25 ft.) to a point, a corner of Lot No. 142; thence, extending from said point and place of beginning along said lot, South eighty-eight degrees fifty-nine minutes twenty-four seconds East one hundred twenty-six and three one-hundredths feet (S 88 deg. 59 min. 24 sec. E 126.03 ft.) to a point, a corner of Lot No. 133; thence, extending along said lot and also along Lots 132 and 131, South thirteen degrees twenty-four minutes fourteen seconds East one hundred twenty-three feet (S 13 deg. 24 min. 14 sec. E 123.00 ft.) to a point, a corner of Lot No. 144; thence, extending along said lot, North seventy-two degrees forty minutes eleven seconds West one hundred seventy-three and ninety-three one-hundredths feet (N 72 deg. 40 min. 11 sec. W 173.93 ft.) to a point of curve on the Northeasterly side of Bellows Way; thence, extending along said side thereof on the arc of a circle, curving to the left, having a radius of two hundred fifty feet (250 ft.) the arc distance of seventy-one and twenty-one one-hundredths feet (71.21 ft.) to the first mentioned point and place of beginning.

BEING the same premises, which Glenn B. Terlecky and Wendi B. Terlecky by Deed dated July 24, 1996 and recorded August 10, 1995 in the Montgomery County Recorder of Deeds as Book 5121 Page 1173 conveyed unto Pamela A. Mason and Hyacinth Mason.

Parcel Number: 46-00-00057-28-4.

Location of property: 231 Bellows Way, Lansdale, PA 19446.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Pamela A. Mason and Hyacinth Mason** at the suit of 1900 Capital Trust II, by U.S. Bank Trust National Association, not in its Individual Capacity, but Solely, as Certificate Trustee. Debt: \$357,051.78.

**Hill Wallack 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. 2019-18475**, 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.

December 2, 2020

ALL THAT CERTAIN message and lot or piece of ground known as number 118 Wayne Avenue, **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made October 5, 1992, by James, as follows, to wit:

BEGINNING at a point on the Southwest side of Wayne Avenue at the distance of 250.62 feet Southeasterly from the Southeast corner of Markley Street and Wayne Avenue, a corner of this a other property now or late of Ellwood Roberts, Deceased, being premises number 120 Wayne Avenue; thence, along the line of the same passing in part thorough the middle of the partition wall between the said houses, South 18 degrees, 01 minutes West, 92 feet to a point in the Northeasterly side of Scott Alley; thence, along the same South 60 degrees, East 163 feet to a point, a corner of this and premises of George Klummerer; thence, along the same, the line passing through the middle of the partition wall between the said house; North 18 degrees, 04 minutes East, 95 feet to the aforesaid side of Wayne Avenue and; thence, North 71 degrees, 56 minutes West 15.98 feet to the place of beginning.

Parcel Number: 13-00-38368-00-4.

Location of property: 118 Wayne Avenue, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Bradley Weldon, Sr.** at the suit of AJAX Mortgage Loan Trust 2019-E, Mortgage Backed Securities, Series 2019-E by U.S. Bank, National Association as Indenture Trustee. Debt: \$58,003.63.

**Schiller, Knapp, Lefkowitz & Hertz, 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. 2019-18828**, 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.

December 2, 2020

ALL THAT CERTAIN UNIT, in the Property known, named and identified in The Declaration Plan referred to below as Georgetown of Philadelphia, located on the Old Penllyn Pike and Pen-Ambler Road in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to be the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by the Recording in the Office for the recording of Deeds as Montgomery County, A Declaration dated August 29, 1979 and recorded September 29, 1979 in Deed Book 4452 at Page 33, and a First Amendment thereto dated January 29, 1980 and recorded January 29, 1980 in Deed Book 4496 at Page 411; and a Second Amendment thereto dated May 2, 1988 and recorded June 10, 1988 in Deed Book 4875 at Page 2066; and a Third Amendment thereto dated April 18, 1989 and recorded June 2, 1989 in Deed Book 4912 at Page 2067; and a Declaration Plan dated January 4, 1978 last revised July 19, 1978 and recorded September 11, 1979 in Condominium Plan Book 6 at Page 58, as Amended by First Amendment to Declaration Plan dated December 26, 1979 and recorded December 28, 1979 in Condominium Plan Book 6 Page 82 through 90, and a Code of Regulations dated September 11, 1979 and recorded September 12, 1979 in Deed Book 4452 at Page 79; and First Amendment thereto dated January 29, 1980 and recorded January 29, 1980 in Deed Book 4496 at Page 418.

BEING designated and said Declaration Plan and Declaration, together with proportionate undivided interest in the common elements as defined said Declaration and any amendments thereto.

BEING the same premises which Anne E. Wagner and Jerry H. Wagner, Jr., Co-Administrators of the Estate of Donna L. Wagner and Ann Wagner conveyed onto Ann E. Wagner and Jerry H. Wagner, Jr., as Joint Tenants with the Right of Survivorship, by Deed dated December 28, 2007 and recorded December 28, 2007, recorded in the Recorder of Deeds Office, Book 5676 at Page 2666, in fee.

Parcel Number: 39-00-00728-34-9.

Location of property: 122 Culpepper Drive, a/k/a Unit L 16D, Penllyn, PA 19422.

The improvements thereon are: Condominium together with proportionate undivided interest in the common elements.

Seized and taken in execution as the property of **Ann E. Wagner and Jerry H. Wagner, Jr.** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually, but Trustee for Pretium Mortgage Acquisition Trust. Debt: \$175,188.38.

**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. 2019-20389**, 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.

December 2, 2020

ALL THAT CERTAIN, lot or piece of land with the buildings & improvements thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described, in accordance with a Survey thereof made September, 1941, by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point on the Southeast side of Prospect Street, at the distance of 140.67 feet Southwesterly from the Southwest side of Cherry Alley; which point is also at the distance of 300.67 feet Southwesterly from the Southwest side of Holstein Street a point, a corner of land now or late of Maria B. Bruno; thence, extending along said land, the line for a portion of the distance passing through the middle of the partition wall, dividing the house erected on these premises from the one on the adjoining premises, South 20° East, 120 feet to a point, a corner of land now or late of Salvatore Bruno; thence, extending along said land South 70° West, 18.13 feet to a point, a corner of land now or late of Maria B. Bruno; thence, extending along said land, North 20° West the line for a portion of the distance passing through the middle of the partition wall dividing the house erected on these premises from the one on the adjoining premises, 120 feet to a point on the Southeast side of Prospect Street, aforesaid; thence, extending along the said Southeast side of Prospect Street, North 70° East, 18.13 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher E. Sally and Jennifer A. Zielinski, by Deed from Steven M. Wanczyk and Marianne L. Bennett Wanczyk, dated 8/16/1994, recorded 8/30/1994 in Book 5089, Page 973. Parcel Number: 02-00-04584-00-4.

Location of property: 432 Prospect Avenue, Bridgeport, PA 19405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher E. Sally and Jennifer A. Sally a/k/a Jennifer A. Zielinski** at the suit of Nationwide Assets, LLC. Debt: \$121,419.76.

**Law Office of Gregory Javardian, 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. 2019-20748**, 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.

December 2, 2020

ALL THAT CERTAIN, unit designated as Unit #510, being a unit in Timber Creek, a Condominium, situate in **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Act, as designated in the Declaration of Condominium Ownership of Timber Creek, a Condominium, including plots and plans attached as Exhibit "D", dated June 29, 1984 and recorded in the Office for the Recording of Deeds in and for Montgomery County, Pennsylvania on July 2, 1984 in Deed Book No. 4740 at Page 1318 and re-recorded in Deed Book No. 4742 at Page 2429 and as amended by First Amendment to Declaration of Condominium Ownership dated July 27, 1984 and recorded in Deed Book No. 4744 at Page 373 and as amended by Second Amendment to Declaration of Condominium Ownership dated September 5, 1984 and recorded in Deed Book No. 4747 at Page 83 and as amended by Third Amendment to Declaration of Condominium Ownership dated October 30, 1984 and recorded in Deed Book No. 4751 at Page 1532 and as Amended by a Fourth Amendment to Declaration of Condominium Ownership dated November 26, 1984 and recorded in Deed Book No. 4754 at Page 157 and as amended by the Fifth Amendment to Declaration of Condominium Ownership dated December 27, 1984 in Deed Book No. 4756 at Page 1135 and as amended by the Amendment to Declaration of Condominium Ownership dated February 5, 1985 and recorded in Book No. 4759 at Page 1110 and as Amended by a Seventh Amendment to Declaration of Condominium Ownership dated April 22, 1985 and recorded in Deed Book No. 4764 at Page 1935.

TOGETHER with the undivided interest in the Common Elements of the Condominium appurtenant to said Unit as set forth in the aforesaid Declaration of Condominium as such undivided interest may change from time to time as provided therein.

BEING the same premises, which Leonid Zeltser by Deed dated May 25, 2007 and recorded August 1, 2007 in the Montgomery County Recorder of Deeds as Book 5657 at Page 2945, conveyed unto Wimayra P. Luy. Wimayra P. Luy departed this life on March 28, 2019

Parcel Number: 53-00-06870-09-7.

Location of property: 510 Poplar Court, Lansdale, PA 19038.

The improvements thereon are: Residential-Condominium.

Seized and taken in execution as the property of **Oscar G. Armas Luy, as Administrator of the Estate of Wimayra P. Luy** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Owner Trustee for CSMC 2018-RPL6. Debt: \$177,310.67.

**Hill Wallack 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. 2019-20947**, 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.

December 2, 2020

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 11, in accordance with a Subdivision Plan, prepared for Larry D. Wert, dated September 1976 and recorded in Plan Book C-14 at Page 99, which is a portion of the Lot Plan known as 'Pleasant View Acres', as laid out for David G. Welsh, and more fully described, as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 5, said point being on the Easterly property line of Hause Avenue (50 feet wide); thence, from said point of beginning, continuing along the Southerly side of Lot No. 5, South 62 degrees 30 minutes East, 85.04 feet to a corner of Lot No. 6; thence, along the same, South 43 degrees 52 minutes East 120.00 feet to a corner on line of Lot No. 71; thence, along the Westerly side of Lot No. 7 and 9, South 46 degrees 08 minutes West 103.00 feet to a corner of Lot No. 12; thence, along the same, North 47 degrees 17 minutes 40 seconds West 203.90 feet to a corner on the Easterly property line of aforesaid Hause Avenue; thence, along the same, by a curve, curving to the left, having a radius of 125.00 feet, an arc length of 90.00 feet to a corner and place of beginning.

BEING all of Lot No. 11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Donald A. Lick and April L. Lick, husband and wife, and Patricia Schwoyer, by Deed from Diane J. Spieth, dated 03/31/99, recorded 04/14/99 in Book No. 5267, Page 213. Patricia Schwoyer departed this life on 08/04/2007.

Parcel Number: 42-00-01381-10-7.

Location of property: 692 Hause Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald A. Lick a/k/a Donald Lick, Individually and as Heir and Executor of the Estate of Patricia Schwoyer a/k/a Patricia A. Schwoyer, a/k/a Patricia Ann Schwoyer, a/k/a Patricia Ann Sowers Schwoyer; and April L. Lick** 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: \$148,729.50.

**RAS Citron, 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. 2019-21475**, 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.

December 2, 2020

ALL THAT CERTAIN Unit, designated as Unit Number 506, being a Unit in The Meadows Condominium, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et. seq., as designated in the Declaration of Condominium of The Meadows, bearing date 1/4/1984 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on 1/12/1984, and Plats and Plans for Condominium bearing date 1/4/1984 and recorded as Exhibit C, of the Declaration of Condominium of The Meadows Condominium in Deed Book 4727 at Page 1766.

TOGETHER with all right, title and interest, being .33 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises as conveyed in deed to Kenneth A. Beatty and Loretta M. Beatty, his wife, their Heirs and Assigns, as Tenants by the Entireties by Deed from Robert Basile, an Adult Individual dated 08/29/85 and recorded 09/04/85, Instrument Number 2007036783 in Montgomery County Recorder of Deeds Office, in fee.

Parcel Number: 61-00-01660-16-9.

Location of property: 506 Meadowview Lane, Mont Clare, PA 19453.

The improvements thereon are: Condominium Unit together with .33 percent undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium.

Seized and taken in execution as the property of **Kenneth Beatty and Loretta Beatty** at the suit of MTGLQ Investors, L.P. Debt: \$207,185.44.

**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. 2019-22697**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground with the Building and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania aforesaid, known and designated as Lot Number Two Hundred and Forty (240) on a certain plan of lots of Dumont, recorded in the Office for the Recording, in and for the County of Montgomery, at Norristown, in the State aforesaid in Deed Book No. 600, Page 500 &c. and described according to a recent Survey and Plan thereof, made by Albright and Mebus C.E., February 15th, 1923, as follows, to wit:

BEGINNING at a point in the Northeastly side of Brookdale Avenue (forty feet wide) at the distance of two hundred and twenty five feet southeastward from the Southeastly side of Stanley Avenue (forty feet wide).

CONTAINING in front or breadth on the Northeastly side of Brookdale Avenue, twenty five feet and extending of this width Northeastwardly between parallel lines at right angles to the said Brookdale Avenue in length or depth one hundred and twenty five feet; bounded on the Northeast by lot number two hundred and twenty (220) on the Southeast by Lot Number Two Hundred and Forty One (241) on the southwest by Brookdale Avenue and on the Northwest, by Lot Number Two Hundred and Thirty Nine (239).

BEING the same premises, which Julia S. Hubsch, by Deed, dated August 31, 1978 and recorded December 11, 1978 in the Montgomery County Recorder of Deeds as Book 4369 at Page 195, conveyed unto Julia S. Hubsch and Robert F. Hubsch. Julia S. Hubsch departed this life on February 18, 1993. Robert F. Hubsch departed this life and no estate has been raised.

Parcel Number: 31-00-03397-00-1.

Location of property: 321 Brookdale Avenue, Glenside, PA 19038.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Person, Firms or Associations Claiming Right, Title or Interest From or Under Robert F. Hubsch, Deceased** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Trustee of Home Preservation Partnership Trust. Debt: \$169,077.97.

**Hill Wallack 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.

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By virtue of a Writ of Execution **No. 2019-22773**, 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.

December 2, 2020

ALL THOSE THREE CERTAIN LOTS or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lots 450, 451 and 452, on a certain plan of lots at Willow Grove, surveyed by Joseph W. Hunter, Civil Engineer and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 403 at Page 500.

BEGINNING at a point on the northerly side of Washington Avenue (40 feet wide), a corner of Lot 449 on said plan; thence, along line of Lot 449 northwestwardly 116.47 feet to a point, in the line of Lot 353 on said plan; thence, along rear line of lots 353, 354 and 355 northeastwardly 75 feet to a point a corner of lot 453 on said plan; thence, along line of Lot 453 southeastwardly 125 feet to a point on the side of Prospect Avenue Southwestwardly 65.68 feet to a point a corner at the intersection of the northwesterly side of Prospect Avenue and the northerly side of Washington Avenue; thence, along the northerly side of Washington Avenue, Westwardly 12.56 feet, to a point a corner of Lot 449, the first mentioned point and place of beginning.

BEING the same premises, which Lawrence Anderson, by Deed dated November 30, 2006 and recorded April 12, 2007 in the Montgomery County Recorder of Deeds as Book 5642 at Page 1984, conveyed unto Lawrence Anderson. Lawrence Anderson departed this life on November 20, 2014

Parcel Number: 30-00-54632-00-4.

Location of property: 1528 Prospect Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Lawrence Anderson, Deceased** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Trustee of Home Preservation Partnership Trust. Debt: \$201,803.42.

**Hill Wallack 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. 2019-25226**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

December 2, 2020

ALL THAT CERTAIN Unit, being Unit No. (or Lot No.) 41 being known as 241 Peach Street, Pottstown, Pennsylvania, 19464 of Hanover Square Planned Community (the "Community") located in **Pottstown Borough**, Montgomery County, Pennsylvania, which Units have heretofore been submitted to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S.A. 5101, et seq., and designated in the Declaration of Hanover Square Planned Community, dated 11/17/2006 and recorded on 12/5/2006 in the Montgomery County Recorder of Deeds Office, Pennsylvania, in Deed Book 5626 at Page 1909, as amended and superseded by the Amended and Restated Declaration of Hanover Square Planned Community, dated 6/26/2009 and recorded on 7/13/2009 in the Montgomery County Recorder of Deeds Office, Pennsylvania in Deed Book 5736 at Page 1705, as Amended by the First Amendment to Amended and Restated Declaration of Hanover Square a Planned Community dated 3/5/2010 and recorded on 3/16/2010 in the Montgomery County Recorder of Deeds Office, Pennsylvania in Deed Book 5761 at Page 756 ("First Amendment") and such certain Planned Community Plan for Hanover Square Planned Community, attached thereto as exhibits (collectively the "Declaration") subject, nevertheless, to conditions and covenants contained in said Declaration and Exhibits thereto and more fully shown on a Plan entitled "Preliminary/Final Subdivision Plan of Mrs. Smith's Redevelopment", prepared by McCarthy Engineering Associates, P.C., dated 11/22/2005 and last revised on 10/17/2006 and recorded in the Montgomery County Recorder of Deeds Office, Pennsylvania in Plan Book 28 at Pages 22-24.

TITLE TO SAID PREMISES IS VESTED IN Quateh Easley, by Deed from Jeffrey Ayling and Elisa Ayling, husband and wife, dated 12/12/2014, recorded 12/19/2014, in Book 5938, Page 2656.

Parcel Number: 16-00-15856-91-8.

Location of property: 241 Peach Street, Pottstown, PA 19464-5944.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Quateh Easley** at the suit of Caliber Home Loans, Inc. Debt: \$140,385.30.

**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. 2019-25403**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Northwestern side of Selma Street, at the distance of 47.05 feet Southwestwardly from the intersection of the said side of Selma Street, and the Southwesterly side of Lafayette Street; thence, extending along the said side of said Selma Street, Southwestwardly 15.6 feet to a point, a corner of land now or late of Anthony Gambler and wife; thence, along said land in the line for a portion of distance, passing through the middle of a partition wall, dividing the house on this lot from the one on the adjoining lot Northwestwardly 85 feet (incorrectly given to former Deed as 80 feet) to a point on the Southeasterly side of a 20 feet wide alley; thence, extending along the said side of said alley Northeastwardly 15.5 feet to a point, a corner of other land now or late of Frank Diamond and wife; thence, extending along said land the line for a portion of the distance passing through the middle of a partition wall, dividing the house on this lot from the one on the adjoining lot Southwestwardly 85 feet (incorrectly given in former Deed as 80 feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kurrene Rickards and Eric Ladd by Deed from Richard H. Russo, dated October 21, 2003 and recorded November 12, 2003 in Deed Book 5480, at Page 2372, as Instrument Number 2003619560.

Parcel Number: 13-00-33540-00-8.

Location of property: 129 Selma Street, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kurrene Rickards and Eric Ladd** at the suit of LSF9 Master Participation Trust. Debt: \$91,994.70.

**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. 2019-25526**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a survey of properties for Cornell Homes Corporation, made by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, dated October 6, 1955 as follows, to wit:

BEGINNING at a point in the center line of Cornell Road (50 feet wide); which point is at the distance of 115 feet; measured North 08 degrees, 13 minutes, 27 seconds West; along same from the point formed by the intersection of the extended center line of Cornell Road, with the extended center line of Leland Road (50 feet wide); extending thence, from said beginning point, along the center line of Cornell Road, North 08 degrees, 13 minutes, 27 seconds West, 70 feet to a point; thence, extending North 81 degrees, 46 minutes, 33 seconds East, 155 feet to a point; thence, extending South 08 degrees, 13 minutes, 27 seconds East, 70 feet to a point; thence, extending South 81 degrees, 46 minutes, 33 seconds West, 155 feet to a point in the center line of Cornell Road, the first mentioned point and place of beginning.

BEING Lot No. 46 as shown on said plan.

BEING the same property conveyed to Joseph Epstein and Linda Epstein, his wife, who acquired title, as tenants by the entirety, by virtue of a deed from Shrikani Trivedi and Sushma Trivedi, his wife, dated January 17, 1987, recorded January 30, 1987, at Document ID 002136, and recorded in Book 4828, Page 645, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Joseph Epstein died September 28, 2007 and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Linda Epstein.

Parcel Number: 40-00-12600-00-5.

Location of property: 133 Cornell Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **Robin Goms, as Believed Heir and/or Administrator of the Estate of Linda Epstein and Unknown Heirs and/or Administrators of the Estate of Linda Epstein** at the suit of Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association. Debt: \$336,913.17.

**Manley Deas Kochalski, LLC, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2019-26997**, 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.

December 2, 2020

ALL THAT CERTAIN, lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania bounded and described according to a subdivision plan of Estates at Faraway Farm West, made by Bursich Associates, Inc., dated 7/31/2000, last revised 11/28/2001 and recorded in Plan Book A-60 at Page 358, as follows, to wit:

BEGINNING at a point on the Southerly side of Buckwalter Road, said point being a corner of Lot 2, as shown on the above-mentioned plan; thence, extending from said beginning point, along Lot 2, South 05 degrees 28 minutes 23 seconds West, crossing waters of the Commonwealth, 237.73 feet to a point, thence, extending North 88 degrees 30 minutes 41 seconds West, 13.79 feet to a point; thence, extending South 86 degrees 47 minutes 54 seconds West 182.49 feet to a point, a corner of Open Space A; thence, extending along the same, North 21 degrees 59 minutes 04 seconds East, re-crossing waters of the Commonwealth 287.30 feet to a point of curve on the Southwesterly side of Buckwalter Road; thence, extending along the Southwesterly and Southerly sides of Buckwalter Road, along the arc of a circle, curving to the left, having a radius of 225 feet, the arc distance of 64.77 feet to a point of tangent; thence, continuing along the Southerly side of Buckwalter Road, South 84 degrees 31 minutes 37 seconds East 48.71 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED in Tamara J. Sweeney and Thomas Sweeney, w/h, by Deed from Tamara J. Sweeney, as Sole Owner, dated 12/18/2007, recorded 12/28/2007, in Book 5676, Page 2686.

Parcel Number: 61-00-00783-02-9.

Location of property: 173 Buckwalter Road, Royersford, PA 19468-2729.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tamara J. Sweeney, and Thomas Sweeney** at the suit of U.S. Bank Trust National Association, as Trustee of CVI CGS Mortgage Loan Trust I. Debt: \$510,304.33.

**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. 2019-27178**, 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.

December 2, 2020

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

BEGINNING at a point in the Northeasterly line of Bok Road, distant 213.33 feet Southeastwardly, measured along the tangent and curved Northeasterly line of Bok Road, from the Easterly end of the curve, connecting and curved Northeasterly line of Bok Road, with the Southeasterly line of Arboretum Road, said beginning point being in the division line between Lot Nos. 7 and 8, Block 5 on Plan hereafter mentioned; thence, South 47 degrees, 47 minutes, 22 seconds East, along the Northeasterly line of Bok Road, 100 feet to a point in the division line between Lot Nos. 6 and 7, Block 5, on said plan; thence, North 42 degrees, 12 minutes, 38 seconds East, along the division line between Lot Nos. 6 and 7, Block 5 on said plan, 140 feet to a point in line of Lot No. 2, Block 5 on said plan; thence, North 47 degrees, 47 minutes, 22 seconds West, partly along the line of Lot Nos. 1 and 2, Block 5, on said plan, 100 feet to a point in the division line between Lot Nos. 7 and 8, Block 5, on said plan; thence, South 42 degrees, 12 minutes, 38 seconds East, along the division line between Lot Nos. 7 and 8, Block 5 on said plan, 140 feet to the place of beginning.

BEING Lot No. 7, Block 5, Plan of Curtis Hills, Section No. 1 made for Curtis Hills Development Corporation, dated February 7, 1953 made by George B. Mebus, Registered Professional Engineer.

TITLE TO SAID PREMISES IS VESTED IN Anita C. Love, by Deed from Stephen Roberts and Minnie P. Roberts, dated 02/28/2018, recorded 03/02/2018, in Book 6081, Page 2225.

Parcel Number: 31-00-02740-00-1.

Location of property: 307 Bok Road, Wyncote, PA 19095-2003.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anita C. Love** at the suit of Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company. Debt: \$252,708.61.

**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.

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By virtue of a Writ of Execution **No. 2019-28573**, 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.

December 2, 2020

ALL THAT CERTAIN, lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, Plan of Subdivision of Northgate Phase 5A, recorded in Plan Book 39 at Page 184, bounded and described, as follows, to wit:

BEING Unit M-95-L.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Rodriguez, as Sole Owner, by Deed from GSRE 26 LLC, A Delaware Limited Liability Company, dated 11/18/2016, recorded 12/13/2016, in Book 6026, Page 2670.

Parcel Number: 57-00-06001-24-5.

Location of property: 3004 Goshen Drive, Pennsburg, PA 18073-1223.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew J. Rodriguez** at the suit of Freedom Mortgage Corporation. Debt: \$159,300.08.

**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.

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By virtue of a Writ of Execution **No. 2020-00113**, 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.

December 2, 2020

ALL THAT CERTAIN lot or piece of ground with the new brick message thereon erected, marked and numbered One Hundred and Sixty One East on a Certain Plan of Lots of the Ogontz Land and Improvement Company, which plan is recorded in the Office, for the Recording of Deeds, in and for the said County of Montgomery, in Deed Book 342 at Page 500 and situate on the Southerly side of Cadwalader (formerly Ogontz Avenue) in **Abington Township**, Montgomery County, Pennsylvania, aforesaid:

BEGINNING at the distance of 601 and 45/100 feet Westerly from the Southwesterly side of Summit Avenue, containing in front breadth on the said Ogontz Avenue, 25 feet and extending of that width in length or depth along the East side of Willow Avenue, 162 and 5410 feet.

BEING same premises winch Leroy E. Hyman and Patricia M Hyman, husband and wife, by Deed dated August 28, 2003 and recorded November 3, 2003 in Deed Book 5480 at Page 69, granted and conveyed unto Leroy E. Hyman and Patricia M. Hyman, in fee.

BEING the same premises which Leroy E. Hyman and Patricia M. Hyman, husband and wife, by Deed dated 8/28/2003 and recorded 11/3/2003 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 05480 at Page 0069, granted and conveyed unto Leroy E. Hyman and Patricia M. Hyman, husband and wife, tenants by the entirety.

Parcel Number: 30-00-06196-00-2.

Location of property: 401 Cadwalader Avenue, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Leroy Hyman a/k/a Leroy E. Hyman and Patricia M. Hyman** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A. Debt: \$266,608.39.

**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.

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By virtue of a Writ of Execution **No. 2020-00519**, 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.

December 2, 2020

ALL THAT CERTAIN, lot or piece of ground, situate in **Towamencin Township**, Montgomery County, Pennsylvania and described according to a certain Plan, thereof known as Final Plan of "Forge Gate Farms", made for Rosemore Building Company, by Engineering and Planning Associates, Inc, Consulting Engineers, dated August 27, 1968 and revised September 10, 1968, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-12 at Page 11 and last revised January 3, 1969, as follow, to wit:

BEGINNING at a point of tangent on the Northwestern side of Sunnylea Road (50 feet wide); said point, being at the distance of 39.27 feet, measured on the arc of a circle, curving to the right, having a radius of 25.00 feet from a point of curve, on the Southwesterly side of Walnut Lane (50 feet wide); thence, extending from said point of beginning, South 40 degrees 15 minutes 33 seconds West, along the Northwestern side of Sunnylea Road, 140.50 feet to a point; thence, extending North 52 degrees 01 minutes 18 seconds West 113.09 feet to a point; thence, extending North 49 degrees 44 minutes 27 seconds West 7.00 feet to a point; thence, extending North 40 degrees 15 minutes 33 seconds East 110.00 feet to a point on the Southwesterly side of Walnut Lane, aforesaid; thence, extending South 49 degrees 44 minutes 27 seconds East along the Southwesterly side of Walnut Lane 95.00 feet to a point of curve on the same; thence, extending on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to the first mentioned point and tangent and place of beginning.

BEING Lot No. 25 as shown on the above-mentioned Plan.

BEING THE SAME PREMISES which James J. McMunn and Margaret A. McMunn, by her attorney-in-fact James J. McMunn, by virtue of a POA, dated 05/04/07, by Deed dated May 7, 2007 and recorded on May 25, 2007 in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Deed Book Volume 5648, at Page 1839, granted and conveyed unto Tim Onley and Connie Onley, husband and wife, their heirs and assigns. The said Tim Onley having departed this life on the 18th Day of April, 2017, thereby vesting title solely in Connie Onley, his wife, by operation of law.

Parcel Number: 53-00-09200-00-8.

Location of property: 1100 Walnut Lane, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Connie Onley, as Executrix of the Estate of Timothy Onley, Deceased** at the suit of 21st Mortgage Corporation, Master Servicer for the 2012 Knoxville Trust. Debt: \$415,707.37.

**Gross McGinley, 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.

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By virtue of a Writ of Execution **No. 2020-00896**, 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.

December 2, 2020



ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, and described according to a last Subdivision Plan, part of Whitemarsh Village, Section No. 1, made for McCloskey Homes, Inc., by Franklin and Lindsay, Registered Engineers, on October 4, 1949, which said Plan is recorded at Norristown, in the Office for the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 2025 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Churchill Road (50 feet wide) at the distance of 236 feet measured along said side of Churchill Road; South 38 degrees, 30 minutes West from its intersection, with the Southwest side of Douglas Road (50 feet wide); thence, extending South 51 degrees 30 minutes East, partly along the center line of a certain 8 feet wide driveway, laid out between these premises and the premises adjoining to the Northeast, 182 feet to a point; thence, extending South 38 degrees 30 minutes, 79 feet to a point; thence, extending North 51 degrees 30 Minutes, West 182 feet to a point on the Southeast side of Churchill Road; thence, extending along same, North 38 degrees, 30 minutes, East 79 feet, to the first mentioned point and place of beginning.

BEING known as Lot No. 664 on the above-mentioned Plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 8 feet wide driveway, as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners' tenants and occupiers of the premises adjoining to the Northeast and having the use thereof.

BEING the same premises which Philip B. Seeherman and Jill Seeherman by Deed dated June 18, 1998 and recorded on July 21, 1998, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5233 at Page 1828, granted and conveyed unto Florence B. Watson.

AND THE SAID Florence B. Watson departed this life on June 12, 2015. Ownership of her interest in the subject property was vested in Roy Watson, by and through Letters of Administration reflected under File# 46-2017-x1937 recorded in the Register of Wills in and for Montgomery County.

Parcel Number: 52-00-03985-00-4.

Location of property: 1200 Churchill Road, Wyndmoor, PA 19038.

The improvements thereon are: Single-family, residential.

Seized and taken in execution as the property of **Roy C. Watson, as Administrator of the Estate of Florence B. Watson, Deceased** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-23CB, Mortgage Pass-Through Certificates, Series 2006-23CB. Debt: \$208,271.98.

**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. 2020-01262**, 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.

December 2, 2020

ALL THAT CERTAIN, lot or piece of ground, with the message and improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, described according to a plan thereof known as "Gwynedd Park", made by Herbert H. Metz, Registered Engineer, dated april 30, 1951, and revised November 12, 1951, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pa., in Deed Book No. 1958, at Page 601, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Church Road (50 feet wide), at the distance of 585 feet, measured north 33 degrees 53 minutes East along the Northwesterly side of said Church Road, from a point of tangent in the same, which said point of tangent is at the distance of 31.42 feet, measured on the arc of a circle, curving to the left, having a radius of 20 feet, from a point of curve on the Northeasterly side of Becker Road (50 feet wide).

CONTAINING in front or breadth on said church road, 100 feet and extending of that width in length or depth Northwesterly between parallel lines at right angles to said Church Road, 150 feet.

BEING Lot No. 7 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN John M. Gribbin and Theresa J. Gribbin, by Deed from John M. Gribbin, dated March 7, 1967, and recorded March 13, 1967 in Deed Book 3461, at Page 586. The said Theresa J. Gribbin died on December 7, 2008, without a will or appointment of an Administrator, thereby vesting title in John M. Gribbin, by operation of law. Thereafter, the said John M. Gribbin died on July 25, 2019, without a will or appointment of an Administrator, thereby vesting title in Unknown Surviving Heirs of John M. Gribbin.

Parcel Number: 56-00-01282-00-3.

Location of property: 152 Church Road, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Surviving Heirs of John M. Gribbin** at the suit of Reverse Mortgage Funding, LLC. Debt: \$322,063.67.

**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. 2020-01421**, 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.

December 2, 2020

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property, made for Henry J. MacCulloch, by Charles E. Shoemaker, Registered Professional Engineer, dated March 12, 1959, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Osbourne Avenue (40 feet wide), said point being at the distance of 195 feet, measured North 54 degrees 44 minutes East, along the Southeasterly side of Osbourne Avenue, from its point of intersection with the Northeasterly side of Columbia Avenue (40 feet wide).

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Osbourne Avenue, 60 feet and extending of that width in length or depth Southeastwardly, between parallel lines at right angles to Osbourne Avenue, 125 feet.

BEING part of Lot No. 298 and all of Lots 299 and 300 on Plan of "West Willow Grove Lots" as shown on the above-mentioned Plan.

BEING the same premises which John M. Lochner and Rose M. Lochner, husband and wife, by Deed dated November 26, 1996 and recorded on December 3, 1996, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5169 at Page 0911, Instrument No. 019735, granted and conveyed unto James T. Graham.

Parcel Number: 30-00-50844-00-3.

Location of property: 1917 Osbourne Avenue, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **James T. Graham** at the suit of West Coast Servicing, Inc. Debt: \$9,732.58.

**Hladik, Onorato and Federman, LLP**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2020-02659**, 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.

December 2, 2020

PREMISES "A"

ALL THAT CERTAIN, tract or piece of land, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by John E. Burkhardt and Associates, Lansdale, Pennsylvania, Registered Surveyors, dated January 28, 1959, as follows, to wit:

BEGINNING at a point, a P.K. said P.K., being located South, forty-two (42) degrees, twenty three (23) minutes West, fifteen and six one-hundredths (15.06) feet from the center line of Easton Road (Traffic Route #611) (eight feet wide) and the intersection of the South side of Columbia Avenue (fifty feet wide); thence, along the South side of Columbia Avenue, North, forty two (42) degrees, twenty three (23) minutes East, one hundred seventy two and ninety six one-hundredths feet (172.96) feet to an iron pin, a corner of this and land now or late of Besino Messmer and Lillian B. his wife; thence, along land, now or late of Messmer, South, thirty nine (39) degrees, thirty seven (37) minutes East, one hundred sixty five (165) feet to an iron pin, a corner of this and land, now or late of Messmer and land now or late of Arthur Jarrett; thence, along land, now or late of Jarrett, the five following courses and distances: (1) South, forty three (43) degrees eleven (11) minutes West, twenty two and ninety three one hundredths (22.93) feet to an iron pin; (2) South, thirty nine (39) degrees eleven (11) minutes, thirty (30) seconds East, sixty nine and thirty eight one hundredths (69.38) feet to an iron pin; (3) South, fifty one (51) degrees, sixteen (16) minutes West, eighty three and sixty one hundredths (83.60) feet to an iron pin; (4) South, thirty four (34) degrees, thirty one (31) minutes West, fifty four and fifty three one hundredths feet (54.53) feet to an iron pin; (5) South, fifty eight (58) degrees thirty one (31) minutes West, eighty three and sixty two one hundredths feet (83.62) feet to a P.K. set in the bed of Easton Road (Traffic Route #611); thence, along the road bed of Easton Road; North, twenty one (21) degrees, twenty two (22) minutes, forty (40) seconds West, two hundred twenty six and forty two one-hundredths (226.42) feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM:

ALL THAT CERTAIN tract of land, granted and conveyed by Deed, dated April 16, 1987, Ugo Carlo Vitelli and Josephine Vitelli, husband and wife, and Arcangelo Riccio and Rosa Riccio, husband and wife, containing 0.2535 acres and known as Parcel 36-00-03834-00-9.

PREMISES "B"

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, described according to a Survey Plan (S.P. 32-0493), prepared for Exxon Company USA, c/o Trammel Crow Corporate Services, Inc, Consulting Engineers and Surveyors, Worcester, PA, dated 03-21-1994, as follows, to wit:

BEGINNING at a point on the right-of-way centerline of Easton Road (S. R. 0611), (80 feet wide), said point being measured from right-of-way centerline of Easton Road and Township Line Road (S.R. 46214), (45 feet wide); North, 17 degrees 49 minutes 00 seconds West, 0.74 of a foot; thence, from said point of beginning, along said right-of-way centerline of Easton Road, North, 17 degrees 49 minutes 00 seconds West 153.69 feet to a point; thence, North, 01 degrees 45 minutes 00 seconds East, 60.57 feet to a point; thence, crossing Southeast side of Easton Road and along lands now or late of Dangelors T. and Savithri Mallikaryana, South, 88 degrees 15 minutes 00 seconds East 115.80 feet to a point; thence, along lands now or late of Sebastian and Bertina Braccia; South, 47 degrees 29 minutes 00 seconds East 85.65 feet to a point in the bed of Township Line Road; thence, along line parallel to right-of-way centerline of Township Line Road; South, 42 degrees 31 minutes 00 seconds West, 197.86 feet to the point and place of beginning.

PREMISES "A", Being the same premises which Thomas Saylor, Widower by Deed dated 1/15/2003 and recorded 9/23/2003 in Montgomery County in Deed Book 5474 page 729 conveyed unto Adam Matthew Weisbaum, in fee.

PREMISES "B", Being the same premises, which Charlotte Hudson, by Deed, dated 10/23/1998 and recorded 11/16/1998 in Montgomery County in Deed Book 5248 at Page 1779, conveyed unto Adam M. Weisbaum, in fee.

Parcel Numbers: 36-00-037818-00-8 (Premises "A"); 36-00-03835-00-8 (Premises "B").

Location of property: 100 Easton Road, Horsham, PA 19044 (Premises "A"), and 550 Easton Road, Horsham, PA 19044 (Premises "B").

The improvements thereon are: Premises "A" and "B" - Commercial, Repair Shop or Garages.

Seized and taken in execution as the property of **Adam Weisbaum, a/k/a Adam M. Weisbaum** at the suit of National Capital Management, L.P. Debt: \$965,140.62 plus legal interest in the amount of \$125,337.04 for a subtotal of \$1,090,477.66.

**Friedman & Schuman, Attorney for Law**, 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. 2020-02775**, 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.

December 2, 2020

PREMISES "A"

ALL THAT CERTAIN, lot or piece of land, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at an iron pin on the Northeastly side of Main Street (fifty-six feet wide), at the distance of fifty-seven feet Northwestwardly from the Northwest side of Wood Street; extending thence, along the said Northeast side of Main Street, Northeastwardly forty-three feet to land now or formerly of Samuel L. Swartley; thence, along said land of now or formerly Samuel K. Swartley, Northeastwardly one hundred seventy-two feet to the Southwest side of Second Street, known as Mill Alley; thence, along said Southwest side of Second Street; Southeastwardly forty-three feet to a stake a corner of land, now or late of Cynthia Brady; thence, by said land now or late of Cynthia Brady; Southwestwardly one hundred seventy-two feet to the said Northeast side of Main Street, the first above mentioned point and place of beginning.

BEING 409 W. Main Street.

TAX ID / Parcel No. 11-00-09548-00-8

BEING the same premises which Dilip Patel and Naishadh, Co-Partners, by Deed, dated 5-2-1996 and recorded 5-10-1996 in Montgomery County in Deed Book 5147 at Page 1440, conveyed unto Ashrafal Islam and Dilruba Islam, husband and wife, in fee.

PREMISES "B"

ALL THAT CERTAIN, messuage, tenement and lot or piece of ground, hereditaments and appurtenances, situate in Montgomery Township, Montgomery County, Pennsylvania and bounded and described according to a Subdivision of Property of Gustav G. Stoudt by James H. Wolfe, Jr., Civil Engineer, May of 1923, as follows, to wit:

BEGINNING at a point at the intersection of the Northwestern side of Chalfonte Road (thirty-three feet wide) and the Northeastly side of a proposed road known as Bettys Avenue (forty feet wide); thence, extending from said beginning point, along the Northeastly side of Bettys Avenue Northwestwardly two hundred feet to a point, a corner of Lot 16 on said plan; thence, extending along line of Lot 16, North thirty-eight degrees, forty-five minutes East, one hundred twelve and ten one-hundredths feet to a corner of Lot 6 on said Plan; thence, extending along line of Lot 6, in a Southeasterly direction two hundred feet to a point on the Northwestern side of Chalfonte Road; thence, extending along the Northwestern side of Chalfonte Road, South thirty-eight degrees, forty five minutes West one hundred twelve and ten one-hundredths feet to the first mentioned point of intersection and place of beginning.

BEING Lot No.5 as shown on said Plan.

BEING County Parcel No.: 46-00-00811-00-7.

BEING the same premises which Jack C. Huang, by Deed, dated November 27, 2000 and recorded November 29, 2000 in Montgomery County, in Deed Book 5340 at Page 1039, granted and conveyed unto Ashrafal Islam and Dilruba Islam, his wife, as tenants by the Entireties.

Parcel Number: 11-00-09548-00-8 (Premises "A"); and 46-00-00811-00-7 (Premises "B").

Location of property: 407-409 W. Main Street, a/k/a 409 W. Main Street, Lansdale, PA 19446 (Premises "A"); and 404 Doylestown Pike, Montgomeryville, PA 18936 (Premises "B").

The improvements thereon are: Premises "A" - Commercial, Retail, Office, Apartments, Multi-Use and Premises "B" - Residential, boarded-up house.

Seized and taken in execution as the property of **Ashrafal Islam and Dilruba Islam** at the suit of Excel Financial Corp. Debt: \$188,518.21 plus legal interest in the amount of \$16,763.56 for a subtotal of \$205,281.57.

**Friedman, Shuman, Applebaum & Nemeroff, 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. 2020-03399**, 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.

December 2, 2020

ALL THAT CERTAIN, lot or piece of ground, with buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Mallard Pond, Plan of Subdivision, prepared for DeLuca Enterprises, Inc., made by Urwiler & Halter, Inc., Summerytown, Pennsylvania, dated May 30, 1986 and last revised October 9, 1987, said plan being recorded in the Office of Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-49 at Page 387, as follows, to wit:

BEGINNING at a point of curve on the Northwestern side of Mallard Drive West (50 feet wide); said point being measured the 4 following courses and distances from a point of curve on the Southeast side of Swallow Court (50 feet wide); (1) leaving Swallow Court, on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 36.14 feet to a point of reverse curve on the Southwesterly side of Mallard Drive West; (2) thence, extending along the Southwesterly and Southeasterly sides of Mallard Drive West, on the arc of a circle, curving to the left, having a radius of 375.00 feet and the arc distance of 326.83 feet to a point of tangent; (3) North 78 degrees, 42 minutes 58 seconds East, 100 feet to a point of curve; and (4) thence, extending along the Southeasterly, Southwesterly, and Northwestern side of Mallard Drive West, on the arc of a circle, curving to the right, having a radius of 297.50 feet and the arc distance of 570.00 feet to the point of beginning; said point of beginning, being a point a corner of Lot #84, as shown on the above-mentioned plan; thence, extending from said point of beginning, along the Northwestern side of Mallard Drive West, on the arc of a circle, curving to the right, having a radius of 297.50 feet and the arc distance of 196.81 feet to a point a corner of Lot #86, as shown on the above-mentioned plan; thence, extending along the aforesaid lot, North 42 degrees 49 minutes 58 seconds West 218.06 feet to a point, a corner of Lot #175, as shown on the above-mentioned plan; thence, extending along the aforesaid lot, North 43 degrees 00 minutes 00 seconds West 41.46 feet to a point, on a corner of Lot #84 as shown on the above-mentioned plan; thence, extending along the aforesaid lot, South 84 degrees 52 minutes 37 seconds East 209.88 feet to the first mentioned point of curve and place of beginning.

CONTAINING in area 25,357 square feet.

BEING Lot #85, as shown on the above-mentioned plan.

BEING the same premises, which DeLuca Enterprises, Inc. by deed dated 2/23/1990 and recorded 5/4/1990 in Deed Book 4945, page 1462, Montgomery County Records, granted and conveyed unto Kae Song Jang and Jung Ran Jang.

Parcel Number: 46-00-02579-34-5.

Location of property: 120 Mallard Drive West, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kae Song Jang and Jung Ran Jang** at the suit of 20 Cap Fund I, LLC. Debt: \$113,009.69.

**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. 2020-05958**, 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.

December 2, 2020

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel ID: 49-00-04927-00-1

ALL THAT CERTAIN tract of land, situate, in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan thereof made by R. Douglas Stewart and Associates and Chambers Associates, Inc., dated 07-07-1985, last revised 10-17-1985, recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-47 at Page 45, as follows, to wit:

BEGINNING at a point on the Northerly right-of-way line of Hickory Road (60 feet wide); said point, being located North 76 degrees, 28 minutes, 50 seconds East, 888.87 feet from the point of intersection of the Northerly right-of-way of Hickory Road, with the point of intersection of the radius, at the intersection of Germantown Pike with Hickory Road;



thence, extending from said point of beginning, the following four (4) courses and distances: along Lot #6 of the Plymouth Meeting Executive Campus: (1) North 04 degrees, 57 minutes, 10 seconds West, 439.81 feet; (2) North 68 degrees, 57 minutes, 10 seconds West, 71.50 feet; (3) North 32 degrees, 27 minutes, 10 seconds West, 145.56 feet; (4) North 18 degrees, 18 minutes, 43 seconds East, 691.39 feet to a point on the Westerly right-of-way line of Pennsylvania Turnpike; thence, extending the following three (3) courses and distances: along said Westerly right-of-way line of the Pennsylvania Turnpike: (1) South 32 degrees, 31 minutes, 55 seconds East, 93.15 feet to a point of curvature; (2) thence, extending along the arc of a circle, curving to the left, having a central angle of 02 degrees, 46 minutes, 09 seconds and with a radius of 4,698.75 feet, an arc distance of 227.10 feet to a point; (3) South 35 degrees, 03 minutes, 51 seconds East, 32.30 feet; thence, extending along lands of The Linpro Company; South 04 degrees, 57 minutes, 10 seconds East, 874.38 feet to a point on the Northerly right-of-way line of Hickory Road; thence, extending along said Northerly right-of-way line of Hickory Road; South 76 degrees, 28 minutes, 50 seconds West, 300.16 feet to the first mentioned point and place of beginning.

BEING the same premises which JPMCC 2007-CIBC19 Germantown Lodging Limited Partnership, a Delaware Limited Partnership, by Deed dated 7-2-2013 and recorded 7-12-2013 in Montgomery County, in Deed Book 5880 at Page 1427, conveyed unto AREP 1 PM Hotel Owner LP, a Delaware Limited Partnership, in fee.

#### EXHIBIT "B"

##### Personal Property

THE following to the extent, if any, located at the Real Property described in Exhibit "A":

ALL machinery, furniture, furnishings, equipment, computer software and hardware, fixtures (including all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), inventory, materials, supplies and other articles of personal property and accessions thereof, renewals and replacements thereof and substitutions therefor (including, without limitation, beds, bureaus, chiffoniers, chests, chairs, desks, lamps, mirrors, bookcases, tables, rugs, carpeting, drapes, draperies, curtains, shades, Venetian blinds, screens, paintings, hangings, pictures, divans, couches, luggage carts, luggage racks, stools, sofas, chinaware, linens, pillows, blankets, glassware, food carts, cookware, dry cleaning facilities, dining room wagons, keys or other entry systems, bars, bar fixtures, liquor and other drink dispensers, icemakers, radios, television sets, intercom and paging equipment, electric and electronic equipment, dictating equipment, private telephone systems, facsimile machines, medical equipment, potted plants, heating, lighting and plumbing fixtures, fire prevention and extinguishing apparatus, cooling and air-conditioning systems, elevators, escalators, fittings, plants, apparatus, stoves, ranges, refrigerators, laundry machines, tools, machinery, engines, dynamos, motors, boilers, incinerators, switchboards, conduits, compressors, vacuum cleaning systems, floor cleaning, waxing and polishing equipment, call systems, brackets, electrical signs, bulbs, bells, ash and fuel, conveyors, cabinets, lockers, shelving, spotlighting equipment, dishwashers, garbage disposals, washers and dryers), and other customary hotel equipment.

Parcel Number: 49-00-04927-00-1.

Location of property: 640 Fountain Road (formerly 640 Germantown Pike), Plymouth Meeting, PA 19462.

The improvements thereon are: Hotel and related improvements, together with all contents.

Seized and taken in execution as the property of **AREP 1 PM Hotel Owner LP** at the suit of *CRV/DTS Plymouth Sub Holdco, LLC*, in the matter of PCCP Credit VI REIT-Sub Holdco Seller, LLC. Debt: \$24,818,842.74 (plus interest and costs).

**Hangley Aronchick Segal Pudlin & Schiller**, 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. 2020-10918**, 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.

December 2, 2020

ALL THAT CERTAIN, tract of land, situate in **Limerick Township**, Montgomery County, Pennsylvania, as shown on a plan by Bursich Associates, Inc., entitled "Lands of Edward R. and Kathryn L. Moore Subdivision & Lot Line Adjustment Plan", Plan No. FP263064, Job No. 963064A, dated October 23, 2007, last revised November 19, 2007, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, on December 10, 2007 in Plan Book 30, Page 490, being more fully described, as follows:

BEGINNING at a point on the southerly ultimate right-of-way of Ridge Pike (36' half width); said point being the common front corner of Lots #2 and #3; thence, 1.) along Lot #3, South 31 degrees, 25 minutes, 55 seconds West, a distance of 430.69 feet, to a point; thence, 2.) along the same and along Lot #1, North 61 degrees, 55 minutes, 00 seconds West, a distance of 165.48 feet to a point; thence, 3.) along Lot #1, North 34 degrees, 30 minutes, 07 seconds West, a distance of 209.81 feet to a point; thence, 4.) along the same, North 12 degrees, 53 minutes, 34 seconds East, a distance of 30.66 feet to a point; thence, 5.) along the same, North 45 degrees, 32 minutes, 20 seconds East, a distance of 318.42 feet to a point on the aforementioned southerly ultimate right-of-way of Ridge Pike; thence, 6.) leaving said Lot #1, along an area offered for dedication as part of the aforementioned subdivision, North 45 degrees, 32 minutes, 20 seconds East, a distance of 6.30 feet to a point on the southerly legal right-of-way of Ridge Pike (30' half width); thence, 7.) along the same by a line parallel to the ultimate right-of-way of Ridge Pike, said ultimate right-of-way measuring 289.40 feet, South 61 degrees, 55 minutes, 00 seconds East, a distance of 287.87 feet to a point; thence, 8.) leaving said legal right-of-way of Ridge Pike, along the aforementioned area offered for dedication, South 31 degrees, 25 minutes, 55 seconds West, a distance of 6.01 feet, to the point of beginning.



BEING part of the same premises which Fred Tyson and Harriet Tyson, his wife, by Indenture, dated 05/29/1968, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid in Deed Book and Page 3512/1034, granted and conveyed unto Edward R. Moore and Kathryn L. Moore, his wife, as tenants by the entireties with right of survivorship, in fee.

Parcel Number: 37-00-04126-00-4.

Location of property: 411 W. Ridge Pike, Limerick Township, Montgomery County, PA.

The improvements thereon are: Commercial building diner.

Seized and taken in execution as the property of **Limerick Realty Partners LLC; Limerick Dining Corp.; Michael Mihos; Efthymios Tzortzator; Mark Klein and Nick Dellaportas** at the suit of Parke Bank. Debt: \$2,059,060.45.

**Saldutti 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.

#### **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.

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## **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.*

**R4 Designs, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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## **ARTICLES OF INCORPORATION NONPROFIT**

**CharityPharmacy.org** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Semanoff, Ormsby, Greenberg & Torchia, LLC**  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the provisions of the PA Nonprofit Corporation Law of 1988, for **Jake's Baristas**.

**Philadelphia Classical Society** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Alan F. Wohlstetter, Esquire**  
**Zarwin Baum DeVito Kaplan Schaer & Toddy, PC**  
One Commerce Square, 16th Floor  
2005 Market Street  
Philadelphia, PA 19103

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## **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**

#### **ALTSCHULL, ALLAN NORMAN, dec'd.**

Late of Lower Pottsgrove Township.  
Executrix: MARILYN P. ALTSCHULL,  
1301 Mulberry Street,  
Pottstown, PA 19464.  
ATTORNEY: PAUL A. PRINCE,  
934 High Street, P.O. Box 696,  
Pottstown, PA 19464

#### **BROWN, DORIS MAE also known as DORIS M. BROWN, dec'd.**

Late of Souderton, PA.  
Executor: DAVID R. BROWN,  
2485 Bedminster Road,  
Perkasie, PA 18944.

#### **CANNON JR., CHARLES W., dec'd.**

Late of Worcester Township.  
Co-Executors: KEVIN P. CANNON AND  
MICHELLE CANNON,  
c/o Mark Ryan, Esquire,  
618 Swede Street,  
Norristown, PA 19401.

#### **CRANE, HARRY W. also known as HARRY WRAY CRANE, II, dec'd.**

Late of Whitmarsh Township.  
Executor: STEPHEN P. CRANE,  
c/o McDevitt Law Office, LLC,  
940 W. Valley Road, Suite 1601,  
Wayne, PA 19087.  
ATTORNEY: BRIAN McDEVITT,  
940 W. Valley Road, Suite 1601,  
Wayne, PA 19087

**DASH, RICHARD M. also known as  
RICHARD MAXWELL DASH,  
RICHARD DASH and  
DICK DASH, dec'd.**

Late of Lower Merion Township.

Executrix: NANCY DASH,  
c/o Alan J. Denis, Esquire,  
484 Norristown Road, Suite 100,  
Blue Bell, PA 19422.

ATTORNEY: ALAN J. DENIS,  
LAW OFFICE OF ALAN J. DENIS,  
484 Norristown Road, Suite 100,  
Blue Bell, PA 19422

**DRUMHELLER, LEONARD E., dec'd.**

Late of Whitpain Township.

Executor: ROBERT L. DRUMHELLER,

c/o Joseph A. Walheim, Esquire,  
40 W. Eagle Road, Suite Two,  
Havertown, PA 19083-1425.

ATTORNEY: JOSEPH A. WALHEIM,  
JOSEPH A. WALHEIM & ASSOCIATES, P.C.,  
40 W. Eagle Road, Suite Two,  
Havertown, PA 19083-1425

**ELWERT, NANCY J. also known as  
NANCY ELWERT and  
NANCY PORTER ELWERT, dec'd.**

Late of Borough of North Wales.

Executrix: ELIZABETH VOELKER,  
c/o Michael D. Betts, Esquire,  
887 W. Bristol Road,  
Warminster, PA 18974.

ATTORNEY: MICHAEL D. BETTS,  
887 W. Bristol Road,  
Warminster, PA 18974

**FREEDMAN, HOWARD, dec'd.**

Late of Lower Merion Township.

Executors: MARTIN FREEDMAN,  
7614 Lafayette Avenue,  
Elkins Park, PA 19027, and  
SHARON L. SHELANSKI,  
710 Mill Creek Road,  
Gladwyne, PA 19035.

ATTORNEY: ALAN D. SILVERMAN,  
GOLDENBERG, SILVERMAN, GILLMAN &  
BINDER,

Two Penn Center, Suite 1506,  
1500 JFK Boulevard,  
Philadelphia, PA 19102

**GOMEZ, FERDINAND, dec'd.**

Late of Borough of Ambler.

Executors: MICHAEL GOMEZ AND  
NINA ZOTTER,

c/o Moira B. Rosenberger, Esquire,  
One Summit Street,  
Philadelphia, PA 19118.

ATTORNEY: MOIRA B. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118

**GRIFFO, SAMUEL CHARLES also known as  
SAMUEL C. GRIFFO and  
SAMUEL GRIFFO, dec'd.**

Late of Lower Merion Township.

Executrix: CYNTHIA LOUISE GRIFFO,

c/o Joseph A. Walheim, Esquire,  
40 W. Eagle Road, Suite Two,  
Havertown, PA 19083-1425.

ATTORNEY: JOSEPH A. WALHEIM,  
JOSEPH A. WALHEIM & ASSOCIATES, P.C.,  
40 W. Eagle Road, Suite Two,  
Havertown, PA 19083-1425

**JACKSON, THOMAS LAZARO also known as  
THOMAS L. LAZARO, dec'd.**

Late of Cheltenham Township.

Administratrix: ALICIA C. JACKSON,  
427 E. Howell Street,  
Philadelphia, PA 19120.

**JAGEL, MILDRED N., dec'd.**

Late of Worcester Township.

Executrix: PAMELA McSHANE,  
c/o Moira B. Rosenberger, Esquire,  
One Summit Street,  
Philadelphia, PA 19118.

ATTORNEY: MOIRA B. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118

**KELLY, JOHN F. also known as  
JOHN FRANCIS KELLY, dec'd.**

Late of Worcester Township.

Executrix: CAROLYN J. KELLY,  
3121 Water Street,  
Worcester, PA 19490.

ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**KELLY, NANCY B., dec'd.**

Late of Upper Gwynedd Township.

Executrix: CHELSEY A. GRIMM,  
1534 Muhlenburg Drive,  
Blue Bell, PA 19422.

ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**KOSICH, DARA P. also known as  
DARA PRITCHARD KOSICH, dec'd.**

Late of Horsham Township.

Executor: JOHN A. KOSCH, III,  
c/o 104 N. York Road,  
Hatboro, PA 19040.

ATTORNEY: BRUCE A. NICHOLSON,  
104 N. York Road,  
Hatboro, PA 19040

**LANDIS, HENRY H., dec'd.**

Late of Franconia Township.

Executrix: SALLY A. BISHOP,  
630 Freedom Way,  
Harleysville, PA 19438.

**LANDIS, WILLIAM R., dec'd.**

Late of Upper Providence Township.

Executor: RONALD S. LANDIS,  
1201 S. Prairie Avenue, Apt. 5104,  
Chicago, IL 60605.

ATTORNEY: LEE F. MAUGER,  
MAUGER & METER,  
1800 E. High Street, Suite 375,  
Pottstown, PA 19464

**LAUER, WILLIAM J., dec'd.**

Late of Abington Township.

Executrix: EMILY HAMILTON,  
8244 Rockwell Avenue,  
Philadelphia, PA 19111.

**LAUFF, MARIA, dec'd.**

Late of Lower Moreland Township.  
 Executrix: GERLINDE R. LAUFF,  
 c/o Paul A. Coghlan, Esquire,  
 437 Rhawn Street,  
 Philadelphia, PA 19111.  
 ATTORNEY: PAUL A. COGLAN,  
 437 Rhawn Street,  
 Philadelphia, PA 19111

**LORING, ROSALINDA E., dec'd.**

Late of West Norriton Township.  
 Executor: CHRISTOPHER J. LORING.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**MACLEAN, HOWARD, dec'd.**

Late of Plymouth Township.  
 Executor: BLAINE W. FRITSCH,  
 c/o Richard W. Shaffer, Esquire,  
 7736 Main Street,  
 Fogelsville, PA 18051.

**MALMUD, BETTY LOU, dec'd.**

Late of Whitemarsh Township.  
 Executrices: JO ANN MALMUD AND  
 ELIZABETH RULTENBERG,  
 c/o Karen Schecter Dayno, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: KAREN SCHECTER DAYNO,  
 TIMONEY KNOX LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**MATITYAHU, DORIT also known as**

**DORIT R. MATITYAHU, dec'd.**  
 Late of Lower Merion Township.  
 Executor: NATAN MATITYAHU,  
 c/o Suzanne M. Hecht, Esquire,  
 795 E. Lancaster Avenue, #280,  
 Villanova, PA 19085.  
 ATTORNEY: SUZANNE M. HECHT,  
 HANEY & HECHT,  
 795 E. Lancaster Avenue, #280,  
 Villanova, PA 19085

**MAY, GEORGE P., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: MARY E. TYRRELL,  
 c/o William Morrow, Esquire,  
 58 E. Penn Street,  
 Norristown, PA 19401.  
 ATTORNEY: WILLIAM MORROW,  
 MORROW AND LEFEVRE, LLC,  
 58 E. Penn Street,  
 Norristown, PA 19401

**MEMBRINO, BARBARA R. also known as**

**BARBARA MEMBRINO and**  
**BARBARA ROSE MEMBRINO, dec'd.**  
 Late of West Pottsgrove Township.  
 Executrix: SUSAN L. STENDER,  
 22 N. Borough Line Road,  
 Collegeville, PA 19426.

**MONCRIEF, AYANA also known as**

**AYANA S. MONCRIEF,**  
**AYANA SHANTEL MONCRIEF and**  
**AYANA SHANTEL CARDOZA MONCRIEF, dec'd.**  
 Late of Upper Dublin Township.  
 Administratrix: MARGARET C. ORTH,  
 1001 Easton Road, M302,  
 Willow Grove, PA 19090.  
 ATTORNEY: MARK A. HAAS,  
 SAM Y. HWANG,  
 HWANG & HAAS, PC,  
 325 Sentry Parkway,  
 Building 5W, Suite 200,  
 Blue Bell, PA 19422

**MURPHY, MURIEL J. also known as**

**MURIEL MURPHY, dec'd.**  
 Late of Lower Merion Township.  
 Administratrix: KEEYA J. GASKIN,  
 c/o Ronald G. McNeil, Esquire,  
 1333 Race Street,  
 Philadelphia, PA 19107-1585.  
 ATTORNEY: RONALD G. McNEIL,  
 McNEIL LEGAL SERVICES,  
 1333 Race Street,  
 Philadelphia, PA 19107-1585

**OTT, DOROTHY M. also known as**

**DOROTHY MAE OTT, dec'd.**  
 Late of Franconia Township.  
 Executor: RICHARD A. OTT,  
 210 E. Central Avenue,  
 Telford, PA 18969.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**PULLI, MARIE V., dec'd.**

Late of Upper Dublin Township.  
 Executor: KEVIN R. KNISELL,  
 c/o Sommar, Tracy & Sommar,  
 210 S. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: JAMES C. SOMMAR,  
 SOMMAR, TRACY & SOMMAR,  
 210 S. Broad Street,  
 Lansdale, PA 19446

**QUERY, CATHERINE also known as**

**KASHA QUERY, dec'd.**  
 Late of Pottstown, PA.  
 Executrix: CYNTHIA RHOADES KARVER,  
 1160 Silcox Drive,  
 Gilbertsville, PA 19525.  
 ATTORNEY: JEFFREY C. KARVER,  
 7 E. Philadelphia Avenue, Suite 1,  
 Boyertown, PA 19512

**ROSENBERG, LOIS Z., dec'd.**

Late of Abington Township.  
 Executor: ALAN F. ROSENBERG,  
 81 Scottfield Drive,  
 Newark, DE 19713.

**SCHOFIELD, TAUBE, dec'd.**

Late of Lower Moreland Township.  
 Executor: GEOFFREY GOLL,  
 c/o Karen Schecter Dayno, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.

ATTORNEY: KAREN SCHECTER DAYNO,  
TIMONEY KNOX LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**SPINKS, LINDA, dec'd.**

Late of Plymouth Township.  
Administratrix: LISA WARRINER,  
c/o Paul E. Vangrossi, Esquire,  
319 Swede Street,  
Norristown, PA 19401.  
ATTORNEY: PAUL E. VANGROSSI,  
319 Swede Street,  
Norristown, PA 19401

**THALHEIMER, NELLY B. also known as**

**NELLY THALHEIMER, dec'd.**

Late of Abington Township.  
Executor: DAVID S. THALHEIMER,  
c/o M. Howard Vigderman, Esquire,  
1735 Market Street, 21st Floor,  
Philadelphia, PA 19103.  
ATTORNEY: M. HOWARD VIGDERMAN,  
MONTGOMERY McCracken Walker &  
RHOADS, LLP,  
1735 Market Street, 21st Floor,  
Philadelphia, PA 19103

**WALTER, EARL P., dec'd.**

Late of Upper Gwynedd Township.  
Executrix: MYSTI L. CENKNER,  
934 Argonne Avenue, NE,  
Atlanta, GA 30309.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**WEIR, MARY B., dec'd.**

Late of Whitmarsh Township.  
Executor: R. BRUCE WEIR,  
c/o Catherine Sue Clark, Esquire,  
11319 Shannondell Drive,  
Norristown, PA 19403.  
ATTORNEY: CATHERINE SUE CLARK,  
11319 Shannondell Drive,  
Norristown, PA 19403

**WEISSMAN, FREDERICA G., dec'd.**

Late of Borough of Jenkintown.  
Executors: JEFFREY G. WEISSMAN AND  
NANCY W. MORRIS,  
c/o Hilary Fuelleborn, Esquire,  
745 Yorkway Place,  
Jenkintown, PA 19046.  
ATTORNEY: HILARY FUELLEBORN,  
LUSKUS & FUELLEBORN, P.C.,  
745 Yorkway Place,  
Jenkintown, PA 19046

**WILLIAMS, MARION RUTH also known as**

**MARION D. WILLIAMS and**

**MARION WILLIAMS, dec'd.**

Late of Borough of Collegeville.  
Administratrix: AMY WILLIAMS,  
c/o Lisa J. Cappolella, Esquire,  
1236 E. High Street,  
Pottstown, PA 19464.  
ATTORNEY: LISA J. CAPPOLELLA,  
1236 E. High Street,  
Pottstown, PA 19464

**WORTHINGTON, MARY ELLEN, dec'd.**

Late of Dresher, PA.  
Executor: FRANCIS W. WORTHINGTON, ESQUIRE,  
2370 York Road, Building A-2,  
Jamison, PA 18929.  
ATTORNEY: FRANCIS W. WORTHINGTON,  
2370 York Road, Building A-2,  
Jamison, PA 18929

**Second Publication**

**AMOORE, RENEE J., dec'd.**

Late of Upper Merion Township.  
Executrix: JANIS M. RUISE,  
201 Carmella Court,  
King of Prussia, PA 19406.  
ATTORNEY: ANTHONY J. ROCCA,  
LAW OFFICES OF ANTHONY J. ROCCA, P.C.,  
1528 Walnut Street, Suite 1507,  
Philadelphia, PA 19102

**BENASH, CARMEN A., dec'd.**

Late of Pottstown, PA.  
Co-Executors: RAYMOND BENASH,  
409 Strathmore Road,  
Havertown, PA 19083,  
LISA BENASH,  
825 Hale Street,  
Pottstown, PA 19464.

**BILLMAN JR., JOHN, dec'd.**

Late of Collegeville, PA.  
Executrix: ANN M. CULP,  
c/o Jodi L. Griffis, Esquire,  
1495 Alan Wood Road, Suite 7,  
Conshohocken, PA 19428.

**BRADNEY, DONNA ANN also known as**

**DONNA A. BRADNEY and**

**DONNA BRADNEY, dec'd.**

Late of Horsham Township.  
Administratrix: JOSEPHINE BRADNEY,  
2644 Madara Road,  
Bensalem, PA 19020.  
ATTORNEY: THOMAS J. BARNES,  
EGBERT & BARNES, P.C.,  
349 York Road, Suite 100,  
Willow Grove, PA 19090

**BREY, GRACE F. also known as**

**GRACE FRANCES BREY, dec'd.**

Late of Salford Township.  
Executor: GREGORY P. BREY,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**BUTLER, MICHAEL D., dec'd.**

Late of Borough of Hatboro.  
Executor: DENISE CARTIN,  
c/o Michael D. Betts, Esquire,  
887 W. Bristol Road,  
Warminster, PA 18974.  
ATTORNEY: MICHAEL D. BETTS,  
887 W. Bristol Road,  
Warminster, PA 18974

**CAESAR, PATTI LYNN, dec'd.**

Late of Ardmore, PA.  
Executrix: DEBBI ZIEV,  
c/o Daniela Mazal,  
23634 White Oak Court,  
Newhall, CA 91321.

**CHATBURN, BARBARA A., dec'd.**

Late of Borough of Hatboro.  
 Administrator: MICHAEL C. CHATBURN,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: BRUCE A. NICHOLSON,  
 104 N. York Road,  
 Hatboro, PA 19040

**CHIARTAS, ELIZABETH R. also known as ELIZABETH ROSE CHIARTAS, dec'd.**

Late of Upper Dublin Township.  
 Executrix: PAMELA C. JAMESON,  
 P.O. Box 885,  
 Doylestown, PA 18901.  
 ATTORNEY: RICHARD D. MAGEE, JR.,  
 P.O. Box 885,  
 Doylestown, PA 18901

**DiGIACOMO, JOSEPH N., dec'd.**

Late of Lower Merion Township.  
 Executrix: JENNIFER DiGIACOMO,  
 c/o Patrick A. Russo, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: PATRICK A. RUSSO,  
 HECKSCHER, TEILLON, TERRILL &  
 SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428

**EVANS, REBECCA HALL, dec'd.**

Late of New Hanover Township.  
 Co-Administrators: KEVIN MIHALCIK AND  
 AIDAN E. EVANS,  
 c/o Mary C. Crocker, Esquire,  
 1296 E. High Street,  
 Pottstown, PA 19464.

**FEWER, MARY T., dec'd.**

Late of Lower Salford Township.  
 Executor: THOMAS M. FEWER,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**FRANKHOUSE, ANN K., dec'd.**

Late of Worcester Township.  
 Executors: DIANE F. FOX,  
 2531 Stony Creek Road,  
 Lansdale, PA 19446,  
 FARMERS AND MERCHANTS TRUST COMPANY  
 OF CHAMBERSBURG, PA,  
 20 S. Main Street, P.O. Box 6010,  
 Chambersburg, PA 17201.  
 ATTORNEY: STANLEY A. SMITH,  
 BARLEY SNYDER,  
 213 Market Street, 12th Floor,  
 Harrisburg, PA 17101

**FRANZEN SR., PAUL WILLIAM, dec'd.**

Late of Whitemarsh Township.  
 Executrix: LIZANNE F. HAGEDORN,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, P.C.,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**GADIEL, DAVID, dec'd.**

Late of Abington Township.  
 Executrix: CYNTHIA A. GADIEL McGINLEY,  
 c/o Joseph J. Witw, Esquire,  
 1140-B York Road,  
 Warminster, PA 18974-2072.  
 ATTORNEY: JOSEPH J. WITW,  
 1140-B York Road,  
 Warminster, PA 18974-2072

**GOODRICH, GLORIA C. also known as GLORIA CHRISTINE GOODRICH, CHRISTINE G. GOODRICH, CHRISTINE GLORIA GOODRICH, GLORIA CHRISTINE CARROLL, CHRISTINE GLORIA CARROLL and CHRISTINE GLORIA CARROLL GOODRICH, dec'd.**

Late of South Creek Township, Bradford County and  
 formerly of Royersford Borough.  
 Executor: JAMES H. GOODRICH,  
 466 Bucks Creek Road,  
 Gillett, PA 16925.

**HAILS, HARRY, dec'd.**

Late of Upper Frederick Township.  
 Executrix: CAROL ANN HAILS,  
 716 Juniper Street,  
 Quakertown, PA 18951.  
 ATTORNEY: JOSEPH K. KOURY,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**HARPER, ANNETTE F., dec'd.**

Late of Lower Merion Township.  
 Executor: JAMES R. HARPER,  
 1400 Waverly Road, Villa 44,  
 Gladwyne, PA 19035.  
 ATTORNEY: RICHARD W. STEVENS,  
 FLAMM WALTON HEIMBACH,  
 794 Penllyn Pike, Suite 100,  
 Blue Bell, PA 19422-1669

**HARPER, JEANETTE RUTH also known as JEANETTE R. HARPER, dec'd.**

Late of Lower Salford Township.  
 Executor: CHARLES JEFFREY HARMAN,  
 82619 Boner Lane,  
 Enterprise, OR 97828.  
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
 BUSCHMAN & JOHNSON,  
 228 N. Main Street,  
 Souderton, PA 18964

**HAYDEN, DENNIS MARTIN also known as DENNY HAYDEN, dec'd.**

Late of Norristown, PA.  
 Executor: TERRENCE HAYDEN,  
 96 Fairway Loop Drive,  
 Pottsboro, TX 75076.

**KLARA, CHARLES JOSEPH also known as CHUCK KLARA, dec'd.**

Late of Upper Gwynedd Township.  
 Co-Executors: PHILIP KLARA AND  
 PAUL KLARA,  
 838 Easter Drive,  
 West Chester, PA 19382.

**KUTER, JOSEPH D., dec'd.**

Late of Lower Merion Township.  
 Administrator: JOSEPH J. KUTER,  
 c/o Megan E. O'Rourke, Esquire,  
 1835 Market Street, Suite 505,  
 Philadelphia, PA 19103-2968.



ATTORNEY: MEGAN O'ROURKE,  
TEETERS HARVEY MARRONE & KAIER LLP,  
1835 Market Street, Suite 505,  
Philadelphia, PA 19103-2968

**McKENNA, GERALD G. also known as  
GERALD GEORGE McKENNA, dec'd.**  
Late of Upper Gwynedd Township.  
Executrix: ELLEN ELIZABETH McKENNA,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: JAMES C. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
Lansdale, PA 19446

**McTEAGUE, DOLORES R., dec'd.**  
Late of Upper Merion Township.  
Executor: JOE McTEAGUE,  
126 Wyndmoor Road,  
Springfield, PA 19064.

**MIHALCIK, STEPHEN J., dec'd.**  
Late of New Hanover Township.  
Co-Administrators: KEVIN MIHALCIK AND  
AIDAN E. EVANS,  
c/o Mary C. Crocker, Esquire,  
1296 E. High Street,  
Pottstown, PA 19464.

**MILLER, PAUL, dec'd.**  
Late of Horsham Township.  
Executrix: MARGARET R. TOCZYLOWSKI-MILLER,  
1134 Harrogate Way,  
Ambler, PA 19002.  
ATTORNEY: KAREN F. ANGELUCCI,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY,  
O'CONNELL & BIRNBAUM, LLP,  
2444 Huntingdon Pike,  
Bethayres, PA 19006

**MUNSHOWER, MARGARET LEWIS also known as  
MARGARET L. MUNSHOWER, dec'd.**  
Late of Upper Dublin Township.  
Executrix: HELENE DEELY,  
158 Bradford Court,  
Mount Laurel, NJ 08054.  
ATTORNEY: HARVEY FRIEDLAND,  
1717 Swede Road, Suite 200,  
Blue Bell, PA 19422

**OKAMOTO, ELLEN LYDIA also known as  
ELLEN L. OKAMOTO, dec'd.**  
Late of Lower Merion Township.  
Executors: KARL S. OKAMOTO AND  
EUGENE E. OKAMOTO,  
c/o Jennifer A. Kosteva, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950.  
ATTORNEY: JENNIFER A. KOSTEVA,  
HECKSCHER, TEILLON, TERRILL &  
SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950

**OLSON, PATRICIA H. also known as  
PATRICIA OLSON, dec'd.**  
Late of Borough of Hatboro.  
Executrix: RACHEL ANN WULLER,  
c/o McLafferty & Kroberger, PC,  
807 Bethlehem Pike,  
Erdenheim, PA 19038.

ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
McLafferty & Kroberger, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038

**RORER, LINDA H., dec'd.**  
Late of Lower Merion Township.  
Executor: HERBERT T. RORER,  
655 Dodds Lane,  
Gladwyne, PA 19035.  
ATTORNEY: CHRISTOPHER H. GADSDEN,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087-1571

**SPAVENTA, DONATO also known as  
DONATO SPAVENTO and  
DANNY SPAVENTO, dec'd.**  
Late of Lower Merion Township.  
Executrix: LUCY SPAVENTA,  
c/o Louis I. Lipsky, Esquire,  
1101 Market Street, Suite 2820,  
Philadelphia, PA 19107-2993.  
ATTORNEY: LOUIS I. LIPSKY,  
LIPSKY AND BRANDT,  
1101 Market Street, Suite 2820,  
Philadelphia, PA 19107-2993

**STETLER, JON C., dec'd.**  
Late of Borough of Pottstown.  
Executors: DAVID L. STETLER AND  
GREGORY N. EMBRIANI,  
c/o James D. Scheffey, Esquire,  
P.O. Box 776,  
Pottstown, PA 19464-0776.  
ATTORNEY: JAMES D. SCHEFFEY,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776

**STEVENSON, NOREEN H., dec'd.**  
Late of Cheltenham Township.  
Administrator: JAMES M. STEVENSON,  
1636 Aidenn Lair Road,  
Dresher, PA 19025.  
ATTORNEY: ROBERT FREEDENBERG,  
SKARLATOS ZONARICH,  
320 Market Street, Suite 600 West,  
Harrisburg, PA 17101

**TALLMAN, WILLIAM G. also known as  
BILL TALLMAN and  
WILLIAM TALLMAN, dec'd.**  
Late of Upper Merion Township.  
Executrix: SUSAN TALLMAN,  
618 Bob White Road,  
Wayne, PA 19087.  
ATTORNEY: JACK HUBERT,  
LAW OFFICES OF JACK HUBBERT,  
P.O. Box 2193,  
Philadelphia, PA 19103

**TOMCZAK, PATRICIA JANE also known as  
PATRICIA J. TOMCZAK, dec'd.**  
Late of Conshohocken, PA.  
Executor: JEROME TOMCZAK,  
611 Old Elm Street,  
Conshohocken, PA 19428.  
ATTORNEY: BROOK HASTINGS,  
25 Washington Lane, Suite 5A,  
Wyncote, PA 19095

**TULI, KELLY DIANE also known as****KELLY D. TULI and  
KELLY TULI, dec'd.**

Late of Lower Providence Township.

Executor: SUNIL TULI,

2319 Redtail Road,

Audubon, PA 19403.

ATTORNEY: MICHAEL E. FUREY,

1043 S. Park Avenue,

Audubon, PA 19403

**WAITE, JOHN LAPP, dec'd.**

Late of Abington Township.

Executor: JONATHAN B. WAITE,

c/o Robert W. Maher, Esquire,

400 Greenwood Avenue, First Floor,

Wyncote, PA 19095.

ATTORNEY: ROBERT W. MAHER,

LAW OFFICES DYER &amp; MAHER,

400 Greenwood Avenue, First Floor,

Wyncote, PA 19095

**WAMBOLD, CLAUDE A., dec'd.**

Late of Upper Frederick Township.

Executrix: ARLENE R. WAMBOLD,

c/o Gregory R. Gifford, Esquire,

Rubin, Glickman, Steinberg &amp; Gifford, P.C.,

2605 N. Broad Street, P.O. Box 1277,

Lansdale, PA 19446.

**WENDEL, BONNIE ANN also known as****BONNIE A. WENDEL, dec'd.**

Late of Norristown, PA.

Executrix: ANNA DARPINO MORRIS,

210 Bunting Circle,

Norristown, PA 19403.

ATTORNEY: CLAUDIA E. GENUARDI,

1501 Le Boutillier Road,

Malvern, PA 19355

**WHITE, GEORGE A. also known as****GEORGE ALVIN WHITE, dec'd.**

Late of Borough of Pottstown.

Executor: JOSH KENNETH SMITH,

534 S. 15th Street,

Reading, PA 19602.

ATTORNEY: JOSEPH L. QUINN,

192 S. Hanover Street, Suite 101,

Pottstown, PA 19464

**WICHTERMAN, ANNE E., dec'd.**

Late of Lower Gwynedd Township.

Executors: ELIZABETH A. PATRUNO,

1545 Butler Pike,

Conshohocken, PA 19428.

CHRISTIAN J. WICHTERMAN,

7 Hudson Way,

Garnet Valley, PA 19060.

ATTORNEY: MARYBETH O. LAURIA,

THE LAW OFFICE OF MICHAEL S. CONNOR, LLC,

644 Germantown Pike, Suite 2-C,

Lafayette Hill, PA 19444

**WIEDMANN, BERTHA H., dec'd.**

Late of Abington Township.

Administrator: JOHN P. WIEDMANN,

1425 Grovania Avenue,

Abington, PA 19001.

ATTORNEY: DAVID P. GRAU,

911 N. Easton Road, P.O. Box 209,

Willow Grove, PA 19090

**WILLIAMS, HORACE EUGENE, dec'd.**

Late of Lafayette Hill, PA.

Executrix: SHEILA FERGUSON,

305 Foxhound Drive,

Lafayette Hill, PA 19444.

**WILSON, MARIA FLYNN also known as****MARIA F. WILSON, dec'd.**

Late of Abington Township.

Executor: THOMAS J. FLYNN,

c/o Rosemary R. Ferrino, Esquire,

608 W. Main Street,

Lansdale, PA 19446-2012.

ATTORNEY: ROSEMARY R. FERRINO,

MONTCO ELDER LAW, LLP,

608 W. Main Street,

Lansdale, PA 19446-2012

**YODER, L. MERRILL, dec'd.**

Late of Franconia Township.

Executrix: LINDA A. COVEL,

195 Morwood Road,

Harleysville, PA 19438.

ATTORNEY: DOROTHY K. WEIK-HANGE,

LANDIS, HUNSBERGER, GINGRICH &amp;

WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,

Souderton, PA 18964

**YOUNG, DONALD S., dec'd.**

Late of Lower Merion Township.

Executors: SILJA M. YOUNG,

GORDON S. YOUNG,

PETER J. YOUNG AND

ROBERT A. YOUNG,

c/o Andrew H. Dohan, Esquire,

460 E. King Road,

Malvern, PA 19355-3049.

ATTORNEY: ANDREW H. DOHAN,

LENTZ, CANTOR &amp; MASSEY, LTD.,

460 E. King Road,

Malvern, PA 19355-3049

**Third and Final Publication****APPELBAUM, EDWARD R. also known as****EDWARD ROBERT APPELBAUM, dec'd.**

Late of Whitpain Township.

Executrix: LAURIE APPELBAUM,

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

**BERGSTROM, ELIZABETH W., dec'd.**

Late of Lower Merion Township.

Executrix: NANCY B. HAVENS,

c/o John A. Terrill, II, Esquire,

100 Four Falls, Suite 300,

West Conshohocken, PA 19428.

ATTORNEY: JOHN A. TERRILL, II,

HECKSCHER, TEILLON, TERRILL &amp;

SAGER, P.C.,

100 Four Falls, Suite 300,

West Conshohocken, PA 19428

**BOLAND, CHARLENE N., dec'd.**

Late of Horsham Township.

Administrator: ROBERT BOLAND,

2388 Greensward Drive N.,

Warrington, PA 18976.

ATTORNEY: JEREMY A. WECHSLER,  
2300 Computer Avenue, Suite J54,  
Willow Grove, PA 19090

**CUMISKEY, PATRICK J., dec'd.**

Late of Abington Township.  
Administratrix: MARY M. CUMISKEY,  
c/o Joseph P. Stampone, Esquire,  
500 Cottman Avenue,  
Cheltenham, PA 19012.  
ATTORNEY: JOSEPH P. STAMPONE,  
STAMPONE O'BRIEN DILSHEIMER LAW,  
500 Cottman Avenue,  
Cheltenham, PA 19012

**DAVIS, EDWARD JOHN, dec'd.**

Late of Franconia Township.  
Executor: JOHN E. DAVIS,  
190 W. 8th Street,  
Red Hill, PA 18076.  
ATTORNEY: NEIL M. HILKERT,  
229 W. Wayne Avenue,  
Wayne, PA 19087

**DEN DULK, KEVIN C. also known as  
KEVIN CHRISTOPHER DEN DULK, dec'd.**

Late of Limerick Township.  
Executor: ARIE LEO DEN DULK,  
c/o Patricia Leisner Clements, Esquire,  
516 Falcon Road,  
Audubon, PA 19426.  
ATTORNEY: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403

**EISENHARD, MILTON EDWIN, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: LINDA A. EISENHARD,  
c/o Vincent M. Vangrossi, Esquire,  
319 Swede Street,  
Norristown, PA 19401.  
ATTORNEY: VINCENT M. VANGROSSI,  
319 Swede Street,  
Norristown, PA 19401

**ERICSSON, STANLEY E., dec'd.**

Late of Horsham Township.  
Executor: TED B. FRANK,  
c/o William B. Cooper, III, Esquire,  
P.O. Box 673,  
Exton, PA 19341.  
ATTORNEY: WILLIAM B. COOPER, III,  
FOX ROTHSCHILD LLP,  
P.O. Box 673,  
Exton, PA 19341

**FANTO, BARBARA A., dec'd.**

Late of Upper Merion Township.  
Executor: RICHARD M. HELLER,  
c/o Richard M. Heller, Esquire,  
200 W. Front Street,  
Media, PA 19063-3101.  
ATTORNEY: RICHARD M. HELLER,  
200 W. Front Street,  
Media, PA 19063-3101

**FLINK, STEPHEN, dec'd.**

Late of Lower Merion Township.  
Executor: JERRY H. DOLCHIN,  
50 S. 16th Street, Suite 3530,  
Philadelphia, PA 19102.  
ATTORNEY: WENDY FEIN COOPER,  
DOLCHIN, SLOTKIN & TODD, P.C.,  
50 S. 16th Street, Suite 3530,  
Philadelphia, PA 19102

**GARCIA, DULCE JOSEFINA, dec'd.**

Late of Towamencin Township.  
Executrix: MARILYN G. BUCK,  
c/o Michelle M. Forsell, Esquire,  
Norris McLaughlin, P.A.,  
570 Main Street,  
Pennsburg, PA 18073.  
ATTORNEY: MICHELLE M. FORSELL,  
NORRIS McLAUGHLIN, P.A.,  
570 Main Street,  
Pennsburg, PA 18073

**GAYMON, JC, dec'd.**

Late of Cheltenham Township.  
Administrator: LESTER GAYMON,  
8629 Provident Street,  
Philadelphia, PA 19150.  
ATTORNEY: ROBERT FREEDENBERG,  
SKARLATOS ZONARICH,  
320 Market Street, Suite 600W,  
Harrisburg, PA 17101

**GINLEY JR., DANIEL L., dec'd.**

Late of Borough of Lansdale.  
Executrix: ANNE YERKES,  
c/o Robert L. Adshead, Esquire,  
1494 Old York Road, Suite 200,  
Abington, PA 19001.  
ATTORNEY: ROBERT L. ADSHEAD,  
LAW OFFICES OF ROBERT ADSHEAD, LLC,  
1494 Old York Road, Suite 200,  
Abington, PA 19001

**GRAFTON, HARRIET A. also known as  
HARRIET ARLINE GRAFTON, dec'd.**

Late of Franconia Township.  
Executor: DENNIS C. GRAFTON,  
932 Route 113,  
Sellersville, PA 18960.  
ATTORNEY: R. WAYNE CLEMENS,  
CLEMENS, NULTY & GIFFORD,  
510 E. Broad Street, P.O. Box 64439,  
Souderton, PA 18964-0439

**GULDIN, CAROLINE H., dec'd.**

Late of Upper Frederick Township.  
Executor: JOEL G. GULDIN,  
c/o Michelle M. Forsell, Esquire,  
Norris McLaughlin, P.A.,  
570 Main Street,  
Pennsburg, PA 18073.  
ATTORNEY: MICHELLE M. FORSELL,  
NORRIS McLAUGHLIN, P.A.,  
570 Main Street,  
Pennsburg, PA 18073

**HAUN, EDWARD also known as  
EDWARD D. HAUN, dec'd.**

Late of Skippack Township.  
Administratrix: JANET M. HAUN,  
824 Bridge Road,  
Collegeville, PA 19426.  
ATTORNEY: ADAM T. KATZMAN,  
KATZMAN LAW OFFICE, P.C.,  
1117 Bridge Road, Suite A,  
P.O. Box 268,  
Creamery, PA 19430,  
610-409-2909

**HECK, KATHERINE J. also known as  
KATHERINE HECK, dec'd.**

Late of Lower Salford Township.  
Executrix: MARIE RONEY,  
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

**HISER, SUSAN IRIS also known as  
SUSAN I. HISER, dec'd.**

Late of Whitpain Township.  
Administrator: STEPHEN R. HISER,  
2530 Boston Street, SE,  
Grand Rapids, MI 49506.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785

**HUNTER, BETTE ANN also known as  
BETTE HUNTER, dec'd.**

Late of Hatfield, PA.  
Executor: ROBERT HUNTER, JR.,  
904 Route 113,  
Sellersville, PA 18960.

**HUTCHINSON, JUDITH M. also known as  
JUDITH M. DOYLE and  
JUDITH MAY PATTERSON, dec'd.**

Late of Lower Providence Township.  
Executrix: LISA ANN PETROCHKO,  
c/o Justin H. Brown, Esquire,  
3000 Two Logan Square,  
Philadelphia, PA 19103-2799.  
ATTORNEY: JUSTIN H. BROWN,  
TROUTMAN PEPPER LLP,  
3000 Two Logan Square,  
Philadelphia, PA 19103-2799

**KLOUDA, MICHAEL S. also known as  
MICHAEL KLOUDA, dec'd.**

Late of Horsham Township.  
Executrix: JULIE C. KLOUDA,  
1209 Lady Violet Drive,  
Ambler, PA 19002.

**KULP JR., GERALD VINCENT also known as  
GERALD V. KULP, dec'd.**

Late of Upper Merion Township.  
Executrix: JENNIFER COOPER,  
3461 Foxfield Circle,  
Perkiomenville, PA 18074.  
ATTORNEY: ADAM T. KATZMAN,  
KATZMAN LAW OFFICE, P.C.,  
1117 Bridge Road, Suite A,  
P.O. Box 268,  
Creamery, PA 19430,  
610-409-2909

**LEVITT, ELAINE C., dec'd.**

Late of Abington Township.  
Executor: GILBERT E. TOLL,  
60 W. Boot Road, Suite 201,  
West Chester, PA 19380.  
ATTORNEY: APRIL L. CHARLESTON,  
THE CHARLESTON FIRM,  
60 W. Boot Road, Suite 201,  
West Chester, PA 19380

**LIGHTKEP, DOROTHY E., dec'd.**

Late of Whitpain Township.  
Administrator: MICHAEL E. LIGHTKEP,  
830 Belfry Drive,  
Blue Bell, PA 19422.  
ATTORNEY: LADOV LAW FIRM, P.C.,  
1101 Market Street, Suite 2820,  
Philadelphia, PA 19107

**LURWICK, DONALD R., dec'd.**

Late of Springfield Township.  
Administrator: CHARLES A. J. HALPIN, III,  
The Land Title Building, Suite 1830,  
100 S. Broad Street,  
Philadelphia, PA 19110.  
ATTORNEY: CHARLES A. J. HALPIN, III,  
The Land Title Building, Suite 1830,  
100 S. Broad Street,  
Philadelphia, PA 19110

**MacCORD, HARRY ROBERT also known as  
HARRY R. MacCORD, dec'd.**

Late of Borough of Lansdale.  
Executors: JACK MacCORD,  
1715 W. Township Line Road,  
Blue Bell, PA 19422,  
HARRY MacCORD, JR.,  
3008 Samantha Way,  
Gilbertsville, PA 19525.  
ATTORNEY: WILLIAM S. RAVENELL, II,  
8033 Old York Road, Suite 210B,  
Elkins Park, PA 19027

**NICHOLSON, ROBERT D. also known as  
ROBERT DeCOU NICHOLSON, dec'd.**

Late of Whitpain Township.  
Executrix: ELLEN R. KOSH,  
c/o Paul C. Heintz, Esquire,  
Centre Square West, Suite 3400,  
1500 Market Street,  
Philadelphia, PA 19102-2101.  
ATTORNEY: PAUL C. HEINTZ,  
OBERMAYER REBMANN MAXWELL &  
HIPPEL LLP,  
Centre Square West, Suite 3400,  
1500 Market Street,  
Philadelphia, PA 19102-2101

**NISHIDA, YUKO, dec'd.**

Late of Abington Township.  
Administratrix: MADOKA NISHIMURA,  
c/o Danielle M. Yacono, Esquire,  
1701 Walnut Street, 6th Floor,  
Philadelphia, PA 19103.  
ATTORNEY: DANIELLE M. YACONO,  
THE LAW OFFICES OF PETER L. KLENK &  
ASSOCIATES,  
1701 Walnut Street, 6th Floor,  
Philadelphia, PA 19103

**RICCIO, AGNES T. also known as  
AGNES RICCIO, dec'd.**

Late of Royersford, PA.  
Executor: LEONARD RICCIO,  
108 Yaupon Road,  
Pine Knoll Shores, NC 28512.

**RILEY IV, HENRY C. also known as  
HENRY C. RILEY, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: JEANNE WILLIAMS,  
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

**SANCHEZ, JOSE JAVIER, dec'd.**

Late of Borough of Norristown.  
Administratrix: EUSTOLIA FLORES SANCHEZ,  
525 Stanbridge Street,  
Norristown, PA 19401.

**SCHREIBER, GEORGE J., dec'd.**

Late of Hatfield Township.  
 Executrix: CATHLEEN SCHMIDT,  
 884 Laurel Lane,  
 Harleysville, PA 19438.

**STURM, GALE M., dec'd.**

Late of Abington Township.  
 Executor: ROBERT NORTH,  
 735 Highland Avenue,  
 Jenkintown, PA 19046.

**SULLIVAN, MARGARET M. also known as  
 MARGARET MADDOCK SULLIVAN,  
 PEG SULLIVAN and  
 MM SULLIVAN, dec'd.**

Late of Lower Moreland Township.  
 Executors: MARY LIGHT FAIRBANKS AND  
 ROBERT M. TAYLOR,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD AND BUCKMAN, P.C.,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**SWARTLEY, MARGOT H., dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: NANCY L. SWARTLEY RIEGLER,  
 c/o Stephanie A. Henrick, Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: STEPHANIE A. HENRICK,  
 HIGH SWARTZ LLP,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

**THOMAS, DONNA L. also known as  
 DONNA THOMAS, dec'd.**

Late of Abington Township.  
 Executrix: LESLIE J. CARSON,  
 c/o Joseph H. Dougherty, Esquire,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: JOSEPH H. DOUGHERTY,  
 DOUGHERTY & ECKEL,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038

**WETZEL, DAVID CRAIG also known as  
 DAVID C. WETZEL, dec'd.**

Late of Worcester Township.  
 Administrator: KENNETH M. WETZEL,  
 415 Shipwrighter Way,  
 Lansdale, PA 19446.  
 ATTORNEY: ADAM D. ZUCKER,  
 MUDRICK & ZUCKER, P.C.,  
 325 Sentry Parkway,  
 Building 5 W., Suite 320,  
 Blue Bell, PA 19422

**ZION, MICHAEL J. also known as  
 MICHAEL ZION, dec'd.**

Late of Whitpain Township.  
 Executrix: ANDREA ZION,  
 191 Country View Way,  
 Telford, PA 18969.  
 ATTORNEY: MARK S. HARRIS,  
 KRAUT HARRIS,  
 5 Valley Square, Suite 120,  
 Blue Bell, PA 19422

**ZURCHER JR., ARNOLD J., dec'd.**

Late of Cheltenham Township.  
 Executors: JOHN D. ZURCHER AND  
 SARAH H. COADY,  
 c/o Katherine B. Commons, Esquire,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144-1947.  
 ATTORNEY: KATHERINE B. COMMONS,  
 COMMONS & COMMONS, LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144-1947

**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*

**Workplace Harmony** with its principal place of business at 1114 New Kepler Road, Pottstown, PA 19464.

The name and address of the person owning or interested in said business is: Lauren Williams, 1114 New Kepler Road, Pottstown, PA 19464.

The application was filed on October 6, 2020.

**Bruce L. Baldwin, Esquire  
 Wolf, Baldwin & Associates, P.C.**  
 800 E. High Street, P.O. Box 444  
 Pottstown, PA 19464-0444

**Your Move Publishing** with its principal place of business at 11 Cricket Avenue, Apt. 2, Ardmore, PA 19003.

The name and address of the person owning or interested in said business is: Andrew L. Trattner, 11 Cricket Avenue, Apt. 2, Ardmore, PA 19003.

The application was filed on October 28, 2020.

**MISCELLANEOUS****NOTICE OF SUSPENSION**

Notice is hereby given that on **October 28, 2020**, pursuant to Rule 214, Pa. R.D.E., the Supreme Court of Pennsylvania ordered that **Joseph Nicholas Sciuilli (#60182)** whose registered address is in Doylestown, PA, be placed on Temporary Suspension from the practice of law until further definitive action by the Court, to be effective **November 27, 2020**.

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



**Notice of Marshal's Sale of Real Estate  
No. 20-CV-01301-JS**

**WILMINGTON TRUST, N.A., AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2016-C34, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-C34,**  
Plaintiff

v.

**HORSHAM PROPERTY ASSOCIATES, LP,**  
Defendant

Marshal's Sale of Real Estate on November 19, 2020, at 10:00 A.M., at the U.S. Marshals Service, 2110 U.S. Courthouse, 601 Market Street, Philadelphia, PA 19106.

TO BE SOLD: All that certain tract of land known as 200 Precision Road and 425 Privet Road, Horsham Township, Montgomery County, Pennsylvania (tax parcel numbers: 36-00-09872-04-6 and 36-00-09946-00-8), as more particularly described in Exhibit A to the Mortgage recorded on November 2, 2015, with a document ID of 2015083324, in Book 14037, Page 01117 in the Recorder of Deeds for Montgomery County, Pennsylvania.

SEIZED IN EXECUTION as the Property of HORSHAM PROPERTY ASSOCIATES. Judgment entered 6/18/2020: \$28,463,708.78, plus interests and costs through the date of the Marshal's sale.

The improvements are: Commercial

10% of the bid is due at the time of sale in the form of money order, cashier's check or certified funds (no cash); the balance is due 10 days after the Court confirms the sale. Other terms and conditions to be announced at the sale. Schedule of Distribution will be filed by Plaintiff's attorney within 30 days of the date of sale.

For more information, contact Raymond A. Quaglia, Esq. at (215) 665-8500.

## TRUST NOTICES

### First Publication

**HELEN M. SWAN FAMILY TRUST  
HELEN M. SWAN, DECEASED  
Late of Hatboro/Horsham,  
Montgomery County, PA**

All persons having claims or demands against the said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustees:** Shirley A. Swan-Geijer  
387 W. Chestnut Street  
Souderton, PA 18964

Linda Kortec  
7 Beard Drive  
Phoenixville, PA 19460

### Second Publication

**JOYCE A. PLOTTS LIVING TRUST  
JOYCE A. PLOTTS, DECEASED  
East Norriton Township, Montgomery County, PA**

Upon the death of Joyce A. Plotts, the Trustee requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to the decedent to make payment without delay, respectively, to:

**Trustee:** Cheryl R. Plotts  
203 Stonybrook Drive  
Norristown, PA 19403

**THE RESTATED REVOCABLE TRUST  
AGREEMENT OF JEANETTE R. HARPER  
DATED JUNE 9, 2010,  
AS AMENDED ON MAY 22, 2019  
JEANETTE R. HARPER, DECEASED  
Late of Lower Salford Township,  
Montgomery County, PA**

All persons indebted to the Trust or the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to:

**Trustee:** KeyBank National Association  
4900 Tiedeman Road  
OH-01-49-0153  
Cleveland, OH 44144

**Attorney:** Francis X. Buschman, Jr., Esquire  
Buschman & Johnson  
229 N. Main Street  
Souderton, PA 18964

### Third and Final Publication

#### **MOSER FAMILY TRUST**

Upon the death of Janet A. Moser of Lansdale Borough, Montgomery County, Pennsylvania, on September 1, 2020, the Trustee of the Declaration of Trust, namely Moser Family Trust, requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to the decedent to make payment without delay, respectively, to:

**Trustee:** Karen Olson  
415 Jefferson Street  
Lansdale, PA 19446

**Or its Attorney:** John H. Filice, Esquire  
Rubin, Glickman, Steinberg and Gifford  
2605 N. Broad Street, P.O. Box 1277  
Lansdale, PA 19446

## **EXECUTIONS ISSUED**

**Week Ending November 3, 2020**

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

CARLSON, RHONDA: GREY LANE, LLC: CITIZENS BANK, GRNSH. - Mink, Lawrence, et al.; 202010678.

CHEN, WILLIAM: WELLS FARGO BANK, N.A.,  
GRNSH. - Andorra Woods Homeowners Association;  
202002397.

DATATIME CONSULTING: WRIGHT, RICHARD -  
Blancoyd Holding II, L.P. d/b/a Blancoyd Holding 2;  
201920717.

DAVIS, WAYNE - Kleppe, Wayne, et al.; 201925629;  
WRIT/EXEC.

FCS CAPITAL, LLC: YASHAYEV, EMIL: SHARGEL,  
BARRY: JPMORGAN CHASE BANK, N.A.,  
GRNSH. - Shelton, James; 202013525; \$54,000.00.

FLANAGAN, ERIN: GALAMBA, MATTHEW -  
New Valley View Gp., LLC; 201826592; WRIT/EXEC.

JTT HEALTH MANAGEMENT, LLC: CHASE BANK,  
GRNSH. - CPW GRAT Trust; 202012074; \$598,132.36.

LAKE NONA SILK-SCREENING, LLC: GENOVESE,  
ENRICO: CHASE BANK, GRNSH. - Firstlease, Inc.;  
202006665.

MOLNAR, KEITH: LAURA - Good Will Steam  
Fire Engine Company No. 1, et al.; 201928263;  
WRIT/EXEC.

PETTIT, JOSHUA: TD BANK, GRNSH. -  
Cavalry Spv. I, LLC; 202011344; \$3,962.55.

PURE CLEANERS, INC.: CITIZENS BANK, GRNSH. -  
Black Rock, Inc.; 202018055; \$29,037.26.

RICHMAN, JUSTIN: RACHEL - Hyperion Bank;  
202013944.

SERVICES UNLIMITED, INC., ET AL. - TD Bank, N.A.;  
202005387; WRIT/EXE.

SHERIDAN, SAMUEL: CHRISTINA - Truist Bank;  
202006181.

VALAIKA, DAVID: THE UNITED STATES  
OF AMERICA - Souderton Area School District;  
201607932; WRIT/EXE.

WILLIAMS, DENNIS: O'DONNELL, TARA:  
WELLS FARGO BANK, N.A., INDENTURE  
TRUSTEE FOR GMACM HOMEEQUITY -  
Specialized Loan Servicing, LLC; 201818746;  
ORDER/IN REM JDMT. \$309,160.63.

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## JUDGMENTS AND LIENS ENTERED

### Week Ending November 3, 2020

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

ANONYMOUS PROPERTIES, LLC: THUNDERBAY  
PROPERTIES - Billett, Sarah; 202018147;  
Judgment fr. District Justice; \$4,496.15.

BOVE, JOHN - Second Round Sub, LLC; 202018324;  
Judgment fr. District Justice; \$2,872.68.

CELANO, JOSEPH - Midland Funding, LLC; 202018270;  
Judgment fr. District Justice; \$983.66.

DIFE0, EVELYN - Midland Funding, LLC; 202018262;  
Judgment fr. District Justice; \$5,595.53.

GRAHAM, JOSEPH - Midland Funding, LLC;  
202018199; Judgment fr. District Justice; \$5,057.71.

GREER, DORIS - Midland Funding, LLC  
c/o Hayt, Hayt & Landau, LLC; 202018267;  
Judgment fr. District Justice; \$3,646.12.

HARNER, TIMOTHY - Midland Funding, LLC  
c/o Hayt, Hayt & Landau, LLC; 202018276;  
Judgment fr. District Justice; \$10,612.92.

HERNANDEZ, JOSE - Midland Funding, LLC  
c/o Hayt, Hayt & Landau, LLC; 202018275;  
Judgment fr. District Justice; \$1,090.54.

LAWRENCE, ROBERT: R.K. CONTRACTING -  
Rousis, Brian; 202018080; Judgment fr.  
District Justice; \$1,710.82.

MEBS, ALYSSA - Midland Funding, LLC; 202018268;  
Judgment fr. District Justice; \$1,793.59.

NORTHINGTON, DORENE - City Of Philadelphia;  
202018240; Certification of Judgment; \$467.73.

PURE CLEANERS, INC. - Black Rock, Inc.; 202018055;  
Complaint In Confession of Judgment Money;  
\$29,037.26.

SANCHEZ, HERICK - Midland Credit Management, Inc.;  
202018269; Judgment fr. District Justice; \$4,747.13.

SOLEY, SUSAN - Midland Funding, LLC  
c/o Hayt, Hayt & Landau, LLC; 202018271;  
Judgment fr. District Justice; \$1,156.95.

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

Aiello, Phillip: Phillip; 202018087; \$516.84.

Bathini Constructors Group, LLC; 202018088; \$401.13.

Bentley, Cynthia; 202018089; \$360.45.

Beyer, Kirk; 202018090; \$820.54.

Burns, Margaret; 202018091; \$525.12.

Devlin, Serlin: Zachary; 202018092; \$562.77.

Gilman, Joseph: Karen; 202018093; \$921.41.

Godinho, David: Boggi, Brittany; 202018094; \$498.91.

Herrmann, Jonathan: Sarah; 202018095; \$563.25.

James, David: Therese; 202018096; \$848.20.

Kulp, Alexander: Palace, Brena; 202018097; \$425.34.

Long, John: Eileen; 202018098; \$509.77.

Maglio, Michael: Donna; 202018099; \$1,278.50.

Mallon, Ronald; 202018100; \$521.45.

Ricket, David; 202018101; \$431.71.

Rush, Jason; 202018102; \$377.27.

Store Master Funding III, LLC; 202018103; \$1,975.77.

Wilk, Amie: DiPietro, Jason; 202018104; \$589.10.

Young, Michael: Melissa; 202018105; \$810.26.

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## LETTERS OF ADMINISTRATION

### Granted Week Ending November 3, 2020

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

GROSSKURTH, CARL E. - Conshohocken Borough;  
Grosskurth, Alexander, 4311 Brown Street,  
Philadelphia, PA 19104.

HATTON, CAROLYN M. - Lower Merion Township;  
Baver, Jennifer, 25391 Branch Lane,  
Milton, DE 19968; Hatton, Christopher,  
509 Cumberland Road, Havertown, PA 19083.

HODGETTS, NANCY J. - Abington Township;  
Sheehan, Kimberly A., 810 Maple Avenue  
Glenside, PA 19038.

LINDSAY, ALYSSA J. - Abington Township;  
Coleman, Lauren D., 435 W. 31st Street,  
New York, NY 10001; Lindsay, Levenne D.,  
609 S. 48th Street, Philadelphia, PA 19143;  
Lindsay, Nancy J., 2602 Woodland Road,  
Roslyn, PA 19001.

McCOMAS, PATRICK D. - Abington Township;  
McComas, Steven T., 7 Sterling Crest Court,  
Doylestown, PA 18901.

McCREA, KEVIN M. - Plymouth Township;  
McCrea, Marie J., 413 Maplewood Drive,  
Plymouth Meeting, PA 19462.  
SPINKS, LINDA - Plymouth Township;  
Warriner, Lisa, 106 Pleasant Road,  
Plymouth Meeting, PA 19462.  
THOMAS, JOHN H. - Lower Salford Township;  
Thomas, Mackenzie M., 2456 Merel Drive,  
Hatfield, PA 19440; Thomas, Tyler M.,  
2456 Merel Drive, Hatfield, PA 19440.  
TURNER IV, WILLIAM - Cheltenham Township;  
Turner, William V., 108 Emory Lane,  
Cheltenham, PA 19012.

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## SUITS BROUGHT

### Week Ending November 3, 2020

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

AMGUARD INSURANCE COMPANY - Jun, Hyun  
Uem James; 202018085; Foreign Subpoena.  
BOARD OF ASSESSMENT APPEALS OF MONTCO -  
Plevelich, Joseph; 202018193; Appeal from  
Board of Assessment; Lehr, Andrew G.  
BOARD OF ASSESSMENT APPEALS OF MONTCO -  
Chai, Tracy; 202018192; Appeal from  
Board of Assessment; Lehr, Andrew G.  
BOARD OF ASSESSMENT APPEALS OF MONTCO -  
Abraham, Dicky; 202018196; Appeal from  
Board of Assessment; Lehr, Andrew G.  
BRAME SPECIALTY CO. - Leon L. Berkowitz Company;  
202018179; Civil Action; McGinley, Joseph A.  
BUNTING, GAIL - Nationstar Mortgage, LLC;  
202018107; Complaint In Mortgage Foreclosure.  
CAREY, NICHOLAS - White, Jennifer; 202018004;  
Complaint for Custody/Visitation.  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION -  
Johnson, Norman; 202010592; Petition  
to Appeal Nunc Pro Tunc; Campbell, Brendan.  
CORBIN, LILLIE: PRINCE, KENYA -  
405 At Main; 202018214; Defendants Appeal  
from District Justice.  
GRAHAM, CRAIG - Johnson, Monisha; 202018201;  
Complaint for Custody/Visitation.  
GREEN, BYRON - Watson, Courtney; 202017962;  
Complaint for Custody/Visitation.  
HAN, JEONG-EUN - Lattimore, Hye-Jin; 202018061;  
Complaint for Custody/Visitation.  
HOWELL, KURT - Borman, Frank; 202012719;  
Petition to Appeal Nunc Pro Tunc.  
JAMISON, JOEL - Jamison, Alethea; 202018136;  
Complaint for Custody/Visitation.  
KACZMAREK, NATHAN: RUFFOLO, DANIEL:  
DANIELLE - Westover Club Apartments; 202010945;  
Petition to Appeal Nunc Pro Tunc.  
LEE, TEENA - Cinfici, Brett; 202015644;  
Complaint for Custody/Visitation; Sager, Daniel.  
LITE MASTER CORPORATION - ACCU  
Staffing Services; 202018134; Civil Action;  
Keifer, Richard W., III.  
LUTZ, DESTINY - Sharp, Wayne; 202018190;  
Complaint for Custody/Visitation.  
MONTGOMERY COUNTY SHERIFF DEPT. -  
Johnson, Terrel; 202018208; Petition;  
Crichton, Troy R.

MOSELY, MARQUIS - Mosely, Madonna; 202018073;  
Complaint Divorce.  
MYERS, WALTER - McKnight-Myers, Bailey;  
202018123; Complaint Divorce; Bosniak, Hope Susan.  
NIEVES, MELISSA - Rosario, Dominic; 202015543;  
Complaint for Custody/Visitation; Linn, Geraldine M.  
PITALE, ANTHONY - Herold, Devon; 202018236;  
Complaint for Custody/Visitation.  
RAMSEY, ROBERT - Satkowski, Alexandria;  
202018195; Complaint for Custody/Visitation.  
REYES, JESSICA - McLeod, Sarah; 202018060;  
Complaint for Custody/Visitation;  
Doman, Shannon Lafitte.  
ROBINSON, SWANSON - Robinson, Taun; 202018086;  
Complaint Divorce.  
RODRIGUEZ, ROBERTH - Grady, Sarah; 202018022;  
Complaint for Custody/Visitation; Fingles, Rachel Mara.  
ROQUE-VASQUEZ, JOSE - Gutierrez-Zacarias,  
Elizabeth; 202018006; Complaint for Custody/  
Visitation; Casazza, Christopher M.  
SALVATION ARMY: WOLFE, SUZAN -  
CAC Bro. Properties; 202018299; Petition  
to Appeal Nunc Pro Tunc.  
SELIMAJ, DRITAN - Shabanaj, Artemisa; 202018129;  
Complaint for Custody/Visitation.  
STERIOTIS, ANGELICA: PAUL - Blair Mill Associates;  
202018303; Petition to Appeal Nunc Pro Tunc.  
TRIGUEROS-PORTAN, JESUS - Sifuentes-Leiva, Rosa;  
202018027; Complaint for Custody/Visitation;  
Ibrahim, Marcia B.  
WILCOX, BRITTANY: CASTLEBERRY, KENNETH -  
Imhof-Clark, Shannon; 202018265; Complaint for  
Custody/Visitation.  
WILLIAMS, KEVIN - Lawson, Tyree; 202018207;  
Civil Action.  
WILLIAMS, TIFFANY - Blair Mill Associates;  
202018182; Petition to Appeal Nunc Pro Tunc.

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## WILLS PROBATED

### Granted Week Ending November 3, 2020

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

APPLE, JEANNE M. - Upper Providence Township;  
Lombardo, Lynne J., 35 Connor Drive,  
Royersford, PA 19468.  
BEDOSKY, GERALDINE M. - Abington Township;  
Ridge, Carol A., 1222 Thomson Road,  
Roslyn, PA 19001.  
BENASH, CARMEN A. - Pottstown Borough;  
Benash, Lisa A., 825 Hale Street, Pottstown, PA 19464;  
Benash, Raymond J., 409 Strathmore Road,  
Havertown, PA 19083.  
BETTERLEY, PHYLLIS S. - Upper Moreland Township;  
Betterley, Elizabeth A., 2110 Country Club Drive,  
Huntingdon Valley, PA 19006.  
BRECHER, HAROLD - Abington Township;  
Brock, RenEE B., 3229 W. Bruce Drive,  
Dresher, PA 19025.  
BUCCI, FRANCES M. - Bucci, Frank A.,  
37 Dechert Road, Conshohocken, PA 19428.  
BUSHEY, ALICE P. - Whitmarsh Township;  
Bushey, Bransby W., Jr., 1012 General Greene Drive,  
West Chester, PA 19382.

- CALLAHAN III, JAMES J. - Ambler Borough;  
Callahan, Kevin C., 109 Gift Circle,  
Ambler, PA 19002.
- DEASEY, ANITA C. - Lower Merion Township;  
Deasey, Francis J., 421 Holly Lane,  
Wynnewood, PA 19096.
- ESKEW, RODERICK HAMILTON B. - Eskew, John W.,  
110 Hilltop Drive, Trumbull, CT 06611.
- FISHER, GEORGE S. - Upper Moreland Township;  
Fisher, Alice, 2675 Byberry Road, Hatboro, PA 19040.
- GARTNER, GRACE L. - Horsham Township;  
Bruno, Linda G., 1717 Christopher Lane,  
Jeffersonville, PA 19403; Ehlmann, Barbara A.,  
34 Woodbine Court E., Harleysville, PA 19438.
- HUNSINGER, CARMELINE S. - Springfield Township;  
Hunsinger, Paul, 5650 Wedge Lane,  
Wescosville, PA 18106.
- KABO, HARRY - Kabo, Michael, 1539 Aidenn Lair Road,  
Maple Glen, PA 19002; Shinfeld, Bonni,  
121 Orchard Court, Blue Bell, PA 19422.
- KING, WALTER S. - Lower Gwynedd Township;  
King, Robert N., 1510 E. Butler Pike,  
Ambler, PA 19002.
- LAGOWSKI, MATTHEW A. - Bridgeport Borough;  
Lagowski, Matthew A., 1217 Highland Avenue,  
Fort Washington, PA 19034.
- LUECKE, PATRICIA D. - Lower Salford Township;  
Drake, Howard R., 200 Santa Anita Drive,  
North Wales, PA 19454.
- MARIMOW, HELEN - Ambler Borough;  
Fierstein, Barbara, 1704 Waterford Way,  
Maple Glen, PA 19002; Marimow, William K.,  
440 S. Broad Street, Philadelphia, PA 19146.
- MEMBRINO, BARBARA R. - West Pottsgrove Township;  
Stender, Susan L., 22 N. Borough Line Road,  
Collegeville, PA 19426.
- METELITS, ROBERTA C. - Springfield Township;  
Coleman, Letetia F., 6726 Sprague Street,  
Philadelphia, PA 19119.
- NICHOLSON, JANIE - Cheltenham Township;  
James, Janie, 205 Barclay Circle Cheltenham, PA 19012.
- NOWARK, PATTI W. - Upper Providence Township;  
Nowark III, Frederick W., 4975 Flossie Avenue,  
Frederick, MD 21703; Press, Ann N.,  
8 Phillips Circle, Aston, PA 19014.
- PAGLIA, CAMILLE I. - Narberth Borough;  
Francis, Vernon L., 73 Wynnedale Road,  
Narberth, PA 19072.
- PAPSO, ANNA M. - Lower Gwynedd Township;  
Papso, Barbara Anne, 341 Kenilworth Lane,  
Lower Gwynedd, PA 19002.
- PICARDI, EDWARD M. - Norristown Borough;  
Barclay, Diane E., 501 Glencoe Avenue,  
Fort Washington, PA 19034.
- PRICE, NANCY G. - Collegeville Borough;  
Price, Richard, 605 Fruit Farm Road,  
Royersford, PA 19468.
- RAFFERTY, EVELYN R. - Lower Providence Township;  
Rafferty, Carolyn M., 135 Liberty Drive,  
Newtown, PA 18940.
- ROBINSON, DOROTHY M. - Abington Township;  
Robinson, Wallace E., 203 Osceola Avenue,  
Elkins Park, PA 19027.
- ROSS, CARLISLE - Hatboro Borough;  
Bradley, Pamela, 319 E. Mill Road,  
Hatboro, PA 19040.
- SCHNEIDER JR., JOSEPH - Towamencin Township;  
Schneider, John O., 3025 S. Glencoe Street,  
Denver, CO 80222.
- SMITH, LILLIAN S. - Hatboro Borough;  
Weissberger, Amy, 1693 Thayer Drive,  
Blue Bell, PA 19422.
- STEWART, LUCILLE - Pennsburg Borough;  
Stewart, John, 2881 Ringneck Road,  
Audubon, PA 19403.
- STUTMAN, FRANCES N. - Lower Merion Township;  
Stutman, Paul, 701 Braeburn Lane,  
Narberth, PA 19072.
- TITTERTON, RITA V. - Whitemarsh Township;  
Titterton, Anne E., 1041 Whitegate Road,  
Wayne, PA 19087.
- WALTER, EARL P. - Upper Gwynedd Township;  
Cenker, Mysti L., 934 Argonne Avenue NE,  
Atlanta, GA 30309.
- WESTERMAN JR., GEORGE W. - Salford Township;  
Gawronski, Kim, 3212 Misty Court,  
Bedford, TX 76021; Prozzillo, Catherine,  
2037 Cody Lane, Harleysville, PA 19438;  
Purtell, Joyce, 42 Buckman Drive,  
Hatboro, PA 19040.
- WETHERILL, DAGNY S. - Upper Gwynedd  
Township; Wetherill, Rulon E., Jr.,  
334 Meadowview Drive Collegeville, PA 19426.

## RETURN DAY LIST

**November 16, 2020  
COURT ADMINISTRATOR**

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

1. American Express National Bank v. Gilman - Plaintiff's Motion to Strike Satisfaction (Seq. 36) - **J. Cawley - D. Lippard.**
2. Barber v. Christian Brothers Risk Pooling Trust of The Brothers of The Christian Schools and Affiliates - Defendant Interstate Building Maintenance Corps Motion to Compel (Seq. 23 D) - **B. Maggio - E. Schwabenland.**
3. Barkley v. DiPrato - Plaintiff's Motion to Compel Discovery (Seq. 18 D) - **J. Manus - T. Thompson.**
4. Bitting v. Primo Brick Oven Pizza, Inc. - Defendant Progressive Insurance Company's Motion to Compel Signed Authorization (Seq. 118 D) - **K. Marciano - G. Mercogliano.**
5. Borough of Lansdale v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 3) - **S. Kilkenny - C. Harper.**
6. Bowen v. Smith - Defendants' Motion to Compel Plaintiff's Discovery (Seq. 15-D) - **G. Baldino - A. Wirth.**



7. Bowman v. Zecca - Defendant's Motion to Compel Discovery (Seq. 7 D) - **L. Thomas.**
8. Brewer v. Suburban Woods Health & Rehabilitation Center - Plaintiff's Motion to Compel Discovery (Seq. 34 D) - **J. Rosenbaum - B. McCall.**
9. Brown v. Wolfram - Plaintiff's Motion to Compel Full and Complete Discovery Responses to Interrogatories and RFP (Seq. 60 D) - **D. Schreiber - R. Pugh.**
10. Callahan v. Chew - Plaintiff's Motion to Compel Responses to Discovery (Seq. 14-D) - **A. Avrigian - D. Brown.**
11. Citimortgage, Inc. v. Moore - Plaintiff's Motion to Reassess Damages (Seq. 18) - **A. Marley.**
12. Claffey v. Thanickal - Defendant's Motion to Consolidate (Seq. 16) - **J. Zafran - A. Zabicki.**
13. Collins v. Abington Hospital Jefferson - Plaintiff's Motion for Commission to Take Out of State Deposition (Seq. 78 D) - **P. Villari - J. Young.**
14. Defeo v. Renaissance Kitchen & Home, Inc. - Petition to Withdraw as Counsel for the Defendant (Seq. 28) - **J. O'Brien.**
15. Denise v. Abbonizio - Defendants' Motion to Compel Plaintiffs' Discovery Responses (Seq. 17 D) - **E. Shensky - R. Good.**
16. DiDomenico v. 229 South Main Street, LLC - Defendant 229 South Main Street's Motion to Strike Answer and New Matter (Seq. 71) - **S. Rodgers - G. Hall.**
17. DiDomenico v. 229 South Main Street, LLC - Defendant 229 South Main Street's Motion to Compel Discovery (Seq. 7-0 D) - **S. Rodgers - G. Hall.**
18. DiDomenico v. 229 South Main Street, LLC - Plaintiffs' Petition for Leave to Withdraw as Counsel, (Seq. 72) - **S. Rodgers - G. Hall.**
19. Eagle Homeowners Association v. Todd - Plaintiff's Motion to Direct Sheriff to Break and Enter to Perform Levy (Seq. 4) - **S. Cissne.**
20. Famiglietti v. Goldstein - Petition for Leave to Withdraw as Counsel for Defendant (Seq. 100) - **A. Weems.**
21. Fatula v. Fine Grinding Corporation - Plaintiff's Motion to Compel (Seq. 15 D) - **A. Kessler - C. Turet.**
22. Federal Home Loan Mortgage Corporation v. Taggart - Defendant's Petition to Open Judgment (Seq. 23) - **P. Wapner.**
23. Fidanza v. Conroy - Plaintiff's Motion to Obtain Punitive Damages Wealth Discovery Against Defendant Brian Spencer Collins (Seq. 74 D) - **S. Mahan - R. Huber - J. Coatsworth.**
24. Foster v. Nuffer - Plaintiff's Motion to Confirm Arbitration Award (Seq. 89) - **R. Ewing - E. O'Shea.**
25. Gillan v. Continental Food, Inc. - Plaintiff's Motion to Compel Defendant's Request for Production Set II (Seq. 129) - **J. Walsh - M. Kvetan.**
26. Gillan v. Continental Food, Inc. - Plaintiff's Motion to Compel (Seq. 128 D) - **J. Walsh - M. Kvetan.**
27. Integrity Business Solutions, LLC v. STA Engineering, Inc. - Plaintiff's Petition to Reopen Case, Reinstate Appeal and Strike the Praecepto to Strike the Appeal (Seq. 6) - **W. Marshall - C. Mullaney.**
28. Jenkins v. Odulaja - Plaintiff's Motion to Compel Discovery Responses Directed to B. Odulaja (Seq. 15 D) - **R. Braker - K. Haywood.**
29. Koomson v. Wilson - Defendant's Motion to Compel (Seq. 18) - **J. Kofsky - K. May.**
30. Kormon v. Sorkin - Plaintiff's Motion to Compel Discovery (Seq. 16 D) - **T. Levy - C. Breon.**
31. Kunkel v. Abington Memorial Hospital - Defendant J. King's Motion to Compel Plaintiff's Medical Marijuana Card (Seq. 269 D) - **S. Sassaman - A. Romanowicz.**
32. Lansdale Boro v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 2) - **S. Kilkenny - C. Harper.**
33. Lansdale Borough v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 4) - **M. Hosterman - C. Harper.**
34. Lansdale Borough v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 3) - **M. Hosterman - C. Harper.**
35. Lansdale Borough v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 3) - **M. Hosterman - C. Harper.**
36. Lansdale Borough v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 2) - **M. Hosterman - C. Harper.**
37. Lansdale Borough v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 4) - **M. Hosterman - C. Harper.**
38. Lansdale Borough v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 2) - **M. Hosterman - C. Harper.**
39. Lansdale Borough v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 2) - **M. Hosterman - C. Harper.**
40. Lansdale Borough v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 4) - **M. Hosterman - C. Harper.**
41. Lansdale Borough v. Tulio - Defendant's Petition to Strike Municipal Lien Claim (Seq. 2) - **M. Hosterman - C. Harper.**
42. Lee v. Brown - Plaintiff's Motion to Compel Discovery (Seq. 10 D) - **J. Mezyk - H. Welch.**
43. Legal Access Plans LLC v. Millinghausen - Plaintiff's Motion to Strike Respondent's Preliminary Objections to Petition to Confirm (Seq. 17) - **T. Wagner - S. Millinghausen.**
44. Levinson v. Tabas - Defendant's Motion to Compel Verifications to Their Answers to Plaintiff for Admissions (Seq. 48 D) - **G. Kimball - M. Luongo.**
45. Levinson v. Tabas - Plaintiff's Motion to Compel the Depositions of Defendant Tabas (Seq. 4-9 D) - **G. Kimball - M. Luongo.**
46. Liberty Bell Bank v. Jekogian Family Trust - Defendant's Petition to Open/Strike Confession of Judgment and Stay Execution (Seq. 13) - **J. Gold - K. Birkhead.**
47. Macatee v. Martin - Defendants B. Martin and BK Trucking, Inc.'s Motion to Compel Defendants Chiquita Brands, LLC, et al.'s Answers to Interrogatories (Seq. 50) - **K. Boylan.**
48. Mayes v. Biello - Plaintiff's Motion to Compel Garnishee Answer Interrogatories (Seq. 31 D).
49. Mayes v. Biello - Plaintiff's Motion to Compel Garnishee Answer Interrogatories (Seq. 30 D).
50. Menacomargo v. Resendiz Hernandez - Plaintiffs' Motion to Amend the Complaint (Seq. 41) - **E. Sasso - P. Henigan.**



51. Methacton School District v. Pennsylvania Office of Open Records of the Commonwealth of Pennsylvania - Petition for Review of the Final Determination of the Office of Open Records of the Commonwealth of Pennsylvania (Seq. 0) - **K. Somers**.
52. Mojica v. 727 Welsh Road Realty, LLC - Defendant Krager Contracting, LLC, et al.'s Motion to Compel Defendant Holy Redeemer Professional Park's More Specific Responses (Seq. 71-D) - **A. Galerman - J. Birmingham - M. Perry**.
53. Narberth Place Condominium Association v. Manlin - Plaintiff's Motion for Protective Order (Seq. 53 D) - **S. Reidenbach - P. Rosenweig**.
54. Quicken Loans, Inc. v. Keybank, N.A. - Plaintiff's Motion to Vacate Default Judgment (Seq. 9) - **B. Granger**.
55. RC Operator, LLC v. Bleier - Defendants Amended Motion for Order Admitting Y. David Scharf, Esquire Pro Hac Vice (Seq. 26) - **M. Schafle - J. Golden**.
56. RC Operator, LLC v. Bleier - Defendants Amended Motion for Order Admitting Kristen T. Roy, Esquire Pro Hac Vice (Seq. 25) - **M. Schafle - J. Golden**.
57. RC Operator, LLC v. Bleier - J. Bleier and WT Operating, LLC's Amended Motion for Order Admitting Mark Jarashow, Esquire Pro Hac Vice (Seq. 24) - **M. Schafle - J. Golden**.
58. Roman v. Suerosubveri - Defendant's Motion to Compel Discovery Addressed to Additional Defendant House of Tires (Seq. 38 D) - **D. Dautrich - A. Gampico**.
59. Ruiz-Monge v. Goodman - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 21 D) - **M. Van Der Veen - B. Hoffer**.
60. Schaefer v. Spigonardo - Defendant's Motion to Compel Discovery (Seq. 18 D) - **S. Corr - A. Zabicki**.
61. Shinn v. Montgomery County Tax Claim Bureau - Plaintiff's Motion to Compel the Depositions of J. Martin Group, LLC, et al. (Seq. 23 D) - **C. Harper - H. McHugh**.
62. Silva v. El Super Taco - Plaintiff's Motion for Leave to Conduct Remote Deposition (Seq. 22 D) - **L. Kroon - G. Gonzalez**.
63. Storms v. Storms - Petition for Leave to Withdraw Appearance for Plaintiff (Seq. 50 F) - **E. Lentz-McMahon**.
64. Szot v. State Farm Mutual Automobile Insurance Company - Defendant's Motion to Compel Discovery (Seq. 16 D) - **R. Heleniak - L. Miller - K. Bhavsar**.
65. Szot v. State Farm Mutual Automobile Insurance Company - Defendant's Motion to Compel Supplemental Interrogatories (Seq. 17 D) - **R. Heleniak - L. Miller - K. Bhavsar**.
66. Szot v. State Farm Mutual Automobile Insurance Company - Defendant's Motion to Compel Discovery (Seq. 18 D) - **R. Heleniak - L. Miller - K. Bhavsar**.
67. Turner v. Sorber - Plaintiff's Motion to Strike Preliminary Objections (Seq. 18) - **S. DiGiacomo**.
68. Unruh v. Menkins - Plaintiff's Motion to Compel Interrogatories and Request for Production of Documents (Seq. 14 D) - **B. Tabakin - Z. Zahner**.
69. Upper Merion Area School District v. Montgomery County Board of Assessment Appeals - Defendant King of Prussia Associates' Motion to Compel (Seq. 83) - **L. Szczesny - S. Magee**.
70. Urban Financial of America, LLC v. Makuch - Plaintiff's Petition to Reinstate (Seq. 21) - **T. McCabe - D. Lally**.
71. Weltch v. Staparounas - Defendants' Motion to Compel Discovery (Seq. 14 D) - **M. Clair - A. Zabicki**.
72. Williams v. Rossi - Defendant's Motion to Compel Discovery (Seq. 8 D) - **D. Lassiter - J. Daly**.
73. Williams-Nash v. Nash - Petition for Leave to Withdraw Appearance for Plaintiff (Seq. 57) - **M. Fox - C. Graff**.
74. Wolk v. The School District of Lower Merion Board School District - Defendant's Motion for Temporary Stay and for Case Management Conf. (Seq. 124) - **A. Wolk - M. Kristofco**.
75. Yeast v. Pottstown Borough - Defendant's Motion to Strike Lis Pends (Seq. 35) - **S. Brown**.