

SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 George Ave., Suite 520, Silver Springs, MD 20910 January 27, 2021.

To all parties in interest and claimants:

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

First Publication

By virtue of a Writ of Execution **No. 2013-10236**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

Richard M. Squire & Associates LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2015-20887**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

North 41 degrees, 42 minutes West, 689.00 feet to a point; thence, North 45 degrees, 20 minutes East, 50.57 feet to a point; thence, North 41 degrees, 42 minutes West, 509.20 feet; thence, from said beginning point, South 45 degrees, 00 minutes West, 230.65 feet to a point; thence, North 41 degrees, 55 minutes West, 216.38 feet to a point; thence, North 48 degrees, 05 minutes East, 230.32 feet to a point; and thence, South 41 degrees, 55 minutes East, 203.97 feet to the point of beginning.

CONTAINING 1.111 acres, more or less.

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

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

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

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

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2015-23391**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

McCabe, Weisberg & Conway, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2016-07932**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

BEING Lot #1 on said Plan.

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

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

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

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

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-17618**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

The improvements thereon are: Single-family.

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

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-20323**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

The improvements thereon are: Duplex, residential dwelling.

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. **2018-07947**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

BEING Lot No. 48 as shown on the above-mentioned plan.
UNDER AND SUBJECT to agreement and restrictions of record.

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

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

The improvements thereon are: Single-family, dwelling.

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

Richard M. Squire & Associates, LLC, Attorneys.

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

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

By virtue of a Writ of Execution No. **2018-15216**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

The improvements thereon are: Residential.

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

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution No. **2018-18746**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

CONTAINING therein an area of 5.74 acres.

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

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

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

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

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

Romano Garubo & Argentieri, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-21044**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

BEGINNING at a point on the title line in the bed of Quarry Road (a/k/a T-415, 33 feet wide right of way) at the intersection of the common dividing line between Unit 87 Block 21B, lands now or formerly Heritage Seasons Gate, LP; Unit 43, Block 21B, lands now or formerly Stiles; and Unit 42, Block 21B, lands now or formerly Booz, and from said point of beginning, running, thence; the following six courses and distances along the title line in the bed of Quarry Road: (1) North 27 degrees 08 minutes 37 seconds West, a distance of 840.59 feet to a point, thence; (2) North 38 degrees 23 minutes 37 seconds West, a distance of 266.64 feet to a point, thence; (3) North 50 degrees 23 minutes 37 seconds West, a distance of 142.72 feet to a point, thence; (4) North 48 degrees 08 minutes 37 seconds West, a distance of 293.70 feet to a point, thence; (5) North 15 degrees 38 minutes 37 seconds West, a distance of 392.54 feet to a point, thence; (6) North 12 degrees 07 minutes 31 seconds East, a distance of 145.04 feet to a point, thence; (7) along the dividing line between Unit 88, Block 21B, lands now or formerly Heritage Seasons Gate, LP and Unit 57, Block 21, lands now or formerly Marczuk, North 89 degrees 53 minutes 23 seconds East, a distance of 226.76 feet to a point, thence; (8) along the dividing line between Unit 105, Block 21, lands now or formerly Heritage Seasons Gate, LP and Unit 57 Block 21, North 12 degrees 23 minutes 06 seconds West, a distance of 187.43 feet to a point, thence; (9) along the common dividing line between Unit 105 Block 21, Unit 55, Block 21, lands now or formerly Marczuk and Unit 57, Block 21, North 12 degrees 57 minutes 10 seconds West, a distance of 245.71 feet to a point, thence; (10) along the common dividing line between Unit 55, Block 21; Unit 106, Block 21, lands now or formerly Heritage Seasons Gate, LP and Unit 57, Block 21 and crossing the bed of Quarry Road, South 81 degrees 37 minutes 24 seconds West a distance of 195.00 feet to a point, thence; (11) along the dividing line between Unit 106 Block 21 and Unit 23, Block 21, lands now or formerly Township of Lower Salford, North 09 degrees 33 minutes 42 seconds West, a distance of 194.05 feet to a point thence; (12) along the deriding line between Unit 106, Block 21 and Unit 23 Block 21 and crossing the bed of Quarry Road, North 81 degrees 18 minutes 31 seconds East, a distance of 289.18 feet to a point on the title line in the bed of Quarry Road, thence; (13) along the title line in the bed of Quarry Road, North 06 degrees 33 minutes 33 seconds East, a distance of 66.58 feet to a point thence; (14) along the dividing line between Unit 55, Block 21 and Unit 56 Block 21, lands now or formerly Marczuk, North 84 degrees 48 minutes 33 seconds East, a distance of 151.01 feet to a point, thence; (15) along the dividing line between Unit 105 Block 21 and Unit 56 Block 21, North 03 degrees 53 minutes 06 seconds East, a distance of 575.92 feet to a point, thence; the following two courses and distances along the dividing line between Unit 105 Block 21 and Unit 41, Block 21, lands now or formerly six: (16) North 72 degrees 50 minutes 28 seconds East, a distance of 350.38 feet to a point, thence; (17) North 54 degrees 20 minutes 38 seconds East, a distance of 83.47 feet to a point, thence; the following two courses and distance along the common dividing line between Unit 105 Block 21 and Unit 47 Block 21, lands now or formerly Landis & Mennonite Foundation: (18) South 30 degrees 36 minutes 13 seconds East, a distance of 657.53 feet to a point, thence; (19) South 51 degrees 02 minutes 17 seconds West, a distance of 170.78 feet to a point, thence;

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

CONTAINING 4,336,238 square feet or 99.546 acres.

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

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

CONTAINING 143,117 square feet or 3.286 acres.

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

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

CONTAINING 130,943 square feet or 3.006 acres.

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

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

CONTAINING 3,551 square feet or 0.082 acres.
CONTAINING a net area of 4,058,627 square feet or 93.173 acres.

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

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

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

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

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

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

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

Stevens & Lee, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-21547**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

BEING Lot No. 2 on said Plan.

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

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

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

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

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

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

Stevens & Lee, Attorneys.

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

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

By virtue of a Writ of Execution No. **2018-24462**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

The improvements thereon are: Residential property.

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

Dwaldmanlaw, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. **2019-04493**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

ALL THAT CERTAIN, lot or piece of ground, situate in **Marlborough Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision made for Robert N. Reifsneider, Jr., by Urwiler and Walter, Inc., dated August 24, 1982, last revised May 24, 1983 and recorded in Montgomery County in Plan Book A-44, Page 441, as follows, to wit:

BEGINNING at a point on the title line in the bed of Gravel Pike (Route 29) (33 feet wide) which point is common to this Lot and Lot Number 2 as shown on said Plan; thence extending from said point of beginning along said Lot Number 2, North 50 degrees 00 minutes East crossing the former sixty feet wide Perkiomen Railroad Right of Way and also crossing the Northeasterly Ultimate Right of Way line of Gravel Pike 1147.90 feet to a point; thence extending still along Lot Number 2 North 13 degrees 49 minutes 27 seconds East 295.55 feet to a point; thence extending North 38 degrees 14 minutes 23 seconds East, 357.78 feet to a point, a corner of land now or late of Carl Bardman; thence extending along the same, South 47 degrees 30 minutes East 704.99 feet to a point; thence extending still along said land, South 47 degrees 04 minutes 37 seconds East 345.29 feet to a point; a corner of land now or late of Montgomery County Industrial Development Authority; thence extending along the same, the four following courses and distances, viz: (1) South 67 degrees 10 minutes 23 seconds West 808.47 feet to a point; (2) South 51 degrees 25 minutes 32 seconds West 676.60 feet to a point; (3) North 21 degrees 56 minutes 33 seconds West 240.53 feet to a point; thence extending South 55 degrees 20 minutes 47 seconds West 445.20 feet to a point on the said Northeasterly Ultimate Right of Way line of Gravel Pike; thence extending along the same, Southeastwardly on the arc of a circle curving to the right, having a radius of 848.52 feet the arc distance of 111.26 feet to a point; thence extending South 72 degrees 13 minutes 27 seconds West re-crossing the former Perkiomen Railroad Right of Way 90.20 feet to a point on the title line in the bed of Gravel Pike; thence extending along the same, the two following courses and distances, viz: (1) North 28 degrees 43 minutes 35 seconds West 297.60 feet to a point; and (2) North 38 degrees 14 minutes 17 seconds West 49.61 feet to the first mentioned point and place of beginning.

BEING Lot Number 3 as shown on said Plan.

CONTAINING in area 24.680 acres, more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, ALL THAT CERTAIN tract or piece of ground, situate in **Marlborough Township**, Montgomery County, Pennsylvania, being known as lands of Montgomery County (formerly the Perkiomen Railroad) and described according to a Plan of Subdivision, made for Robert N. Reifsneider, Jr., by Urwiler and Walter, Inc., dated August 24, 1982 and last revised June 8, 1983 as follows, to wit:

BEGINNING at a point on the Southwesterly sideline of lands of Montgomery County (formerly the Perkiomen Railroad) (sixty feet wide) said point being located the three following courses and distances from the intersection of the title line of Gravel Pike (Route 29) with the center line of Snyder Road, viz: (1) Southeastwardly along the title line in the bed of Gravel Pike 1272 feet (more or less) to a point; (2) South 41 degrees 24 minutes 32 seconds East 480.00 feet to a point; and (3) North 50 degrees 00 minutes East 14.04 feet to the place of beginning; thence extending from said point of beginning, North 50 degrees 00 minutes East through lands of Montgomery County 60.00 feet to a point; thence extending South 39 degrees 27 minutes 23 seconds East 101.78 feet to a point of curve; thence extending Southeastwardly on the arc of a circle curving to the right having a radius of 848.52 feet the arc distance of 279.29 feet to a point; thence extending South 72 degrees 13 minutes 27 seconds West through lands of Montgomery County 60.07 feet to a point; thence extending Northwestwardly on the arc of a circle curving to the left having a radius of 788.50 feet the arc distance of 256.58 feet to a point of tangent; thence extending North 39 degrees 27 minutes 23 seconds West 101.21 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Vincent A. Sorichillo, who acquired title by virtue of a deed from Robert N. Reifshneider, Jr. and Patricia D. Reifshneider, dated July 24, 1986, recorded August 6, 1986, at Document ID 013742, and recorded in Book 4808, Page 877, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 45-00-01030-50-9.

Location of property: 4705 Gravel Pike, Perkiomenville, PA 18074.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **Unknown Heirs and/or Administrators of the Estate of Vincent A. Sorichillo** at the suit of PNC Bank, National Association. Debt: \$137,376.75.

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. **2019-04720**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

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

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

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

Rachel H. Broder (Ballard Spahr, LLP), Attorney.

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

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

By virtue of a Writ of Execution No. **2019-06351**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

ALL THAT CERTAIN, unit in the property known, named and identified as Latch's Lane, a condominium, located in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. Section 3101, et. seq., by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated January 19, 1981, and recorded on January 27, 1981 in Deed Book 4600, Page 134 &c. and said Declaration was amended by a First Amendment dated June 22, 1981 and recorded in Deed Book 4635, Page 521 &c. on June 25, 1981, and a Second Amendment dated November 19, 1981 and recorded in Deed Book 4678, Page 477 &c. on February 2, 1982 and a Third Amendment dated October 6, 1982 and recorded in Deed Book 4695, Page 1557 on November 15, 1982, being and designated as Unit No. 406, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.1850430 %.

BEING the same premises which AMPEC Properties, LTD, a Delaware Corporation by Deed dated August 9, 1983 and recorded on August 17, 1983 in the Montgomery County Recorder of Deeds Office in Deed Book 4715, Page 239 &c. conveyed unto Dr. Tawoos Bazargani, in fee.

UNDER and SUBJECT to any and all covenants, restrictions, rights-of-way, easements and agreements of record in the aforesaid office, contained in the aforesaid Declaration, the Certificate of Completion of Structural Components and Mechanical Systems recorded in Deed Book 4600, Page 00132, the Certificate of Substantial Completion of the Condominium Units, recorded in Deed Book 4679, Page 2260, and the Declaration and Restrictions recorded in Deed Book 3220, Page 505.

Parcel Number: 40-00-44101-10-3.

Location of property: 40 Old Lancaster Road, Unit 406, Merion Station, PA 19066.

The improvements thereon are: Residential, condominium unit.

Seized and taken in execution as the property of **Dr. Tawoos Bazargani** at the suit of Latch's Lane Owners Association. Debt: \$37,568.07 plus interest from February 12, 2020.

Law Offices of D. Barry Pritchard, Jr., 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. **2019-13852**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

The improvements thereon are: Single-family, dwelling.

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

Manley Deas Kochalski, LLC, Attorneys.

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

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

By virtue of a Writ of Execution No. 2019-14068, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

Pincus Law Group, Attorneys.

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

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

By virtue of a Writ of Execution No. 2019-14243, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

ALSO DESCRIBED AS:

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2019-14417**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

CONTAINING 1.4605 acres.

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

Shapiro & DeNardo, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-16687**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

The improvements thereon are: Single-family, residential.

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

Portnoff Law Associates, Ltd., Attorneys.

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

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

By virtue of a Writ of Execution No. **2019-19684**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

BEING Lot No. 37.

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

By virtue of a Writ of Execution No. 2019-24563, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

The improvements thereon are: Single-family, residential.

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

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution No. 2019-25828, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

The improvements thereon are: Single-family, residential.

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

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution No. **2019-26855**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. **2020-02582**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

By virtue of a Writ of Execution No. **2020-05387**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

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

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

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

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

Lesavoy Butz & Seitz LLC, Attorneys.

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

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

By virtue of a Writ of Execution No. **2020-05589**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. **2020-05757**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution No. **2020-05908**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-06181**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

BEING known as Lot No. 50 on said Plan.

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

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

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

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

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

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

Pillar Aught LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-13944**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

JANUARY 27, 2021

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

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

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

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

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

The improvements thereon are: A residential property.

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

Stradley Ronon Stevens & Young, LLP, Attorneys.

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

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

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **82730 Investments Corporation**, a Pennsylvania corporation, with an address of 609 Shady Oak Court, Mars, PA 16046, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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.

Derstine Air Ltd. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

Elite Car Wash, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

**ARTICLES OF INCORPORATION
NONPROFIT**

Notice is hereby given that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 11, 2020, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Ebony Pearls Foundation, Inc.**

The purposes for which it was organized are: To improve the lives of women and children in the Greater Philadelphia community.

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about December 1, 2020, for:

Magnolia Reserve Community Association
910 Harvest Drive
Blue Bell, PA 19422

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

AUDIT LIST

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

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on January 4, 2021, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Louis E. Murphy and Cheryl L. Austin, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

Second & Final Publication

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

VIRTUAL AUDIT

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of January 4, 2021, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 a.m. on Monday, January 4, 2021.**

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

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

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

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, JANUARY 4, 2021. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

1. COHEN, DANIEL, SETTLOR – December 2 – Second Intermediate Account for Trust with Account for Estate Annexed (PiggyBacked), Stated by Bank of America, N.A., Successor, Trustee.
2. GARRISON, RAYMOND J., PRINCIPAL – December 1 – First and Final Account, Stated by Julia Cabot, Agent.
3. KALINSKI, DOROTHY J., DECEASED – November 10 – Conshohocken Boro. – First and Final Account, Stated by Dorothy A. Gordon, Executrix.
4. RILEY, HORACE B., SETTLOR – November 30 – First and Final Account for the Trust Under Deed of Horace B. Riley, dated April 15, 1966, as Amended and Restated April 11, 1984, as Stated by PNC Bank N.A., surviving Trustee F/B/O Richard B. Riley.
5. SENDEROWITSCH, MAXI, DECEASED – November 25 – Lower Merion Twp. – First and Final Account, Stated by Gladys Senderowitsch, Administratrix.
6. SPRAGUE, BRIAN LEE, DECEASED – November 20 – Norristown Boro. – First and Final Account, Stated by Phyllis L. Sprague, Administratrix.

RELISTED ACCOUNTS

1. DeMATTO, INEZ V., DECEASED – October 30 – New Hanover Twp. – First and Final Account, Stated by Kim Wysong, Executor.
2. GAMBONE, JOSEPH R., DECEASED – Worcester Twp. – November 4 – First and Limited Account, Stated by Louis D. Gambone and Veronica Drumheller, Co-Trustees. Sur Family Trust Under Will F/B/O Phyllis Gambone and her decedents.

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

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

ATKINS, MARY E., dec'd.

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

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

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

CHALOULT, JEANNE S., dec'd.

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

COWELL, LAWRENCE D., dec'd.

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

FULLAM, KATHLEEN A., dec'd.

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

HALAS, ADELE J., dec'd.

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

HANFT, RUTH, dec'd.

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

HASS, ROSE FRENKEL, dec'd.

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

HOFFMAN, DOROTHY J., dec'd.

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

KARVER, VERNON L., dec'd.

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

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

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

MacPHEE, MARGARET V., dec'd.

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

McMORDIE, ELIZABETH M., dec'd.

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

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

Late of Hatfield Township.
 Executor: CORY L. SCHWARTZ,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

PASSMAN, CAROLE S., dec'd.

Late of Lower Merion Township.
 Executor: SCOTT D. PASSMAN,
 c/o Marilyn Seide Mitchell, Esquire,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087.

ATTORNEY: MARILYN SEIDE MITCHELL,
 HERR, POTTS & POTTS,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087

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

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

SMITH, PATRICIA A., dec'd.

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

Second Publication**BRESLAWSKI, BETTY J. also known as**

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

BROWN, RUSSELL L., dec'd.

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

FERGUSON, EUGENIA B., dec'd.

Late of Worcester Township.
 Executrix: EUGENIA FERGUSON,
 c/o William L. Landsburg, Esquire,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323.
 ATTORNEY: WILLIAM L. LANDSBURG,
 WISLER PEARLSTINE, LLP,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323

FISCHER, NINA L. also known as

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

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

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

GAHAGAN, PATRICIA A., dec'd.

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

GOLDMAN, HOWARD, dec'd.

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

GRAF, MARIE L., dec'd.

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

HATCHER, THERESA E., dec'd.

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

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

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

IANNACCHIONE, SHIRLEY H., dec'd.

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

ILES, LESLEY R., dec'd.

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

INTERRANTE, MARY J., dec'd.

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

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

Late of Willow Grove, PA.
 Executrix: HAMISH WILLIAMS.
 ATTORNEY: JOHN D. KESSLER,
 Beaver Hill South, Suite 400B,
 100 West Avenue,
 Jenkintown, PA 19046

KANACH, DOROTHY J., dec'd.

Late of East Norriton Township.
 Executor: ROBERT P. KANACH,
 c/o Diane H. Yazujian, Esquire,
 P.O. Box 1099,
 North Wales, PA 19454.
 ATTORNEY: DIANE H. YAZUJIAN,
 P.O. Box 1099,
 North Wales, PA 19454

KAUFMAN, JUTTA, dec'd.

Late of Borough of Jenkintown.
 Administrator CTA: BRUCE L. DAKE,
 49 Terry Drive,
 Feasterville, PA 19053.
 ATTORNEY: PAUL S. BILKER,
 49 Terry Drive,
 Feasterville, PA 19053

KLINKE, JOANNA T., dec'd.

Late of Lower Providence Township.
 Executrix: MARIE T. COMBER.
 ATTORNEY: LISA COMBER HALL,
 27 S. Darlington Street,
 West Chester, PA 19382

KNERR, BARRY E., dec'd.

Late of Lower Gwynedd Township.
 Executrix: ELIZABETH B. KNERR,
 c/o Duke Schneider, Esquire,
 17 W. Miner Street,
 West Chester, PA 19382.
 ATTORNEY: DUKE SCHNEIDER,
 MacELREE HARVEY, LTD.,
 17 W. Miner Street,
 West Chester, PA 19382

LARSON, VIVIAN M., dec'd.

Late of Lower Salford Township.
 Executors: PATRICIA A. TOTTEN AND
 MARVIN C. LARSON,
 c/o Suzanne M. Hecht, Esquire,
 795 E. Lancaster Avenue, #280,
 Villanova, PA 19085.
 ATTORNEY: SUZANNE M. HECHT,
 HANEY AND HECHT,
 795 E. Lancaster Avenue, #280,
 Villanova, PA 19085

- LESHER, ANNE L. also known as ANNE LOUISE LESHER, dec'd.**
Late of East Norriton Township.
Executor: FRANK M. LESHER,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
- MILLS, PIERINA M., dec'd.**
Late of Upper Dublin Township.
Executrix: MELISSA R. MILLER,
c/o John F. Walsh, Esquire,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702.
ATTORNEY: JOHN F. WALSH,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702
- MULLER, ISABELLE S. also known as ISABELLE HELEN S. MULLER, dec'd.**
Late of Lower Moreland Township.
Executrix: SUSAN B. PATTON,
c/o David J. Palcer, Esquire,
1300 Bethlehem Pike, Suite 11,
Flourtown, PA 19031.
ATTORNEY: DAVID J. BALCER,
1300 Bethlehem Pike, Suite 11,
Flourtown, PA 19031
- MYERS, KATHLEEN F., dec'd.**
Late of Douglass Township.
Administrators C.T.A.: CAROLA A. DEMPSEY AND
JANE K. McMASTER,
c/o 60 E. Penn Street,
Norristown, PA 19401.
ATTORNEY: FRANCES A. THOMSON,
60 E. Penn Street,
Norristown, PA 19401
- PORTOLESE, GIACOMO, dec'd.**
Late of Springfield Township.
Executor: PASQUALE PORTOLESE,
c/o David C. Onorato, Esquire,
298 Wissahickon Avenue,
North Wales, PA 19454.
ATTORNEY: DAVID C. ONORATO,
298 Wissahickon Avenue,
North Wales, PA 19454
- RHOADS, JUNE also known as JUNE I. RHOADS, dec'd.**
Late of Pottstown, PA.
Executrix: VICKI L. ELLIS,
227 Holbrook Lane,
Gilbertsville, PA 19525.
ATTORNEY: JOHN T. FORRY,
FORRY ULLMAN,
540 Court Street, P.O. Box 542,
Reading, PA 19603
- ROSENTHAL, ARNOLD S., dec'd.**
Late of Upper Moreland Township.
Executor: HOWARD ROSENTHAL,
c/o Tara H. Zane, Esquire,
One Centennial Square,
Haddonfield, NJ 08033-2374.
ATTORNEY: TARA H. ZANE,
ARCHER & GREINER, P.C.,
One Centennial Square,
Haddonfield, NJ 08033-2374
- RUTTENBERG, BERTRAM A., dec'd.**
Late of Lower Merion Township.
Executrix: REBECCA RUTTENBERG,
c/o John S. Custer, III, Esquire,
7 Saint Albans Circle,
Newtown Square, PA 19073.
ATTORNEY: JOHN S. CUSTER, III,
CUSTER & CUSTER,
7 Saint Albans Circle,
Newtown Square, PA 19073
- SANTINI, HUBERT ROBERT also known as HUBERT R. SANTINI, dec'd.**
Late of Borough of Collegeville.
Administratrix: KAREN SANTINI CLEMENS,
1631 Christine Lane,
West Chester, PA 19380.
- SILVER, SONDR A. MARION, dec'd.**
Late of Lower Merion Township.
Executrices: JENNIFER LEVY AND
HILARY MORRIS,
c/o Rebecca Sallen, Esquire,
325 Merion Road,
Merion Station, PA 19066.
ATTORNEY: REBECCA SALLEN,
SALLEN LAW, LLC,
325 Merion Road,
Merion Station, PA 19066
- UMLAUF, JAMES C., dec'd.**
Late of Towamencin Township.
Executor: JAMES B. UMLAUF,
c/o Thomas J. Profy, IV, Esquire,
Begley, Carlin & Mandio, LLP,
P.O. Box 308,
Langhorne, PA 19047.
ATTORNEY: THOMAS J. PROFY, IV,
BEGLEY, CARLIN & MANDIO, LLP,
680 Middletown Boulevard, P.O. Box 308,
Langhorne, PA 19047
- WAGNER, STEPHEN, dec'd.**
Late of Salford Township.
Executrix: MARY CHAMBERLAIN,
c/o David A. Applebaum, Esquire,
101 Greenwood Avenue, Suite 500,
Jenkintown, PA 19046.
ATTORNEY: DAVID A. APPLEBAUM,
FRIEDMAN SCHUMAN, P.C.,
101 Greenwood Avenue, Suite 500,
Jenkintown, PA 19046
- YOST, BETTY LOU, dec'd.**
Late of Lower Gwynedd Township.
Executrix: NANCY HOPKINS WENTZ,
1250 Germantown Pike, Suite 207,
Plymouth Meeting, PA 19462.
ATTORNEY: NANCY HOPKINS WENTZ,
McGRORY WENTZ, LLP,
1250 Germantown Pike, Suite 207,
Plymouth Meeting, PA 19462

Third and Final Publication

- AMBROSE, MARGARET S. also known as MARGARET SOLLEY AMBROSE, dec'd.**
Late of Cheltenham Township.
Executor: MICHAEL J. AMBROSE,
c/o Andrew J. Haas, Esquire,
One Logan Square,
130 N. 18th Street,
Philadelphia, PA 19103-6998.
ATTORNEY: ANDREW J. HAAS,
BLANK ROME LLP,
One Logan Square,
130 N. 18th Street,
Philadelphia, PA 19103-6998

ATKINSON, JANET R., dec'd.

Late of Whippen Township.
 Executors: JOHN P. FERRY AND
 R. ANDREW FERRY,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

**BECKER, WILLIAM G. also known as
WILLIAM BECKER, dec'd.**

Late of Montgomery Township.
 Executrix: REGINA KERNAGHAN,
 901 Strahle Street,
 Philadelphia, PA 19111.
 ATTORNEY: CHRISTINE EMBERY STEELE,
 300 Huntingdon Pike,
 Rockledge, PA 19046

CERAMI, DOLORES A., dec'd.

Late of Springfield Township.
 Executor: JOHN CERAMI, JR.,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: DANIEL J. PACI,
 GRIM, BIEHN & THATCHER,
 104 S. Sixth Street, P.O. Box 215,
 Perkasio, PA 18944-0215

CORNER, MARGARET C., dec'd.

Late of Towamencin Township.
 Co-Executors: NANCY L. SIMON,
 214 Blueberry Court,
 Perkasio, PA 18944,
 LAWRENCE CORNER,
 723 Wildell Road,
 Drexel Hill, PA 19026.
 ATTORNEY: NATHAN J. CARR-WHEALY,
 947 Beechwood Drive,
 Lansdale, PA 19446

COSTANZO, JEAN, dec'd.

Late of Montgomery County, PA.
 Executor: JAMES A. COSTANZO,
 c/o Bowen & Burns,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966.
 ATTORNEY: GERALD L. BOWEN, JR.,
 BOWEN & BURNS,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966

EILENBERGER, GERTRUDE SUSAN, dec'd.

Late of Borough of Red Hill.
 Executor: JILL CHUSS,
 1906 Little Road,
 Perkiomenville, PA 18074.
 ATTORNEY: WENDY J. ASHBY,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951

EPPINGER, KATHARINA, dec'd.

Late of Horsham Township.
 Executor: NICHOLAS EPPINGER,
 c/o Patrick G. Murphy, Esquire,
 640 Sentry Parkway, Suite 100,
 Blue Bell, PA 19422.

ATTORNEY: PATRICK G. MURPHY,
 MURPHY & ASSOCIATES,
 640 Sentry Parkway, Suite 100,
 Blue Bell, PA 19422

**FELDMAN, ARTHUR also known as
ARTHUR A. FELDMAN, dec'd.**

Late of Montgomery Township.
 Executor: PAUL L. FELDMAN,
 820 Homestead Road,
 Jenkintown, PA 19046.
 ATTORNEY: PAUL L. FELDMAN,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Road,
 Jenkintown, PA 19046

**FISCHER, JOAN L. also known as
JOAN FISCHER, dec'd.**

Late of Upper Moreland Township.
 Executor: ANTHONY S. FISCHER,
 326 Greenwood Road,
 Lansdale, PA 19446.
 ATTORNEY: JILLIAN E. BARTON,
 76 Byberry Avenue,
 Hatboro, PA 19040

GAERTHE, JAMES D., dec'd.

Late of Lower Salford Township.
 Executrix: DONNA L. FLOYD,
 883 Kulp Road,
 Harleysville, PA 19438.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

GILMORE, PATRICIA A., dec'd.

Late of West Norriton Township.
 Executrix: DEBORAH HELBLING,
 1411 W. Main Street,
 Norristown, PA 19403.

GROBMAN, MARILYN B., dec'd.

Late of Upper Merion Township.
 Executrix: LINDA E. GROBMAN,
 1420 Locust Street, Apt. 25K,
 Philadelphia, PA 19102.
 ATTORNEY: STEPHEN M. GERIA,
 HYLAND LEVIN SHAPIRO LLP,
 6000 Sagemore Drive, Suite 6301,
 Marlton, NJ 08053

**GROTH, VALERIA MARIE also known as
VALERIA GROTH, dec'd.**

Late of Franconia Township.
 Executrix: VALERIE M. MILLER BEAN,
 c/o Robert T. Kelly, Jr., Esquire,
 425 Spruce Street, Suite 200,
 Scranton, PA 18503.
 ATTORNEY: ROBERT T. KELLY, JR.,
 MYERS, BRIER & KELLY, LLP,
 425 Spruce Street, Suite 200,
 Scranton, PA 18503

**HAWKS, A. JANE also known as
JANE HAWKS, dec'd.**

Late of Franconia Township.
 Executrix: MELISSA MOTZ,
 242 King Fisher Court,
 Harleysville, PA 19438.

HERSHEY, HIRAM R., dec'd.

Late of Upper Salford Township.
 Executrix: MARY JANE HERSHEY,
 276 Ridgeview Estates,
 Harleysville, PA 19438.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

KLEIN JR., LEWIS P., dec'd.

Late of Towamencin Township.
 Executor: NASH PATEL,
 c/o HighPoint Law Offices,
 200 HighPoint Drive, Suite 211,
 Chalfont, PA 18914.
 ATTORNEY: PETER J. GILBERT,
 200 Highpoint Drive, Suite 211,
 Chalfont, PA 18914

KROUT, WARREN VINCENT also known as**WARREN V. KROUT and
W. VINCENT KROUT, dec'd.**

Late of Upper Gwynedd Township.
 Executors: VINCENT J. KROUT AND
 DENNIS J. KROUT,
 c/o Stephen M. Shortall, Esquire,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901.
 ATTORNEY: STEPHANIE M. SHORTALL,
 ANTHEIL, MASLOW & MacMINN, LLP,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901

LANG, RICHARD L., dec'd.

Late of Borough of Hatboro.
 Executrix: LISA MARIE LANG,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

LUGO, JUDITH S., dec'd.

Late of Borough of Norristown.
 Administrator: ALEXANDER LUGO,
 c/o Andrew J. Barron, Esquire,
 1701 Walnut Street, 6th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: ANDREW J. BARRON,
 THE LAW OFFICES OF PETER L. KLENK &
 ASSOCIATES,
 1701 Walnut Street, 6th Floor,
 Philadelphia, PA 19103

MACKLIN, GRACE F. also known as**GRACE FLAVELL MACKLIN, dec'd.**

Late of Lower Gwynedd Township.
 Executrices: PATRICIA M. MARVELL AND
 VIRGINIA M. ALLENSON,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

MADDEN JR., RICHARD RAYMOND, dec'd.

Late of Hatfield Township.
 Executrix: DONNA MARIE YOUNG,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

MAGLIOCCO, RICHARD JAMES also known as**RICHARD J. MAGLIOCCO, dec'd.**

Late of Towamencin Township.
 Executor: ROBERT M. MAGLIOCCO,
 1718 Easton Drive,
 Burlingame, CA 94010.
 ATTORNEY: JASON B. MARTIN,
 725 Skippack Pike, Suite 337,
 Blue Bell, PA 19422

MANCINI, ROBERT J. also known as**ROBERT MANCINI, dec'd.**

Late of West Norriton Township.
 Executrices: LORI ANN D'ORAZIO AND
 WENDY MARIE MANCINI,
 c/o Maury B. Reiter, Esquire,
 910 Harvest Drive,
 Blue Bell, PA 19422.
 ATTORNEY: MAURY B. REITER,
 KAPLIN STEWART MELOFF REITER & STEIN, PC,
 910 Harvest Drive,
 Blue Bell, PA 19422

MARTIN, PATRICIA A., dec'd.

Late of Upper Dublin Township.
 Administrator: J. EARL MARTIN,
 3217 Fanshawe Street,
 Philadelphia, PA 19149.

McCREAVY, JOAN M., dec'd.

Late of Lower Gwynedd Township.
 Executor: MARK S. HARRIS, ESQUIRE,
 c/o Kraut Harris, PC,
 5 Valley Square, Suite 120,
 Blue Bell, PA 19422.

McNEELY III, GEORGE H. also known as**GEORGE HUMMEL McNEELY, III, dec'd.**

Late of Lower Merion Township.
 Executors: NINA McNEELY DIEFENBACH AND
 GEORGE H. McNEELY, IV,
 c/o Erica A. Russo, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950.
 ATTORNEY: ERICA A. RUSSO,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2950

MORAN, JAMES, dec'd.

Late of Upper Merion Township.
 Executrices: PATRICIA PRIES AND
 MARY M. SMITH,
 c/o Joseph N. Frabizzio, Esquire,
 2200 Renaissance Boulevard, Suite 270,
 King of Prussia, PA 19406.
 ATTORNEY: JOSEPH N. FRABIZZIO,
 FRABIZZIO LAW LLC,
 2200 Renaissance Boulevard, Suite 270,
 King of Prussia, PA 19406

MOSSIE, BARBARA A., dec'd.

Late of West Norriton Township.
 Executor: BARBARA HILL HENNING,
 c/o Unruh, Turner, Burke & Frees, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460.
 ATTORNEY: DOUGLAS L. KAUNE,
 UNRUH, TURNER, BURKE & FREES, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460

O'DOMSKI, VINCENT W., dec'd.

Late of Borough of East Greenville.

Executrix: SANDRA L. BROWN,

c/o Grim, Biehn & Thatcher,

104 S. 6th Street, P.O. Box 215,

Perkasie, PA 18944-0215.

ATTORNEY: GREGORY E. GRIM,

GRIM, BIEHN & THATCHER,

104 S. 6th Street, P.O. Box 215,

Perkasie, PA 18944

OBERHOLTZER, EDWIN TOBIAS also known as

EDWIN T. OBERHOLTZER, JR. and

TOBIAS OBERHOLTZER, dec'd.

Late of Abington Township.

Executrix: CANDICE L. VIGORITA,

1232 Polo Run,

Romansville, PA 19320.

ATTORNEY: MICHAEL S. CONNOR,

THE LAW OFFICE MICHAEL S. CONNOR,

644 Germantown Pike, Suite 2-C,

Lafayette Hill, PA 19444

PANASSOW, EMILIA, dec'd.

Late of Borough of Ambler.

Executor: ALEXANDER PANASSOW,

1333 Panther Road,

Rydal, PA 19046.

ATTORNEY: KAREN F. ANGELUCCI,

HOWLAND, HESS, GUINAN, TORPEY CASSIDY,

O'CONNELL & BIRNBAUM, LLP,

2444 Huntingdon Pike,

Bethayres, PA 19006

PETRUCCI, NANCY E., dec'd.

Late of East Norriton Township.

Executrix: LINDA M. PILEGGI,

c/o John F. Walsh, Esquire,

653 Skippack Pike, Suite 317,

P.O. Box 445,

Blue Bell, PA 19422-0702.

ATTORNEY: JOHN F. WALSH,

653 Skippack Pike, Suite 317,

P.O. Box 445,

Blue Bell, PA 19422-0702

POST, EVLEEN, dec'd.

Late of Upper Dublin Township.

Executors: VINCENT J. POST AND

JOANNE PERRY,

c/o Eric Ladley, Esquire,

608 W. Main Street,

Lansdale, PA 19446.

ATTORNEY: ERIC LADLEY,

MONTCO ELDER LAW LLP,

608 W. Main Street,

Lansdale, PA 19446

RIZZO SR., JOSEPH RICHARD, dec'd.

Late of Limerick Township.

Co-Executors: JOSEPH R. RIZZO, JR.,

715 Glendalough Road,

Erdenheim, PA 19038,

DIANE RIZZO,

9946 Wistaria Street,

Philadelphia, PA 19115,

MARGARET A. KAUFMAN,

1795 Hawks Nest Lane,

Collegeville, PA 19426.

ATTORNEY: BRENDAN H. EWING,

460 Creamery Way, Suite 109,

Exton, PA 19341

ROSE, FRANKLIN, dec'd.

Late of Abington Township.

Executor: H. ANDREW ROSE,

923 Cedar Grove Road,

Wynnewood, PA 19096.

ATTORNEY: HEATHER L. TURNER,

137 N. Narberth Avenue,

Narberth, PA 19072

ROSENAU, MERYL also known as

MERYL SUSAN ROSENAU, dec'd.

Late of Upper Providence Township.

Executors: IRA ROSENAU AND

LEE SPIRER,

c/o Melissa B. Paszamant, Esquire,

100 N. 18th Street, Suite 710,

Philadelphia, PA 19103.

ATTORNEY: MELISSA B. PASZAMANT,

ROYER COOPER COHEN BRAUNFELD LLC,

100 N. 18th Street, Suite 710,

Philadelphia, PA 19103

SMITH, DORIS EVELYN also known as

DORIS E. SMITH and

DORIS SMITH, dec'd.

Late of Lower Merion Township.

Executor: STEPHEN D. SMITH,

c/o Stephen D. Potts, Esquire,

Strafford Office Building #2, Suite 106,

200 Eagle Road,

Wayne, PA 19087-3115.

ATTORNEY: STEPHEN D. POTTS,

LAW OFFICES OF HERR, POTTS & POTTS, LLC,

Strafford Office Building #2, Suite 106,

200 Eagle Road,

Wayne, PA 19087-3115

SMITH, EDITH E., dec'd.

Late of Borough of Lansdale.

Executor: PETER E. SMITH,

c/o Sarah M. Ford, Esquire,

585 Skippack Pike, Suite 100,

Blue Bell, PA 19422.

ATTORNEY: SARAH M. FORD,

FORD & BUCKMAN, P.C.,

585 Skippack Pike, Suite 100,

Blue Bell, PA 19422

SMITH, PERCY DOUGLAS also known as

PERCY SMITH and

PERCY D. SMITH, dec'd.

Late of Abington Township.

Administratrix: LISA J. SMITH,

893 Douglass Avenue,

Elkins Park, PA 19027.

ATTORNEY: AVE O. CRAIGG,

Five Neshaminy Interplex Dr., Suite 205, #146,

Trevoise, PA 19053

STALICA, JOSEPH JUDE also known as

JOSEPH J. STALICA, dec'd.

Late of Upper Providence Township.

Administrator: JOSEPH R. STALICA,

3308 Greenwood Avenue,

Moosic, PA 18507.

ATTORNEY: DIANE M. ZABOWSKI,

ZABOWSKI LAW, LLC,

100 Springhouse Drive, Suite 205E,

Collegeville, PA 19426

STONIER SR., PHILIP K. also known as PHILIP K. STONIER, dec'd.

Late of Lower Providence Township.
 Executrix: BETHANN D. McELROY,
 c/o Jennifer L. Damelio, Esquire,
 Friedman, Schuman, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046.

ATTORNEY: JENNIFER L. DAMELIO,
 FRIEDMAN, SCHUMAN, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046

STRONG, REMER L., dec'd.

Late of Lower Gwynedd Township.
 Executrix: SUSAN L. STRONG,
 312 Harrison Avenue,
 Glenside, PA 19038.

Van ESS, LISA MARIE, dec'd.

Late of Borough of Pottstown.
 Administratrix: AMY M. KEEFE,
 1629 Swamp Pike,
 Gilbertsville, PA 19525.

ATTORNEY: ERIC L. B. STRAHN,
 5341 Perkiomen Avenue,
 Reading, PA 19606

VOGEL, HARRY, dec'd.

Late of Abington Township.
 Executrix: CATHY GERLACH,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

YASKIN, NANCY JANE, dec'd.

Late of Lower Merion Township.
 Executor: ALAN H. ANTRIM,
 609 Sussex Road,
 Wynnewood, PA 19096.

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

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

Amber Astronauta with its principal place of business at 381 Cherry Street, Schwenksville, PA 19473.

The name and address of the person owning or interested in said business is: Amber Reeves, 381 Cherry Street, Schwenksville, PA 19473.

The application will be filed on January 1, 2021.

TRUST NOTICES**Second Publication**

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

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

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

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

Third and Final Publication**BOYCE HARRIS TRUST DTD. 5/19/08**

Notice is hereby given of the administration of the Boyce Harris Trust dtd. 5/19/08. Settlor, late of Whippan Twp., Montgomery Cty., PA, died 10/7/2020.

All persons having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

Trustee: Amelie Harris-McGeehan
 c/o Christopher Wolf, Esq.
 166 Allendale Road
 King of Prussia, PA 19406

**CAROLYN PAYNE LANGFITT
 TRUST U/D DATED 8/6/04
 CAROLYN PAYNE LANGFITT, Deceased
 Late of Lower Merion Township,
 Montgomery County, PA**

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

Trustees: The Glenmede Trust Company, N.A. and David D. Langfitt
 c/o The Glenmede Trust Co.
 Attn: Isabel Albuquerque
 1650 Market St., Ste. 1200
 Philadelphia, PA 19103-7391

TRUST NOTICE

Revocable Trust of Margaret M. Murphy, Settlor, now deceased, dated 9/19/2016, late of East Norriton Township, Montgomery County, Pennsylvania. The Trustee requests that all persons having claims or demands against the Trust or the Settlor to make known the same, and all persons indebted to the Settlor to make payments without delay, to:

Trustee: Robert X. Murphy, Jr.
 c/o Fitzpatrick Lentz & Bubba, P.C.
 Two City Center, Suite 800
 645 W. Hamilton Street
 Allentown, PA 18101

Or to the Trust's Attorneys: Fitzpatrick Lentz & Bubba, P.C.
 Two City Center, Suite 800
 645 W. Hamilton Street
 Allentown, PA 18101

EXECUTIONS ISSUED**Week Ending December 18, 2020****The Defendant's Name Appears
First in Capital Letters**

ARMO MOTORS REPAIRS & IDEL GROUP:
WELLS FARGO BANK, GRNSH. - Pierce, Lesa;
202013164; WRIT/EXEC.

CHRISTMAN, ERICA: JAMES, D'ANGELO:
PRESTIGE BUILDING PARTNERS:
MERIDIAN BANK, GRNSH. - Carr, Colby, et al.;
202019429; \$3,683.00.

CITIZENS COMPREHENSIVE INSURANCE, LLC -
Abdala, Albert; 202020042; \$19,200.00.

DAYE, WENDELL: POLICE AND FIRE FCU, GRNSH. -
Cavalry Spv. I, LLC; 202004314.

HARRINGTON, JAMIE - HRAC, LLC; 202019378;
WRIT/EXEC.

IT PREMIA GROUP, INC.: TD BANK, GRNSH. -
Kancharla, Chittibabu; 202020499; \$63,500.00.

KLAPP, CHRISTINA: MORGAN STANLEY
SMITH BARNEY, LLC, GRNSH. -
Hampshire At Haverford Condominium
Owners Association; 202006765.

LAWRENCE, JULIA - Midfirst Bank; 201915474.

LOWER GERMANTOWN DEVELOPMENT, INC.:
FREEMAN, EMMA: WELLS FARGO, GRNSH. -
Susquehanna Salt Lake, LLC; 201905036;
WRIT/EXEC.

ORTIZ, JOSE: BENITEZ, MARINA:
CUSTOMERS BANK, GRNSH. - Superior
Credit Union; 202010540.

WILLIAMS, NICOLE: TD BANK NATIONAL BANK,
GRNSH. - Unifund CCR, LLC; 201921509;
WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED**Week Ending December 18, 2020****The Defendant's Name Appears
First in Capital Letters**

CITIZENS COMPREHENSIVE INSURANCE, LLC -
Abdala, Albert; 202020042; Certification of Judgment;
\$19,200.00.

DANG, MINH - VFCA GP., LLC; 202020773;
Complaint In Confession of Judgment; \$289,117.71.

DOLAS, BETH: FADER, DARIAN - PVS LA;
202020793; Judgment fr. District Justice; \$3,829.65.

GRAY, JEFFERY: INGRAHAM, BRIDGET -
PVS LA; 202020749; Judgment fr. District Justice;
\$4,399.75.

HONG, EUGENE - Bellagio, LLC; 202020786;
Foreign Judgment; \$52,618.13.

MARTIN, ALAINA: MARK - PVS LA; 202020792;
Judgment fr. District Justice; \$1,353.95.

**ABINGTON TWP. -
entered municipal claims against:**
Preno, Roseanne; 202020759; \$256.00.
Quick, Timothy; 202020758; \$106.00.

**UNITED STATES INTERNAL REV. -
entered claims against:**
Carroll, Gregory; Jasmine; 202070389; \$78,596.74.

LETTERS OF ADMINISTRATION**Granted Week Ending December 18, 2020****Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BENZ SR., MICHAEL J. - Lower Frederick Township;
Hirsch, Dianne B., 421 Knight Road,
Ambler, PA 19002.

BUTCHER, LOUISA L. - Norristown Borough;
Doyle, Jessica, Unknown.

DALÉY, ROBERT E. - Upper Dublin Township;
Daley, Jeffrey H., 2145 Lake Park Drive,
Smyrna, GA 30080.

LUCAS, BETTY J. - Norristown Borough;
Lucas, Michael J., 100 Woodland Road,
Wyncote, PA 19095.

MACRINA SR., ROBERT J. - Plymouth Township;
Macrina Jr., Robert, 24 Springfield Drive,
Collegeville, PA 19426.

MARANO, LINDA J. - Ambler Borough;
Vagnoni, Maryann, 2509 Swede Road,
East Norriton, PA 19403.

MONAGHAN, THOMAS J. - Plymouth Township;
Monaghan, Arthur H., 607 Lancelot Drive,
Plymouth Meeting, PA 19462.

SUPER, JOSEPH - Skippack Township;
Morgan, Nancy, 770 Village Avenue,
Collegeville, PA 19426.

SUITS BROUGHT**Week Ending December 18, 2020****The Defendant's Name Appears
First in Capital Letters**

COUNCIL, JONATHAN - Capital One Bank USA, N.A.;
202020796; Plaintiffs Appeal from District Justice;
Ratchford, Michael F.

ENOCHS, SHANA - Quintrell, Richard; 202020570;
Complaint for Custody/Visitation.

EQUIFAX INFORMATION SERVICES, LLC -
McLaughlin, Hugh; 202020763; Civil Action;
Piontek, Vicki.

FRIEL, TIMOTHY - Friel, Brianne; 202020698;
Foreign Subpoena; Boyd, Melissa M.

KELLER, REBEKAH - Portfolio Recovery Associates, LLC;
202020715; Civil Action; Babcock, Gregory J.

MARTIN, MARGINE - Martin, Timothy;
202020615; Complaint for Custody/Visitation.

MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS - White, Robert;
202020589; Appeal from Board of Assessment.

NORRISTOWN AREA SCHOOL DISTRICT -
Norristown Academy Charter; 202020736;
Petition; Slipakoff, Brian J.

SAMBRICK, MICHELLE - Mauer, Steve; 202020708;
Defendants Appeal from District Justice.

SANDS, DUSTIN: MARCELIN, ROCHELLE -
Sands, David; 202020629; Complaint for
Custody/Visitation; Frیده, Jeanne E.

TRANSUNION, LLC - McLaughlin, Hugh; 202020761;
Civil Action; Piontek, Vicki.

WILLOWBROOK APARTMENTS - Pearson, Leona;
202020787; Plaintiffs Appeal from District Justice.

WILLS PROBATED
Granted Week Ending December 18, 2020**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

- ADAMS, DOLORES E. - Abington Township;
Kunkel, Donna M., 1783 Zeigler Road,
Pennsburg, PA 18073.
- BALIBAN, CLAIRE - Cheltenham Township;
Baliban-Garell, Susan, 200 Waring Road,
Elkins Park, PA 19027.
- BARSHAK, MARLEE W. - Lower Providence
Township; Carbone, Wendy, 368 Old Morris Road,
Harleysville, PA 19438.
- BERLINGER, BRUCE Z. - Whitpain Township;
Berlinger, Margaret E., 802 Stonybrook Drive,
Blue Bell, PA 19422.
- BLAKE, KATHLEEN F. - Lower Providence Township;
Van Blaricum, Amy J., 1037 Greenes Way Circle,
Collegeville, PA 19426-3182.
- CAMINITI, JOSEPH C. - Montgomery Township;
Caminiti, Ann B., 102 Stevers Mill Road,
North Wales, PA 19454.
- CARTER, DOROTHY M. - Upper Gwynedd Township;
McHugh, Nancy L., 517 W. Washington Avenue,
North Wales, PA 19454.
- CONNELLY, WILLIAM J. - Abington Township;
Connelly Sr., Sean, 29 Downey Drive,
Horsham, PA 19044.
- DELANO, ROBERT - Upper Providence Township;
Delano, Cheri, 100 Roboda Boulevard,
Royersford, PA 19468.
- DICKINSON SR., MERRILL E. - Douglass Township;
Kraus, Regina M., 2755 Gail Drive,
Gilbertsville, PA 19525.
- DIRENZO JR., DOMINICK J. - Lower Providence
Township; DiRenzo, Mark, 728 Queen Road,
Collegeville, PA 19426.
- DORNHEIM, STEVEN M. - Conshohocken Borough;
Kiernan, Tamara, 114 Kirk Street,
Conshohocken, PA 19428.
- DREHER, RICHARD C. - Montgomery Township;
Dreher, Linda G., 12 Mele Avenue,
Colmar, PA 18915.
- FREES JR., DAVID M. - Lower Providence Township;
Frees III, David M., 201 Main Street,
Phoenixville, PA 19460; Frees, Rob S.,
104 Dennis Lane, Phoenixville, PA 19460.
- GABRIEL, GABRIEL C. - Lower Moreland Township;
Hirsch, Joseph A., 2 Bala Plaza,
Bala Cynwyd, PA 19004.
- GAVAGHAN, ROBERT D. - Conshohocken Borough;
DiRenzo, Regina C., 122 Kirk Street,
Conshohocken, PA 19428.
- GRANSBURY, ROBERT C. - Horsham Township;
Gransbury, Elizabeth L., 310 Saw Mill Lane,
Horsham, PA 19044.
- GRIFFITH, GENE A. - West Pottsgrove Township;
Griffith, Barry L., 2500 State Highway 121,
Eulless, TX 76039.
- GROSSMAN, NATHANIEL R. - East Norriton Township;
Grossman, Robert M., 632 Hopewell Street,
Birdsboro, PA 19508.
- HALLOWELL, MARGARET P. - Upper Gwynedd
Township; Ferrino, Rosemary R., 608 W. Main Street,
Lansdale, PA 19446.
- HENDRICKS, LORRAINE M. - Upper Moreland
Township; Cassady, Linda E., 10 Carosal Lane,
Willow Grove, PA 19090.
- HOWER, CHARLES L. - Springfield Township;
Leonard, Dale R., 21 Weldy Avenue,
Oreland, PA 19075.
- HUNTER, ALEXANDER F. - Lower Merion Township;
Wheeler, Jonathan, 440 S. Broad Street,
Philadelphia, PA 19146.
- JACKSON, DOLORES D. - Abington Township;
Johnson, Angela M., 3967 Lancaster Court,
Ypsilanti, MI 48197.
- JONES, GERTRUDE E. - Lower Gwynedd Township;
McGeever, Terrence P., 132 Fawn Lane,
Haverford, PA 19041.
- KATZ, JOSEPH - Lower Moreland Township;
Katz, Rivka, 146 Anton Road, Wynnewood, PA 19096.
- KENNY, DIANA - Whitemarsh Township;
Lanoco, Nancy, 6064 Ridge Avenue,
Philadelphia, PA 19128.
- KERNS, MURIEL - Lower Providence Township;
Saloman, Marjorie A., 13212 Shannondell Drive,
Aububon, PA 19403.
- LANGE, MARY J. - Lower Merion Township;
Lange, Mary Jane F., 14 Stonecress Court,
Jackson, NJ 08527.
- LISS, SELMA - Lower Moreland Township;
Liss, Ira J., 321 Carson Terrace,
Huntingdon Valley, PA 19006.
- LITTLE, DORIS A. - Franconia Township;
Little, David L., 108 Rose Lane,
Perkiomenville, PA 18074; Little, Michael F.,
1627 Gravel Pike, Perkiomenville, PA 18074;
Little, Timothy R., P.O. Box 227,
Zieglerville, PA 19492.
- McKENZIE, VERA - Abington Township;
Hart, Kathy, 552 N. 11th Street,
Philadelphia, PA 19123.
- NICHOLSON, ROBERT D. - Whitpain Township;
Castor, Sandra L., 880 Corral North,
Cotopaxi, CO 81223.
- NOBLE, JEAN S. - Lower Merion Township;
Noble, June A., 500 S. Narberth Avenue,
Merion Station, PA 19066.
- O'BYRNE, JAMES F. - Hatfield Township;
Schwartz, Cory L., 2541 Wellington Way,
Hatfield, PA 19440.
- OLSON, JACQUELINE M. - Abington Township;
Olson, Robert M., 22 Washington Street,
Rocky Hill, NJ 08553; Olson-Petersen, Debra,
1249 Susquehanna Road, Fort Washington, PA 19034.
- PASSMAN, CAROLE S. - Lower Merion Township;
Passman, Scott D., 1851 NW 40th Drive,
Boca Raton, FL 33431.
- PECHARO, PAULINE A. - Upper Merion Township;
Fiorini, Tina M., 121 W. Hartranft Boulevard,
East Norriton, PA 19401.
- PINKNEY, MARY E. - Abington Township;
Pinkney, Steven J., 613 Launfall Road,
Valley Forge, PA 19482.
- POLLOCK, JOSEPH H. - Whitemarsh Township;
Pollock, Maureen, 821 Andorra Road,
Lafayette Hill, PA 19444.
- PRICE, FERN E. - Douglass Township; Price, Harvey T.,
111 Middle Creek Road, Gilbertsville, PA 19525;
Yingling, Laurene E., 134 Sassamansville Road,
Gilbertsville, PA 19525.

- PRICE, HARVEY A. - Douglass Township;
Price, Harvey T., 111 Middle Creek Road,
Gilbertsville, PA 19525; Yingling, Laurene E.,
118 Sassamansville Road Gilbertsville, PA 19525.
- QUILL, JEAN M. - Lower Providence Township;
Quill, Joseph T., 17 Founders Way,
Downingtown, PA 19335.
- RANSOM, JUANITA C. - Cheltenham Township;
Taylor, Ruth E., 1509 Ashbourne Road, Apt. 321,
Elkins Park, PA 19027.
- RICHARDSON, MARGARET M. - Conshohocken
Borough; Richardson, Jerome T., 340 W. 11th Avenue,
Conshohocken, PA 19428.
- SACKS, DOROTHY J. - Abington Township;
Sacks, Andrew B., 1810 Delancey Place,
Philadelphia, PA 19103; Sacks, Howard J.,
440 S. Broad Street, Philadelphia, PA 19102.
- SCALFARO, NICHOLAS C. - Whippain Township;
Scalfaro, Nicholas F., 20 Sweetwater Circle,
Ambler, PA 19002.
- SHAKESPEARE, THOMAS W. - Whippain Township;
Shakespeare, Todd A., 2234 Renaissance Lane,
High Point, NC 27262.
- STOOP JR., VERNON - Douglass Township;
Linderman, Richard D., 431 N. Mount Vernon Street,
Pottstown, PA 19464; Stoop, Valerie B.,
302 Hoffmansville Road, Bechtelsville, PA 19505.
- STRAUSS, IONE A. - Lower Merion Township;
PNC Wealth Management, Philadelphia, PA 19103;
Strauss, Louise A., 100 Grays Lane,
Haverford, PA 19041.
- SZARAWARA, THERESA - Norristown Borough;
Kita, Patricia, 2405 Oakland Drive,
Norristown, PA 19403.
- TROILO, PATRICIA E. - Upper Moreland Township;
Troilo, Patricia R., 2603 Parkside Avenue,
Hatboro, PA 19040.
- TUCHOLSKI, WALTER J. - Conshohocken Borough;
Michniewicz, Ruth C., 229 W. 6th Avenue,
Conshohocken, PA 19428.
- WAITE, EVELYNNE M. - Abington Township;
Waite, Jonathan B., 520 Mount View Road,
Berwyn, PA 19312.
- WOMACK, RUBY A. - Lansdale Borough;
Womack, Larry D., 1009 Clover Mill Circle,
Collegeville, PA 19426.
2. Aichroth v. Williams - Plaintiff's Motion to Compel
Answers to 2nd Interrogatories and 3rd Set of RFP
(Seq. 45d) - **R. Eyre - D. Brooks.**
3. Aichroth v. Williams - Plaintiff's Motion to Compel
Depositions (Seq. 46 D) - **R. Eyre - D. Brooks.**
4. Aichroth v. Williams - Plaintiff's Motion to Strike
Objections and Compel Answers (Seq. 47) -
R. Eyre - D. Brooks.
5. Ally Financial, Inc. v. Pender - Defendant's
Motion to Dismiss (Seq. 4) - **F. Weinberg.**
6. Arborcrest Lakeside, LLC v. Bay Capital Finance,
LLC - Motion for Leave to Withdraw as Counsel
for Defendants (Seq. 12) - **M. Hino - P. Kessler.**
7. Arnau v. Bellettiere - Defendant's Motion to Compel
Plaintiff to Appear for IME (Seq. 33 D) - **N. Renzi -
T. Klosinski.**
8. Asset Planning Services, Ltd. v. Bates - Motion
for Admission Pro Hac Vice of Michael D. Lee,
Esquire (Seq. 5) - **E. O'Shea - S. Guerrete.**
9. Asset Planning Services, Ltd. v. Bates - Motion
for Admission Pro Hac Vice of Sharron E. Ash,
Esquire (Seq. 6) - **E. O'Shea - S. Guerrete.**
10. Avraham v. Lin - Plaintiff's Motion to Compel
(Seq. 13 D) - **S. Fishman - K. Abato.**
11. Axelroth-Guess v. Gallo Brothers Development, LLC -
Plaintiff's Motion to Defer Action (Seq. 17) -
R. Cohen.
12. Baez v. Parkhouse Operating, LLC - Plaintiff's
Motion to Compel Pre Complaint Discovery
(Seq. 3-D) - **W. Murray.**
13. Balzaretto v. KBF Associates, L.P. - Defendant's
Motion to Compel Executed Authorizations
(Seq. 2-5 D) - **T. Sacchetta - C. Comeau.**
14. Bannerman v. Moy - Defendant's Motion to Compel
Advanced Diagnostics Compliance (Seq. 26) -
M. Greenfield - K. May.
15. Bannerman v. Moy - Defendant's Motion
to Compel Dr. Melhado's Compliance (Seq. 2-4) -
M. Greenfield - K. May.
16. Bannerman v. Moy - Defendant's Motion to
Compel Injury Rehab Compliance (Seq. 2-5 D) -
M. Greenfield - K. May.
17. Beatty v. Haynes - Defendant's Motion to Compel
Plaintiff's Discovery Responses (Seq. 6 D) -
K. Saffren - S. Fisher.
18. Berdugo v. Berdugo - Petition to Withdraw
as Counsel for Plaintiff (Seq. 191 F) - **E. Smith.**
19. Bergman v. Bright View Landscape Services-
Plaintiff's Motion to Compel (Seq. 24 D) - **L. Nelson -
J. Ferguson**
20. Bernick v. Fuentes - Plaintiff's Motion to Compel
Depositions (Seq. 11 D) - **D. Jacqueline - R. Mennies.**
21. Block 3, LLC v. Keystone River Crossing Elm
General, L.P. - Defendant's Motion to Compel
Plaintiff's to Provide More Specific and Complete
Responses to Discovery (Seq. 36 D) - **E. Ficara -
T. Sherman.**
22. Bonney v. Albert Einstein Healthcare Network -
Plaintiff's Motion to Compel Depositions (Seq. 65 D) -
J. McEldrew - C. D'Antonio - P. Troy - D. Ryan.
23. Boykin v. Montgomeryville Nissan - Plaintiff's
Motion to Compel Discovery (Seq. 42 D) -
W. Bensley - K. Ladd.
24. Boykin v. Montgomeryville Nissan - Plaintiff's
Motion to Compel Discovery (Seq. 41 D) -
W. Bensley - K. Ladd.
25. Branca v. Fogle - Defendant C. Fogle's Motion
to Compel Responses to Discovery (Seq. 10 D) -
A. Aigeldinger.
26. Brown v. Brinkman - Plaintiff's Request for Court
Order Requiring the Sheriff to Effect Original
Process of the Defendant (Seq. 56).

RETURN DAY LIST

January 4, 2021
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master. Due to the declaration of Judicial Emergency in the 38th Judicial District, parties will be contacted directly by the Discovery Master as to the methodology of handling Discovery Arguments. Please see the General and Divisional Protocols for further information on Court Operations as of June 1, 2020.

1. 2700 Easton Partners, L.P. v. Nguyen - Plaintiff's Motion to Deem Admitted Requests for Admission (Seq. 24 D) - **D. Ginsburg - M. John.**

27. *Brown v. Bushra* - Plaintiff's Motion to Compel Records from Subpoena (Seq. 34 D) - **S. Fishman - K. Nosari**.
28. *Burton v. Alston* - Defendant's Motion to Compel Discovery (Seq. 11 D) - **M. Bendo - A. Davis**.
29. *Caravaggio Smith, LLC as Successor to The Victor J. Mignatti Trust v. Mignatti* - Defendant's Motion for Protective Order (Seq. 14 D) - **E. Pritchard - W. Dudeck**.
30. *Caroselli v. Bennett* - Defendant's Motion to Compel Discovery (Seq. 9 D) - **G. Mullaney - M. Hazel**.
31. *Carter v. 1116 N. Easton, LLC* - Defendant's Motion to Compel Defendant's Discovery (Seq. 20-D) - **T. Gibbons - J. Godin**.
32. *Christophe v. Alleyne* - Petition for Leave to Withdraw as Counsel for Plaintiff (Seq. 16 F) - **P. Vangrossi - A. Taylor**.
33. *Cicchetti v. Hawks* - Defendant Montco Fence and Superior Structures Motion to Compel Plaintiff's Answers to Additional Defendant's Supplemental RFP (Seq. 36 D) - **J. Golkow - J. Sereda**.
34. *Citibank, N.A. v. Boyd* - Defendant's Petition for Extension of Time to Settle the Complaint (Seq. 2) - **R. Kline**.
35. *Cocker v. Still Waters Development, L.P.* - Plaintiff's Motion to Strike Objections to Subpoena (Seq. 34-D) - **S. Miller - J. Livingood**.
36. *Cohen v. Wisniewska* - Plaintiff's Motion for Leave to Withdraw As Counsel (Seq. 8) - **M. Fox**.
37. *Commonwealth of PA, Office of Attorney General v. McCoy* - Plaintiff's Motion to Compel Compliance With Subpoena of the Bureau of Consumer Protection (Seq. 0) - **J. Wise**.
38. *Consulting 173, Inc. v. Wright Commissioning* - Plaintiff's Motion to Compel Defendant Wright Commissioning's Responses to Interrogatories and RFP (Seq. 9 D) - **E. Delisle - M. Adler**.
39. *Corlett v. Decision Support Technology, Inc.* - Defendant's Motion to Compel Deposition of Plaintiff (Seq. 5-7 D) - **J. DiPietro - W. Weber**.
40. *Corlett v. Decision Support Technology, Inc.* - Defendant's Motion to Compel Deposition of Thomas Connolly (Seq. 49 D) - **J. DiPietro - W. Weber**.
41. *Crews-Turner v. Abington Memorial Hospital* - Plaintiff's Motion to Quash the Subpoena for Mother Plaintiff's Records from Gregory M. Dowback, M.D. (Seq. 210 D) - **S. Specter - B. Post**.
42. *Cuevas v. Khalid* - Petition for Leave to Withdraw as Counsel for Plaintiff (Seq. 45) - **P. Dolan**.
43. *D. R. Horton, Inc., New Jersey v. All About Construction* - Defendant Tradesource's Motion to Discontinue Dismiss and to Strike its Name from the Caption (Seq. 403) - **S. Reidenbach**.
44. *Davis v. Harner* - Defendant R. Higgins's Motion to Compel Records Custodians Compliance With Subpoenas (Seq. 26 D) - **A. Smialowicz - M. Gerstein**.
45. *Davis v. Providence Greene Homeowners Association* - Defendant's Motion to Compel the Deposition of Counsel for Plaintiff (Seq. 22 D) - **K. McLennan - J. Godi**.
46. *Day v. Lawrence* - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 91) - **S. Lisgar - L. Hoppe**.
47. *DiCesare v. Montgomery County Tax Claim Bureau* - Plaintiff's Petition to Set Aside Tax Upset Sale of Real Property (Seq. 0) - **J. Miller**.
48. *DiMarcella v. BQ Basement Systems* - Defendant's Motion to Strike Plaintiff's 1st Cause of Action (Breach of Contract) and 2nd Cause of Action (Fraud) from the Complaint (Seq. 9) - **W. Auxer**.
49. *Doherty v. Allstate Indemnity Company* - Defendant's Motion for Entry of Default (Seq. 43) - **M. Doherty - S. Richman**.
50. *Dougherty v. David Cutler Group* - Defendant's Motion to Compel Plaintiff's Responses to Cutler's Discovery Requests (Seq. 48 D) - **C. LaBletta - C. Rafuse - D. Rucket**.
51. *Dubin Gross v. Snyder* - Plaintiff's Motion to Compel Answers to Interrogatories and Responses to RFP (Seq. 9 D) - **A. Galerman - J. Branderbit**.
52. *E. Allen Reeves, Inc. v. Old York, LLC* - Plaintiff's Petition to Confirm Arbitration Award (Seq. 42) - **D. Davis - G. Rahn**.
53. *Easton v. Ruberg* - Motion of Defendant to Compel Plaintiff S. Easton to Provide Outstanding Medical Records (Seq. 6 D) - **M. Greenfield - R. Hopkins**.
54. *ECl, LLC v. Campisi Construction, Inc.* - Plaintiff's Motion to Consolidate (Seq. 439) - **D. Peckman - I. Musselman**.
55. *Emann v. Vanhoekelen Greenhouses, Inc.* - Defendant's Motion to Compel Plaintiff's Depositions (Seq. 15-D) - **A. De Levie - W. Steiger**.
56. *Encompass Insurance Company v. Total Performance Automotive, LLC* - Plaintiff's Motion to Compel (Seq. 10 D) - **L. Patterson - M. Lyon**.
57. *Evans v. Montgomery County Tax Claim Bureau* - Plaintiff's Petition to Set Aside Tax Upset Sale (Seq. 0) - **E. O'Shea**.
58. *Fazio v. Tri County Builders, Inc.* - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 37 D) - **D. Brooman - R. Bateman - J. Horn**.
59. *Federal National Mortgage Association v. Fulton* - Defendant's Amended Petition to Set Aside Sheriff's Sale (Seq. 44) - **H. Riloff - M. Nahrgang**.
60. *Federal National Mortgage Association v. Fulton* - Defendant's Second Amended Petition to Set Aside Sheriff's Sale (Seq. 45) - **H. Riloff - M. Nahrgang**.
61. *Fidanza v. Conroy* - Plaintiff's Motion to Compel Discovery (Seq. 97 D) - **S. Mahan - R. Huber - J. Coatsworth**.
62. *Fidelity National Title Insurance Company v. Fox* - Plaintiff's Motion for Default Judgment (Seq. 1) - **N. Cohen**.
63. *Firstlease v. Twin fork Enterprises, LLC* - Defendant's Motion to Compel (Seq. 27 D) - **R. Saldutti - T. Ruf**.
64. *Flanagan v. Zerilla* - Petition to Withdraw as Counsel for Defendant (Seq. 34) - **D. Zitomer - J. Pritchard**.
65. *Forde v. Federico* - Defendant's Motion to Compel Wage Loss and Documentation (Seq. 37 D) - **A. Neuwirth - L. Miller**.
66. *Forte Roofing, LLC v. Loulombaro* - Plaintiff's Petition to Join Defendant (Seq. 10) - **L. Koletas**.
67. *Fosbenner v. Tornetta Investments, Inc.* - Plaintiff's Motion to Compel Discovery (Seq. 58 D) - **D. Jacqueline - J. Abidiwan-Lupo**.
68. *Fulton Bank, N.A. v. Baker* - Petition for Leave to Withdraw as Counsel for Defendant (Seq. 7) - **P. Wapner - D. Dorfman**.

69. Gamez Alvarado v. Cruz - Defendant's Motion to Compel Discovery (Seq. 14 D) - **J. Solnick - K. Sykes.**
70. Gates v. Gates - Petition of Counsel for Leave to Withdraw Appearance for Defendant (Seq. 23 F) - **P. Dolan - J. Lubon.**
71. Gibbons v. Mid Century Insurance Company - Defendant's Motion for Discontinuance (Seq. 9) - **P. Friedman.**
72. Ginsburg v. The Progressive Corporation - Defendant's Motion to Compel (Seq. 10 D) - **A. Ginsburg - K. Raymond.**
73. Grande at Riverview Condominium Association v. D. R. Horton, Inc., New Jersey - Defendant Trade Source, Inc.'s Motion to Discontinue/Dismiss Defendant Tradesource (Seq. 2651) to J. Saltz After RR date - **M. Collins - S. Reidenbach.**
74. Grossman v. Grant-Smith - Defendant's Motion to Compel Supplemental Discovery (Seq. 23-D) - **B. Wicand - J. Shaffer.**
75. Hanna v. Richard A. Martin Electrical & General Contracting, LLC - Petition for Leave to Withdraw as Counsel for Plaintiff (Seq. 48) - **M. Weinberg - R. Chizmar.**
76. Harper v. Prime Healthcare Services-Suburban Hospital, LLC - Plaintiff's Motion to Compel (Seq. 18 D) - **S. Quinn - A. Kessler**
77. Hayes-Fullard v. Zisholtz - Plaintiff's Motion to Compel Document Requests Directed to Defendant L. Zisholtz (Seq. 82 D) - **K. Blake - K. Connors.**
78. Hayes-Fullard v. Zisholtz - Plaintiff's Motion to Compel Document Requests (Seq. 84 D) - **K. Blake - K. Connors.**
79. Helwig v. Fairville Management Company, LLC - Defendants Crossroads Housing Associates, L.P., et. al.'s Motion to Compel Answers to Interrogatories and RFP (Seq. 13 D) - **J. Rosenau - J. Mayers.**
80. Hickman v. Weis Markets, Inc. - Defendant's Motion to Compel Plaintiff's Interrogatories and RFP (Seq. 13 D) - **B. Swartz - J. Bayer.**
81. Hoffman v. Ferrell - Defendants' Motion to Compel Directed to Co-Defendant (Seq. 2-2 D) - **D. Gelinis - E. Wilber.**
82. Howland, Hess, Guinan, Torpey v. Eisen - Defendant's Petition to Withdraw as Counsel (Seq. 8) - **D. Meakim - S. Rentz.**
83. HP Pennsylvania I, LLC v. Garcia - Plaintiff's Motion for Order for Possession and Monetary Damages (Seq. 4) - **K. Cornish.**
84. Hudes v. Poulos - Defendants' Motion to Compel Authorizations (Seq. 44 D) - **E. Aidman - E. Merrigan.**
85. Hunt v. Jaminska - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 11-D) - **K. Nosari.**
86. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Defendant's Motion to Compel Ology Bioservices to Produce Documents (Seq. 98D) - **S. Finley - D. Rhyhart.**
87. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Defendant's Motion to Compel Inovio Pharmaceuticals to Produce Documents (Seq. 99 D) - **S. Finley - D. Rhyhart.**
88. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Plaintiff's Motion to Compel (Seq. 96 D) - **S. Finley - D. Rhyhart.**
89. Inovio Pharmaceuticals, Inc. v. Geneone Life Science, Inc. - Plaintiff's Motion for Pro Hac Vice Admission of Joshua Sigegl, Esquire (Seq. 106) - **S. Finley - D. Rhyhart.**
90. Jefferson v. Buutchiis Grille, LLC - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 33 D) - **J. Schaffer - R. Good - M. Dolich.**
91. Jones v. Homewood Suites by Hilton - Defendant's Motion to Compel Plaintiff Valerie Jones' Discovery Responses (Seq. 37 D) - **A. Galerman - E. Devine.**
92. Jones v. Homewood Suites by Hilton - Plaintiff's Motion to Compel Answers to Interrogatories and Responses to RFP (Seq. 36 D) - **A. Galerman - E. Devine.**
93. Judge Technical Services, Inc. v. Dimensional Dental Management - Plaintiff's Fee Petition (Seq. 45) - **B. Picker - S. Katona.**
94. Kane v. 1700 Pine Street Operations - Plaintiff's Motion to Stay Civil Litigation Pending Criminal Action Against Defendant Joseph Messmer (Seq. 1) - **K. McCabe.**
95. Khan v. Lucas Leite - Defendant's Motion to Compel Discovery (Seq. 9 D) - **C. Adams.**
96. Klein v. Agrawal - Plaintiff's Motion to Compel Discovery (Seq. 70 D) - **T. Kline - D. Sherry - K. Senior.**
97. Klein v. Agrawal - Plaintiff's Motion to Strike Defendant's Objections and Compel More Specific Answers to Plaintiff's Discovery (Seq. 67 D) - **T. Kline - D. Sherry - K. Senior.**
98. Korin v. Korin - Defendant's Motion to Withdraw as Counsel (Seq. 89 F) - **S. Finger - A. Merlie.**
99. Kreiss v. Gupta - Defendant's Motion to Compel Discovery (Seq. 19 D) - **A. Bunker - E. Mazurek - D. DiPietro.**
100. Kulp v. Manorcare Health Services - Motion for the Appointment of a Guardian Ad Litem for Plaintiff (Seq. 73) - **J. Radmore - M. Corso.**
101. Kunkel v. Abington Memorial Hospital - Defendant J. King's Motion to Compel a Copy of Plaintiff's Medical Marijuana Card, et al. (Seq. 282D) - **S. Sassaman - A. Romanowicz.**
102. Law Offices of Michael P. Gough v. Mason - Plaintiff's Motion to Compel (Seq. 26 D) - **M. Gough.**
103. Lee v. Kim - Plaintiff's Motion to Strike Objections or Insufficient Answers (Seq. 38 D) - **O. Insole.**
104. Legacy Mortgage Asset Trust 2 v. Natuzzi - Plaintiff's Motion to Vacate Judgment and Discontinue Action (Seq. 16) - **M. Freedman.**
105. Lenard v. Willow Hill Apartments, Inc., t/a Willow Hill Apartments - Defendant M. Johnson and Sons Motion to Compel Discovery (Seq. 52 D) - **S. Ernst - F. Baer.**
106. Liu v. Gannett Fleming, Inc. - Plaintiff's Motion to Compel Remington and Vernick Engineers to Produce Responses (Seq. 10 D) - **S. Raynes - K. Dmochowsky.**
107. Lizzio v. Flook - Defendants Motion to Compel Plaintiff to Attend IME Neuro-Psychological Evaluation (Seq. 38 D) - **M. Pansini - J. Fowler - S. Mezrow.**
108. Lobban v. Valley Forge Convention Center - Defendant's Motion to Compel Plaintiff's Responses to Discovery Requests (Seq. 12d) - **S. Vilardi.**
109. Lyalka v. Berrywine Plantations, Inc. - Plaintiff's Motion to Compel (Seq. 45 D) - **L. Alperovich - J. Branderbit.**
110. Madula-Henderson v. Friedman - Defendant's Motion to Compel Reconvened Deposition of Plaintiffs (Seq. 40 D) - **N. Hoffman - J. Bovender.**
111. Mateja v. Mateja - Petition to Withdraw as Counsel of Defendant J. Mateja (Seq. 2-3 F) - **M. Blecinski - A. Difiore.**
112. McCall v. Zoom Plumbing & Drain Service - Defendant's Motion to Compel IME (Seq. 68 D) - **M. Quinn - R. Pugh - S. Baker.**

113. McCall v. Zoom Plumbing & Drain Service - Defendant's Motion to Compel Deposition (Seq. 69 D) - **M. Quinn - R. Pugh - S. Baker.**
114. McCall v. Zoom Plumbing & Drain Service - Defendant's Motion to Compel Deposition (Seq. 70 D) - **M. Quinn - R. Pugh - S. Baker.**
115. McCann v. Hadden - Petition of Defendant's Counsel for Leave to Withdraw Appearance (Seq. 29) PFA Case - **G. Rodriguez - G. Linn.**
116. McCormick v. Graham Management, L.P. - Plaintiff's Motion to Compel Discovery Responses (Seq. 14 D) - **L. Fleisher - A. Kramer.**
117. McElderry Drywall, Inc. v. Toll Brothers, Pa. VI Limited Pa. - Plaintiff's Motion to Compel Discovery from Defendant (Seq. 13 D) - **L. Miller - T. Crawford.**
118. McFalls v. Jones - Plaintiff's Petition for Review (Seq. 0).
119. McGirt v. Bieber - Defendant's Motion to Compel Discovery (Seq. 8 D) - **A. Kroupa - K. Abato.**
120. McReynolds v. Parikh - Defendant's Motion to Compel Discovery (Seq. 18 D) - **G. Mullaney - A. Griffith.**
121. Medical Reimbursement Data Management, LLC v. Aetna Health, Inc. - Plaintiff's Motion to Compel Defendant's Responses to Plaintiff's RFP of Documents (Seq. 105 D) - **N. Murray - J. Elliott.**
122. Meehl v. Vitella Agent - Defendant State Farm's Motion to Compel Discovery (Seq. 23 D) - **R. Pollack - L. Miller.**
123. Mena-Comargo v. Resendiz Hernandez - Plaintiff's Motion to Amend the Complaint (Seq. 60) - **E. Sasso - P. Henigan.**
124. 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.**
125. Mignogna v. Flaherty - Defendants' Motion to Compel Plaintiff's Deposition (Seq. 47-D) - **M. Sophocles - J. Auth.**
126. Mobb08, LLC v. Treacy - Plaintiff's Motion to Break and Enter (Seq. 12) - **M. Kehoe.**
127. Mojica v. 727 Welsh Road Realty, LLC - Defendant Krager Contracting, LLC's Motion to Compel the Deposition of the Corporate Designee for Defendant Holy Redeemer Professional Park (Seq. 79 D) - **A. Galerman - J. Birmingham - M. Perry.**
128. Mojica v. 727 Welsh Road Realty, LLC - Plaintiff's Motion to Compel Defendant J. Sauer's Deposition (Seq. 77 D) - **A. Galerman - J. Birmingham - M. Perry.**
129. Montgomeryville Associates v. Montgomery County Board of Assessment Appeals - Plaintiff's Motion for Protective Order (Seq. 18 D) - **P. Tannenbaum - S. Magee.**
130. Montgomeryville Associates v. Montgomery County Board of Assessment Appeals - Plaintiff's Motion for Protective Order (Seq. 16 D) - **P. Tannenbaum - S. Magee.**
131. Montgomeryville Associates v. Montgomery County Board of Assessment Appeals - Plaintiff's Motion for Protective Order (Seq. 17 D) - **P. Tannenbaum - S. Magee.**
132. Morris v. Weidenhammer - Defendant Lower Pottsgrove Township's Motion to Compel (Seq. 67 D) - **M. Simon - C. Allen.**
133. Morris v. Weidenhammer - Plaintiff's Motion to Compel Discovery (Seq. 66 D) - **M. Simon - C. Allen.**
134. Murphy v. Evans - Plaintiff's Motion to Compel Discovery Responses (Seq. 31 D) - **M. Clemente - M. Bissell.**
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136. Nester v. Rhodes - Defendant Worcester Township's Motion to Compel (Seq. 29 D) - **B. Swartz - J. Vukson.**
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150. PNC Bank National Association v. Sinkbeil - Plaintiff's Petition to Reinstate (Seq. 9) - **B. Solomon - K. Cummings.**
151. PNC Equipment Finance, LLC v. Jet Industrial Service Group, LLC - Plaintiff's Motion to Strike Defendant's Jury Trial Demand (Seq. 51) - **R. Walton - J. O'Brien.**
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153. Reed v. Steinberg - Defendant D. Steinberg's Motion to Compel Discovery (Seq. 7 D) - **J. Lundy - J. Gilman.**
154. Reverse Mortgage Solutions, Inc. v. Edward A. Ratkowski, Jr. in His Capacity - Plaintiff's Motion to Reassess Damages (Seq. 35) - **S. Myers - E. Hughes.**

155. Richardson v. Blooming Glen Contractors, Inc. - Plaintiff's Motion to Compel Answers to Interrogatories and Responses to RFP of Documents (Seq. 12 D) - **D. Schreiber - J. McNulty.**
156. Rismiller v. Cimino - Additional Defendant's Motion to Remand to Arbitration (Seq. 53) - **M. Fiorillo - J. Auth.**
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158. Robinson v. Simon Property Group, Inc. - Defendant Blue Tree Landscaping's Motion to Compel IME (Seq. 52 D) - **K. Saffren - J. Pulcini.**
159. Robinson v. Simon Property Group, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 49 D) - **K. Saffren - J. Pulcini.**
160. Rosenbaum v. Alramadan - Defendant's Motion to Compel Discovery (Seq. 6 D) - **L. Haberman - J. Oprysko.**
161. Ruddy v. Einstein Medical Center Montgomery - Plaintiff's Motion to Compel Depositions of Dr. Dall, et al. (Seq. 27 D) - **S. Bernstein - D. Brooks.**
162. Ryales v. Estate of John M. McCafferty - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and RFP (Seq. 7 D) - **C. Wolf - C. Cosgrove.**
163. S2 Squash2, LLC v. FAC Real Estate, LLC - Plaintiff's Motion to Compel Discovery Responses (Seq. 74 D) - **D. Utain - M. Danek.**
164. Sanders v. Abington Memorial Hospital - Defendant's Motion to Compel Discovery (Seq. 10 D) - **J. DeVirgilis - L. Miller**
165. Sanna v. Moores Furniture, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 36 D) - **G. Linkmeyer - M. Fitzgerald.**
166. Santander Bank v. Wren Sound Systems, LLC - Defendant's Motion to Stay Proceedings Property Claim (Seq. 1-3) - **R. Saldutti.**
167. Santander Bank v. Wren Sound Systems, LLC - Defendant's Motion to Stay Proceedings (Seq. 12) - **R. Saldutti.**
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169. Schweitzer v. Montgomery Mall - Plaintiff's Motion to Compel Defendant's Discovery Responses (Seq. 49 D) - **N. Vitale - M. Bogdanoff.**
170. Sekela v. Salus University - Petition to Withdraw as Counsel for Plaintiff (Seq. 79) - **M. Twersky.**
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175. Smith v. O'Brien - Plaintiff's Motion to Compel Discovery (Seq. 1 D) - **S. Wilson - D. Privitera.**
176. Solnick v. Hunn - Defendant's Motion to Compel Discovery (Seq. 33 D) - **J. Solnick - D. Doyle.**
177. Sorgini v. Boris - Plaintiff's Motion to Compel Discovery (Seq. 10 D) - **J. Zafran - M. Hazel.**
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181. Stanwood Group, LLC v. Halo by Angel, LLC - Defendants Motion for Extension of Time to Respond to Plaintiff's First Amended Complaint (Seq. 12) - **C. Sperring.**
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192. Taylor v. Sternthal - Plaintiff's Motion to Compel Responses to Request for Production of Documents Directed to Defendants L. Sternthal, et al. (Seq. 69) - **D. Burkholder - C. Knapp.**
193. Taylor v. Sternthal - Plaintiff's Motion to Compel Responses to Request for Production of Documents Directed to Defendant S. Sternthal (Seq. 67-D) - **D. Burkholder - C. Knapp.**
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195. Thompson v. Moon Lee - Defendant's Motion to Transfer to Arbitration (Seq. 15) - **A. Griffith.**

196. Tolbert v. Lewis - Plaintiff's Motion for Second Extension of Time to File Response to Preliminary Objections (Seq. 14) - **S. DiGiacomo.**
197. Tolbert v. Rogers - Plaintiff's Motion for Second Extension of Time to File Response to Preliminary Objections (Seq. 11) - **S. DiGiacomo.**
198. Tolbert v. Sellers - Plaintiff's Motion for Second Extension of Time to File Response to Preliminary Objections (Seq. 13) - **J. Fulginiti.**
199. Tolbert v. Weiner - Plaintiff's Motion for Second Extension of Time to File Response to Defendants Preliminary Objections (Seq. 16) - **A. Ferrante.**
200. Turner v. Municipality of Norristown - Defendant Peco's Motion to Compel Responses of the Defendant Utility Line Services (Seq. 39 D) - **A. Kroupa - S. Gottel.**
201. Turner v. Municipality of Norristown - Defendant's Motion to Compel (Seq. 37 D) - **A. Kroupa - S. Gottel.**
202. Univest Bank and Trust Company v. Vernon - Defendant's Petition to Strike/Open Confessed Judgment (Seq. 11) - **W. Hinchman - G. Troublefield.**
203. Varone v. Pribitkin - Defendant's Motion to Compel Disability Payments (Seq. 39 D) - **J. Dashevsky - F. Miller - D. Brown.**
204. Walden v. Buckley - Defendants' Motion to Compel Plaintiff's Deposition (Seq. 58-D) - **M. Greenfield - M. Boyle.**
205. Warner v. D Amore - Plaintiff's Motion to Transfer from Arbitration to Civil Trial (Seq. 34) - **C. Haines - L. Cauley.**
206. Washington v. Perkins - Plaintiff's Motion to Compel Discovery (Seq. 27 D) - **L. Himmelstein - J. Abidiwan-Lupo.**
207. Weinstein Division of Hajoca Corporation v. Montgomery Crossing Associates - Petitioner Schimenti Construction Company's Motion for Pro Hac Vice of Peter Strniste, Jr., Esquire (Seq. 14) - **J. Bayer.**
208. Wells Fargo National Association v. Polansky - Plaintiff's Amended Motion to Have Admissions Deemed Admitted (Seq. 11 D) - **P. Berger - A. Tuttle.**
209. Wells Fargo National Association v. Polansky - Plaintiff's Motion to Have Admissions Deemed Admitted (Seq. 11 D) - **M. Kaufmann - A. Tuttle.**
210. Wells Fargo National Association v. Polansky - Plaintiff's Motion to Have Admissions Deemed Admitted (Seq. 13 D) - **P. Berger - A. Tuttle.**
211. Wells Fargo National Association v. Polansky - Plaintiff's Motion to Have Admissions Deemed Admitted (Seq. 10 D) - **P. Berger - A. Tuttle.**
212. Wells Fargo National Association v. Polansky - Plaintiff's Motion to Have Admissions Deemed Admitted (Seq. 10 D) - **P. Berger - A. Tuttle.**
213. Wells Fargo National Association v. Polansky - Plaintiff's Motion to Have Admissions Deemed Admitted (Seq. 10) - **P. Berger - A. Tuttle.**
214. Whitley v. Arch Data Solutions, LLC - Defendant's Caplan Enterprises, et al.'s Motion to Compel Plaintiff's Discovery (Seq. 13 D) - **J. Wiggins - G. Lipski.**
215. Williams-Nash v. Nash - Petition to Withdraw as Counsel for Plaintiff (Seq. 60) - **M. Fox - C. Graff.**
216. Wright v. Wetzel - Motion for Court Order to Obtain Declarations (Seq. 28) - **T. Wikhian.**
217. Wright v. Wetzel - Plaintiff's Motion to File 2nd Amended Complaint (Seq. 27) - **T. Wikhian.**
218. Xibos v. Patrick & Popper, Inc. - Defendant's Motion to Compel (Seq. 49 D) - **S. Fulmer - J. Ricchezza.**
219. Yarnall v. Thyme Bar and Grill - Defendant Newtown Boro's Motion for Protective Order (Seq. 2-3 D) - **J. Solomon - J. McCarthy.**
220. Yelson v. Yelson - Petition to Withdraw as Counsel for Plaintiff (Seq. 28 F).
221. Yoder v. Schumann - Plaintiff's Motion to Compel (Seq. 49 D) - **B. Kreda - T. Klosinski.**
222. Yondura v. Al Armstrong & Son, Inc. - Defendant's Petition to Compel Compliance With Subpoena (Seq. 16 D) - **F. Eisenberg - J. DeMarco.**
223. Yondura v. Al Armstrong & Son, Inc. - Defendant's Petition to Compel Compliance With Subpoena (Seq. 15 D) - **F. Eisenberg - J. DeMarco.**
224. Young v. HCR Manorcare - Motion for Leave to Amend Plaintiff's Complaint (Seq. 26) - **M. Van Der Veen - M. Corso.**
225. Young v. Robinson - Petition for Leave to Withdraw Appearance for the Defendant (Seq. 12 F) - **M. Testa - A. Myers.**