

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 September 27, 2023.

To all parties in interest and claimants:

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

First Publication

By virtue of a Writ of Execution **No. 2016-25760**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with building and improvements thereon erected, located, in **Springfield Township**, Montgomery County, Pennsylvania, known as Lot No. 357 on a Plan called "Sunnybrook-North Hills", made for Sunnybrook, Inc., dated June 1, 1946, by Carton and Martin, Engineers, recorded at Norristown, in Plan Book No. 1680-A at Page 55, and more particularly bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Garth Road (50 feet wide), at the distance 75 feet, Westwardly from the Westerly side of Dale Road (50 feet wide) (both lines produced); thence, extending Southwardly on a line at right angles to said side of Garth Road, 135 feet to a point; thence, extending South 86 degrees 38 minutes West, 50 feet to a point of curve; thence, extending Northwestwardly on a line curving to the right, having a radius of 669.63 feet, the arc distance of 12.52 feet to a point; thence, extending North 2 degrees 17 minutes 44 seconds West, 135 feet to a point on the Southerly side of Garth Road; and thence, Southeastwardly, along the same, on a line curving to the left, having a radius of 534.63 feet, the arc distance of 10 feet to a point; thence, North 86 degrees 38 minutes East 50 feet to the first mentioned point and place of beginning.

BEING the same premises, which Mark D. Vuolo and Kathleen Vuolo, by Deed, dated 03/17/1993 and recorded 04/12/1993 in Montgomery County, as Instrument #1993130132, Book 5038, Page 963, granted and conveyed unto Richard P. Silverman and Carol A. Silverman.

Parcel Number: 52-00-06916-00-7.

Location of property: 302 Garth Road, Oreland, PA 19075.

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

Seized and taken in execution as the property of **Carol A. Silverman and Richard P. Silverman** at the suit of HSBC Bank USA, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-WMC1. Debt: \$200,402.81.

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. 2018-25862**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or tract of land, with the one story building erected thereon, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, dated April 1946, as follows, to wit:

BEGINNING at a spike, in the middle of Ford Street (forty feet wide), at the distance of three hundred twenty-five feet from an iron pin set, in the middle of said Ford Street, on the Westerly side of DeHaven Street (forty feet wide); thence, from said spike along land, formerly conveyed to Aubrey Holland, North twenty-one degrees West, one hundred thirteen feet to an iron pipe, a corner of land, now or formerly belonging to Antoni Zielenski; thence, along said land, North sixty-nine degrees East, one hundred forty feet to an iron pipe, a corner and still by the same land, South twenty-one degrees East, one hundred thirteen feet to a spike in the aforementioned Ford Street; thence, along the middle of said street, South sixty-nine degrees West, one hundred forty feet to the first mentioned point and place of beginning.

CONTAINING fifteen thousand eight hundred twenty square feet or three hundred sixty-three one-thousandths of an acre of land, be the same, more or less.

For informational purposes only: known and referred to as 1024 Matsonford Road, West Conshohocken, Pa; a/k/a 1024 Matsonford Street; f/k/a 1024 Ford Road or 1024 Ford Street.

BEING THE SAME PREMISES, which Walter C. Gleba, Jr., Richard T. Gleba, and Theodore E. Gleba by Deed dated April 15, 2011, and recorded in the Office of the Recorder of Deeds, in Montgomery County, on April 18, 2011, in Deed Book 5798 at Page 01405, et seq., granted and conveyed all right, title and interest unto Cantlin Holdings, LLC, in fee.

Parcel Number: 24-00-00864-00-3.

Location of property: 1024 Matsonford Road, West Conshohocken, PA 19428.

The improvements thereon are: Commercial - Repair shop or garages.

Seized and taken in execution as the property of **Cantlin Holdings, LLC** at the suit of LBR-JHR Enterprises, LLC. Debt: \$561,117.57, plus continuing interest from and after October 22, 2018, and costs.

Walter Weir, Jr. (Weir Greenblatt Pierce, LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2019-01407**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, Hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded, as follows:

BEGINNING at a point on the Southwesterly side of Terwood Road (formerly Morgans Mill Road) (33 feet wide), said point being at the distance of 466.23 feet, measured South 50 degrees 36 minutes 00 seconds East along the Southwesterly side of Terwood Road, from the point formed by the intersection of the said Southwesterly side of Terwood Road makes with the Easterly side of a 25 feet right-of-way, along the East side of lands of the Southeast Pennsylvania Transportation Authority; thence, extending from the place of beginning along the said Southwesterly side of Terwood Road, South 50 degrees, 36 minutes, 00 seconds East, 150.00 feet to a point; thence, South 39 degrees 24 minutes, 00 seconds West, 150.00 feet to a point; thence, North 50 degrees, 36 minutes, 00 second West, 150.00 feet to a point; thence, North 39 degrees 24 minutes, 00 seconds East, 150.00 feet to a point on the aforementioned Southwesterly side of Terwood Road, the first mentioned point and place of beginning.

BEING Lots 11, 12, and 13 Terwood Road on Plan of Lots made for George F. Bready.

BEING THE SAME PREMISES, which National Loan Investors, L.P., by Indenture dated 2/24/2004 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 6546 at Page 26, granted and conveyed to Jonathan M. Ruch and Michael E. Randolph, Jr. in Fee.

Parcel Numbers: 59-00-16993-00-3; 59-00-16999-00-6 and 59-00-16996-00-9.

Location of property: 2730 Terwood Road, Willow Grove, PA 19090.

The improvements thereon are: Industrial - Multi-story warehouse/manufacturing up to 15,000 square feet.

Seized and taken in execution as the property of **Michael E. Randolph, Jr., a/k/a Michael Randolph; and Jonathan M. Ruch a/k/a Jonathan Ruch** at the suit of M&T Bank. Debt: \$407,359.87.

Vincent DiMaio, Jr., Attorney. I.D. #59461

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. 2019-07131**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit in the property known, named and identified as "Woodhollow Condominium", located in **Montgomery Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by the recording in the Montgomery County Recorder of Deeds, a Declaration, dated 7/12/1983 and recorded 7/13/1983, in Deed Book 4712 at Page 85; and the Plats and Plans attached thereto; a First Amendment thereto dated 8/30/1983 and recorded 9/19/1983 in Deed Book 4718 at Page 587; a Second Amendment thereto dated 9/28/1983 and recorded 9/29/1983 in Deed Book 4719 at Page 462; a Third Amendment thereto dated 10/31/1983 and recorded 11/7/1983 in Deed Book 4722 at Page 791; a Fourth Amendment thereto dated 12/7/1983 and recorded 1/13/1984 in Deed Book 4726 at Page 2163; a Fifth Amendment thereto dated 2/23/1984 and recorded 2/28/1984 in Deed Book 4730 at Page 1126; a Sixth Amendment thereto dated 6/28/1984 and recorded 7/10/1984 in Deed Book 4741 at Page 867; a Seventh Amendment thereto dated 8/28/1984 and recorded 9/24/1984 in Deed Book 4748 at Page 1389; a Eighth Amendment thereto dated 8/28/1984 and recorded 11/9/1984 in Deed Book 4752 at Page 338; a Ninth Amendment thereto dated 11/29/1984 and recorded 12/5/1984 in Deed Book 4754 at Page 512; and a Tenth Amendment thereto dated 12/31/1984 and recorded 1/4/1985 in Deed Book 4756 at Page 1897; and an Eleventh Amendment thereto dated 3/28/1985 in Deed Book 4763 at Page 1614; and a Twelfth Amendment thereto dated 6/19/1985 and recorded 6/28/1985 in Deed Book 4770 at Page 1695; and a Thirteenth Amendment thereto dated 7/26/1985 and recorded 8/1/1985 in Deed Book 4774 at Page 27; and a Fourteenth Amendment thereto dated 8/16/1985 and recorded 9/19/1985 in Deed Book 4779 at Page 90.

BEING AND DESIGNATED AS Unit No. 1303, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and Amendments thereto) of 1/160%.

BEING THE SAME PREMISES, which Arlene Frances Walton, by Deed dated October 10, 2000, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery on November 30, 2000, in Deed Book 5340 at Page 1384, et seq., granted and conveyed unto Marion E. Flanagan, John J. Flanagan and Sandra L. Alicandro, in fee, as Joint Tenants with the Rights of Survivorship. Upon information and belief, Marion E. Flanagan departed this life on July 15, 2015; John J. Flanagan departed this life on June 11, 2002; and Sandra L. Alicandro departed this life on February 20, 2017.

Parcel Number: 46-00-02806-12-7.

Location of property: 1303 Morris Court, North Wales, PA 19454.

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

Seized and taken in execution as the property of **Estate of Sandra L. Alicandro; John J. Flanagan (deceased); and Marion E. Flanagan (deceased)** at the suit of Woodhollow Condominium Association. Debt: \$15,967.92.

Stefan Richter, Attorney. I.D. #70004

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

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

By virtue of a Writ of Execution **No. 2019-07257**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract of land, situated in **Montgomery Township**, Montgomery County, Pennsylvania, being Lot No. 1 on a Minor Subdivision Plan prepared for Paul J. Goetner, by Showalter & Associates, Civil Engineers and Land Surveyors, Chalfont, Pennsylvania, Sheet 1 of 1, dated April 5, 1990, and last revised May 25, 1990, bounded and described as follows, to wit:

BEGINNING at a point on the ultimate right-of-way for Richardson Road (30 foot half width at this point), also being along line of lands of N/L Robert A. and Jenny D. Slater, thence, along said lands, South 30 degrees 09 minutes 42 seconds East, a distance of 307.47 feet to a point, said point being a common corner of Lot No. 1 and Lot No. 2 of this Subdivision Plan; thence, along line of Lot No. 2, South 59 degrees 50 minutes 18 seconds West, a distance of 103.46 feet to a point on the right-of-way of Broad Acres Road (50 feet wide); thence, along said right-of-way and along line of Basin for the adjacent Fox Creek Subdivision, North 30 degrees 09 minutes 42 seconds West, a distance of 307.47 feet to a point on the ultimate right-of-way of Richardson Road; thence, along said right of way, North 59 degrees 50 minutes 18 seconds East, a distance of 103.46 feet to a point, said point being the place of beginning.

INCLUDING a 06 foot wide easement for entrance and exit as shown on the above reference Plan, beginning at a point in the centerline of Richardson Road; thence, continuing along said centerline, North 59 degrees 50 minutes 18 seconds East, a distance of 6.00 feet to a point; thence, crossing through the ultimate right-of-way of Richardson Road and through Lot No. 1 of this Subdivision Plan, South 30 degrees 09 minutes 42 seconds East, a distance of 188.56 feet to a point; thence, South 59 degrees 50 minutes 18 seconds West, a distance of 6.00 feet to a point along the property line of Lot No. 1; thence, along said property line, North 30 degrees 09 minutes 42 seconds West, a distance of 188.66 feet to a point, said point being the place of beginning.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants and occupiers of the adjoining premises to the Southwest the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of 06 feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobile used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway, to and from the garages now or hereafter to be erected on each of said premises, in common with the owners, tenants, occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one-half of the property charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobile shall be able to have the use of said passageway as planned for a total width of 12 feet.

BEING Lot No. 1 on the above-mentioned Plan.

BEING THE SAME PREMISES, which Ford Consumer Finance Company, Inc., by Deed dated 10/11/1996 and recorded 10/23/1996, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5165, Page 578, granted and conveyed unto Albert House, in fee.

Parcel Number: 46-00-03175-00-1.

Location of property: 210 Richardson Road, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Albert House a/k/a Albert J. House; and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM1. Debt: \$301,216.49.

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

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

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

By virtue of a Writ of Execution **No. 2019-18115**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, and described according to a Survey or Plan of Lafayette Hills, made by Barton and Martin, Engineers, dated September 9th, 1940, as follows, to wit:

BEGINNING at a point on the Southeast side of Gilinger Road (Forty feet wide), at the distance of one hundred twenty-nine feet and ninety-one hundredths of a foot, measured South forty-nine degrees fifty-two minutes West from its intersection, with the Southwest side of Ridge Pike (sixty feet wide) (as widened ten feet on the Southwest side from its original width of fifty feet) (both extended).

CONTAINING in front or breadth on the said North Gilinger Road, sixty-five feet, measured South forty-nine degrees fifty-two minutes West and extending of that width, in length or depth, Southeastward, between parallel lines at right angles to the said Gilinger Road, eighty-five feet.

BEING Lot No. 60 on the said plan.

UNDER AND SUBJECT to certain Building Restrictions as erected in Agreement between John Leslie Murray and Irwin H. Gilinger, et al., dated November 27, 1940, recorded November 29th, 1940, in Deed Book No. 1363, Page 147.

BEING THE SAME PREMISES, which Patricia A. Talese Executrix of the Estate of Charles J. Kirchoffer, by Deed dated 11/28/2008 and recorded 12/5/2008 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5716 at Page 309, granted and conveyed unto Amy Acquaviva.

Parcel Number: 65-00-04759-00-9.

Location of property: 2322 N. Gilinger Road, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Amy Acquaviva** at the suit of M&T Bank. Debt: \$215,089.11.

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. 2020-00767**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Montgomery Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision of "The Orchard", for H. Hassan Builder, Inc., by Herbert H. Metz, Inc., dated 4/24/1984, last revised 2/22/1985 and recorded in Plan Book A-46 at Page 268.

BEING Lot No. 329 on the above-mentioned Plan.

BEING THE SAME PROPERTY CONVEYED TO Albert Gepilano, who acquired Title by Virtue of a Deed from Maria Theresa C. Gepilano and Albert Gepilano, dated December 21, 2012, recorded January 9, 2013, at Instrument Number 2013003190, and recorded in Book 5860 at Page 2190, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 46-00-00695-10-5.

Location of property: 101 Damson Lane, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Albert Gepilano** at the suit of PNC Bank, National Association. Debt: \$251,916.15.

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. 2020-14368**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of the "Village of Trewellyn", made for The Cutler Group, Inc., by Horizon Engineering Associates, LLC, Quakertown, Pa., dated June 1, 2004, last revised October 7, 2005, and recorded in Montgomery County in Plan Book 25, Pages 422 thru 426 (Page 423), as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sloan Way (50.00 feet wide), a corner of this and Lot No. 40, as shown on said Plan; thence, extending from said point and place of beginning and along Lot No. 40, North 05 49' 08" West, 117.87 feet to a point, a corner, and also in line of lands marked "Open Space F" on said Plan; thence, extending along said "Open Space F" and also along Lot No. 37, as shown on said Plan, North 78 18' 46" East,

34.18 feet to a point, a corner of Lot No. 38, as shown on said Plan; thence, extending along Lot No. 38, South 05 49'08" East, 120.17 feet to a point of tangent on the afore-mentioned Northeasterly side of Sloan Way; thence, extending along said side of Sloan Way, on the arc of a circle, curving to the left, having a radius of 275.00 feet, the arc distance of 34.04 feet, to the first mentioned point and place of beginning.

BEING Lot Number 39 as shown on said Plan.

BEING THE SAME PREMISES which The Cutler Group, Inc., by Deed, dated March 27, 2008, and recorded in the Office of Recorder of Deeds of Montgomery County, on April 1, 2008, in Book 5687 at Page 356, granted and conveyed unto Sophie Hahn and Edward E. Shin.

Parcel Number: 39-00-00424-47-3.

Location of property: 1575 Sloan Way, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sophie Hahn and Edward E. Shin** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but solely as Trustee for BCAT 2020-3TT. Debt: \$435,776.33.

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

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

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

By virtue of a Writ of Execution **No. 2021-15605**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with frame message or tenement thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, and described as follows, to wit:

BEGINNING at the Northwest corner of Price and Queen Streets, in the said Borough of Pottstown; thence, extending Westwardly along said Queen Street, 20 feet to a corner of this and land, recently conveyed to Earl F. Erb and Rachel E., his wife; thence, extending Northwardly, along said land, recently conveyed as aforesaid, the next three courses and distances: 100 feet to a corner; thence, extending Westwardly, 2 feet to a corner and Northwardly, 40 feet to a 20 feet wide alley; thence, extending along the said alley, Eastwardly, 22 feet to Price Street, aforesaid; thence, extending Southwardly by the same, 140 feet to the point or place of beginning.

BEING THE SAME PREMISES, which Ty A. Hunsberger and Denice M. Hunsberger, his wife, by Deed, dated October 31, 2008, and recorded November 6, 2008, in Montgomery County, in Deed Book 5713 at Page 673, granted and conveyed unto Robert E. Kauffman, in fee.

BEING THE SAME PREMISES, which Robert E. Kauffman, by Deed, dated July 20, 2018, and recorded July 17, 2018, at #2018047473, conveyed to Nicholas W. English. Nicholas W. English departed this life on February 19, 2021.

Parcel Number: 16-00-22776-00-5.

Location of property: 15 S. Price Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs of Nicholas W. English (Deceased 02/19/2021); Marion Riffey; and Stephen Michael English** at the suit of Diamond Credit Union. Debt: \$100,020.51.

Philip G. Curtin, Attorney. I.D. #52324

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

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

By virtue of a Writ of Execution **No. 2021-23329**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made for

Harrison, Esq., by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated January 18, 1949, and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of High Avenue (formerly Highland Avenue), at the distance of one hundred fifty and thirteen one-hundredths feet, Southwestwardly from the Southwesterly side of Rubicam Avenue; thence, extending South forty-five degrees fifty-five minutes East, partly passing through a party wall, between these premises and promises adjoining to the Northeast, one hundred and twenty-five feet to a point; thence, extending South forty-four degrees five minutes West, twenty-four and eighty-seven one-hundredths feet to a point; thence, extending North forty-five degrees fifty-five minutes West, one hundred twenty-five feet to a point on the said side of High Avenue; thence, extending along the same, North forty-four degrees five minutes East, twenty-four and eighty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME lot or parcel of ground which by Deed dated June 6, 1967, and recorded among the land records of Montgomery County in Book 3471 at Page 911, was granted and conveyed by Garnett Burks, widow, unto Howard P. Comfort and Mary O. Comfort, his wife, as Tenants by the Entireties.

AND THE SAID Mary O. Comfort departed this life on or about July 08, 2017, thereby vesting Title unto Howard P. Comfort in fee.

Parcel Number: 30-00-28700-00-7.

Location of property: 1653 High Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Howard P. Comfort, deceased; Craig Comfort, known Heir of Howard P. Comfort, deceased; and Howard Comfort, Jr., known Heir of Howard P. Comfort, deceased** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$181,092.49.

Samantha Gable (LOGS Legal Group LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-05327**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described in accordance with a Subdivision Plan of West Over Woods, made for R.C. Crecraft, Inc., by Reeder and Hagerty, Professional Engineers, Upper Darby, Pennsylvania, dated April 30, 1963, and revised July 31, 1963, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Shirley Lane (50 feet wide), at the distance of 200 feet, measured North 45 degrees, 03 minutes East, along said side of Shirley Lane, from its intersection with the Northeast side of Brandon Road, (60 feet wide) (both lines produced); thence, by Lot No. 130, North 44 degrees, 57 minutes West, 180 feet to a point; thence, North 45 degrees, 03 minutes East, 167.58 feet to a corner of Lot No. 132; thence, along Lot No. 132, South 44 degrees, 57 minutes East, 180 feet to a point on the Northwest side of Shirley Lane; thence, along said side of Shirley Lane, South 45 degrees, 03 minutes West, 167.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 131 on said Plan.

BEING THE SAME PREMISES, which Biraj K. Bhuyan and Hansa B. Bhuyan, husband and wife, and Vishaal Bhuyan, by Deed, dated 4/14/2006 and recorded 5/1/2006 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5598 at Page 2683, granted and conveyed unto Biraj K. Bhuyan, Deceased, as of 6/24/2013, and Hansa B. Bhuyan, husband and wife, and Vishaal Bhuyan.

Parcel Number: 63-00-07915-00-5.

Location of property: 260 Shirley Lane, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Biraj K. Bhuyan, Deceased (6/24/2013); Hansa Bhuyan; and Vishaal Bhuyan** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWALT, INC., Alternative Loan Trust 2006-15CB, Mortgage Pass-Through Certificates, Series 2006-15CB. Debt: \$524,890.57.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-12069**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, being Lot Number 13 on a Plan of Lots of Elm Terrace, as surveyed by Herbert H. Metz, Registered Engineer, on January 27, 1926, and recorded in the Office of the Recorder of Deeds, at Norristown, Pennsylvania, in Deed Book 999 at Page 600, bounded and described, as follows:

BEGINNING at a point, a corner on the Northeast side of Seventh Street, as laid out in the Borough of Lansdale, forty-eight feet wide, being a corner of Lot Number 14, on said plan, at the distance of ninety feet Southeast of a sixteen feet wide alley; thence, extending along the Southeast side of said Lot Number 14, North forty-four degrees, thirty-three minutes East, one hundred seventeen feet and five-tenths feet to the Southwest side of said sixteen feet wide alley;

thence, extending along the same, South sixty-five degrees, eighteen minutes East, sixty-three feet and seventy-nine one-hundredths feet to a point, a corner of Lot Number 12 on said plan; thence, extending along the Northwest side of said Lot Number 12, South forty-four degrees, thirty-three minutes West, one hundred thirty-nine feet and seventeen one-hundredths feet to the Northeast side of said Seventh Street; thence, extending along the Northeast side of Seventh Street, North forty-five degrees twenty-seven minutes West, sixty feet to the place of beginning.

BOUNDED on the Northeast, by said sixteen feet wide alley, on the Southeast by Lot Number 12 on the Southwest, by Seventh Street and on the Northwest by Lot Number 14.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll, Trustees of The Guy A. Ingersoll, Jr., and Jacqueline A. Ingersoll Revocable Living Trust, dated August 19, 2003, by Deed from Guy A. Ingersoll, Jr. (a/k/a Guy A. Ingersoll) and Jacqueline A. Ingersoll, dated recorded November 25, 2003, in Book No.05483 at Page 0168, Instrument No. 2003627753. Jacqueline A. Ingersoll is deceased, date of death was January 12, 2021. Guy A. Ingersoll, Jr. is deceased, date of death was July 14, 2013.

Parcel Number: 11-00-14632-00-9.

Location of property: 35 E. 7th Street, Lansdale, PA 19446.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Mark Ingersoll, as Trustee/Beneficiary of The Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll Revocable Living Trust, dated August 19, 2003 and as known Heir of Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll; Nicole A. Ingersoll, as Trustee/Beneficiary of The Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll Revocable Living Trust, dated August 19, 2003 and as known Heir of Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll; Unknown Trustees and/or Beneficiaries of The Guy A. Ingersoll, Jr. and Jacqueline A. Ingersoll Revocable Living Trust, dated August 19, 2003; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Guy A. Ingersoll, Jr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jacqueline A. Ingersoll** at the suit of Bank of America, N.A. Debt: \$292,598.60.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-12400**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a stake in the Westerly line of Rosedale Drive, distant 275 feet, South of the Southern line of Wilson Road; thence, Westerly at right angles to Rosedale Drive, 130 feet to a point, a corner in line of land of Paul Brooke, et al.; thence, along same, South 87 feet 6 inches to a stake, a point, a corner in line of land of Walter R. Krause; thence, along same, Easterly, 130 feet to Rosedale Drive, aforesaid; thence, by the same, Northerly, 87 feet 6 inches to the place of beginning.

EMBRACING in said description the Southern half of Lot 10 and the whole of Lot 11 and the Northern quarter of Lot 12, on a plan of lots known as Rosedale Terrace.

BEING THE SAME PREMISES which Christopher C. Wilkes and Susan K. Wilkes, by Deed dated 11/7/2014 and recorded 11/17/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5935 at Page 00528, granted and conveyed unto Donald Wilson, now deceased, (date of death 4/2/2020).

Parcel Number: 16-00-25104-00-8.

Location of property: 325 Rosedale Drive, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Dewi Wilson, solely in his/her Capacity as Heir of Donald Wilson, Deceased (DOD 04/02/2020)** at the suit of Freedom Mortgage Corporation. Debt: \$256,679.32.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-14434**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Northwest side of Noble Street, at the distance of forty-five (45) feet, Northeast from the Northeast side of Oak Street; thence, in a Northwesterly direction at right angles with said Noble Street, one hundred seventy feet eight and three-eighths inches (170' 8-3/8") to a twenty (20) feet wide alley; thence, along said alley, in a Northeasterly direction, parallel with Noble Street, twenty five (25) feet to a corner of Lot No. 118; thence, by said Lot No. 118, the line passing through the middle of the partition wall of the house on this and the house erected on said Lot No. 118, belonging to said Gotwals and Rehner, Southeast, parallel with the first described one hundred seventy feet eight and three-eighths inches (170' 8-3/8") to the North west side of Noble Street, aforesaid; thence, along said side of said Noble Street, Southwest, twenty-five (25) feet to the place of beginning.

CONTAINING in said description Lot No. 119 in a Plan of Lots laid out by Rehner and Fricker.

ALSO, ALL THAT CERTAIN lot of land, marked No. 120 on a Plan of Lots known as Ideal Building Lots, situate in **Norristown Borough**, County and State aforesaid; bounded and described as follows, to wit:

BEGINNING at a point on the Northeast corner of Noble and Oaks Streets; thence, along said Oak Street, Northwest, one hundred seventy feet eight and three-eighths inches (170' 8-3/8") to the Southeast side of an alley, laid out twenty (20) feet wide; thence, along said side of said alley, Northeast, forty-five (45) feet to a corner of Lot No. 119; thence, along said Lot No. 119, Southeast, one hundred seventy feet eight and three-eighth inches (170' 8-3/8") to the Northwest side of Noble Street, aforesaid; thence, along said side of said Noble Street, South, West forty-five (45) feet to the place of beginning.

BEING THE SAME PREMISES which Sarahann Ivory, Executrix of the Estate of Mary A. Fragale, a/k/a Mary V. Fragale, Mary Fragale, Deceased, by Deed dated 4/14/2015 and recorded 4/21/2015, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5950 at Page 02311, granted and conveyed unto Daniel S. Hood, Jr. and Sheba R. Farvardin.

Parcel Number: 13-00-27960-00-8.

Location of property: 703 Noble Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Sheba R. Farvardin a/k/a Sheba Farvardin and Daniel S. Hood, Jr.** at the suit of Freedom Mortgage Corporation. Debt: \$167,183.00.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-18641**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan known as Perkiomen Crossing, made by Bursich Associates, Inc., Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, PA 19646, dated October 30, 1990 and last revised April 18, 1991 and recorded June 5, 1991 in the Recorder of Deeds Office, Montgomery County at Norristown, PA in Plan Book A52 at Pages 439 to 443, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pin Oak Drive (60 feet wide), said point being a corner of Lot Number 90, as shown on the above-mentioned plan; thence, extending along the aforesaid Lot and passing through part of a 100 Foot Wetlands, South 6 degrees 45 minutes 45 seconds East, 110.54 feet to a point, a corner of lands, shown as 100 Foot Wetlands; thence, extending along the same, South 83 degrees 14 minutes 15 seconds West, 21 feet to a point, a corner of Lot Number 88, as shown on the aforesaid Plan; thence, extending along the said Lot, North 06 degrees 45 minutes 45 seconds West, 113.28 feet to a point on the aforesaid Southwesterly side of Pin Oak Drive; thence, extending along the same, on the arc of a circle, curving to the left, having a radius of 180 feet, the arc distance of 21.17 feet to a point, a corner of Lot Number 90 to the first mentioned point and place of beginning.

BEING KNOWN AND DESIGNATED as Lot Number 89 as shown on the above-mentioned plan.

CONTAINING 2347 square feet of land, more or less.

SUBJECT TO the Protected Area Permit Requirement No. D-1-7 P.A. of the Delaware River Basin Commission.

BEING THE SAME PREMISES which Gida, Inc., a Pennsylvania corporation, by Deed dated 01-14-94 and recorded 02-07-94, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5068 at Page 2145, granted and conveyed unto Kimlinh Pham.

Parcel Number: 55-00-01394-54-9.

Location of property: 1144 Pin Oak Drive, Perkiomenville, PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kimlinh Pham** at the suit of Bank United, N.A. Debt: \$125,236.84.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21728**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and 3 tracts of land situate in **Telford Borough** (formerly West Telford), Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone, a corner in the middle of West Broad Street (formerly Poplar Street); thence, extending along land of Ezra Zeigler and Abram S. Gerhart, now Ira S. Reed, North 49 degrees and 1/4 West 167 feet and 6 inches to a stone, a corner on the line of Franklin Street; thence, extending along the same and land of Jacob G. Leidy, now Henry Haldeman, North 47 degrees East 50 feet to a corner; thence, by land of Hannah Hensing, South 43 degrees East, 166 feet and 6 inches to a corner, in the middle of said West Broad Street (formerly Poplar Street); thence, along the middle thereof, South 47 degrees West, 32 feet to the place of beginning.

TRACT NO. 2 - BEGINNING at a stake in West Broad Street; thence, along land of Ezra Weigner, now Ira S. Reed, North 49 degrees West, 112 feet to a stone corner, in line of land of Ezra Weigner and Abram S. Gerhart, now Henry C. Derstine; thence, along other land of Ira S. Reed, South 49 degrees and 1/4 East 112 feet to a stone, corner in West Broad Street (formerly Poplar Street); thence, along said West Broad Street (formerly Poplar Street); South 47 degrees West, 3 feet and 6 inches to the place of beginning.

TRACT NO. 3 - BEGINNING at an iron pin, in the middle of West Broad Street (formerly Poplar Street); thence, along the middle thereof, South 50 3/4 degrees West, 6 feet to an iron pin; thence, by land of Jonathan B. Wolf, now Henry C. Derstine, North 40 1/2 degrees West, 113 feet to a stone corner; thence, by land of William M. Gerhart, now Ira S. Reed, or land, herein described as Tract No. 2, South 43 1/2 degrees East, 113 feet and 6 inches to the place of beginning.

BEING THE SAME PROPERTY AS CONVEYED from Michael D. Murphy to Carlos Q. James, as Sole Owner as described in Deed Book 5873 at Page 2841, Instrument # 2013054201, dated 05/16/2013, recorded 05/21/2013, in Montgomery County Records.

Parcel Number: 22-02-00121-00-8.

Location of property: 147 W. Broad Street, Telford, PA 18969.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Carlos Q. James** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust. Debt: \$216,326.15.

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

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

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

By virtue of a Writ of Execution **No. 2022-21971**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Plan of Property, made for Emil and Maria Mannherz, by George B. Mebus, Inc., Engineers, dated April 18, 1972, and revised July 5, 1972, and recorded in Plan Book A-19 at Page 80 and later revised August 4, 1972, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Harrison Avenue (42 feet wide), a common front corner of Parcel "A" and "B" on a Subdivision Plan of Property, made for Emil and Marie Mannherz and approved by the Board of Township Commissioners, of the Township of Cheltenham, on July 18, 1972, said point being at the distance of 329.82 feet, measured in a Northwesterly direction, along the said side of Harrison Avenue, from a point of intersection, which the said Northeasterly side of Harrison Avenue makes with the Northwesterly side of Mill Road (33 feet wide); thence, from the place of beginning and along the Northeasterly side of Harrison Avenue, North 52 degrees 14 minutes West, 57.11 feet to a point or curve; thence, still along the said side of Harrison Avenue, by a line extending in a Northwesterly direction and curving to the right, with a radius of 71.31 feet, the arc distance of 14.01 feet to a point, a corner of parcel "C"; thence, along the Southeasterly line of Parcel "C", North 29 degrees 03 minutes East, 101.32 feet to a point; thence, along the Southwesterly line of Parcel "C", South 60 degrees 57 minutes East, 70.00 feet to a point, a rear corner of parcel "A"; thence, along the Northwesterly line of Parcel "A", South 29 degrees 03 minutes West, 113.44 feet to a point on the aforementioned Northeasterly side of Harrison Avenue, the place of beginning.

BEING PARCEL B.

CONTAINING 7,558 square feet.

BEING THE SAME PREMISES which Barry L. Magen and Cheryl Magen, his wife by Deed dated 1/21/2014 and recorded 4/8/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5909 at Page 00631, granted and conveyed unto Issac Downing and Latisha Downing, husband and wife.

Parcel Number: 31-00-13666-00-1.

Location of property: 315 Harrison Avenue, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Issac Downing and Latisha Downing** at the suit of MidFirst Bank. Debt: \$331,815.70.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-22639**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Northeasterly side of Spruce Street (formerly Beech Street), at the distance of 60.2 feet, Northwestwardly from the Northwesterly corner of Spruce and Cherry Streets; thence, Northeastwardly, at right angles to said Spruce Street, by land of Clara C. Hoffam; 90 feet to the Southwesterly side of a 10 feet wide alley, laid out and dedicated for the use of the properties abutting thereon; thence, along said side of said alley; Northwestwardly, 14 feet to a point, a corner of land of John S. Rex; thence, by the same, Southwestwardly, parallel to the first course, the line passing through the middle of the partition wall between this house and said Rex's adjoining house, 90 feet to the Northeasterly side of Spruce Street and along said side thereof, Southeastwardly, 14 feet to the place of beginning.

BEING THE SAME PREMISES, which Douglas E. Ealy and Susan L. Dalton Brown Ealy, by Deed dated August 31, 2000, and recorded September 14, 2000, in the Office of the Recorder of Deeds, in and for Montgomery County, in Deed Book 5331 at Page 1691, granted and conveyed unto Pedro Gonzalez, in fee.

Parcel Number: 13-00-34284-00-2.

Location of property: 209 W. Spruce Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Pedro Gonzalez** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-AA7. Debt: \$62,354.55.

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

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

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

By virtue of a Writ of Execution **No. 2022-23416**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made by George F. Shaner, Registered Engineer, dated June 6, 1950, as follows to wit:

BEGINNING at a corner of other lands of Pasquale Fieni, said point being on the Northerly property line of Seventh Street (50 feet wide) and distance South 54 degrees 26 minutes East, 152 feet from the Northeasterly property line intersection of the aforesaid Seventh Street and another ordained street known as Johnson Street; thence, continuing along the Northerly property line of 7th Street or South 54 degrees 26 minutes East, 45 feet to a corner of Lot No. 37; thence, along the same, North 35 degrees 34 minutes East, 100 feet to a corner of land of Pasquale Fieni; thence, along the same, North 54 degrees 26 minutes West, 45 feet to a corner of other lands of Pasquale Fieni; thence, along the same, South 35 degrees 34 minutes West, 100 feet to the place of beginning.

BEING the Southerly portion of Lot No. 36 and the Southeasterly portion of Lot No. 35 of a plan of lots as laid out by H.D. Saylor, Attorney now deceased.

TITLE VESTED IN Kevin D. Krause and Amber S. Krause, husband and wife, as Tenants by the Entireties, by Deed from David A. Giles and Janice Giles, husband and wife, dated August 27, 1999, recorded September 23, 1999, in the Montgomery County Clerk's/Register's Office, in Deed Book 5289, Page 0689, Instrument No. 020750.

Parcel Number: 16-00-25488-00-2.

Location of property: 17 E. 7th Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Kevin D. Krause and Amber S. Krause** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for REO Trust 2017-RPL1. Debt: \$86,552.30.

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

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

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

By virtue of a Writ of Execution **No. 2022-24176**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements, situate in **Horsham Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as "Plan of Lots Hollowell", made by Charles E. Shoemaker, Registered Professional Engineer, dated August 6, 1951, and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania, in Deed Book 2201 at Page 601, as follows to wit:

BEGINNING at a point on the Southwest side of County Line Road (fifty-six and five one-hundredths feet wide), said side of County Line Road, being the extension of the Southwest side of County Line Road (sixty-five feet wide), at the distance of six hundred eighty and ninety one-hundredths feet, measured on a bearing of South forty-eight degrees sixteen minutes East, along the said sides of County Line Road from a Point, an angle in the same, said point or angle being at the distance of five hundred and five and sixty eight one hundredths feet, measured on a bearing of South forty-seven degrees seven minutes, thirty seconds East along the Southwest side of County Line Road (sixty five feet wide) and its extension from its point of intersection, with the extension of the Southeast side of Easton Road (sixty-five feet wide).

CONTAINING IN FRONT OR BREADTH on the Southwest side of County Line Road (fifty-six and five one hundredths feet wide) sixty feet and extending of that width, in length or depth, Southwest between parallel lines at right angles to County Line Road, one hundred feet.

TITLE TO SAID PREMISES IS VESTED IN Timothy M. McGrath, by Deed from Timothy M. McGrath and Christine M. McGrath, husband and wife, dated July 31, 1997, and recorded September 3, 1997, in Deed Book 5198 at Page 412, Instrument Number 014925.

Parcel Number: 36-00-02905-00-2.

Location of property: 705 W. County Line Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Timothy M. McGrath** at the suit of Bank of America, N.A. Debt: \$60,456.44.

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

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

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

By virtue of a Writ of Execution **No. 2022-25226**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN two contiguous lots, or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania bounded and described according to survey thereof, made by R. H. Bryna, Civil Engineer, Jenkintown, Pennsylvania, for J. Walter Ruddach, Estate, and recorded on December 10, 1910 at Norristown, Pennsylvania, in Deed Book 636 at Page 500, as follows to wit:

SITUATE on the Easterly corner of Cameron Road (as laid out 50 feet wide) and Bartram Road, (as laid out 50 feet wide), containing together in front or breadth on the Southeast side of the said Cameron Road, 50 feet (each lot be 25 feet in front) and extending together of that width, in length or depth, Southeastwardly between lines parallel with the said Bartram Road, 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Patrick M. O'Donnell and Keira E. O'Donnell, as Tenants by the Entirety, by Deed from Lisa R. Hanglitter-McDermott and Francis J. McDermott, Jr., husband and wife, dated April 26, 2018, recorded May 1, 2018, in the Montgomery County Clerk's/Register's Office in Deed Book 6088 at Page 521.

Parcel Number: 59-00-02137-00-9.

Location of property: 511 Bartram Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Patrick M. O'Donnell and Keira E. O'Donnell** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee on behalf for Citigroup Mortgage Loan Trust 2021-RP4. Debt: \$256,114.40.

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

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

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

By virtue of a Writ of Execution **No. 2023-00803**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point, in the center line of Bright Road (40 feet wide), at the distance of 219.59 feet, measured North 48 degrees 51 minutes West, from an angle in said center line, which angle is at the distance of 390.00 feet, measured South 41 degrees 9 minutes West from the intersection, which the said center line of Bright Road makes with the center line of Home Road (40 feet wide); thence, from said point of beginning, South 41 degrees 9 minutes West, 228.22 feet to a point; thence, North 48 degrees 9 minutes 30 seconds West, 90.01 feet to a corner; thence, North 41 degrees 9 minutes East, 227.14 feet to the center line of said Bright Road; and thence, along the same, South 48 degrees 51 minutes East, 90 feet to the point of beginning.

UNDER AND SUBJECT TO Agreement as recorded in Montgomery County, in Deed Book 1184 at Page 449.

UNDER AND SUBJECT TO Restrictions as recorded in Montgomery County, in Deed Book 1289 at Page 85.

BEING the same property conveyed to Robert H. Little (deceased 07/31/2022) and Barbara P. Little (deceased, 03/09/1994), his wife, who acquired title, as Tenants by the Entirety, by Virtue of a Deed from Walter A. Lewandowski and Josephine A. Lewandowski, his wife, dated December 15, 1964, recorded December 17, 1964, at Document ID 000735, and recorded in Book 3363 at Page 859, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 08-00-00415-00-9.

Location of property: 27 Bright Road, Hatboro, PA 19040.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Gregory Little, as believed Heir and/or Administrator to the Estate of Robert H. Little; Pam Little, as believed Heir and/or Administrator to the Estate of Robert H. Little; and Unknown Heirs, and/or Administrators to the Estate of Robert H. Little** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$277,783.77.

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. 2023-00915**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according in a Plan of property, made for Glenside Bond and Mortgage Company, made by Charles E. Shoemaker, Registered Professional Engineer, dated September 14, 1961, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Anzac Avenue (50 feet wide), said point being at the distance of 100 feet, measured South 47 degrees 36 minutes East along the Northeasterly side of Anzac Avenue, from its point of intersection with the Southeasterly side of Boone Avenue (50 feet wide).

CONTAINING in front or breadth, Southeastwardly along the Northeasterly side of Anzac Avenue, 50 feet and extending of that width, in length or depth, Northeastwardly, between parallel lines at right angles to Anzac Avenue, 125 feet.

BEING known as Lot No. 345 and 414.

BEING THE SAME PREMISES, which Mark L. Abrams and Tracy N. Abrams, by Deed dated 5/5/2004 and recorded 6/7/2004 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5510 at Page 1653, granted and conveyed unto Tracy N. Abrams and Michael J. Shirley.

Parcel Number: 30-00-01100-00-4.

Location of property: 2911 Anzac Avenue, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **Tracy N. Abrams and Michael J. Shirley** at the suit of The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17. Debt: \$377,915.60.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-01628**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described according to a plan known as Norriswood Homes, made by Damon and Foster, Civil Engineers, dated July 24, 1955, and last revised June 14, 1957, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dartmouth Drive (fifty feet wide), at the distance of sixty two feet, measured along said Dartmouth Drive, on a course of South thirty eight degrees forty minutes East from a point of tangent in the same, which point of tangent is measured on the arc of a circle, on a line curving to the left, having a radius of twenty feet, the arc distance of thirty one and forty two one hundredths feet from a point on the Southeasterly side of Arch Street (sixty six feet wide); thence, from said beginning point, extending along the Northeasterly side of Dartmouth Drive, South thirty-eight degrees forty minutes East, thirty two feet to a point; thence, extending of that width, in length or depth, North fifty one degrees twenty minutes East, between two parallel lines at right angles with the said Dartmouth Drive, one hundred feet, the Southeasterly line of which passes partly through the title line in the party wall of the house erected on this lot and the house erected on Lot No. 28 on said plan to the Southeast and the Northwesterly line thereof, extending through the title line in the bed of a certain driveway erected on this Lot and Lot No. 26 on said plan to the Northwest.

BEING known as Lot No. 27 on said Plan.

BEING THE SAME PREMISES, which Kevin Byron O'Toole and Karen M. O'Toole, by Deed dated July 31, 1996, and recorded in the Office of Recorder of Deeds of Montgomery County on August 6, 1996, in Book 5156 at Page 2113, granted and conveyed unto Victor Badoo and Victoria Badoo.

Parcel Number: 13-00-09288-00-5.

Location of property: 305 Darmouth Drive, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Victor Badoo and Victoria Badoo** at the suit of U.S. Bank N.A., as Trustee, on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Corp. 2006-WMC1 Asset Backed Pass-Through Certificates, Series 2006-WMC1. Debt: \$156,402.53.

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

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

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

By virtue of a Writ of Execution **No. 2023-02440**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Rockledge Borough**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by William T. Muldrew, Registered Professional Engineer of Jenkintown, Pennsylvania, on the 21st day of February A.D. 1950, and revised May 31, 1950, as follows, to wit:

BEGINNING at a point in the center line of Cedar Road (thirty-three feet wide), at the distance of one hundred sixty-one and seventy one-hundredths feet, Southwest of the intersection of the center line of Cedar Road with the Southwest side of Fox Chase Road (thirty-three feet wide); projected, thence, South sixty-two degrees, forty-nine minutes, twenty-six seconds East, two hundred seven and seventeen one-hundredths feet to a point; thence, South twenty-three degrees, forty-five minutes West, thirty-six and thirty-two one-hundredths feet to a point; thence, South twenty-nine degrees, twenty minutes West, thirteen and sixty-eight one-hundredths feet to a point; thence, North sixty-three degrees, fifty-two minutes, forty-three seconds West, two hundred fifteen and forty one-hundredths feet to center line of Cedar Road; thence, along the center line of the said Cedar Road, North forty degrees, fifty-one minutes East, fifty-five feet to the place of beginning.

BEING the same premises which Robert J. Ripley and Friedericke Ripley, his wife, by Indenture dated 12/22/1987, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 4863 at Page 2472, granted and conveyed unto Friedericke Ripley, in fee.

BEING THE SAME PREMISES, which Friedericke Ripley, by Deed dated 12/24/2011 and recorded 01/05/2012, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5824 at Page 272, granted and conveyed unto James Kutbach, in fee.

Parcel Number: 18-00-00523-00-8.

Location of property: 833 S. Cedar Road, Rockledge, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Kutbach** at the suit of Wells Fargo Bank, N.A. Debt: \$145,409.30.

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

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

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

By virtue of a Writ of Execution **No. 2023-02851**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit in the Property known, identified and described in Declaration Plan referred to below as 191 Presidential Condominium located at 191 Presidential Boulevard, in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds, in and for Montgomery County Pennsylvania, of the following documents: (1) a Declaration creating and establishing 191 Presidential Condominium, dated 7/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3873 at Page 139, etc., as amended by a First Amendment to Declaration dated 8/29/1973 and recorded in said Office on 9/30/1973, in Deed Book 3885 at Page 577 etc.; and as amended by a Second Amendment to Declaration dated 9/24/1973 and recorded in said on 9/27/1973, in Deed Book 3891 at Page 131 etc.; and as amended by a Third Amendment to Declaration dated 10/9/1973 and recorded in said office on 10/23/1973, in Deed Book 3897 at Page 282 etc.; and as amended by a Fourth Amendment to Declaration dated 10/25/1973 and recorded in said office on 10/31/1973, in Deed Book 3899 at Page 258 etc.; and as amended by a Fifth Amendment to Declaration dated 1/16/1980, in Deed Book 4492 at Page 94 etc.; and as amended by the Amendment to Declaration and Declaration Plan dated 12/4/1981, and recorded in said office on 2/18/1982, in Deed Book 4679 at Page 1164 etc.; and as amended by the Amendment to Declaration and Declaration Plan dated 6/24/1983 and recorded in said office on 6/29/1983, in Deed Book 4710 at Page 1851 etc., (said Declaration as amended, the "Declaration"); and (2) a Declaration Plan dated 7/18/1973, and recorded in said office 7/30/1973, in Deed Book 3873 at Page 111, etc.; and in Condominium Plan Book 1 at Page 85, etc., and as amended by a First Amendment to Declaration Plan dated 10/9/1973 and recorded in said office on 10/23/1973, in Deed Book 3897 at Page 252, etc., and in Condominium Plan Book 2 at Page 30, etc., and as amended by a Second Amendment to Declaration Plan dated 1/16/1980 and recorded in said office on 2/7/1980 in Condominium Plan Book 7 at Page 37, etc., and as amended by the Amendment to Declaration Plan dated 2/1/1982 and recorded in said office on 2/18/1982 in Condominium Plan Book 9 at Page 21, etc., and as amended by the Amendment to Declaration Plan dated 6/22/1983 and recorded in said office on June 29, 1983 in Condominium Plan Book 9 at Page 56, etc., (said Declaration Plan, as amended, the "Declaration Plan"); and (3) a Code of Regulations dated 7/18/1973, and recorded in said office on 7/30/1973, in Deed Book 3873 at Page 193, etc., and as amended by a First Amendment to Code of Regulations dated 9/24/1973, and recorded in said office on 9/27/1973, in Deed Book 3891 at Page 123, etc., (said Code of Regulations, as amended the "Code of Regulations"); being designated on said Declaration Plan as Unit No. R-800, also known as R-813 and being more fully described in said Declaration Plan and Declaration together with a proportionate undivided .0037536 percent interest in the Common Elements as defined in said Declaration.

BEING THE SAME PREMISES, which Beulah Axelrod, by Deed, dated 06/29/1998 and recorded 06/29/1998, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5231 at Page 1274, granted and conveyed unto Fredric R. Kornberg and Annise L. Kornberg, in fee.

Parcel Number: 40-00-47570-01-8.

Location of property: 191 Presidential Boulevard, Unit R800, Bala Cynwyd, PA 19004.

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

Seized and taken in execution as the property of **Fredric R. Kornberg and Annise L. Kornberg; Kevin Greber, in his capacity as Heir of Fredric R. Kornberg a/k/a Fredric Kornberg, Deceased; Steven Greber, in his capacity as Heir of Fredric R. Kornberg a/k/a Fredric Kornberg, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Fredric R. Kornberg a/k/a Fredric Kornberg, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$363,594.64.

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

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

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

By virtue of a Writ of Execution **No. 2023-03504**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Building A, Unit Number W-406, a Unit in Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium, bearing date the 29th of January A.D. 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 5th day of February A.D., 1981, in Deed Book 4603 at Page 176 etc.; and whereby a Corrective Amendment thereto, dated June 30, 1981 and recorded July 1, 1981, in Deed Book 4638 at Page 56; and a Second Corrective Amendment thereto, dated July 10, 1981 and recorded July 15, 1981, in Deed Book 4642 at Page 534; and the Third Amendment thereto, dated August 20, 1985 and recorded September 4, 1986, in Deed Book 4811 at Page 2113; and the Fourth Amendment thereto, dated October 7, 1988 and recorded October 14, 1988, in Deed Book 4890 at Page 1189; and the Fifth Amendment thereto, dated January 29, 1990 and recorded May 18, 1990, in Deed Book 4946 at Page 1896; and Plats and Plans for Green Hill Condominium, bearing date the 29th day of January A.D. 1981 and recorded as Exhibit "B" of the Declaration of Condominium of Green Hill Condominium, in Deed Book 4603 at Page 176.

TOGETHER with all right, title and interest being a 0.185522 percent undivided interest of, in and to the common Elements as set forth in the aforesaid Declaration of Condominium.

BEING THE SAME PREMISES which Zelda Margolis and Sander Gorberg, Executors of the Estate of Ida Gorberg, by Deed dated 08/24/1998 and recorded at Norristown in the Office for the Recorder of Deeds, in and for the County of Montgomery on 10/09/1998, in Deed Book 5243 at Page 2091, granted and conveyed unto Annette Shindell, her heirs and assigns, in fee.

BEING THE SAME PREMISES which Annette Shindell, by her agents William Shindell and Susan Picker, appointed by Power of Attorney, dated 4/22/2014 and about to be recorded, by Deed dated 05/02/2014 and recorded 05/07/2014, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5912 at Page 871, granted and conveyed unto Isiah Heyward, in fee.

Parcel Number: 40-00-11150-62-7.

Location of property: 1001 City Avenue, Condominium W-406, Wynnewood, PA 19096.

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

Seized and taken in execution as the property of **Isiah Heyward** at the suit of Wells Fargo Bank, N.A. Debt: \$96,220.78.

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

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

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

By virtue of a Writ of Execution **No. 2023-03537**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, made for the Estate of S. Carolyn Ogle, dated November 19, 1986, and recorded in Montgomery County in Plan Book C-16 at Page 92, as follows, to wit:

BEGINNING at a point on the Northerly side of Tyson Avenue (70 feet wide), said point being a common corner of this Lot and Lot 2 on the above-mentioned plan; thence, from said point and along the Northerly side of Tyson Avenue, South 78 degrees 32 minutes West, 50.00 feet to a point, a corner of lands, now or late of J. Warden; thence, from said point and along said lands, now or late of F. Hegmann, North 11 degrees 28 minutes West, 159.99 feet to a point, in line of lands, now or late of Northeast Pennsylvania Railroad; thence, from said point and along said lands, North 78 degrees 32 minutes 21 seconds East, 50.00 feet to a point, a corner of Lot 2 on the above-mentioned Plan; thence, from said point and along Lot 2, South 11 degrees 28 minutes East, 159.99 feet to the first mentioned point and place of beginning.

BEING the same premises, which Patrick J. Stanton, Administrator of the Estate of Cletus Stanton by Deed dated August 6, 2021, and recorded in the Office of Recorder of Deeds of Montgomery County, on August 27, 2021, in Book 6243 at Page 02672, granted and conveyed unto Jantri Knob.

Parcel Number: 30-00-69519-00-3.

Location of property: 1036 Tyson Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jantri Knob** at the suit of PHH Mortgage Corporation. Debt: \$352,456.70.

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

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

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

By virtue of a Writ of Execution **No. 2023-04172**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lots or pieces of land, with the buildings thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, being lots numbered 269 and 271 on Plan of Lots known as Jacobs and Bodey Plan, laid out on The Coates Farm, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hurst Street, at the distance of 260 feet, Northeastwardly from the Northeastly side of Holstein Street, a corner of Lot No. 273 on said plan; thence, along Lot No. 273, Northwestwardly, parallel with Holstein Street, 120 feet to a point, a corner of Lot No. 270; thence, along Lot No. 270 and 258, Northeastwardly, 40 feet to a point, a corner of Lot No. 267; thence, Southeastwardly, along Lot No. 267, 120 feet to a point on the Northwest side of Hurst Street, aforesaid; thence, along said side of Hurst Street, Southwestly, forty feet to the place of beginning.

BEING the same premises, which Benjamin J. Popelik and Karen A. Popelik, by Deed dated July 12, 2019, and recorded in the Office of Recorder of Deeds of Montgomery County on July 19, 2019, in Book 6145 at Page 01889, granted and conveyed unto Jennifer White.

Parcel Number: 02-00-04256-00-8.

Location of property: 349 Hurst Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer White** at the suit of Servis One, Inc. d/b/a BSI Financial Services. Debt: \$344,150.07.

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

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

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

By virtue of a Writ of Execution **No. 2023-05745**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING in the middle of the Township Line Road, sometimes called Port Kennedy Avenue, and the Northeast side of Oakdale Avenue; thence, along the Northeast side of Oakdale Avenue, passing through an iron pin, twenty feet from the middle of the said Port Kennedy Avenue, North fifty-two degrees and forty-two minutes West, one hundred seventy feet to an iron pin, a corner of land of the said Lizzie S. Varnsher; thence, along the same, the two following courses and distances: North thirty-seven and three quarter degrees East, fifty feet to a corner, and South fifty-two degrees and forty-two minutes East, one hundred seventy feet to the middle of the aforesaid Port Kennedy Avenue; thence, along the same, South thirty-eight degrees and three minutes West, fifty feet to the place of beginning.

BEING the same premises, which Per Halldin and Heather A. Halldin, his wife, by Deed dated February 1, 2013, and recorded in the Office of Recorder of Deeds of Montgomery County on February 14, 2013, in Book 5863 at Page 02947, granted and conveyed unto Heather A. Halldin, individually.

Parcel Number: 43-00-15307-00-4.

Location of property: 13 S. Trooper Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Heather A. Halldin and Per Halldin** at the suit of U.S. Bank Trust National Association, not in its Individual Capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association. Debt: \$180,305.11.

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

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

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

By virtue of a Writ of Execution **No. 2023-07084**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lot #35 according to a Plan, made for Sunnybrook, Inc., by C. Raymond Weir, Registered Professional Engineer, on April 14, 1951, and recorded June 19, 1951, in the Office at the Recording of Deeds, at Norristown, PA., in Deed Book 2175 at Page 601, which plan shows revisions of Roslyn Valley #3 and portions of Roslyn Park, Section #1 and #2, said Lot being more fully bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Barnes Avenue (40 feet wide), at the arc distance of 68.54 feet, measured along the arc of a curve, deflecting to the left, having a radius of 90 feet from a point of reverse curve on the said Northeasterly side of Barnes Avenue, said point of reverse curve, being at the arc distance of 22.86 feet, measured along the arc of a curve, deflecting to the right, having a radius of 25 feet from the point of curve on the said Northeasterly side of Barnes Avenue, said point of curve, being at the distance of 583.65 feet, measured North 68 degrees, 11 minutes 05 seconds West from the intersection of the said Northeasterly side of Barnes Avenue, with the Northwesterly side of Johnson Avenue (40 feet wide) (both lines produced); thence, from the point of beginning, along the Northeasterly side of Barnes Avenue and along the arc of a curve, deflecting to the left, having a radius of 90 feet, the arc distance of 41.88 feet to a point; thence, along Lot #46 on said Plan and along the center line of a certain right-of-way for Township Drainage (40 feet wide); North 03 degrees, 53 minutes, 55 seconds East, 144.00 feet to a point; thence, along the rear of Lots #38 and #39, on said plan, and partly in and along the aforementioned right-of-way for Township Drainage, South 68 degrees, 11 minutes 05 seconds East, 106.23 feet to a point; thence, along Lot #34, on said plan, South 30 degrees, 33 minutes, 30 seconds West, 135.24 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES, which Michael J. Mower, Administrator of the Estate of Deborah Chieffo-Mower, by Deed dated March 10, 2008, and recorded March 10, 2008, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5686 at Page 607, Instrument No. 2008035477, granted and conveyed unto Michael Mower, in fee.

AND THE SAID Michael J. Mower departed this life on or about November 5, 2019, thereby vesting title unto Earl Mower, Sarah Andrew, Edward Mower, Steven Mower, Ruth Mower, Helen Mower, Lorraine Mower, Maryann Chieffo, known heirs of Michael J. Mower and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Michael J. Mower, deceased.

Parcel Number: 30-00-03480-00-9.

Location of property: 2653 Barnes Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maryann Chieffo, Administratrix of the Estate of Michael J. Mower a/k/a Michael Mower, Deceased** at the suit of Nationstar Mortgage LLC. Debt: \$124,550.54.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-09556**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE CERTAIN lots of land, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a recent survey thereof, made by Weir and Thieme, Civil Engineers, as the Parkview Realty Co. Plot, as follows, to wit:

BEING Lots 1, 2, 3, 4, 5, of Section 14 as shown and laid out on a certain plan Evergreen Terrace, being 200 feet front, 125 feet in depth; as per plan, which plan is recorded in the Office for the Recording of Deeds, in Deed Book 959 at Page 600.

BEGINNING at a point of intersection of the Northeasterly side of New Road and the Southeasterly side of Orchard Road; thence, extending along Northeast side of New Road, South 53 degrees 36 minutes 30 seconds East, 125 feet; thence, extending North 16 degrees 23 minutes 30 seconds East, 125 feet to a point; thence, extending North 53 degrees 36 minutes 30 seconds West, 125 feet to Southeast side of Orchard Road; thence, extending along Southeast side of Orchard Road, South 16 degrees 23 minutes 30 seconds West, 125 feet to the Northeast side of New Road, the first mentioned point and place of beginning.

BEING THE SAME PREMISES, which Benny Chun Wai Mak and Daisy Siu Lan NG-Mak, by Deed dated 09/17/2021 and recorded in the Office of the Recorder of Deeds of Montgomery County, on 12/09/2021, in Deed Book Volume 6257 at Page 02816, granted and conveyed unto Jillianne Bickhardt and Brian Brockwell.

Parcel Number: 36-00-08953-00-2.

Location of property: 228 New Road, Horsham, Pennsylvania 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jillianne Bickhardt and Brian Brockwell** at the suit of LoanDepot.com, LLC. Debt: \$356,906.21.

Powers Kirn, 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.

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 **Michael Anthony Homes, Inc.**, a Pennsylvania corporation, with an address of 1650 Governor’s Way, P.O. Box 1181, Blue Bell, PA 19422, 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.

Unruh, Turner, Burke & Frees, Solicitors
P.O. Box 515
West Chester, PA 19381

ARTICLES OF INCORPORATION

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

NOTICE IS HEREBY GIVEN that on August 2, 2023, Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, for **Ardmore Motorcars, Inc.**, a corporation organized under the Business Corporation Law of 1988.

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on August 22, 2023, under the Domestic Business Corporation Law, for **Finster Holdings, Inc.**, and the address of the registered office is 829 Village Circle, Blue Bell, PA 19422, Montgomery County.

**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, effective July 18, 2023, for:

Abington Bulldogs Youth Wrestling Club
c/o **Bonnie G. Ostrofsky, P.C.**

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

NOTICE IS HEREBY GIVEN THAT, on August 16, 2023, Articles of Incorporation were filed with the Department of State for **World Alliance of Grooming Associations**, a nonprofit corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania, exclusively to promote social welfare.

Fox Rothschild LLP, Solicitors
747 Constitution Drive, Suite 100
P.O. Box 673
Exton, PA 19341-0673

AUDIT LIST

Second and Final Publication

NOTICE

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

VIRTUAL AUDIT

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans’ Court Division of said County for audit in a Virtual Court Hearing during the week of SEPTEMBER 5, 2023, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Tuesday, SEPTEMBER 5, 2023.**

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

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

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

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS’ COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, SEPTEMBER 5, 2023. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS’ COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

1. BREYER, HENRY W, TRUST SETTLOR, Third Account of Wells Fargo Bank N A, and Henry W. Breyer III, Trustees, under Agreement FBO Henry W. Breyer III, dated 8/31/1934.
2. BREYER, EDITH S., TRUST SETTLOR, Third Account of Wells Fargo Bank N A, and Henry W. Breyer III, (Died 5/24/19) Trustees, under Agreement FBO Laura L. Breyer and Henry W. Breyer IV, dated 11/9/1951.
3. BREYER, EDITH S., TRUST SETTLOR, Third Account of Wells Fargo Bank N A, and Henry W. Breyer III, (Died 7/24/19), Trustees, under Agreement FBO Laura L. Breyer and Henry W. Breyer IV, dated 11/10/1958.

- 4. BREYER, EDITH S., TRUST SETTLOR, Third Account of Wells Fargo Bank N A, and Henry W. Breyer III, (Died 7/24/19), Trustees, under Agreement FBO Laura L. Breyer and Henry W. Breyer IV, dated 1/3/1961.
- 5. BREYER, EDITH S., TRUST SETTLOR, Third Account of Wells Fargo Bank N A, (formerly Wachovia Bank N A), Surviving Trustee and Henry W. Breyer III, (Deceased Trustee, who died 7/24/19) Trust Under Deed of Edith S. Breyer dated November 8, 1957, for the benefit of Henry W. Breyer III.
- 6. EVANS, POWELL, DECEASED, Fourth Account of Wells Fargo Bank N A, and Annis Lee Adams, Trustees, established under Will-Residual of Powell Evans DTD 1/19/1944 Codicil DTD 6/5/1948.
- 7. HEMBERGER, ROBERT H, DECEASED, (TRUST UNDER WILL OF ROBERT HEMBERGER), First and Final Account of Edythe G. Cannon and Lynne M. Cannon, Trustees.
- 8. KRAUSS, ALVINA, DECEASED, Second and Interim Account for the Residuary Trust established under the Will of Alvin A. Krauss, deceased, stated by: PNC BANK NA (formerly Continental Bank NA), Trustee.

Relisted Accounts

- 1. GORDON, JULIUS, DECEASED, Interim Account, filed by Victor Gordon, Administrator.
- 2. REVLOCK, LOIS P., DECEASED, DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL), 2021-X1404, First and Final Account, for the Estate of Lois P. Revlock, stated by Joseph Revlock, Jr., Executor.

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-15003

NOTICE IS HEREBY GIVEN that on June 20, 2023, the Petition of Ashley Elizabeth Grimaldi-Costello was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ASHLEY ELIZABETH GRIMALDI COSTELLO.

The Court has fixed October 11, 2023, at 10:30 AM in Video Room "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

James J. McCarthy, Esquire
McCarthy & McCarthy, P.C.
10 E. Sixth Avenue, Suite 315
Conshohocken, PA 19428

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-15157

NOTICE IS HEREBY GIVEN that on June 21, 2023, the Petition of Cameron David Knight was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ABIGAIL CLAIRE KNIGHT.

The Court has fixed September 6, 2023, at 9:30 AM in Video Room "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-17251

NOTICE IS HEREBY GIVEN that on June 28, 2023, the Petition of Camica Staten, on behalf of Camaya Sanai Farley, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to CAMAYA SANAI FARLEY-STATEN.

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

Jane Albrecht, Esquire
Freedman & Lorry, P.C.
1601 Market Street, Suite 1550
Philadelphia, PA 19103

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-18565

NOTICE IS HEREBY GIVEN that the Petition of JORDAN SHIDOW SHEIKH was filed in the above-named Court, praying for a Decree to change the Petitioner's name to SAHARA SHIDOW SHEIKH.

The Court has fixed 10/18/23, at 9:30 A.M. in Video Rm. 2, Montgomery County Courthouse, Norristown, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Benjamin L. Jerner and Jennifer Dumin
Attys. for Petitioner
Jerner Law Group, P.C.
5401 Wissahickon Avenue
Philadelphia, PA 19144
215-843-6000

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-18264

NOTICE IS HEREBY GIVEN that on August 7, 2023, the Petition of Sara Ellen Miller was filed in the above-named Court, praying for a Decree to change the Petitioner's name to SARA ELLEN HOBART.

The Court has fixed October 11, 2023, at 10:30 AM, in Video Room "2" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-18421

NOTICE IS HEREBY GIVEN that on August 14, 2023, the Petition of Vincent Elizabeth Coffey was filed in the above-named Court, praying for a Decree to change the Petitioner's name to VINCENT FRANCIS COFFEY.

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

John Coffey, Esquire
10 Church Road
Ardmore, PA 19003

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

ANDERSON, LEONARD ERIC, dec'd.

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

ANNIUK, BOHDAN O. also known as

BOHDAN OSYP ANNIUK, dec'd.
Late of Abington Township.
Executor: STEPHEN REVUCKY,
429 Paul Drive,
Moorestown, NJ 08057.

ATTORNEY: EDWARD A. ZETICK,
P.O. Box 414,
Jenkintown, PA 19046-0414

**BENSON SR., ALBERT F. also known as
ALBERT F. BENSON, dec'd.**

Late of Montgomery Township.
Executrix: ROSE A. BENSON,
2008 Upland Court,
North Wales, PA 19454.
ATTORNEY: MICHAEL E. FUREY,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403

**BUTKO, NANCY L. also known as
NANCY LOUISE BUTKO, dec'd.**

Late of West Norriton Township.
Co-Executrices: LINDA L. COLLIER AND
BRENDA A. BRITTAIN.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073

**D'ANGELO, ELIZABETH ANN also known as
ELIZABETH VOSE D'ANGELO, dec'd.**

Late of North Wales, PA.
Administrator: WILLIAM D'ANGELO,
536 Penrose Lane,
Warminster, PA 18974.

DAY, DONNA L., dec'd.

Late of Montgomery Township.
Executrix: CAROL ANN BENIGNO,
c/o Amy R. Stern, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

DiPIETRO, FRANK D., dec'd.

Late of Lower Merion Township.
Administratrix: MADELINE DiPIETRO,
123 Noyes Avenue,
Swoyersville, PA 18704.
ATTORNEY: MICHAEL J. BENDICK,
P.O. Box 1733,
Shavertown, PA 18708

DUFF, MARY E., dec'd.

Late of East Norriton Township.
Executor: JOHN FRANCIS DUFF,
1701 Bayberry Lane,
Wayland, MA 01778.
ATTORNEY: GARTH G. HOYT,
McNEES WALLACE & NURICK, LLC,
426 W. Lancaster Avenue, Suite 110,
Devon, PA 19333

FORMAN, RHODA S., dec'd.

Late of Lower Merion Township.
Administrator: DAVID S. FORMAN,
c/o Nathan Egner, Esquire,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087.
ATTORNEY: NATHAN EGNER,
DAVIDSON & EGNER,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087

FORREST, DAVID R., dec'd.

Late of Lower Providence Township.
 Executors: KIRSTEN FORREST FRANCIS,
 ZACHARY FORREST AND
 MATTHEW FORREST,
 c/o Brittany J. Camp, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: BRITTANY J. CAMP,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

FREEDMAN, VIVIAN, dec'd.

Late of Horsham Township.
 Executrix: SUSAN VALEN,
 c/o Jennifer A. Kosteva, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: JENNIFER A. KOSTEVA,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

HANEY, JANET A., dec'd.

Late of Abington Township.
 Executrices: ERIN HANEY AND
 EMILY MONTOYA,
 776 Huntingdon Pike,
 Hollyhock, PA 19046.
 ATTORNEY: DENNIS R. MEAKIM,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY, O'CONNELL & BIRNBAUM, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

HOLLINGER, KAY M., dec'd.

Late of East Norriton Township.
 Executors: MARK A. HOLLINGER AND
 JOHN D. HOLLINGER,
 c/o Mary L. Buckman, Esquire,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: MARY L. BUCKMAN,
 FORD AND BUCKMAN, PC,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422

JOHNSON, SANDRA L., dec'd.

Late of Abington Township.
 Administrators: LONDON GRAVES,
 MALCOLM JOHNSON AND
 SEAN JOHNSON,
 c/o Gerald R. Clarke, Esquire,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038.
 ATTORNEY: GERALD R. CLARKE,
 CLARKE & ASSOCIATES,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038

**LAROSE, ANNA M. also known as
ANN M. LAROSE, dec'd.**

Late of Abington Township.
 Executrix: CELESTE LAROSE,
 2121 Wayne Avenue,
 Abington, PA 19001.
 ATTORNEY: EDWARD A. ZETICK,
 P.O. Box 414,
 Jenkintown, PA 19046-0414

LEEDS, MARY HELEN also known as**MARY HELEN PALZET, dec'd.**

Late of Abington Township.
 Executrix: AMIE RAYNOR,
 c/o Erin Saulino, Esquire,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ERIN SAULINO,
 SAULINO LAW, LLC,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462

LEYRER, RUTH N., dec'd.

Late of Borough of Pottstown.
 Executor: G. RICHARD LEYRER, JR.,
 c/o David L. Allebach, Jr., Esquire,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464-0776.

LILLEY-SEIBERLICH, JENNIFER L., dec'd.

Late of Borough of North Wales.
 Administrator: EDWIN SEIBERLICH,
 c/o Franqui-Ann Raffaele, Esquire,
 1684 S. Broad Street, Suite 230,
 P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: FRANQUI-ANN RAFFAELE,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 P.O. Box 1479,
 Lansdale, PA 19446-0773

MALONEY, DONALD WREN also known as**DONALD MALONEY, dec'd.**

Late of Lower Gwynedd Township.
 Executrix: MEGAN M. SIMS,
 606 Hastings Road,
 Baltimore, MD 21286.
 ATTORNEY: KATHERINE B. COMMONS,
 COMMONS & COMMONS LLP,
 6377 Germantown Avenue,
 Philadelphia, PA 19144

MASON, BARBARA A., dec'd.

Late of Upper Dublin Township.
 Executor: HILARY D. MASON,
 c/o Louis J. Petriello, Esquire,
 Petriello & Royal, LLC,
 526 Township Line Road, Suite 200,
 Blue Bell, PA 19422.
 ATTORNEY: LOUIS J. PETRIELLO,
 PETRIELLO & ROYAL, LLC,
 526 Township Line Road, Suite 200,
 Blue Bell, PA 19422

NATZLE, FREDERICK N. also known as**FREDERICK NATZLE and
FRED NATZLE, dec'd.**

Late of Franconia Township.
 Executrices: DONNA KUYKENDALL,
 538 Junction Lane,
 Quakertown, PA 18951,
 DIANE LIGHTCAP,
 826 Forrest Street,
 Lansdale, PA 19446,
 DEBRA YACKO,
 825 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: WENDY J. ASHBY,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951

O'DONNELL SR., WILLIAM DAVID also known as**W. DAVID O'DONNELL and
DAVID O'DONNELL, dec'd.**

Late of Worcester Township.

Administrator: WILLIAM DAVID O'DONNELL, III,

c/o Gilbert P. High, Jr., Esquire,

40 E. Airy Street,

Norristown, PA 19401.

ATTORNEY: GILBERT P. HIGH, JR.,

HIGH SWARTZ LLP,

40 E. Airy Street,

Norristown, PA 19401

PETERS, PAUL A., dec'd.

Late of Franconia Township.

Executor: TODD A. PETERS,

c/o Ian W. Peltzman, Esquire,

716 N. Bethlehem Pike, Suite 303,

Lower Gwynedd, PA 19002.

ATTORNEY: IAN W. PELTZMAN,

LAW OFFICE OF ANDREW B. PELTZMAN,

716 N. Bethlehem Pike, Suite 303,

Lower Gwynedd, PA 19002

PITTS, JEAN, dec'd.

Late of Borough of Norristown.

Administratrices: HELENE PATRICIA PITTS AND

DEBORAH FILOMENA PAULDING,

c/o Jodi L. Griffis, Esquire,

815 Fayette Street, Suite 200,

Conshohocken, PA 19428.

ATTORNEY: JODI L. GRIFFIS,

815 Fayette Street, Suite 200,

Conshohocken, PA 19428

QUINLAN, GERALD THOMAS, dec'd.

Late of Lower Salford Township.

Executors: CAROL RIGGS,

GERALD JOSEPH QUINLAN AND

LINDA QUINLAN,

c/o William B. Cooper, III, Esquire,

P.O. Box 673,

Exton, PA 19341.

ATTORNEY: WILLIAM B. COOPER, III,

FOX ROTHSCHILD LLP,

P.O. Box 673,

Exton, PA 19341

QUINN, ELEANOR ANNE, dec'd.

Late of Borough of Collegeville.

Co-Executors: ROBERT E. QUINN,

402 Kennedy Road,

Collegeville, PA 19426, and

ANN E. QUINN,

1829 E. Crested Hawk Court,

Bolivia, NC 28422.

REESE, JEFFREY NED, dec'd.

Late of Lower Moreland Township.

Executors: EDGAR LEROY SNYDER AND

MORIA B. ROSENBERGER,

One Summit Street,

Philadelphia, PA 19118.

ATTORNEY: MORIA B. ROSENBERGER,

BARBER, SHARPE & ROSENBERGER,

One Summit Street,

Philadelphia, PA 19118

ROBIN, RENATA, dec'd.

Late of Lower Merion Township.

Executrix: ANSLEY ROBIN,

c/o Robert J. Stern, Esquire,

Two Bala Plaza, Suite 300,

Bala Cynwyd, PA 19004.

ATTORNEY: ROBERT J. STERN,

ROBERT J. STERN LAW, LLC,

Two Bala Plaza, Suite 300,

Bala Cynwyd, PA 19004

SEEGER, BARBARA B., dec'd.

Late of Worcester Township.

Executor: GEOFFREY B. SEEGER,

c/o Michael W. Mills, Esquire,

131 W. State Street, P.O. Box 50,

Doylestown, PA 18901.

ATTORNEY: MICHAEL W. MILLS,

ANTHEIL, MASLOW & MacMINN, LLP,

131 W. State Street, P.O. Box 50,

Doylestown, PA 18901

SELTZER, RICHARD E., dec'd.

Late of Upper Pottsgrove Township.

Executrix: KRISTI E. SELTZER-FINK,

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

STAUB, WILLIAM FREDERICK, dec'd.

Late of Upper Gwynedd Township.

Executor: CHRISTOPHER STAUB,

c/o Law Office of Cotlar & Cotlar,

23 W. Court Street,

Doylestown, PA 18901.

ATTORNEY: ANDREW D. COTLAR,

23 W. Court Street,

Doylestown, PA 18901

STEVENSON, KATHLEEN J., dec'd.

Late of East Norriton Township.

Co-Executors: WILLIAM F. WHITEHEAD AND

CHRISTOPHER P. WHITEHEAD,

c/o King Laird, P.C.,

360 W. Main Street,

Trappe, PA 19426.

ATTORNEY: ANDREW C. LAIRD,

KING LAIRD, P.C.,

360 W. Main Street,

Trappe, PA 19426

VERDON, CATHERINE, dec'd.

Late of Huntingdon Valley, PA.

Administratrix: THERESA,

1010 Henrietta Avenue,

Huntingdon Valley, PA 19006.

ATTORNEY: MARTIN S. KARDON,

KANTER, BERNSTEIN & KARDON, P.C.,

1617 John F. Kennedy Boulevard, Suite 1080,

Philadelphia, PA 19103

VOGEL, RICHARD EDWARD also known as**RICHARD E. VOGEL and****RICHARD VOGEL, dec'd.**

Late of Upper Dublin Township.

Executrix: REGINA ANNE VOGEL CULBERT,

c/o David B. Pudlin, Esquire,

One Logan Square, 27th Floor,

Philadelphia, PA 19103-6933.

ATTORNEY: DAVID B. PUDLIN,

HANGLEY ARONCHICK SEGAL PUDLIN &

SCHILLER,

One Logan Square, 27th Floor,

Philadelphia, PA 19103-6933

WALSH, CYNTHIA C., dec'd.

Late of Lower Merion Township.
 Executor: RALPH BRUCE WALSH,
 1601 Riverview Road,
 Gladwyne, PA 19035.
 ATTORNEY: THOMAS W. FLYNN, III,
 CRAWFORD DIAMOND FLYNN LLC,
 19 Waterloo Avenue,
 Berwyn, PA 19312

WURMAN, FRANKLIN A., dec'd.

Late of Elkins Park, PA.
 Administratrix: NANCY WURMAN,
 7900 Old York Road, Apt. 606-A,
 Elkins Park, PA 19027.
 ATTORNEY: ELLEN S. FISCHER,
 BLOOM PETERS, LLC,
 1126B Horsham Road, Suite J,
 Maple Glen, PA 19002.

YOST, ROBERT P., dec'd.

Late of Borough of Pottstown.
 Co-Executors: MARY JANE YOST AND
 ROBERT L. YOST,
 c/o Carolyn Marchesani, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.

YUENGLING, DENNIS J., dec'd.

Late of Willow Grove, PA.
 Executrix: KATHLEEN YUENGLING,
 465 Madison Avenue,
 Warminster, PA 18974.

ZARRO, FAITH B., dec'd.

Late of Lower Gwynedd Township.
 Executors: JOSEPH F. ZARRO AND
 MICHAEL A. ZARRO,
 c/o Robert A. Cohen, Esquire,
 717 Constitution Drive, Suite 201,
 P.O. Box 1265,
 Exton, PA 19341.
 ATTORNEY: ROBERT A. COHEN,
 RILEY RIPER HOLLIN & COLAGRECO,
 717 Constitution Drive, Suite 201,
 P.O. Box 1265,
 Exton, PA 19341

ZUROWSKI JR., THOMAS JOHN also known as

TJ ZUROWSKI, dec'd.
 Late of Lower Pottsgrove Township.
 Administratrix: NANCY LEE BARR
 ZUROWSKI,
 c/o Patrick T. Duffy, Esquire,
 100 Regency Drive,
 Audubon, PA 19403.
 ATTORNEY: PATRICK T. DUFFY,
 DUFFY TRIAL, P.C.,
 100 Regency Drive,
 Audubon, PA 19403

Second Publication**BALDWIN, CARL, dec'd.**

Late of Cheltenham Township.
 Administrator: GEORGE M. NIKOLAOU,
 166 Allendale Road,
 King of Prussia, PA 19406.
 ATTORNEY: GEORGE M. NIKOLAOU,
 NIKOLAOU LAW OFFICES,
 166 Allendale Road,
 King of Prussia, PA 19406

BEARDSLEY, DANIEL S., dec'd.

Late of Upper Frederick Township.
 Executrix: DEBORAH L. BEARDSLEY,
 3251 Salford Station Road,
 Perkiomenville, PA 18074.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

BISHOP, IRENE M., dec'd.

Late of Franconia Township.
 Executors: MICHAEL B. BISHOP,
 123 N. Fourth Street,
 Souderton, PA 18964,
 PAMELA S. HUNSICKER,
 631 Jefferson Street,
 Red Hill, PA 18076.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

BOYD, ALICIA, dec'd.

Late of Lower Merion Township.
 Executor: JAMES W. BOYD,
 c/o Ronald W. Fenstermacher, Jr., Esquire,
 Four Tower Bridge, Suite 400, PMB 8849,
 200 Barr Harbor Drive,
 West Conshohocken, PA 19428.
 ATTORNEY: RONALD W. FENSTERMACHER, JR.,
 LAW OFFICE OF RONALD W.
 FENSTERMACHER, JR., P.C.,
 Four Tower Bridge, Suite 400, PMB 8849,
 200 Barr Harbor Drive,
 West Conshohocken, PA 19428

BURWELL, WALTON CHARLES, dec'd.

Late of Montgomery County, PA.
 Executrices: ROBIN ROMITO,
 503 Hiram Road,
 Plymouth Meeting, PA 19462,
 HOLLY SABO,
 141 Cambridge Street, Unit E,
 Burlington, MA 01803.

CALDWELL, JOAN F., dec'd.

Late of Whitpain Township.
 Executrix: KRISTIN L. RICHTER,
 c/o Jeffrey R. Abbott, Esquire,
 103 Chesley Drive,
 Media, PA 19063.
 ATTORNEY: JEFFREY R. ABBOTT,
 ABBOTT & OVERHOLT PC,
 103 Chesley Drive,
 Media, PA 19063

CLUTTON, SHARON L., dec'd.

Late of Montgomery Township.
 Executrix: COLLEEN McLAREN,
 2260 Ridge View Drive,
 Warrington, PA 18976.

DeVINNEY, JOHN STEVE, dec'd.

Late of West Norriton Township.
 Executors: BRIAN MICHAEL DeVINNEY AND
 JULIE ANN SIGNOROVITCH,
 c/o Robert A. Saraceni, Jr., Esquire,
 548 1/2 E. Main Street,
 Norristown, PA 19401.

- ATTORNEY: ROBERT A. SARACENI, JR.,
548 1/2 E. Main Street,
Norristown, PA 19401
- DONNELLY, MARY B. also known as
MARY L. DONNELLY, dec'd.**
Late of Upper Merion Township.
Executor: FRANCIS JOSEPH DONNELLY,
816 Antietam Drive,
Douglassville, PA 19518.
- ATTORNEY: ANDREW S. GEORGE,
KOZLOFF STOUTD, PC,
2640 Westview Drive,
Wyomissing, PA 19610
- ESLINGER, GARY S., dec'd.**
Late of Abington Township.
Executrix: DONNA L. HARRIS,
289 Ridgeview Drive,
Alburtis, PA 18011.
- ATTORNEY: MARK R. SPROW,
DERR, HAWMAN & DERR,
9 E. Lancaster Avenue,
Shillington, PA 19607
- GEBERT SR., JOHN M., dec'd.**
Late of Whippain Township.
Executor: PETER H. GEBERT, SR.,
18 Umbrell Drive,
Eagleville, PA 19403.
- ATTORNEY: MICHAEL F. ROGERS,
SALVO ROGERS ELINSKI & SCULLIN,
510 E. Township Line Road, Suite 150,
Blue Bell, PA 19422
- GRATZ, MERVIN LEONARD also known as
MERVIN GRATZ, dec'd.**
Late of Abington Township.
Executor: HOWARD M. SOLOMON,
1819 JFK Boulevard, Suite 303,
Philadelphia, PA 19103.
- ATTORNEY: HOWARD M. SOLOMAN,
1819 JFK Boulevard, Suite 303,
Philadelphia, PA 19103
- GRAY, JEAN L., dec'd.**
Late of Cheltenham Township.
Administrator: JAMES Q. GRAY,
c/o Jay E. Kivitz, Esquire,
7901 Ogontz Avenue,
Philadelphia, PA 19150.
- ATTORNEY: JAY E. KIVITZ,
KIVITZ & KIVITZ, P.C.,
7901 Ogontz Avenue,
Philadelphia, PA 19150
- HEISS, LEWIS WALTON, dec'd.**
Late of Fort Washington, PA.
Executrix: DONNA H. WIDERMAN,
113 Sawmill Court,
Cherry Hill, NJ 08034.
- HERSTINE, CAROLE J., dec'd.**
Late of Borough of North Wales.
Executor: RAY W. HERSTINE,
c/o Amy R. Stern, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
- HOY, JEANETTE N., dec'd.**
Late of Lansdale, PA.
Executor: JOHN J. HOY, III,
274 McArthur Drive,
Hatfield, PA 19440.
- ATTORNEY: JOHN P. McGUIRE,
552 Ridge Road,
Telford, PA 18969
- HUGENDUBLER SR., DAVID D., dec'd.**
Late of Hatfield Township.
Co-Executors: DAVID D. HUGENDUBLER, JR. AND
RUTH R. FISHER,
c/o 298 Wissahickon Avenue,
North Wales, PA 19454.
- ATTORNEY: DAVID ONORATO,
298 Wissahickon Avenue,
North Wales, PA 19454
- JENNINGS, ELAINE, dec'd.**
Late of Abington Township.
Executrix: BERNETTA SWEEPER-KERNS,
2504 W. 4th Street,
Chester, PA 19013.
- ATTORNEY: BETH ANN MARSHALL,
KNIGHT & MOSKOW, PC,
215 N. Olive Street, Suite 203,
Media, PA 19063
- KEENAN, PATRICIA M., dec'd.**
Late of East Norriton Township.
Executor: ANDREW J. KEENAN,
1620 Sheffley Lane,
Collegedale, PA 19426.
- KELBLEY, CHARLES A., dec'd.**
Late of Upper Merion Township.
Executors: SHANE KELBLEY,
1612 19th Street, NW, Apt. #2,
Washington, DC 20009,
PAULA SILVER,
167 Gulph Hills Road,
Radnor, PA 19087.
- ATTORNEY: HEATHER L. TURNER,
LAW OFFICE HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072
- KRAMER, DANIEL L., dec'd.**
Late of Northampton Township, Bucks County and
Narberth Borough, Montgomery County, PA.
Executrix: MELISSA K. PALMA,
c/o Brittany J. Camp, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
- ATTORNEY: BRITTANY J. CAMP,
HECKSCHER, TEILLON, TERRILL & SAGER, PC.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428
- LUTER, WILLIAM D., dec'd.**
Late of East Norriton Township.
Executor: DANA LUTER,
7 Pacer Lane,
East Norriton, PA 19401.
- MANCINI, DINO E. also known as
DINO MANCINI and
DINO EDWIN MANCINI, dec'd.**
Late of Lower Providence Township.
Executor: JOSEPH R. PAPA,
40 Patten Lane,
Long Branch, NJ 07740.
- ATTORNEY: TARA H. ZANE,
ARCHER & GREINER, PC,
1025 Laurel Oak Road,
Voorhees, NJ 08043

McGEE, DENNIS MICHAEL also known as**DENNY McGEE, dec'd.**

Late of Conshohocken, PA.
 Administratrix: SHANNAN E. McGEE,
 108 E. 4th Avenue,
 Conshohocken, PA 19428.

McGILL, EUGENIA H., dec'd.

Late of Upper Gwynedd Township.
 Executrix: EUGENIA MCGILL,
 c/o Ronald W. Fenstermacher, Jr., Esquire,
 Four Tower Bridge, Suite 400, PMB 8849,
 200 Barr Harbor Drive,
 West Conshohocken, PA 19428.
 ATTORNEY: RONALD W. FENSTERMACHER, JR.,
 LAW OFFICE OF RONALD W.
 FENSTERMACHER, JR., P.C.,
 Four Tower Bridge, Suite 400, PMB 8849,
 200 Barr Harbor Drive,
 West Conshohocken, PA 19428

O'BRIEN, JANE, dec'd.

Late of Hatfield, PA.
 Administratrix: BONNIE HERCOLINI,
 3579 Allentown Road,
 Souderton, PA 18964.

RITCHIE, ROBERT DELMAR, dec'd.

Late of Borough of Lansdale.
 Executor: EDMOND THOMAS RITCHIE,
 288 W. 5th Avenue,
 Collegeville, PA 19426.
 ATTORNEY: ANDREW P. GRAU,
 THE GRAU LAW OFFICE,
 911 Easton Road, P.O. Box 209,
 Willow Grove, PA 19090

ROGENMUSER, CHARLOTTE L., dec'd.

Late of Towamencin Township.
 Executor: JOHN E. KERN, JR.,
 c/o HighPoint Law Offices.
 ATTORNEY: PETER GILBERT,
 200 Highpoint Drive, Suite 211,
 Chalfont, PA 18914

ROMACO, JOSEPH D., dec'd.

Late of Whippen Township.
 Executrix: CAROLENE R. PETER,
 c/o HighPoint Law Offices.
 ATTORNEY: PETER GILBERT,
 200 Highpoint Drive, Suite 211,
 Chalfont, PA 18914

RUMPH, HORRY LEE, dec'd.

Late of Cheltenham Township.
 Executor: BYRON RUMPH,
 c/o Kelly Barry, Esquire,
 1025 Laurel Oak Road,
 Voorhees, NJ 08043.
 ATTORNEY: KELLY BARRY,
 ARCHER & GREINER, P.C.,
 1025 Laurel Oak Road,
 Voorhees, NJ 08043

SCHERZINGER, ANGELA P., dec'd.

Late of Montgomery Township.
 Executor: FELIX SCHERZINGER,
 c/o Robert G. Rosen, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: ROBERT G. ROSEN,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

SHERWOOD, KRISTIN, dec'd.

Late of Borough of Pottstown.
 Executrix: ERIN GEORGE,
 24 Barneston Road,
 Honey Brook, PA 19344.
 ATTORNEY: MATTHEW R. KESSLER,
 KESSLER LAW OFFICES, L.L.C.,
 8 Church Lane,
 Douglassville, PA 19518

STROUSE, BRUCE G., dec'd.

Late of West Norriton Township.
 Administrator: MATTHEW LEWIS STROUSE,
 c/o Charles W. Campbell, Esquire,
 509 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: CHARLES W. CAMPBELL,
 509 Swede Street,
 Norristown, PA 19401

SUMMERS, HORTENSE also known as**HORTENSE J. SUMMERS, dec'd.**

Late of Springfield Township.
 Executrix: EVANGELINE POLK,
 c/o Jay E. Kivitz, Esquire,
 7901 Ogontz Avenue,
 Philadelphia, PA 19150.
 ATTORNEY: JAY E. KIVITZ,
 KIVITZ & KIVITZ, P.C.,
 7901 Ogontz Avenue,
 Philadelphia, PA 19150

THOMPSON, RITA, dec'd.

Late of Abington Township.
 Executor: JEROLD THOMPSON,
 c/o Thomas Bowman, Esquire,
 162 S. Easton Road,
 Glenside, PA 19038.
 ATTORNEY: THOMAS BOWMAN,
 162 S. Easton Road,
 Glenside, PA 19038

UHL, ANNA B., dec'd.

Late of Borough of East Greenville.
 Executrix: JOANNE E. OVENS,
 c/o Ruth Ann DiDonato, Esquire,
 1845 Walnut Street, 24th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: RUTH ANN DiDONATO,
 WILLIG, WILLIAMS & DAVIDSON,
 1845 Walnut Street, 24th Floor,
 Philadelphia, PA 19103

WASHELESKI, PATRICIA ANN, dec'd.

Late of Plymouth Township.
 Administratrix: CATHERINE W. ROSENKRANS,
 142 Lisa Lane,
 York, PA 17402.
 ATTORNEY: MARK R. ZIMMER,
 1133 Main Street,
 Honesdale, PA 18431

Third and Final Publication**BONACCI, ROSARIO RUSSELL, dec'd.**

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

BUCCAFURI, ELISABETTA, dec'd.

Late of Borough of North Wales.
 Executor: ROSARIO BUCCAFURI,
 93 Chestnut Lane,
 North Wales, PA 19454.

- ATTORNEYS: CREEDON & FELICIANI, P.C.,
29 E. Marshall Street,
Norristown, PA 19401
- COLORIO, HOPE VIRGINIA also known as HOPE COLORIO, dec'd.**
Late of Towamencin Township.
Executor: STEPHEN M. HOWARD,
100 W. Main Street, Suite 405,
Lansdale, PA 19446.
ATTORNEY: STEPHEN M. HOWARD,
100 W. Main Street, Suite 405,
Lansdale, PA 19446
- DERR, G. ELIZABETH, dec'd.**
Late of Whitpain Township.
Executrix: LYNNE SUTHERLAND,
c/o Mary L. Buckman, Esquire,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: MARY L. BUCKMAN,
FORD AND BUCKMAN, PC,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422
- DiNOLFI, ALEXANDER C., dec'd.**
Late of Upper Providence Township.
Executor: ROSE MARIE GATLOS,
123 1st Avenue,
Phoenixville, PA 19460.
ATTORNEY: JOHN J. McCREESH, IV,
McCREESH, McCREESH and CANNON,
7053 Terminal Square,
Upper Darby, PA 19082
- DiPUPPO, RAYMOND M., dec'd.**
Late of Borough of Rockledge.
Executrix: KATHRYN DiPUPPO,
c/o Devin S. Fox, Esquire,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422.
ATTORNEY: DEVIN S. FOX,
KAPLIN STEWART,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422
- ERICKSON, ALFRED C., dec'd.**
Late of Horsham Township.
Executrix: CAROLYN R. JOHNSON,
c/o Leonard L. Shober, Esquire,
308 N. Main Street, Suite 400,
Chalfont, PA 18914.
ATTORNEY: LEONARD L. SHOBER,
SHOBER & ROCK, P.C.,
308 N. Main Street, Suite 400,
Chalfont, PA 18914
- ESMONDE, DOLORES also known as DOLORES R. ESMONDE, dec'd.**
Late of Lower Providence Township.
Executor: WILLIAM B. ESMONDE, JR.,
c/o Michael F. Rogers, Esquire,
510 E. Township Line Road, Suite 150,
Blue Bell, PA 19422.
ATTORNEY: MICHAEL F. ROGERS,
SALVO ROGERS ELINSKI & SCULLIN,
510 E. Township Line Road, Suite 150,
Blue Bell, PA 19422
- GILLETTE, EDWARD L. also known as EDWARD LINFORD GILLETTE, JR., dec'd.**
Late of Towamencin Township.
Executrix: ROSEMARY A. GILLETTE,
c/o Donald Petrille, Jr., Esquire,
40 E. Airy Street, P.O. Box 671,
Norristown, PA 19401.
- ATTORNEY: DONALD PETRILLE, JR.,
HIGH SWARTZ LLP,
40 E. Airy Street, P.O. Box 671,
Norristown, PA 19401
- HELFAND, EARL NORMAN, dec'd.**
Late of Plymouth Township.
Executors: LYNNE HELFAND WOLFBERG AND
SCOTT HELFAND,
c/o Don J. Solomon, Esquire,
300 N. York Road,
Hatboro, PA 19040.
ATTORNEY: DON J. SOLOMON,
300 N. York Road,
Hatboro, PA 19040
- KLONIS, CAROLYN E., dec'd.**
Late of Springfield Township.
Executor: DREW T. LEWIS,
c/o Ian W. Peltzman, Esquire,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002.
ATTORNEY: IAN W. PELTZMAN,
LAW OFFICE OF ANDREW B. PELTZMAN,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002
- KROKUS, THOMAS RICHARD, dec'd.**
Late of Lower Providence Township.
Executor: HERBERT T. ARMSTRONG, JR.,
108 S. Central Avenue,
Surf City, NJ 08008.
ATTORNEY: CAROL R. LIVINGOOD,
TIMONEY KNOX LLP,
130 W. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087
- LaROSE, LAWRENCE J., dec'd.**
Late of Abington Township.
Administrator: LEONARD J. LaROSE,
7 Feather Ridge Road,
Asheville, NC 28805.
ATTORNEY: DAVID G. ENNIS,
2209 Mt. Carmel Avenue,
Glenside, PA 19038
- LEACH, PATRICK, dec'd.**
Late of Upper Moreland Township.
Executor: EDWARD R. HILARY, JR.,
c/o Hilary Fuelleborn, Esquire,
745 Yorkway Place,
Jenkintown, PA 19046.
ATTORNEY: HILARY FUELLEBORN,
YORKWAY LAW GROUP,
745 Yorkway Place,
Jenkintown, PA 19046
- LEAR JR., RAYMOND C. also known as RAYMOND CRAWFORD LEAR, JR., dec'd.**
Late of Springfield Township.
Executor: BARRY L. COHEN,
c/o Dirk M. Simpson, Esquire,
101 W. Elm Street, Suite 400,
Conshohocken, PA 19428.
ATTORNEY: DIRK M. SIMPSON,
ROYER COOPER COHEN BRAUNFELD LLC,
101 W. Elm Street, Suite 400,
Conshohocken, PA 19428
- LENHART, MIKE also known as CHRISTOPHER MICHAEL FEGELY, CHRIS FEGELY and MICHAEL CHRISTOPHER LENHART, dec'd.**
Late of Borough of Royersford.
Administratrix: MONICA L. HEFFNER,
c/o Stephen M. Specht, Esquire,
2332 S. Broad Street,
Philadelphia, PA 19145.

- ATTORNEY: STEPHEN M. SPECHT,
GREEN & SCHAFLE, LLC,
2332 S. Broad Street,
Philadelphia, PA 19145
- MARTYNIUK JR., JAMES N., dec'd.**
Late of Borough of Bridgeport.
Executrix: MARGARET A. KELLY,
700 Bush Street,
Bridgeport, PA 19405.
ATTORNEY: NEIL M. HILKERT,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462
- McCAULEY, PAULA F., dec'd.**
Late of Plymouth Township.
Executrix: MICHELLE D. FLAMER,
c/o Jonathan H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428
- MEYERS, GREGORY A., dec'd.**
Late of Perkiomenville, PA.
Executor: RYAN C. MEYERS,
56 Vale Drive,
Boyertown, PA 19512.
- NEMATH, JOYCE M., dec'd.**
Late of Franconia Township.
Executors: GLENN J. NEMATH,
774 W. Sandy Ridge Road,
Doylestown, PA 18901,
WAYNE A. NEMATH,
960 Township Line Road,
Plymouth Meeting, PA 19462.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- PAPENDICK, CARL L. also known as
CARL LUDWIG PAPENDICK, dec'd.**
Late of Cheltenham Township.
Administratrix: JOANNE F. PAPENDICK,
8302 Old York Road, Apt. A16,
Elkins Park, PA 19027.
ATTORNEY: BRIDGET M. WEIDENBURNER,
McVAN & WEIDENBURNER,
162 S. Easton Road,
Glenside, PA 19038
- PFEIFFER, ERNST also known as
ERNEST PFEIFFER, dec'd.**
Late of Whitpain Township.
Administratrix: ELSA PFEIFFER,
2321 Twin Silo Drive,
Blue Bell, PA 19422.
ATTORNEY: KENNETH C. RUSSELL,
RUSSELL LAW, P.C.,
3500 Reading Way,
Huntingdon Valley, PA 19006
- PUZYN, JOSEPH also known as
JOSEPH A. PUZYN, dec'd.**
Late of Whitemarsh Township.
Executor: ROBERT WODARSKI
(A/K/A ROBERT F. WODARSKI, SR.),
c/o Frank J. Campese, Jr., Esquire,
1943 S. 11th Street,
Philadelphia, PA 19148.
- ATTORNEY: FRANK J. CAMPESE, JR.,
FRANK CAMPESE, JR., P.C.,
1943 S. 11th Street,
Philadelphia, PA 19148
- RAHMER, ALBERT R., dec'd.**
Late of Franconia Township.
Executrix: MELANIE A. RAHMER,
c/o David G. Garner, Esquire,
635 E. High Street, Suite 2,
Pottstown, PA 19464.
ATTORNEY: DAVID G. GARNER,
635 E. High Street, Suite 2,
Pottstown, PA 19464
- ROSER, NINA P., dec'd.**
Late of Lower Merion Township.
Executor: CHARLES M. ROSER, JR.,
373 Merion Road,
Merion Station, PA 19066.
ATTORNEY: HEATHER L. TURNER,
LAW OFFICE HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072
- SALKOWITZ, THEONA B., dec'd.**
Late of Montgomery Township.
Executor: JOSEPH SALKOWITZ,
51 Village of Stoney Run, Apt. C,
Maple Shade, NJ 08052.
- SILVERMAN, MARJORIE L., dec'd.**
Late of Lower Merion Township.
Executor: LEE D. SILVERMAN,
1508 Flat Rock Road,
Penn Valley, PA 19072.
ATTORNEY: HEATHER L. TURNER,
LAW OFFICE HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072
- SLYSZ, JEAN, dec'd.**
Late of Borough of Conshohocken.
Administrator DBN: ROBERT WODARSKI,
c/o Frank J. Campese, Jr., Esquire,
1943 S. 11th Street,
Philadelphia, PA 19148.
ATTORNEY: FRANK J. CAMPESE, JR.,
FRANK CAMPESE, JR., P.C.,
1943 S. 11th Street,
Philadelphia, PA 19148
- STERN, JEROME, dec'd.**
Late of Lower Moreland Township.
Executors: SHAWN N. GOLDMAN,
MARK STERN AND
JOAN WOODLAND,
c/o E. Marc Miller, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: E. MARC MILLER,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428
- SWAYNGIM, WILLIAM H., dec'd.**
Late of Wayne, PA.
Executrix: ANN SWAYNGIM,
668 Shoemaker Lane,
King of Prussia, PA 19406.

VADALA, ELEANOR TH also known as**ELEANOR VADALA, dec'd.**

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

WARD, MARYLYN S., dec'd.

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

WIKE, RICHARD EUGENE, dec'd.

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

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

Late of New York County, New York and
 Lower Merion Township, Montgomery County, PA.
 Executor (Ancillary): ALEXANDER M. KLABIN,
 c/o Laura M. Tobey, Esquire,
 229 W. Wayne Avenue,
 Wayne, PA 19087.
 ATTORNEY: LAURA M. TOBEY,
 REIDENBACH & ASSOCIATES, LLC,
 229 W. Wayne Avenue,
 Wayne, PA 19087

FICTITIOUS NAME

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective 3/16/1983, of the filing on 8/17/23, in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA for an Application for the conduct of business in Montgomery County, PA, under the assumed or fictitious name, style or designation of **Fort Washington Veterinary Hospital At Flourtown**, with the principal place of business at 1620 Bethlehem Pike, Flourtown, PA 19031. The name and address of the entity interested in said business is CVP Veterinary PA LLC, c/o Universal Registered Agents, Inc.

Kleinbard LLC, Solicitors
 1717 Arch Street, 5th Floor
 Philadelphia, PA 19103

An application for registration of the fictitious name **Grateful Abstract**, 400 Greenwood Ave., Wyncote, PA 19095, was filed in the Department of State at Harrisburg, PA, August 15, 2023, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Murray D. Levin, 400 Greenwood Ave., Wyncote, PA 19095.

Levin & Associates
 400 Greenwood Avenue
 Wyncote, PA 19095

TERMINATION OF PARENTAL RIGHTS**INVOLUNTARY TERMINATION OF PARENTAL RIGHTS**

TO: Unknown Birth Father of N.M.V. DOB: March 5, 2023

A petition has been filed asking the Court to put an end to all rights you have to N.M.V., a female child born to Birth Mother, K. Vanderwarker (a resident of Bucks County), on March 5, 2023, in Langhorne, Pennsylvania.

The Court has set a virtual hearing to consider terminating your rights to the child. That hearing will be held on September 12, 2023, at 11:00 a.m. The virtual hearing shall take place via videoconference using the Zoom platform. Your presence is required at the hearing. Please contact Lisa Kane Brown, Esq. at 484-370-4070 for the Zoom log-in information. **PLEASE BE AWARE THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR PARENTAL RIGHTS MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.** You have a right to be represented at the hearing by a lawyer.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, please contact the office set forth below to find out where you can get legal help.

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

Lisa Kane Brown, Esquire

25 W. Airy Street
 Norristown, PA 19401

TRUST NOTICES**Second Publication**

THE MELANIE J. SABO REVOCABLE TRUST DATED APRIL 30, 2015
Melanie Sabo, Deceased
Late of Upper Merion Twp.,
Montgomery County, PA

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

Trustee: Matthew J. Sabo
c/o Karen M. Stockmal, Esq.
1235 Westlakes Dr., #320, Berwyn, PA 19312

Or to his Atty.: Karen M. Stockmal
KMS Law Offices, LLC
1235 Westlakes Dr., #320, Berwyn, PA 19312

EXECUTIONS ISSUED

Week Ending August 22, 2023

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

BRYSON, M.: FIRSTRUST SAVINGS BANK, GRNSH. - Discover Bank; 201920411; WRIT/EXEC.
BUCKLEY, JAMES: TANNER AVENUE AUTO BODY, INC. - MKR Financial; 202309650; \$93,799.97.
BURKE, MICHAEL: PNC BANK, GRNSH. - Credit Corp Solutions, Inc.; 202215480; \$2,368.34.
C.D. KALLER, INC.: KALLER, CURTIS; PNC BANK, GRNSH. - SRS Distribution, Inc.; 202314638; WRIT/EXEC.
CASSEY, JOHN: JOHN, UNKNOWN HEIRS - Bank of New York Mellon Trust Company, N.A., as Trustee for Mo.; 202203269.
CICCARONE, MARIA: CITIZENS BANK, GRNSH. - Unifund Corporation, et al.; 201119201; WRIT/EXEC.
CSB UNLIMITED, LLC: CHASE BANK, GRNSH. - St. Lukes Health Network, Inc.; 202223699; \$665,519.98.
ELIZABETH MANOR ASSOCIATES - Univest Bank and Trust Co.; 202221348; \$2,247,617.58.
FREEZMAN, FRANCES: CITADEL CREDIT UNION, GRNSH. - Credit Corp Solutions, Inc.; 202310221; \$2,218.71.
GAUDINO, ROBERTA: PNC BANK, GRNSH. - Credit Corp Solutions, Inc.; 202215481; \$1,130.78.
GRAHAM, THOMAS - Bryn Mawr Trust Company; 202214700; \$195,978.29.
GRIEB, WILLIAM - Pennsylvania Housing Finance Agency; 202211451.
HERB, INNA: PNC BANK, GRNSH. - TD Bank USA, N.A.; 202309863; \$695.16.
HOLMES, TYLER: NAVY FCU, GRNSH. - LVNV Funding, LLC c/o Patenaude and Felix, APC; 202122676; \$785.98.
IPPOLITI, ELIZABETH: CITIZENS BANK, GRNSH. - Synchrony Bank; 202224787; \$6,118.56.
JACKSON, JEANNE - West Brichwood Community Association; 202317207; \$4,653.30.
JOHNSON, SHAVON: NAVY FEDERAL CREDIT UNION, GRNSH. - Kiziroglou, Haralabos; 202304433; \$22,693.75.
MAJERCZAK, KADY: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 202202738; \$2,863.22.
McCLATCHY, SARAH - M&T Bank; 202225156.
MENDOZA, CLAUDIA: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC c/o Patenaude & Felix, APC; 202310291; \$1,848.90.
MILLER, RAYMOND: RAY: FIRSTRUST BANK, GRNSH. - Cayenne Associates, LLC, et al.; 202318405; WRIT/EXEC.
NEWMAN, STONE: WELLS FARGO BANK, N.A., GRNSH. - Bachrach, Scott; 202315502.
OLIVEIRA, JEDIAEL: CITIZENS BANK, GRNSH. - First Commonwealth Federal Credit Union; 202310378.
POLLOCK, CAROL - Wells Fargo Bank, N.A.; 202303657; \$121,625.37.

SIEGFRIED, BRYAN - Pennymac Loan Services, LLC; 202217435.
SIMPLICITY SALON, INC.: TO, JEANNIE: WELLS FARGO BANK, N.A., GRNSH. - On Deck Capital, Inc.; 202200287; STIP/\$32,171.10.
SLADE, TERRI: CHASE BANK, GRNSH. - Autovest, LLC; 202019164; WRIT/EXEC.
STEPHENS, LYNDEL: INFINITE VR, GRNSH. - BF Vamp III Reit II, LLC; 202200665; \$5,697.73.
STRONG, D.: WOLF, JAMES - Lakeview Loan Servicing, LLC; 202221466.
SULLIVAN, DARRELL: CITIZENS BANK, GRNSH. - Remit Corporation, et al.; 201401322; WRIT/EXEC.
SULLIVAN, RAY: PNC BANK, GRNSH. - Upgrade VFN Trust II; 201924091.
THE UNKNOWN HEIRS OF SUSAN A. WISNESKI, DECEASED: WISNESKI, KERRY - Rocket Mortgage, LLC; 202217273.
TOWN & COUNTRY IMPROVEMENTS, LLC - Chubb Indemnity Insurance Company; 202304375.
TRACY, KIMBERLE: TD BANK, GRNSH. - TD Bank USA, N.A., et al.; 201420243; \$11,569.22.
VILSECK, LYNDON: MARGAUX - Pennymac Loan Services, LLC; 202221284.
WHELAN, JOHN: NAVY FCU, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202224776; \$1,871.41.

JUDGMENTS AND LIENS ENTERED

Week Ending August 22, 2023

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

BENDER, JESSICA: JESSICA - Peiffer, Jeffrey; 202318662; Judgment fr. District Justice; \$5,367.30.
BERNARD, WALTER - Sattar, D.; 202318506; Judgment fr. District Justice; \$429.58.
BUFFINGTON, MERCEDES - Coles, Lotofanyame; 202318817; Judgment fr. District Justice; \$2,100.00.
CALLAVINI, JOHN - Caddis Funding, LLC; 202318795; Certification of Judgment; \$2,142.30.
DEVLIN, CHARDA - LVNV Funding, LLC; 202318698; Judgment fr. District Justice; \$1,929.34.
FARRIOR, JEREMIAH - Midland Credit Management, Inc.; 202318789; Judgment fr. District Justice; \$952.50.
GIANNONE COMPANIES TOWING ENFORCEMENT - Santoyo, Ana; 202318505; Judgment fr. District Justice; \$531.59.
LAWRENCE, JOHN - Capital One, N.A.; 202318663; Judgment fr. District Justice; \$2,646.45.
PETRARCA, JOHN - LVNV Funding, LLC; 202318684; Judgment fr. District Justice; \$891.65.
SCOTT, GEORGE - LVNV Funding, LLC; 202318670; Judgment fr. District Justice; \$2,398.58.
SMITH, BRANDON - Resurgant Receivables, LLC; 202318675; Judgment fr. District Justice; \$1,169.85.
STURKEY, VICTORIA - Midland Credit Management, Inc.; 202318794; Judgment fr. District Justice; \$870.29.
VANCE, SEAN - Miller, Barry; 202318636; Judgment fr. District Justice; \$5,581.26.
WIRELESS LIFESTYLES, LLC - Brixmor Plymouth Square, LLC; 202318651; Complaint In Confession of Judgment; \$157,116.46.

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

Angus, Charmaine: Matthews, Homer; 202370281;
\$306.70.
Bolger, John; 202370293; \$53,493.08.
Bustard, Charles: Patricia; 202370288; \$67,763.99.
Cherry Bros., LLC; 202370295; \$178,512.03.
Crawford, Christina: Bruce; 202370287; \$20,177.79.
Cuffco, Inc.; 202370300; \$24,593.69.
Dennis, Robin; 202370294; \$243,818.87.
Epstein, Aaron; 202370290; \$18,429.74.
Giles, Darrell: Susan; 202370283; \$20,627.61.
Giovinazzo, Anthony: Denise; 202370284; \$29,907.96.
Good Times Rental, LLC; 202370296; \$5,216.61.
Goode, Shawn; 202370286; \$29,076.75.
Hunt, Wayne: Regina; 202370282; \$3,136.79.
Izzi, Stephen: Dorothy; 202370298; \$4,545.65.
Kuyper-Baron, Christina; 202370297; \$509,213.19.
Louis Mascaro Sons, Inc.; 202370299; \$3,793.90.
Perna, Stephen: Schwalm, Joleena; 202370289;
\$110,741.51.
Samberg, Beth; 202370285; \$55,584.49.
The Courts; 202370291; \$18,259.65.
WPS Consulting, Inc.; 202370292; \$1,431.71.

LETTERS OF ADMINISTRATION

Granted Week Ending August 22, 2023

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

ANDRUS, JOHN J. - Douglass Township;
Scheetz, Angela, 1834 B County Line Road,
Barto, PA 19504.
ASHCROFT, JOSEPH S. - Norristown Borough;
Rosenberger, Jacqueline K., One Summit Street,
Philadelphia, PA 19118.
BAUM, STEVEN R. - East Norriton Township;
Baum, Carol J., 137 Hemlock Drive,
Collegeville, PA 19426.
BOLD, GERHARD H. - Montgomery Township;
Bold, Albert T., 1315 Pughtown Road,
Phoenixville, PA 19460; Bold, Victoria C.,
67 Nutt Road, Phoenixville, PA 19460.
CUSHMAN, WENDY L. - Pottstown Borough;
Cushman, Sheila Y., 35 Mast Road, Oley, PA 19547.
DiMAIO, DEBORAH A. - Narberth Borough;
Dimaio, Andrew J., 248 Conestoga Road,
Wayne, PA 19087.
DiPIETRO, FRANK D. - Lower Merion Township;
DiPietro, Madeline A., 123 Noyes Avenue,
Swoyersville, PA 18704.
GALEZNIAK, JOSEPH F. - West Norriton Township;
Rieger, Patricia A., 512 Gen Muhlenberg Road,
King of Prussia, PA 19406.
GEAR, EDWIN J. - Bridgeport Borough; Gear, Michael,
231 Hurst Street, Bridgeport, PA 19405.
GEAR, MONICA D. - Bridgeport Borough; Gear, Michael,
231 Hurst Street Bridgeport, PA 19405.
HOWARD, GERALD W. - Towamencin Township;
Howard, Kimberly W., 205 Hancock Street,
North Wales, PA 19454.
KATZ, NATHANIEL M. - Abington Township;
Faye, Sharon, 1141 Harriett Road, Huntingdon Valley,
PA 19006.

LAUER, MARY L. - Upper Providence Township;
Berish, Glenn S., 121 Egypt Road, Mont Clare,
PA 19453.
LITTLEJOHN, PHEOBIA E. - Norristown Borough;
Littlejohn, Frank, 1011 New Hope Street,
Norristown, PA 19401.
LUFKIN, ELIZABETH F. - Abington Township;
Lufkin, David, 5120 Doubletree Drive,
Cumming, GA 30040.
MEYER, JUDITH A. - Horsham Township;
Meyer, Kevin, 4841 Cedar Avenue, Philadelphia,
PA 19143.
O'DONNELL SR., WILLIAM D. - Norristown Borough;
O'Donnell III, William D., 1501 Vernon Road,
Blue Bell, PA 19422.
STRICKLAND, WILLIAM T. - Horsham Township;
Payne, Suzanne, 277 E. Street Road,
Warminster, PA 18974.
TAYLOR, ANDREW J. - Pottstown Borough;
Taylor Jr., Robert L., 361 W. Beech Street,
Pottstown, PA 19464.
VAN HULST, EDUARD L. - Limerick Township;
Van Hulst, Barros Flavienne, 123 Winged Foot Court,
Limerick, PA 19468.
WAGNER, MARY C. - Hatboro Borough; Wagner Jr.,
David J., 13 Barbara Road, Hatboro, PA 19040.
WEATHERS, SANDRA J. - Upper Dublin Township;
Weathers, Colleen M., 1900 Smith Avenue,
Willow Grove, PA 19090.
WINTER, DIANE - Cheltenham Township;
Winter, Neil E., 123 Webster Avenue,
Wyncote, PA 19095.
WORMLEY, ELIZABETH T. - Abington Township;
Wormley, Decatur, 1422 Lindbergh Avenue,
Roslyn, PA 19001.
ZULLI, THEODORE - Abington Township;
Johnson, Jean M., 1862 Gibson Road,
Bensalem, PA 19020.

SUITS BROUGHT

Week Ending August 22, 2023

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

ALLFORD, MICHAEL - Rouse, Jaquetta; 202318814;
Complaint for Custody/Visitation.
AMAYA TORRES, MANUEL - Amaya Garcia, Lidisbel;
202317833; Complaint for Custody/Visitation.
AQUINO-SANTOS, LISMARIE - Lopez, Jorge;
202318706; Complaint for Custody/Visitation;
Plankinton, Mary Ann P.
BECKWITH, VICTOR - McCrae, Sharon; 202317996;
Complaint for Custody/Visitation; Kleiner, Joanne E.
BERKÉY, RACHEL: HAVERSTOCK, CORY -
Berkey, Robert; 202318659; Complaint for Custody/
Visitation; McIntosh, Scott.
BLACKWELL-CURTIS, JENNIFER - Curtis, Ryan;
202317984; Complaint for Custody/Visitation.
BRACKEN, SHAWN - LVNV Funding, LLC;
202318811; Civil Action; Carfagno, Christopher B.
BROWN, SEAN - Buford, Ltisza; 202318231;
Complaint for Custody/Visitation.
COLLETTI, COURTNEY - Arculeo, Giuseppe;
202318841; Complaint Divorce.

COMMONWEALTH OF PENNSYLVANIA - Green, Tehron-Khomieni; 202318830; Civil Action.

CUNNINGHAM-BEY, NICOLE LORICK, BARBARA - Bell, Andre; 202318162; Complaint for Custody/Visitation.

DICKEL, MICHAEL - Jackson, Ashley; 202318820; Complaint for Custody/Visitation.

EVANCO HOME IMPROVEMENTS, LLC - Herbert, David; 202318673; Petition to Appeal Nunc Pro Tunc.

GATICA GATICA, JORGE - Larea, Yesenia; 202318798; Complaint for Custody/Visitation; Libbey, Mackenzie.

GUTIERREZ AMADOR, MIRSA - Ramos Sagastume, Priscila; 202318481; Complaint for Custody/Visitation; Hobson III, Abraham A.

JACKSON, BRITTANEY - Razzi Properties, LLC; 202318815; Defendants Appeal from District Justice.

JOHNSON, SANAA: McCARTHY, PATRICK - Paschall, Khadija; 202318226; Complaint for Custody/Visitation.

KRAMLIK, ALEXANDER - Weiss, Jennifer; 202318584; Complaint for Custody/Visitation.

LIEBAL, LONI - Liebal, Christopher; 202318605; Complaint Divorce; Cappolella, Lisa J.

MALONEY, GERALD - Maloney, Suzanne; 202318705; Complaint Divorce; Consolo, Colleen F.

MARRERO TORRES, EDWIN - Amarilis Zawak, Deanna; 202318458; Complaint for Custody/Visitation.

MONTGOMERY COUNTY BOARD OF ELECTIONS - Gajewski-Heon, Jennifer; 202318688; Petition; Ford, Timothy.

NAREWSKI, EDWARD: SUSAN - Forty Two, LLC; 202318810; Petition to Appeal Nunc Pro Tunc.

OROZCO GARCIA, RAUL: CHAVEZ CHICH, ANABELIS - Merida Chavez, Luis; 202318585; Complaint for Custody/Visitation; Costello, Caitlin.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mugomba, Donald; 202318601; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Keller, Rachelle; 202318611; Appeal from Suspension/Registration/Insp.; Katz, Elliott.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Workman, Tisheka; 202318696; Appeal from Suspension/Registration/Insp.

POTTSTOWN SCHOOL DISTRICT: COZART, CHRISTINA: PIERCE, SHANNON - Bryant, Shanicqua; 202318711; Civil Action.

QUEENAN, SHAKUHN - Queenan, Cheryl; 202318773; Complaint for Custody/Visitation.

QUINN, KIYANA - Twyman, Nathan; 202317773; Complaint for Custody/Visitation.

REDBURN, AARON - Redburn, Mariah; 202318701; Complaint Divorce.

RUFFIN, EMANI - Victor, Shaquille; 202318362; Complaint for Custody/Visitation.

SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT: DOES 4-10: HARRIS, JAMES, ET AL. - Wilde, Yara; 202318503; Foreign Subpoena.

SANCHEZ GARCIA, AMILACAR DeJESUS - Arita Arita, Marlin Ondina; 202318417; Complaint for Custody/Visitation; Kracoff, Cheryl.

SCALLO, ALEC - Baldt, Joseph; 202318528; Civil Action; Doebler, Matthew.

SHIRPSHIRE, SEAN - Shifflette, James; 202318816; Petition.

SULLIVAN, AMBER - Sullivan, Victoria; 202318580; Complaint Divorce.

TREJO, ANNA - John, Jobish; 202318661; Defendants Appeal from District Justice.

VEGA-MENDOZA, PAULINO - Vega-Mendoza, Zoraida; 202318819; Complaint Divorce; Marinari, Guy.

WILLIAMS, TROY - Smalls, Anjela; 202318001; Complaint for Custody/Visitation.

WOLF, JEFFREY - Maley-Alesio, Leighanne; 202318639; Civil Action; Schwenk, Steven.

WILLS PROBATED

Granted Week Ending August 22, 2023

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

AMBLER, PATRICIA P. - Lower Gwynedd Township; Ambler, David, 238 Walden Street, Cambridge, MA 02140.

ANDERSON, LEONARD E. - Lower Merion Township; Anderson, Ethan, 118 Cynwyd Road, Bala Cynwyd, PA 19004.

ANDERSON, MARTHA J. - Springfield Township; Anderson, John J., 309 Cottman Street, Jenkintown, PA 19046.

ANGELOZZI, GLORIA J. - Lower Merion Township; D'Angeli Ronald E., 254 Spring Road, Malvern, PA 19355.

BALL, MARY G. - Limerick Township; Rankin, Douglas L., 2335 Tamiami Trail, North, Naples, FL 34103.

BENSON SR., ALBERT F. - Montgomery Township; Benson, Rose A., 2008 Upland Court, North Wales, PA 19454.

BISHOP, ETHEL M. - Hatfield Township; Bishop-Duffy, Judith F., 1965 Foster Road, Lansdale, PA 19440.

BOSTOCK, WILLARD G. - Lower Moreland Township; Vazquez, Linda E., 2539 Pennypack Lane, Huntingdon Valley, PA 19006.

BUTLER, RICCIE - Plymouth Township; Frank, Pamela, 7701 Atlantic Avenue, Apt. 40, Margate City, NJ 08402.

CARDWELL, ANTHONY - Cheltenham Township; Cardwell, Cornella A., 1404 Redwood Lane, Wyncote, PA 19095.

CAVANAUGH JR., EDWARD J. - Lower Gwynedd Township; Dundon, Rita M., 1037 Davis Grove Road, Ambler, PA 19002.

COLE JR., ALBERT H. - East Norriton Township; Cole, Helen C., 402 N. Kings Highway, Cherry Hill, NJ 08034.

COLEN JR., JOSEPH E. - Lower Merion Township; Anderson, Jennifer L., P.O. Box 303, Newtown Square, PA 19073; Colen, Jennifer L., 228 Lee Circle, Bryn Mawr, PA 19010; Colen III, Joseph E., 1420 Gypsy Hill Road, Gwynedd Valley, PA 19437.

COLLIER, HAROLD D. - Upper Merion Township; Collier, Donica, 723 Champlain Drive, King Of Prussia, PA 19406.

CROASDALE, ROBERT M. - Upper Moreland Township; Croasdale, Pamela A., 125 Brownstone Lane, Horsham, PA 19044.

DAY, DONNA L. - Montgomery Township; Benigno, Carol A., 52 School Street, Ambler, PA 19002.

DeFUSCO, GIUSEPPE - Plymouth Township; Franzen, Donna M., 1723 Johnson Road, Plymouth Meeting, PA 19462.

DUFF, MARY E. - East Norriton Township; Duff, John F., 1701 Bayberry Lane, Wayland, MA 01778.

FORREST, DAVID R. - Lower Providence Township; Forrest, Matthew, 345 E. 11th Avenue, Conshohocken, PA 19428; Forrest, Zachary, 536 Old Skippack Road, Harleysville, PA 19438; Francis, Kirsten Forrest, 1250 Bridgewater Drive, West Chester, PA 19380.

GARDHNER, BRITT L. - Whitpain Township; Caraher, Deborah, 135 Discovery Court, Norristown, PA 19401.

GIMBEL, DAVID C. - Cheltenham Township; Gimbel, Susan A., 120 E. Township Line Road, Elkins Park, PA 19027.

GOODWIN, PATRICIA K. - Abington Township; Goodwin, Aimee M., 1418 White Owl Road, Roslyn, PA 19001.

GORSKI, CLARE A. - Whitpain Township; Gorski, Keira J., 201 E. 25th Street, #14-L, New York, NY 10010; Gorski, Valentin T., 229 Sloop Street, Jamestown, RI 02835.

GRAEFF, HELEN M. - Worcester Township; Wong, Neun C., 106 Cedar Crossing, Lansdale, PA 19446.

HEDRICK, DOUGLASS J. - Salford Township; Hedrick, Christina A., 195 Clump Road, Green Lane, PA 18054.

JAMIESON SR., QUENTIN T. - Whitpain Township; Jamieson Jr., Quentin T., 1445 Elk Street, Franklin, PA 16323; Jamieson, Veralinn, 1721 Fairview Avenue, McClean, VA 22101.

JOHNSTON, JEAN S. - Lower Merion Township; Brown, Gail J., 433 Howard Road, Gladwyne, PA 19035.

KESSLER, LON - Whitpain Township; Kessler, Karen C., 166 Syplglass Drive, Blue Bell, PA 19422.

LEEDS, MARY H. - Abington Township; Raynor, Amie, 2064 Old Welsh Road, Abington, PA 19001.

LUTZ, SHIRLEY J. - Montgomery Township; Lutz, Andrea, 552 Whetstone Road, Horsham, PA 19044.

McCAFFREY, JOSEPH - Lower Merion Township; 1436 Lancaster Avenue, Berwyn, PA 19312.

McKENZIE JR., SAMUEL V. - Whitpain Township; McKenzie, Mary J., 1051 Grant Avenue, Blue Bell, PA 19422.

McMAHON, SUSAN - Abington Township; Girgenti, Vincent J., 1107 Westbury Road, Jenkintown, PA 19046.

MOISSET, BEATRIZ - Abington Township; Peters, Drusilla A., 1865 York Road, Dover, PA 17135; Peters, Steven M., 25 Twin Brooks Drive, Willow Grove, PA 19090.

PASS, NANCY J. - Whitpain Township; Marquis, Marsha A., 4030 Mensch Road, Skippack, PA 19474.

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SAYLOR, PETER M. - Lower Gwynedd Township; Saylor, Caroline M., 1312 Foulkeways, Gwynedd, PA 19436.

SCHOEN, KARL W. - Upper Moreland Township; Horton, Stewart S., 106 Barley Road, Ivyland, PA 18974.

SIERZEGA, JAMES T. - Lower Pottsgrove Township; Ranieri, Monica L., 1624 Snell Road, Pottstown, PA 19464.

SMITH JR., ALAN K. - Upper Moreland Township; Carle, Linda G., 1040 Doylestown Pike, Quakertown, PA 18951.

STAUB, WILLIAM F. - Upper Gwynedd Township; Staub, Christopher, 17 Barclay Road, Line Lexington, PA 18932.

VOGEL, RICHARD E. - Ambler Borough; Vogel, Culbert Regina A., 2100 E. Galer Street, Seattle, WA 98112.

WEST, SUSAN Q. - Lower Gwynedd Township; 1650 Market Street, Suite 1200, Philadelphia, PA 19103; Williams, Sarah W., 520 Plymouth Road, Blue Bell, PA 19422.

RETURN DAY LIST

September 5, 2023
COURT ADMINISTRATOR

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

1. Altman v. Henry - Plaintiff's Petition to Withdraw as Counsel (Seq. 56) - **R. Foster - M. Himsworth.**
2. Atamian v. William - Plaintiff's Motion to Withdraw as Counsel (Seq. 24) - **L. White - J. Albrecht.**
3. Branco v. DeFinizio - Defendant's Motion to Compel Depositions (Seq. 29 D) - **R. Pollack - J. Oprysko.**
4. Brooks v. Alexander - Plaintiff's Motion to Compel Discovery (Seq. 9d) - **H. Molitoris - K. McNulty.**
5. Buchinski v. Hidden Springs Realty, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 15d) - **D. Burke - T. Thompson.**
6. Cantwell v. Heyliger - Defendant's Motion to Compel Discovery (Seq. 13d) - **M. Delaney - R. Stickley.**
7. Cheltenham School District v. American Legion Post 497 Vets - Petition to Intervene (Seq. 30) - **J. Leininger - J. Maida.**
8. Chung v. Poust - Plaintiff's Motion to Compel Discovery (Seq. 22d) - **J. Mezyk - B. Evangelist.**
9. Connelly v. Mahrt - Plaintiff's Motion to Compel Discovery (Seq. 13d) - **A. Hyder - J. Dougherty.**
10. Duncan v. Blair Mill Associates, LLC - Defendant, Spinco Landscaping's Motion to Compel (Seq. 41 D) - **A. Smialowicz - R. Bocchino.**
11. Edelman v. Ciocca - Plaintiff's Motion to Compel to Defendants' Response to 2nd & Supplemental Requests for Production (Seq. 197 D) - **L. Kornblau - L. Reuter.**

12. Ewing v. Treacy - Defendants' Motion to Consolidate (Seq. 3).
13. Ferreira v. Hovnanian Enterprises, Inc. - Defendants' Motion to Compel Discovery Responses (Seq. 68 D) - **J. Horn - W. Rushdan - R. Williams.**
14. Glassmire v. Ameyaw - Defendant's Motion to Compel Deposition (Seq. 28 D) - **A. Bugay - J. Crane - T. Palmer.**
15. Gsquare Partners, LLC v. Simply Good Jars, Inc. - Plaintiff's Petition for Leave to File Amended Complaint (Seq. 4).
16. Hadjar v. Salim - Defendants' Motion to Compel (Seq. 17 D) - **M. Simon - J. Eisner.**
17. Hause v. Harwick - Defendant's to Compel Discovery (Seq. 46d) - **M. Reynolds - C. Connor.**
18. Herd v. Scanlon - Plaintiff's Motion to Compel Discovery (Seq. 14d) - **M. Greenfield - B. Arner.**
19. Hunt v. 800 West Miner Street Operations, LLC - Plaintiff's Motion to Compel Discovery (Seq. 199 D) - **I. Norris - J. Lucas.**
20. Jauch v. Hovnanian Enterprises, Inc. - Defendants' Motion to Compel Discovery Responses (Seq. 64 D) - **J. Horn - W. Rushdan - H. Byron.**
21. John Simko, Jr. Revocable Trust v. Lynn Builders, LLC - Defendant's Motion to Compel Discovery (Seq. 45) - **D. Makara - P. Casey.**
22. John Simko, Jr. Revocable Trust v. Lynn Builders, LLC - Plaintiff's Motion to Compel Deposition of Mark Oristaglio (Seq. 4-8 D) - **D. Makara - P. Casey.**
23. Jones v. Leppert - Plaintiff's Motion to Compel Discovery (Seq. 34d) - **M. Simon - W. Remphrey.**
24. King v. Vernon - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 17 D) - **T. Knowles - R. Pugh.**
25. Lang v. Abington Memorial Hospital - Plaintiff's Motion to Compel Defendants' Jefferson Health (Seq. 132 D) - **J. Marton - B. Post.**
26. Ledford v. Levine - Defendants' Weichert Realtors, Melissa Avivi & Barri Beckman's Motion to Join Additional Defendants (Seq. 54) - **D. Lyons - W. Scott.**
27. Lewis v. Tanson Investment Management, LLC - Defendant's Motion to Compel (Seq. 13 D) - **M. Simon - T. Hartigan.**
28. Lombardot v. Wissahickon School District - Motion to Dismiss (Seq. 493) - **A. Feldman - L. Bennett.**
29. Longbridge Financial, LLC v. Harper - Plaintiff's Motion to Amend Complaint (Seq. 14) - **S. Gable.**
30. McGary v. Keystone Manufacturing Company - Defendant's Petition to Transfer Venue (Seq. 36 D) - **A. Neuwirth - J. Burger.**
31. Moody v. Ortiz - Plaintiff's Motion to Compel (Seq. 10 D) - **M. Simon - M. Lancer.**
32. Newell v. Saeed - Defendant's Motion to Compel Discovery (Seq. 83d) - **J. Zimmerman - V. Monzo.**
33. Peopleshare, LLC v. Saadia Distribution, LLC - Defendants' Motion for Admission Pro Hac Vice (Seq. 8) - **B. Newman - J. Urbano.**
34. Putman v. King of Prussia Associates - Plaintiff's Motion to Compel Discovery (Seq. 32d) - **M. Greenfield - M. Bogdanoff.**
35. Rafiq v. Knipe - Plaintiff's Motion to Compel Deposition of Defendant Brian Knipe (Seq. 20 D) - **B. Krupnick - G. Mondjack.**
36. Rhoades v. Crouthamel - Defendant's Motion to Compel Co-Defendant's Deposition (Seq. 38) - **J. Goldberg - E. Wilber.**
37. RP Wynstone, L.P. v. Board of Supervisors of New Hanover Township - Defendant's Motion to Quash Subpoenas (Seq. 23 D) - **M. Jonas - J. Mahoney.**
38. Sahor v. Drummond - Defendant's Motion to Compel Ime (Seq. 20d) - **G. Levin - G. Cusick.**
39. Schonwald v. Mill - Plaintiff's Motion for Default Judgment (Seq. 14) - **D. Scaggs.**
40. Shertz v. Marks - Defendant's Motion to Consolidate (Seq. 52) - **D. Laysner - R. Pugh.**
41. Shertz v. Wex - Defendant's Motion to Consolidate (Seq. 54) - **D. Laysner - J. Kilcoyne.**
42. Shevchenko v. Kochmer - Plaintiff's Motion to Strike Appeal (Seq. 3).
43. Shlayan v. Yu - Defendant's Motion to Compel Deposition (Seq. 13d) - **C. Hahn - C. Breon.**
44. Smith v. Carlson - Plaintiff's Motion to Compel Discovery (Seq. 17d) - **G. Baldino - G. Slocum.**
45. Smyth v. Hovnanian Enterprises, Inc. - Defendants' Motion to Compel Discovery Responses (Seq. 60 D) - **J. Phillips - W. Rushdan.**
46. Southall by Lennar Community Association v. U.S. Home Corporation - Defendant's Motion to Compel Discovery Directed to B&J Excavating (Seq. 87 D) - **R. Hoffman - B. Garber - C. Williams - C. Adams.**
47. Southall by Lennar Community Association v. U.S. Home Corporation - Defendant's Motion to Compel Discovery Directed to Earth Care (Seq. 85 D) - **R. Hoffman - B. Garber - C. Williams - C. Adams.**
48. Southall by Lennar Community Association v. U.S. Home Corporation - Defendant's Motion to Compel Discovery Directed to Southall by Lennar (Seq. 86 D) - **R. Hoffman - B. Garber - C. Williams - C. Adams.**
49. Southall by Lennar Community Association v. U.S. Home Corporation - Defendant's Motion to Compel Discovery Directed to Whitman Construction (Seq. 88 D) - **R. Hoffman - B. Garber - C. Williams - C. Adams.**
50. Stewart v. Toll, Pa. XIII, L.P. - Plaintiff's Motion for Leave (Seq. 114) - **R. Nemeroff - B. Goshko - G. Hirtzel.**
51. Szot v. State Farm Mutual Automobile Insurance Company - Defendants, AAA Philadelphia & American Automobile Association's Motion to Compel (Seq. 141 D) - **R. Heleniak - G. Drakas - F. Gartner.**
52. TPM Organization, LLC v. Knobb - Defendants' Motion to Compel Answers to Interrogatories (Seq. 26 D) - **J. Soderberg - D. Hollar.**
53. Treacy v. Ewing - Defendants' Motion to Consolidate (Seq. 43) - **R. Eyre - G. Lactignola.**
54. Trumble v. Warrior Culture Gear, Inc. - Plaintiff's Motion for Leave to File an Amended Complaint (Seq. 2) - **T. Friedman.**
55. Vederman v. Robbins Sports International, LLC - Defendant's Motion to Withdraw as Counsel (Seq. 21) - **P. Rosen - M. Weisberg.**
56. Walker v. Walker - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 279) - **H. Casale - D. Zitomer.**
57. Willis v. Footman - Defendant, Stanley Steinmetz's Motion to Compel (Seq. 92) - **V. Presto - K. Meindl.**