

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 February 22, 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.

Second Publication

By virtue of a Writ of Execution **No. 2008-00846**, 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, being known and designated as Lot #1 on plan of lots known as "Whitemarsh Hill", made by George B. Mebus, Registered Engineer, dated February 17th, 1949, bounded and described according thereto, as follows, to wit:

BEGINNING at a point on the Southeast side of Joshua Road (thirty-six and one-half feet wide, as widened on the Southeast by five feet), which point is measured on the arc of a circle, curving to the right, having a radius of twenty-five feet, the arc distance of forty-seven feet from a point on the Northeast side of Ridge Pike (sixty feet wide); thence, extending from said beginning point, North, thirty-nine degrees, thirteen minutes East, sixty-five and seventy-seven one-hundredths feet to a point; thence, extending South, fifty degrees, forty-seven minutes East, one hundred thirty and seventy-seven one-hundredths feet to a point; thence, extending South, twenty-one degrees, thirty minutes West, fifty-five and forty-six one-hundredths feet to a point on the Northeast side of Ridge Pike; thence, extending along the said side of Ridge Pike, North, sixty-eight degrees, thirty minutes West, one hundred twenty and seventy-seven one-hundredths feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of twenty-five feet, the arc distance of forty-seven feet to a point on the Southeast side of Joshua Road, the first mentioned point and place of beginning.

BEING the same premises which David H. Bower, by Deed dated 11/16/2006 and recorded 1/10/2007 in Montgomery County, in Deed Book 02410, Page 02414, granted and conveyed unto Jason H. Specht.

Parcel Number: 65-00-06214-00-3.

Location of property: 3000 Joshua Road, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Jason H. Specht** at the suit of U.S. Bank National Association, as Trustee for the MLMI Surf Trust, Series 2007-BC2. Debt: \$340,633.14.

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. 2015-05300**, 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, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2705 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26 at Page 19-A, described according to an "As Built" Plan of House No. 2705, prepared by Serdy & Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point, a corner on the centerline of the party wall between this and Lot No. 2704, which point is at the distance of 58.96 feet, measured North, 44 degrees 42 minutes 00 seconds East from a point, which point is at the distance of 119.39 feet, measured North, 45 degrees 18 minutes 00 seconds West from a point, which point is at the distance of 145.00 feet, measured South, 39 degrees 42 minutes 00 seconds West from a point on the center line of Main Drive, which point is 6.00 feet, measured South, 26 degrees 18 minutes 00 seconds East along said center line from its point of intersection, with the center line of "A" Drive, as shown on said Plan.

CONTAINING in frontage or breadth on a course, measured North, 45 degrees 18 minutes 00 seconds West from said point of beginning, 17.83 feet and extending of that width, Northeastwardly, between parallel lines at right angles thereto 38.

BEING the same property conveyed to Elaine Williams, who acquired title by virtue of a Deed from Samuel F. Barilla, Jr. and Kimberly A. Barilla (formerly known as Kimberly A. Brauen), dated April 19, 2000, recorded May 11, 2000, at Deed Book 5316, Page 1194, Instrument Number 008627, Montgomery County, Pennsylvania records.

Parcel Number: 42-00-05118-96-9.

Location of property: 2705 Walnut Ridge Estates a/k/a 2705 Walnut Ridge, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Elaine Williams** at the suit of Wells Fargo Bank, NA. Debt: \$192,120.67.
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. 2015-21833**, 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 SIXTEEN CERTAIN lots of piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described together according to a Plan and Survey of "Norristown Terrace", prepared by Hiltner and Hitchcock, C.E., dated March 1, 1919, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 723, Page 600, as follows, to wit:

BEGINNING at the point of intersection of the Southeasterly side of Roosevelt Boulevard (laid out on said Plan 40.00 feet wide, but not physically opened) and the Northeasterly side of Ridge Pike (50.00 feet wide); thence, extending from said point of beginning, North, 55 degrees 45 minutes East, along the said Southeasterly side of Roosevelt Boulevard, the distance of 240.00 feet, more or less, to its point of intersection with the Southeasterly side of Broad Street (laid out on said Plan 40.00 feet wide, but not physically opened); thence, extending South, 35 degrees 00 minutes East, along the said Southwesterly side of Broad Street, the distance of 180.78 feet, more or less, to a point, a corner in line of lands, now or later of Norris Beyer, as shown on said Plan; thence, extending South, 61 degrees 16 minutes West, along lands of Norris Beyer, the distance of 241.44 feet, more or less, to a point on the said Northeasterly side of Ridge Pike; thence, extending North, 35 degrees 00 minutes West, along the said Northeasterly side of Ridge Pike, the distance of 158.18 feet, more or less, to the first mentioned point of intersection and place of beginning.

BEING Lot Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Section "D", all as shown on the above-mentioned Plan.

BEING the same premises which Donald Victor Perrotto by Deed, dated August 15, 2002, and recorded August 29, 2002, in Book 5421, Page 2270 and Instrument No. 018708, granted and conveyed unto PI Management, LLC, a Pennsylvania Limited Liability Company, in fee.

Parcel Number: 63-00-06931-00-8.

Location of property: 2453 W. Main Street f/k/a 2453 W. Ridge Avenue, West Norriton, PA 19403.

The improvements thereon are: Commerical - Restaurant with liquor license.

Seized and taken in execution as the property of **PI Management, LLC and The Bahama Company, LLC** at the suit of COBA, Inc., assignee of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A., Successor to Commerce Bank/Pennsylvania, N.A. Debt: \$309,442.81.

Edward J. McKee (Duane Morris 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. 2015-30745**, 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 Ardmore, in **Lower Merion Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of a certain fifty feet wide public road called "Chestnut Avenue" at the distance of two hundred thirty and forty-one one-hundredths feet from the intersection of the said middle line of Chestnut Avenue and the middle line of Spring Avenue, thence South sixty-three degrees, thirty minutes West forty feet to a point in the dividing line between Lots No. 51 and No. 51, thence North twenty-six degrees, thirty minutes West one hundred thirty feet to a point in the rear of Lot No. 39 where it intersects with dividing line of said Lots No. 52 and No. 51, thence North sixty-five degrees, thirty minutes East, forty feet to a point, a corner, thence South twenty-six degrees, thirty minutes East one hundred thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeannine Blay-Miezah by Deed from Jeannine Blay-Miezah and Reginald West dated March 11, 1988 and recorded April 5, 1988 in Deed Book 4869, Page 368, Instrument Number 004994.

Parcel Number: 40-00-10472-00-9.

Location of property: 216 Chestnut Avenue, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeanine Blay-Miezah** at the suit of U.S. Bank National Association, as Co-Trustee for Mortgage Equity Conversion Asset Trust 2011-1 (a/k/a Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1). Debt: \$239,153.35.

Chelsea A. Nixon, Esquire, I.D. #324130 (McCabe, Weisberg & Conway, LLC), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2016-25712**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or parcel of land, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, on a Plan of Property prepared for Roy L. Hollinger, by C. L. Moore, Licensed Surveyor and dated February 10, 1986, bounded and described, as follows:

BEGINNING at a point of intersection of the middle line of Old Soldiers Road (33 feet wide), with the Northwesterly side of Spring Avenue (unopened); thence, along the middle line of said Old Soldiers Road, North, 17 degrees, 56 minutes West, 228.52 feet to a point in said line of Old Soldiers Road; thence, North, 72 degrees, 04 minutes East, 16.5 feet to a point in the Northeastly line of said Old Soldiers Road; thence, by the arc of a circle, curving Northwesterly to Northeastly, having a radius of 40 feet, the arc distances of 48.22 feet to a point in the Southeastly line of Ryers Avenue (40 feet wide); thence, along the Southeastly side of said Ryers Avenue, North, 51 degrees, 08 minutes East, 249.86 feet to a point, a corner of this and Lot 41; thence, along said Lot 41, South, 38 degrees, 52 minutes East, 75.00 feet to a point; thence, still along Lot No. 41, North, 51 degrees, 08 minutes East, 66.14 feet to a point in line of Lot No. 29; thence, along said Lot No. 29, South, 50 degrees, 59 minutes East, 73.07 feet to a point; thence, still along Lot No. 29, North, 46 degrees, 33 minutes East, 5.66 feet to a point, a corner of this and Lot No. 38; thence, along Lot No. 38, South, 50 degrees, 59 minutes East, 151.07 feet to a point in the bed of stream, in the Northwesterly line of Spring Avenue, aforementioned; thence, along the Northwesterly side of said Spring Avenue, South, 57 degrees, 59 minutes West, 506.73 feet to the first mentioned point and place of beginning.

CONTAINING an area 2.460 acres more or less.

BEING the same premises which Matthew Laychock and Melanie Sibre by Deed dated 2/7/2012 and recorded 2/23/2012 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5828 at Page 00401, granted and conveyed unto Matthew Laychock and Melanie Sibre, now deceased, date of death 7/2/2013, as joint tenants with the right of survivorship.

Parcel Number: 31-00-24016-00-1.

Location of property: 525 Ryers Avenue, Cheltenham, PA 19012.

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

Seized and taken in execution as the property of **Matthew Laychock and Melanie Sibre (DOD 7/2/2013)** at the suit of Pennymac Loan Services, LLC. Debt: \$347,766.59.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-00808**, 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 FOUR CERTAIN lots or pieces of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, being Lots Numbers 45, 46, 47 and 48, Block "C", on a Plan of Lots of Wayne Terrace, recorded at Norristown, in Deed Book 858, Page 599 (erroneously stated as Page 600 in prior deed), and bounded and described in accordance, therewith, as follows, to wit:

BEGINNING at a point on the Northwest side of Selma Street, 66 feet wide, at the distance of 166.67 feet Southwestwardly from the Southwest side of James Street, 66 feet wide, a corner of Lot #44; thence, extending along the Northwest side of Selma Street, Southwestwardly, 80 feet to a point, a corner of Lot #49; thence, extending along Lot #49, Northwestwardly, 120 feet to a point on the Southeast side of a 20 feet wide alley; thence, Northeastwardly, along the Southeast side of said alley, 80 feet to a point, a corner of Lot #44 on said Plan; thence, extending along Lot #44, Southeastwardly, 120 feet to the place of beginning.

BEING the same premises which Dorothy L. Kelly a/k/a Dorthy Lee Kelly, by her Attorney-in-Fact Marilyn Kelly Billops, by Deed, dated 1/16/15 and recorded at Montgomery County Recorder of Deeds Office on 1/20/15, in Deed Book 5941 at Page 2816, granted and conveyed unto Cynthia Decourcye.

Parcel Number: 13-00-33640-00-7.

Location of property: 905 Selma Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Cynthia Decourcey** at the suit of Municipality of Norristown. Debt: \$1,224.03.

Portnoff Law Associates, 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. 2018-20036**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or piece of ground with the message thereon erected, situate in the **Montgomery Township**, Montgomery County, Pennsylvania, more particularly designated as Lot No. 61 on a survey thereof, made for Sanford Ulmer by Herbert H. Metz, Inc., Registered Engineers of Lansdale, Pa., dated August 2, 1967, designated as Amended Plan of Section No. 2, Parkwood, 115, recorded in the Office for the Recording of Deeds, in and for Montgomery County, at Norristown, PA, in Plan Book A-10, Page 90, more particularly bounded and described as follows, to wit:

BEGINNING at a point, situate on the Northwest side line of Brookwood Road, as laid out fifty feet wide, said point being a corner of this and Lot No. 62 on said plan, said first mentioned point being located at the distance of ninety one feet and sixty six one hundredths of a foot Northeast of a concrete monument set in the Northwest side line of Brookwood Road, aforesaid from its point of intersection with the Northeast side line of Rosewood Drive as extended, said Rosewood Drive, being also laid out fifty feet wide: thence, extending from said first mentioned point and place of beginning, along Lot No. 62, North, forty four degrees fifteen minutes West, two hundred thirty five feet and nine one-hundredths of a foot to a point, a corner of this and Lot No. 102; thence, extending along the same, North, forty five degrees eighteen minutes East, one hundred five feet to a point, a corner of this and Lot No. 60, now or late of James B. Crawford, Jr., et ux; thence, extending along the same, South, forty four degrees fifteen minutes East, two hundred thirty six feet and thirty seven one-hundredths of a foot to a point, a corner, situate on the Northwest side line of Brookwood Road, aforesaid; thence, extending along the same, South, forty five degrees forty five minutes West, one hundred five feet to the first mentioned point and place of beginning.

BOUND ON the Northeast by Lot No. 60, on the Southeast by Brookwood Road; on the Southwest by Lot No. 62, and on the Northwest by Lot No. 102.

BEING the same premises which Joseph B. Schwartz and Alice M. Landis, now known as Alice M. Schwartz by Deed dated 6/15/1988 and recorded 6/17/1988 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4876 at Page 1326, granted and conveyed unto Joseph B. Schwartz and Alice M. Schwartz, husband and wife.

Parcel Number: 46-00-00538-00-1.

Location of property: 103 Brookwood Road, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Joseph B. Schwartz and Alice M. Schwartz** at the suit of Metropolitan Life Insurance Company. Debt: \$268,466.70.

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. 2019-15693**, 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 building lots or tracts or pieces of land, situate in **West Pottsgrove Township**, formerly Upper Pottsgrove, Montgomery County, Pennsylvania, bounded, limited, and described as follows, to wit:

BEGINNING at a stake in the Southwest corner of Elm and Howard Streets; thence, Southwardly, along the West side of said Howard Street, 140 feet to a 20 feet wide alley; thence, Westwardly, along the same, 70 feet to Lot No. 96; thence, Northwardly, along the same, 140 feet to the South line of said Elm Street; thence, Eastwardly, along the same, 70 feet to the place of beginning.

BEING Lots Nos. 97 and 98 in a plan of lots as laid out by H.N. And C.Q. Guldin.

BEING the same premises which Tranies Clemons, Jr., and Sheila Degraffenreid, Co-Executors of the Estate of Tranies Clemmons a/k/a as Tranies Clemons, Sr., Tranies Clemons by Deed dated May 11, 2018 and recorded in the Office of Recorder of Deeds of Montgomery County on May 22, 2018, at Book 6090, Page 2674 as Instrument No. 2018032579, granted and conveyed unto Deborah Ganns.

Parcel Number: 64-00-01078-00-1.

Location of property: 409 Elm Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deborah Ganns** at the suit of Quicken Loans Inc. Debt: \$145,292.57.

Kenya Bates, Attorney, I.D. #203664

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. 2019-24495**, 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 **Green Lane Borough**, Montgomery County, Pennsylvania, described according to a plan thereof, made by Smith and Brunner, on 5-4-1950, as follows, to wit:

BEGINNING at a point in the Southwesterly curb line of Walnut Street (which curb line is 8 feet, Northeastwardly, from the Southwesterly side of Walnut Street and 21 feet, Southwestwardly, from the center line of Walnut Street), at a corner of land of Abner Miller; thence, extending along land of said Abner Miller, the 3 following courses and distances: (1) South, 34 degrees and 45 minutes West, 78.25 feet; (2) South, 32 degrees 45 minutes West, 32.4 feet; (3) South, 34 degrees 45 minutes West, 39.75 feet to an iron pin, in the center line of a certain 20 feet wide alley; thence, extending along the center line of said alley, North, 55 degrees 15 minutes West, 22.5 feet to an iron pin; thence, extending along land of Samuel Gerhart, North, 31 degrees 50 minutes East and recrossing the Southwesterly side of Walnut Street; and thence, extending along the same, South, 55 degrees 15 minutes East, 28.56 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of land, situate in **Green Lane Borough**, Montgomery County, Pennsylvania, bounded and escribed according to a survey, made by George F. Shaner, C.E., Pottstown, Penna., on Nov. 6, 1952, as follows, to wit:

BEGINNING at a corner of land, about to be conveyed to Leonard M. Herman and Lauren Herman, his wife, said point being in the middle of a 16 feet wide alley at the distance of 365.81 feet, North, 55 degrees 15 minutes West from a point of intersection of the Westerly curb line of Second Street (25 feet wide) and the center line of said alley; thence, along land about to be conveyed to Leonard M. Herman and Lauren Herman, his wife, South, 34 degrees 45 minutes West, 60 feet to a corner of the same and a point, in line of other land, now or late of Arthur L. Wenhold and wife; thence, long the same, North, 55 degrees 15 minutes West, 16 feet to a corner; thence, North, 28 degrees 34 minutes East, 60.35 feet to a corner in the middle of the aforesaid alley; thence, along the same, by other land of said Herbert S. Yoder and Jane Yoder, his wife, South, 55 degrees 15 minutes East, 22.50 feet to the place of beginning. (09/30/09)

BEING the same premises, which Arthur L. Wenhold and Mattie Wenhold by Deed, dated March 28, 1953, and recorded April 10, 1953, in the Montgomery County Recorder of Deeds, in Book 2361, Page 383, seized and taken unto Leonard M. Herman and Lauren Herman, in fee.

Parcel Number: 07-00-00547-00-4.

Location of property: 100 Walnut Street, Green Lane, PA 18054.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Leonard M. Herman and Lauren Herman** at the suit of JPMorgan Chase Bank. Debt: \$204,974.10.

Jill M. Fein (Hill Wallack, LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2019-26066**, 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 **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a land development plan, made by Richard C. Mast Associates, P.C., dated 5-5-2000, last revised 12-28-2001 and recorded in Land Site Book 6, Page 196, as follows, to wit:

BEGINNING at a point on the Southwesterly Side of School Lane, said point being a corner of land, now or late of Richard & Dolores Hart; thence, extending from said beginning point, along said Harts land, South, 48 degrees 15 minutes 00 seconds West, 408.81 feet to a point in line of land, now or late of Douglas & Suzanne Shank; thence, extending partly along the same and partly along land, now or late of Donald S. Hoff, Sr., North, 42 degrees 25 minutes 09 seconds West, 102.94 feet to a point, a corner of Lot 1 as shown on the above mentioned plan; thence, extending along the same, the three (3) following courses and distances: (1) North, 48 degrees 15 minutes 00 seconds East, 116.12 feet to a point; (2) South, 41 degrees 45 minutes 00 seconds East, 77.93 feet to a point; and (3) North, 48 degrees 15 minutes 00 seconds East, 293.62 feet to a point on the Southwesterly Side of School Lane; thence, extending along the same, South, 42 degrees 22 minutes 36 seconds East, 25 feet to the first mentioned point and place of beginning.

BEING Lot 2 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Timothy M. Hollinger, by deed from Arun Savani and Apexa Savani, husband and wife, and Bhaskar Savani and Daksha Savani, husband and wife, and Niranjani Savani and Rekha Savani, husband and wife, dated December 2, 2002, recorded January 14, 2003, in the Montgomery County Clerk's/Registrar's Office in Deed Book 5442, Page 722.

Parcel Number: 50-00-03976-00-6.

Location of property: 454 School Lane, Harleysville, PA 19438.

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

Seized and taken in execution as the property of **Connie Hollinger and Timothy M. Hollinger a/k/a Timothy Hollinger** at the suit of U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust. Debt: \$341,047.03.

Emmanuel J. Argentieri, Esq., ID No. 59264, Attorney.

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

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

By virtue of a Writ of Execution **No. 2020-07056**, 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 in the Declaration Plan referred to below as 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds, at Montgomery County, at Declaration dated February 15, 1980 and recorded on May 5, 1980, in Deed Book 4523 at Page 519 and an amendment thereto dated November 24, 1980 and recorded November 26, 1980, in Deed Book 4584 at Page 98 and the Declaration Plan dated May 3, 1979 and recorded on May 5, 1980, in Condominium Plan Book 8 at Pages 1, 2 and 3 and a Code of Regulations dated December 27, 1979 and recorded on May 5, 1980, in Deed Book 4523 at Page 552 and amendment thereto dated November 24, 1980 and recorded November 26, 1980, in Deed Book 4584 at Page 100, being designated on Declaration Plan as Unit No. 217, as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .732161%.

BEING the same premises which Jane S. Baldasano, by Deed, dated December 30, 1999, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on January 19, 2000, in Deed Book 5304 at Page 770, et seq., granted and conveyed unto Joanne C. Gisler, a single woman, in fee.

Parcel Number: 63-00-04864-50-9.

Location of property: 217 Centre Avenue, Condominium 217, Norristown, PA 19403.

The improvements thereon are: Residential - Condominium townhouse.

Seized and taken in execution as the property of **Joanne C. Gisler** at the suit of 100 Centre Ave. Condominium Association. Debt: \$16,338.84.

Hal A. Barrow, Attorney. I.D. #31603

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. 2020-13051**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, together with the one and one-half story, brick dwelling house thereon erected, being known as House No. 1460 Sunset Drive, situate on the Southern side of Sunset Drive, West of Queen Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, being further known as the Western 28 feet of Lot No. 68 and the Eastern 29 feet of Lot No. 67, as shown on Plan of "Rosemont", said Plan being recorded in the Recorder's Office of Montgomery County, at Norristown in Deed Book 1437, Page 601, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southern side of Sunset Drive, at a point 347 feet, 0 inches West of the Western side of Queen Street; thence, in a Southerly direction at right angles to Sunset Drive, a distance of 100 feet 0 inches to a point; thence, in a Westerly direction at right angles to last described line, a distance of 57 feet 0 inches to a point; thence, in a Northerly direction at right angles to last described line, a distance of 100 feet 0 inches to a point in the Southern side of Sunset Drive; thence, in an Easterly direction along the same, at right angles to last described line, a distance of 57 feet 0 inches to the place of beginning.

BEING the same premises which Marlene H. Boldaz, by Deed dated 12/23/03 and recorded at Montgomery County Recorder of Deeds Office, on 1/7/04, in Deed Book 5489 at Page 455, granted and conveyed unto Gregory S. Remick.

Parcel Number: 16-00-28696-00-7.

Location of property: 1460 Sunset Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Gregory S. Remick** at the suit of Borough of Pottstown. Debt: \$2,547.63.

Portnoff Law Associates, 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. 2020-18977**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or piece of land situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a survey, made by Hiltner and Hitchcock, 1/1927, as follows, to wit:

BEGINNING at a point, in the center line of Skippack Turnpike, a corner of this and other land, now or late of Susan P. Mumbower, said point of beginning, being also at a distance of 553.34 feet, Southeastwardly from a point, in line of land, now or late of Philip Hyde; thence, along land, now or late of Susan P. Mumbower, South 43 degrees 32 minutes West, 604.07 feet to a point, in line of land, now or late of John McKelbey; thence, along land, now or late of John McKelbey, South 45 degrees 51 minutes East, 72.1 feet to land, now or late of Wilmer Harding; thence, along land, now or late of Wilmer Harding, North 43 degrees 32 minutes East, 604.58 feet to the center line of Skippack Turnpike; thence, by the center line of Skippack Turnpike, Northwestwardly 72.1 feet to the first mentioned point and place of beginning.

BEING the same premises, which William M. Sanders and Janis M. Sanders, by Deed, dated 9/26/2006 and recorded 10/3/2006, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5618 at Page 00172, granted and conveyed unto Michael W. Dynda.

Parcel Number: 66-00-06298-00-8.

Location of property: 1274 Skippack Pike, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Michael W. Dynda** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1. Debt: \$380,132.07.

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. 2020-20329**, 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 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Curtis Avenue, formerly Linden Avenue (50 feet wide), said point being at the distance of 600 feet, measured North, 27 degrees, 46 minutes, 50 seconds West from the point of intersection, which the said Southwesterly side of Curtis Avenue makes with the Northwesterly side of Edge Hill Road (70 feet wide); thence, from the first mentioned point and place of beginning, along the line between Lots Numbers 954 and 955 on Plan of Crestmont Division Number 2, South 62 degrees, 13 minutes, 10 seconds West, 125 feet to a point, a rear corner of Lots Number 977 and Number 976; thence, along the rear line of Lots Number 976 and 975, North, 27 degrees, 46 minutes, 50 seconds West, 50 feet to a point, a rear corner of Lot Number 957; thence, along the line between Lots Number 957 and Number 956, on Plan of Crestmont Division Number 2, North, 62 degrees, 13 minutes, 10 seconds East, 125 feet to a point on the aforesaid Southwesterly side of Curtis Avenue; thence, along the said side of Curtis Avenue, South, 27 degrees, 46 minutes, 50 seconds East, 50 feet to a point, the place of beginning.

BEING the same premises which Faith T. Lipford, by Deed dated 11/24/03 and recorded at Montgomery County Recorder of Deeds Office, on 1/6/04, in Deed Book 5488 at Page 1976, granted and conveyed unto Catalino A. Resurreccion, III and Stacey L. Resurreccion.

Parcel Number: 30-00-12324-00-3.

Location of property: 2148 Curtis Avenue, Abington Township, PA 19001.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Stacey L. Resurreccion** at the suit of Township of Abington. Debt: \$1,281.85.

Portnoff Law Associates, 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. 2020-20486**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision of lands, Donald Z. Sokol, by Ralph E. Shaner and Son, Engineering Co., dated 5/16/1979 and recorded in Plan Book B-40 at Page 489, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Duckworth Court (50 feet wide), a corner of this and Lot No. 14 on said plan; thence, extending from said point of beginning and along Lot No. 14, aforesaid; North, 57 degrees 30 minutes West, crossing a drainage ditch, 303.46 feet to a point, in line of Woodgate I; thence, extending along the same, North, 41 degrees 1 minutes East 80.89 feet to a point, a corner of Lot No. 16 on said plan; thence, extending along same, recrossing said drainage ditch, South, 57 degrees 30 minutes East, 291.48 feet to a point on the Northwesterly side of Duckworth Court, aforesaid; thence, extending along the same, South, 32 degrees 30 minutes West, 80 feet to the first mentioned point and place of beginning.

BEING the same premises which Paul A. Creamer and Debra L. Creamer, by Deed, dated 2/26/99 and recorded at Montgomery County Recorder of Deeds Office, on 3/9/99, in Deed Book 5262 at Page 1837, granted and conveyed unto Suzanne E. Harper.

Parcel Number: 42-00-01260-02-1.

Location of property: 765 Duckworth Drive, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Suzanne E. Harper** at the suit of Pottsgrove School District. Debt: \$6,851.98.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-03986**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Unit 2 in the property known, named and identified as The Palmer Condominium, a Condominium located in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Sec. 3101, et seq., by the recording in the Office of the Montgomery County Recorder of Deeds of a Declaration (and plats and plans attached thereto) dated 10-05-2015 and recorded 10-19-2015 in Deed Book 5974 at Page 2084, being designated as Unit No. 2.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 85.29% and which interest may be charged from time to time by any Amendments thereto.

TOGETHER WITH a non-exclusive easement for ingress and egress more particularly described in Easement Agreement recorded in Deed Book 5836 at Page 1133.

UNIT 2, ALSO BEING DESCRIBED AS:

ALL THAT CERTAIN building as shown on a plan entitled "Deed Exhibit", 6 Lancaster Avenue, **Lower Merion Township**, Montgomery County, Pennsylvania, prepared by Momenee Survey Group, Inc., dated September 30, 2015, and described as follows:

BEGINNING at a corner of the about to be described building said point being located the six following courses and distances: North, 58 degrees 35 minutes 28 seconds East, 77.66 feet to an iron pin, located on the Southwesterly right-of-way line of Lancaster Avenue; thence, continuing along said side of Lancaster Avenue, South, 51 degrees 02 minutes 38 seconds East, 202.96 feet to an iron pin; thence, South, 38 degrees 57 minutes 22 seconds West, 10.00 feet to an iron pin; thence, South 51 degrees 02 minutes 38 seconds East, 80.00 feet to an iron pin; thence, South 38 degrees 57 minutes 22 seconds West, 4.00 feet to an iron pin; thence, South 51 degrees 02 minutes 38 seconds East 202.72 feet from the Northwesterly end of an arc connecting the Southwest side of Lancaster Avenue to the Northwest side of City Avenue; thence, from said beginning point, the following 78 courses and distances: Segment #1: Course: S 52° 03' 25" E, Length: 2.10'; Segment #2: Course: S 39° 12' 49" W, Length: 0.35'; Segment #3: Course: S 50° 47' 11" E, Length: 22.49'; Segment #4: Course: S 39° 05' 52" W, Length: 11.21'; Segment #5: Course: S 50° 58' 34" E, Length: 39.76'; Segment #6: Course: S 38° 50' 12" W, Length: 3.23'; Segment #7: Course: S 51° 48' 37" E, Length: 14.10'; Segment #8: Course: S 51° 17' 44" E, Length: 57.30'; Segment #9: Course: S 49° 52' 45" E, Length: 14.20'; Segment #10: Course: N 38° 18' 58" E, Length: 3.32'; Segment #11: Course: S 51° 13' 54" E, Length: 40.97'; Segment #12: Course: S 38° 38' 11" W, Length: 28.04'; Segment #13: Course: S 04° 05' 03" W, Length: 11.36'; Segment #14: Course: S 83° 59' 02" E, Length: 1.24'; Segment #15: Course: S 04° 47' 05" W, Length: 35.93'; Segment #16: Course: S 85° 12' 55" E, Length: 8.24'; Segment #17: Course: S 04° 47' 05" W, Length: 16.60'; Segment #18: Course: N 85° 12' 55" W, Length: 8.24'; Segment #19: Course: S 04° 47' 05" W, Length: 35.85'; Segment #20: Course: N 85° 56' 43" W, Length: 1.34'; Segment #21: Course: S 04° 40' 10" W, Length: 11.31'; Segment #22: Course: S 29° 04' 43" E, Length: 29.13'; Segment #23: Course: S 60° 53' 12" W, Length: 41.09'; Segment #24: Course: N 29° 06' 48" W, Length: 3.39'; Segment #25: Course: S 59° 07' 48" W, Length: 12.86'; Segment #26: Course: S 60° 34' 38" W, Length: 22.06'; Segment #27: Course: S 29° 25' 22" E, Length 7.21'; Segment #28: Course: S 60° 45' 18" W, Length: 13.80'; Segment #29:

Course: N 29° 25' 22" W, Length: 7.17'; Segment #30: Course: S 60° 34' 38" W, Length: 21.84'; Segment #31: Course: S 62° 01' 31" W, Length: 13.85'; Segment #32: Course: S 29° 01' 46" E, Length: 3.39'; Segment #33: Course: S 60° 47' 50" W, Length: 41.30'; Segment #34: Course: N 29° 55' 42" W, Length: 17.85'; Segment #35: Length: 24.78', Radius: 7.99', Delta: 177° 41' 42"; Tangent: 397.17'; Chord: 15.98'; Course: N. 28° 44' 29" W; Segment #36: Course: N 28° 44' 29" W, Length: 18.00'; Segment #37: Course: N 60° 44' 49" E, Length: 41.30'; Segment #38: Course: S 29° 24' 48" E, Length: 3.24'; Segment #39: Course: N 59° 44' 38" E, Length: 13.81'; Segment #40: Course: N 60° 40' 40" E, Length: 57.75'; Segment #41: Course: N 61° 03' 45" E, Length: 13.92'; Segment #42: Course: N 62° 12' 46" E, Length: 3.07'; Segment #43: Course: N 04° 30' 21" E, Length: 16.38'; Segment #44: Course: N 82° 58' 26" W, Length: 1.80'; Segment #45: Course: N 04° 30' 21" E, Length: 22.25'; Segment #46: Length: 55.21'; Radius: 24.14'; Delta: 131° 02' 54"; Tangent: 53.03'; Chord: 43.94'; Course: N 04° 46' 17" E; Segment #47: Course: N 04° 46' 56" E, Length: 17.56'; Segment #48: Course: N 86° 27' 31" W, Length: 11.29'; Segment #49: Course: N 84° 47' 45" W, Length: 1.43'; Segment #50: Course: N 48° 31' 31" W, Length: 1.77'; Segment #51: Course: N 52° 03' 58" W, Length: 2.59'; Segment #52: Course: N 51° 09' 40" W, Length: 2.22'; Segment #53: Course: N 51° 10' 02" W, Length: 83.63'; Segment #54: Course: N 38° 47' 22" E, Length: 22.61'; Segment #55: Course: N 51° 09' 48" W, Length: 38.40'; Segment #56: Course: S 38° 10' 15" W, Length: 5.25'; Segment #57: Course: N 50° 57' 17" W, Length: 158.64'; Segment #58: Course: N 42° 15' 08" E, Length: 18.64'; Segment #59: Course: S 50° 58' 59" E, Length: 28.72'; Segment #60: Course: N 39° 01' 01" E, Length: 49.69'; Segment #61: Course: S 50° 48' 16" E, Length: 4.49'; Segment #62: Course: N 39° 02' 45" E, Length: 40.97'; Segment #63: Course: N 50° 57' 15" W, Length: 4.53'; Segment #64: Course: N 38° 54' 48" E, Length: 24.20'; Segment #65: Course: S 50° 57' 15" E, Length: 21.33'; Segment #66: Course: N 39° 02' 45" E, Length: 1.01'; Segment #67: Course: S 51° 05' 35" F, Length: 18.73'; Segment #68: Course: S 39° 02' 45" W, Length: 1.05'; Segment #69: Course: S 50° 57' 15" E, Length: 21.39'; Segment #70: Course: S 39° 05' 44" W, Length: 24.11'; Segment #71: Course: N 50° 57' 15" W, Length: 4.46'; Segment #72: Course: S 39° 02' 45" W, Length: 40.98'; Segment #73: Course: S 51° 01' 14" E, Length: 4.47'; Segment #74: Course: S 38° 59' 14" W, Length: 19.45'; Segment #75: Course: S51° 02' 46" E, Length: 43.28'; Segment #76: Course: N 38° 52' 340 E, Length: 17.60'; Segment #77: Course: N 51° 07' 26" W, Length: 0.17'; Segment #78: Course: N 39° 45' 22" E, Length: 2.11' to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN CI 6E Lancaster Avenue Associates L.P., a Pennsylvania limited partnership, by Confirmatory Deed from CI 6E Lancaster Avenue Associates L.P., a Pennsylvania limited partnership, dated 10-16-2015 and recorded 11-3-2015 in the County of Montgomery in Deed Book 5976 at Page 2326.

Parcel Number: 40-00-30288-01-8.

Location of property: 18 E. Lancaster Avenue, Unit 2, Wynnewood, PA 19096.

The improvements thereon are: Commercial, multi-family property.

Seized and taken in execution as the property of **CI 6E Lancaster Avenue Associates, LP** at the suit of Fannie Mae. Debt: \$41,356,929.00.

Reed Smith LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-07282**, 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 **Cheltenham Township**, Montgomery County, Pennsylvania.

BEGINNING at a point, in the center line of Jenkintown Road (thirty-three feet wide), at the distance of Fifty-three feet, more or less, measured Southwestwardly, from the center line of Church Road (thirty-three feet wide); thence, along land, now or late of Anna E. Thomas, South, Forty-four degrees zero minute East, Three hundred eight and sixty-one hundredths feet to a point; thence, South, Seventy-four degrees Thirty-four minutes forty-three seconds West, Two hundred twenty-one and fifty-nine hundredths feet to a point in the center line of Jenkintown Road; thence, along same, North, thirteen degrees thirteen minutes West, Eighty-one and thirty-two hundredths feet to an angle point; thence, continuing along said center line of Jenkintown Road, North, five degrees three minutes East, Two hundred two and fifty-four hundredths feet to a point the place of beginning.

BEING the same premises which Cheltenham Legion Home Association, by Deed dated 3/25/19 and recorded at Montgomery County Recorder of Deeds Office on 3/27/19, in Deed Book 6130 at Page 328, granted and conveyed unto American Legion Post 497 Vets.

Parcel Number: 31-00-15442-00-7.

Location of property: 8035 Jenkintown Road, Cheltenham, PA 19012.

The improvements thereon are: Taxable clubs and Fraternal organizations.

Seized and taken in execution as the property of **American Legion Post 497 Vets** at the suit of Cheltenham School District. Debt: \$12,343.70.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-13577**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN parcel, or tract of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner and Son Engineering Co., as follows, to wit:

BEGINNING at a corner of lands, now or late of John Micklitz, said point, being in the middle of Micklitz Road (legal width of 33 feet and ultimate width of 50 feet); thence, from said point of beginning, continuing along the middle of Micklitz Road; South, 49 degrees East 267.78 feet to a corner on line of lands of John Lidy; thence, along the same, South, 36 degrees 42 minutes West, 231.54 feet to a corner other lands of Robert R. and Lottie Stahl; thence, along aforesaid, now or late of John Micklitz; thence, along the same, North, 44 degrees East, 231.20 feet to a corner of place of beginning.

BEING the same premises which Charles H. Femmer, Jr., and Stephanie Alvalle, by Deed dated 10/26/18 and recorded at Montgomery County Recorder of Deeds Office on 10/31/18, in Deed Book 6113 at Page 1125, granted and conveyed unto Charles H. Femmer, Jr.

Parcel Number: 60-00-02084-00-7.

Location of property: 22 Mickletz Road, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Charles H. Femmer, Jr.** at the suit of Pottsgrove School District. Debt: \$7,348.81.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-20034**, 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, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 3305, on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A26 at Page 19A, described according to a situation survey of the 3300 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Co. as follows:

BEGINNING at a point, a corner of this and Unit 3304 as show on said plan, which point is measured the 5 following courses and distances from a point a corner of the Walnut Ridge Estates subdivision in the bed of Buchert Road as show on said plan: (1) leaving Buchert Road, on a course measured South, 29 degrees 00 minutes West, along lands of Edgar Frye, 115.00 feet; (2) South, 38 degrees 03 minutes West, still along lands of Frye, 128.42 feet; (3) North, 79 degrees 15 minutes West, through the Walnut Ridge Estates subdivision 69.96 feet to a point on the centerline of "A" Drive; (4) South, 42 degrees 00 minutes West, through "A" Drive 118.31 feet; and (5) South, 48 degrees 00 minutes East, 52.00 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning, on a course measured South, 42 degrees 00 minutes West, the distance of 18.00 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles thereto, 38.00 feet.

BEING the same premises which Robert W. Fleming and Marie H. Fleming by Deed dated June 25, 2003, and recorded at Montgomery County Recorder of Deeds Office on July 3, 2003, in Deed Book 5465 at Page 848, granted and conveyed unto Colin Eutsler.

Parcel Number: 42-00-05119-46-4.

Location of property: 3305 Walnut Ridge, Township of Lower Pottsgrove, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Colin Eutsler** at the suit of U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust. Debt: \$103,694.80.

Friedman Vartolo 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. 2022-00676**, 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 E, Unit Number E-327, unit in, Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Green Hill, Condominium bearing dated 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 date of February A.D., 1981, in Deed Book 4603 at Page 176 etc.; and where by 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 10, 1981 and recorded July 15, 1981, in Deed Book 4642 at Page 534; and the Third Amendment thereto dated August 20, 1986 and recorded September 4, 1986, in Deed Book 4811 at Page 2112; and 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 1396; 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 0.138559 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING designated as Tax Parcel I.D. No. 40-00-11155-88-3 in the Deed Registry Office of Montgomery County, Pennsylvania.

BEING the same premises which Sylvia S. Liss, by her attorney-in-fact, Marjorie L. Berman, by deed dated March 30, 1994, and recorded April 7, 2004, in the Recorder's Office of Montgomery County, Pennsylvania, in Deed Book Volume 5074, Page 668, granted and conveyed unto Judith Raphael.

Parcel Number: 40-00-11155-88-3.

Location of property: 1001 City Avenue, #EE327, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Judith Raphael** at the suit of Mortgage Assets Management, LLC. Debt: \$196,718.61.

Pincus Law Group, PLLC, 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. 2022-02329**, 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 the 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 July 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 July 18, 1973 and recorded in said office on July 30, 1973, in Deed Book 3873 at Page 139 etc., as amended by a First Amendment to Declaration, dated August 29, 1973, and recorded in said Office on September 10, 1973, in Deed Book 3835 at Page 577 etc., and as amended by a Second Amendment on Declaration dated September 24, 1973 and recorded in said office on September 27, 1973, in Deed Book 3891 at Page 131, etc., and as amended by a Third Amendment to Declaration, dated October 9, 1973, and recorded in said office on October 23, 1973, in Deed Book 3897 at Page 282, etc., and as amended by a Fourth Amendment to Declaration, dated October 25, 1973 and recorded in said office on October 31, 1973, in Deed Book 3899 at Page 258, etc., and as amended by a Fifth Amendment to Declaration dated January 16, 1980, and recorded in said office on January 16, 1980, in Deed Book 4492 at Page 94, etc., (said Declaration, as amended, the "Declaration"); and (2) a Declaration Plan, dated July 18, 1973, and recorded in said office on July 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 Amended to Declaration Plan, dated October 9, 1973 and recorded in said office on October 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 January 16, 1980 and recorded in said office on February 7, 1980, in Condominium Plan Book 7 at Page 37, etc., (said Declaration Plan, as amended, the "Declaration Plan"); and (3) a Code of Regulations dated July 18, 1973 and recorded in said office on July 30, 1973, in Deed Book 3873 at Page 193, etc., and as amended by a First Amendment to Code of Regulations, dated September 24, 1973 and recorded in said office on September 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-529 and being more fully described in said Declaration Plan and Declaration, together with a proportionate undivided .0019974% interest in the common elements as defined in said Declaration.

BEING the same premises which Jerome Stein, by Deed, dated May 21, 1984, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on May 25, 1984, in Deed Book 4737 at Page 178, et seq., granted and conveyed unto Raymond H. Kasser and Flora Kasser, husband and wife, in fee. Flora Kasser departed this life on July 29, 2018; Raymond H. Kasser departed this life on September 12, 1991.

Parcel Number: 40-00-47569-23-5.

Location of property: 191 Presidential Boulevard, Condominium R-529, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential-condominium, high rise, 7 plus stories.

Seized and taken in execution as the property of **Estate of Raymond H. Kasser and Estate of Flora Kasser** at the suit of 191 Presidential Condominium Association. Debt: \$10,976.31.

Josephine Lee Wolf, Attorney. I.D. #315935

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. 2022-03321**, 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 **Horsham Township**, Montgomery County, Pennsylvania, and described according to a Plan of Lots in "Woods' Edge", made by Russell S. Lyman, Registered Professional Engineer and Surveyor, dated December 4, 1954, said plan being recorded, in and for County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-2, Page 4, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Holly Drive (50 feet wide), at the distance of One thousand one hundred thirty-three feet, measured on a bearing of North, Forty degrees fifteen minutes East, along the said side of Holly Drive, from a point of tangent, in the same, said point of tangent, being at the distance of One hundred ninety-six and thirty-five one-hundredths feet, Northwestwardly and Northeastwardly measured partly along the Northeastly and partly along the Southeasterly sides of Holly Drive, on the arc of a circle, curving to the right, having a radius of One hundred twenty-five feet from a point of curve on the Northeastly side of Holly Drive, said point of curve being at the distance of Sixty-five feet, Northwestwardly, measured still along the said Northeastly side of Holly Drive, from a point of tangent in the same, said point of tangent, being at the distance of Sixty-four and fourteen one-hundredths feet, Northwestwardly, measured still along the said Northeastly side of Holly Drive, on the arc of a circle, curving to the left, having a radius of One hundred seventy-five feet, from a point of curve in the same, said point of curve, being at the distance of Forty-six and forty-six one-hundredths feet, Northwestwardly, measured still along the said Northeastly side of Holly Drive from another point of tangent, in the same, said point of tangent, being at the distance of Thirty-nine and twenty-seven one-hundredths feet, measured on the arc of a circle, curving to the right, having a radius of Twenty-five feet from a point of curve on the Northwestly side of Butternut Drive (50 feet wide), said point of beginning, also being in the bed of a certain Twenty feet wide right-of-way for drainage.

CONTAINING in front or breadth on the said side of Holly Drive Eighty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Holly Drive the Southwestly side being through the bed of the aforesaid Twenty feet wide right of way for drainage One hundred ninety feet.

BEING known as Lot No. 51 as shown on the above-mentioned Plan.

BEING THE SAME PREMISES which Steven J. Dampf and Erna Dampf, husband and wife, by Deed dated 12/12/2014 and recorded 12/17/2014 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5938 at Page 1646, granted and conveyed unto Steven J. Dampf and Alma Regina Dampf, husband and wife, in fee.

Parcel Number: 36-00-05125-00-5.

Location of property: 43 Holly Drive, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven J. Dampf and Alma Regina Dampf** 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 Selene Finance LP. Debt: \$111,724.79.

Jeff Calcagno (Brock & Scott, PLLC), Attorney(s). I.D. #327900

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. 2022-04299**, 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, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 195, 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 3885 at Page 577, etc., and as amended by a Second Amendment to Declaration dated 9/24/1973 and recorded in said Office on 9/27/1973, 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 Fifth Amendment to Declaration dated 1/16/1980 and recorded in said Office on 1/16/1980, in Deed Book 4492 at Page 94, etc., and as amended by an Amendment to Declaration and Declaration Plan dated 12/4/1981 and recorded in Deed Book 4679 at Page 1164, etc., (said Declaration as Amended in the "Declaration") and as further Amended by a Second Amendment to Declaration and Plan dated 6/24/1983 and recorded 6/29/1983, in Deed Book 4710 at Page 1851, etc., (said Declaration as Amended in the Declaration); and (2) a Declaration Plan, dated 7/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3973 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 on 2/18/1982, in Condominium Plan Book 9 at Page 21 (said Declaration Plan, as amended by the Amendment to Declaration Plan, dated 7/18/1973 and last revised 6/20/1983 and recorded 6/29/1983, in Condominium Plan Book 9

at Pages 56 and 57 (said Declaration Plan as amended the "Declaration Plan"); and (3) a Code of Regulations, dated 7/18/1973 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 Declaration Plan as Unit No. R-702, described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration). Currently listed as .0037884%.

BEING the same premises which Amir Moshiri, by Deed, dated 07/30/2001 and recorded 08/21/2001 in the County of Montgomery, in Deed Book 5372 at Page 887, granted and conveyed unto Arthur Braid and Selma M. Braid, husband and wife, as tenants by the entirety.

AND the said Arthur Braid has since departed this life on March 30, 2013, whereby title to said premises became vested unto Selma M. Braid, by right of survivorship.

BEING the same which Selma M. Braid by Deed dated November 1, 2013, and recorded November 12, 2013, in the County of Montgomery, in Deed Book 5895 at Page 141, granted and conveyed unto Bon-Young Koo and In Sook Choi, as tenants by the entirety.

BEING the same property which Bon-Young Koo and In Soak Choi by Deed dated September 15, 2016, and recorded September 19, 2016, in the County of Montgomery, in Deed Book 6015 at Page 02790, granted and conveyed unto Sandra Sovel and Jack Weinstein, as tenants in common.

AND THE SAID Jack Weinstein departed this life on November 03, 2017. On March 21, 2017, Lori Feldman was appointed Executrix of the Estate of Jack Weinstein. Title of said premises is vested in Lori Feldman, Executrix of the Estate of Jack Weinstein and Sandra Sovel, as tenants in common.

Parcel Number: 40-00-47569-59-5.

Location of property: 191 Presidential Boulevard, Condominium R702, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sandra Sovel and Lori Feldman, Executrix of the Estate of Jack Weinstein a/k/a Jack Warren Weinstein, deceased** at the suit of Specialized Loan Servicing LLC. Debt: \$338,702.98.

LOGS Legal Group LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-05245**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in the 7th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, described according to a Plan thereof made by George F. Shaner, Registered Engineer, dated November 21, 1952, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Oakdale Avenue (50 feet wide), at the distance of 49.2 feet, measured North, 56 degrees 58 minutes East along the said side of Oakdale Avenue, from a point of tangent in the same, which point of tangent is at the distance of 15.71 feet, measured on the arc of a circle, curving to the left, having a radius of 10 feet from a point of curve on the Northeasterly side of South Hills Boulevard (50 feet wide).

CONTAINING in front or breadth on the said Oakdale Avenue, 59.2 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to said Oakdale Avenue, 84.5 feet.

BEING Lot No. 71 on said Plan.

BEING the same property conveyed to Fred T. Robinson, a/k/a Fred T. Robinson Jr., deceased, no marital status shown, who acquired title by virtue of a deed from Carl Metzger and Donna E. Metzger, no marital status shown, dated December 31, 2015, recorded January 5, 2016, at Instrument Number 2016000501, and recorded in Book 5984, Page 813, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-21916-00-1.

Location of property: 659 Oakdale Avenue, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Douglas Robinson, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Jermaine Robinson, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Kim Robinson, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Lisa Diener, as believed Heir and/or Administrator to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; Unknown Heirs, to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.; and Unknown Administrators, to the Estate of Fred T. Robinson, a/k/a Fred T. Robinson, Jr.** at the suit of BOKF, N.A. Debt: \$117,858.22.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-06007**, 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 **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Map of property of Giustino Giuliani, made by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, June 9, 1954, as follows, to wit:

BEGINNING at a point in the middle line of Brookhurst Avenue (Forty feet wide), at the distance of Six hundred twenty-three feet, measured Northeastwardly, along the middle line of said Brookhurst Avenue, from its intersection, with the middle line of Montgomery Avenue (Sixty-six feet wide); thence, leaving Brookhurst Avenue and extending North, sixty degrees, forty-three minutes West, One hundred eighty-two feet to an iron pin; thence, extending South, twenty-nine degrees, seventeen minutes West, Thirty feet to an iron pin on the Northeasterly side of Schiller Avenue (formerly Gordon Avenue) (Thirty feet wide); thence, extending along same, North, sixty degrees, forty-three minutes West, Thirty-five feet and thirty-seven one-hundredths feet to an iron pin; thence, extending North, twenty-nine degrees, thirty minutes East, Sixty feet to an iron pin; thence, extending South, sixty degrees, forty-three minutes East, partly passing through a party wall, separating those premises from premises adjoining to the Northeast, Two hundred seventeen feet and six one-hundredths feet to a point, in the middle line of Brookhurst Avenue; thence, extending along same, South, twenty-nine degrees, seventeen minutes West, Thirty feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Elizabeth Wintz, who acquired title by virtue of a deed from Sandra M. Leibfried, Executrix of the Estate of Mary T. Giuliani, deceased, dated July 7, 2020, recorded July 29, 2020, at Book 6188 at Page 177, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 40-00-07700-00-9.

Location of property: 472 Brookhurst Avenue, Narberth, a/k/a Narberth, PA 19072.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Elizabeth Wintz** at the suit of The Money Source Inc. Debt: \$367,347.84.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-11882**, 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, being described according to a survey and plan, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors of Bryn Mawr, PA, on 12/12/55 and last revised 5/13/57, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Valley Forge Road (80 feet wide), also known as Trooper Road, which point is measured South, forty (40) degrees, fourteen (14) minutes West, a distance of eight hundred ninety-four and thirty-one one-hundredths (894.31) feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of thirteen (13) feet, the arc distance of twenty and forty-two one-hundredths (20.42) feet from a point on the Southwest side of Betzwood Drive (60 feet wide); thence, from said point and extending South forty-nine (49) degrees, forty-six (46) minutes East, crossing the bed of a fourteen (14) feet wide utility easement, a distance of two hundred forty-three and seventy-five one-hundredths (243.75) feet, to a point in the centerline of a Philadelphia Electric Company right-of-way (110 feet wide); thence, extending along the centerline of said right-of-way, South seventy-one (71) degrees, forty-six (46) minutes West, a distance of one hundred twenty-four and sixteen one-hundredths (124.16) feet to a point; thence, extending North, forty-nine (49) degrees, forty-six (46) minutes West, partly through the bed of the aforesaid right-of-way and partly along the centerline of a fourteen (14) feet wide utility easement, a distance of one hundred seventy-eight and eighty-two (178.82) feet to a point on the Southeasterly side of Valley Forge Road, also known as Trooper Road; thence, extending along the Southeasterly side of Valley Forge Road, also known as Trooper Road, North, forty (40) degrees, fourteen (14) minutes a distance of one hundred five and eighty-three one-hundredths (105.83) feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN portion of the premises as conveyed to the Commonwealth of Pennsylvania, Department of Transportation for required right-of-way and easement as more fully set forth in Deed Book 5847 at Page 1345.

BEING the same premises which Xiao Wei Tian, by Deed dated 7/18/2019 and recorded 7/25/2019 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6146 at Page 363, granted and conveyed unto Mario Munroe.

Parcel Number: 63-00-08215-00-2.

Location of property: 1200 S. Trooper Road, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Mario Munroe** at the suit of FlagStar Bank. Debt: \$255,161.62.

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. 2022-12567**, 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 and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the Northwest corner of Second and Johnson Streets; thence, Northwardly, by said Johnson Street, 115 feet to land, now or late of William D. Hartsog; thence, by the same, Westwardly, 29 feet 3 inches to land, now or late of Bessie Y. Eagle; thence, by the same, Southwardly, 115 feet to the North side of Second Street, aforesaid, passing in part of said course and distance thru the middle of the brick division or partition wall of this and house of said Bessie Y. Eagle; thence, by the North side of Second Street, Eastwardly, 23 feet 6 inches to the place of beginning.

BEING the same property conveyed to Mahlon R. Stoudt and Patricia J. Stoudt, his wife, who acquired title, as tenants by the entirety, by virtue of a deed from Peter L. Stanish and Rochelle A. Stanish, his wife, dated August 26, 1971, recorded September 15, 1971, at Document ID 000790, and recorded in Book 3698, Page 75, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Mahlon R. Stoudt died on February 2, 2000, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Patricia J. Stoudt. Patricia J. Stoudt died on January 15, 2020.

Parcel Number: 16-00-25328-00-9.

Location of property: 3 West 2nd Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Donna Weir, as believed Heir and/or Administrator to the Estate of Patricia J. Stoudt; Kristy Ferkins, as believed Heir and/or Administrator to the Estate of Patricia J. Stoudt; Gregory Potts, as believed Heir and/or Administrator to the Estate of Patricia J. Stoudt; and Unknown Heirs, and/or Administrators to the Estate of Patricia J. Stoudt** at the suit of KeyBank, NA, s/b/m First Niagara Bank, NA. Debt: \$113,976.84.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-14132**, 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, plot or parcel of land, with the message or tenement thereon erected, situate in "Arrowhead" Townhouse Development, in **Upper Dublin Township**, Montgomery County, Pennsylvania, being designated as Lot No. 163, as shown on the Subdivision Plan, "Arrowhead" Townhouse Development, prepared for Western Enterprises, by C. Raymond Weir Associated, Inc., Civil Engineers and Surveyors, dated 2/28/1978, last revised 5/18/1979, recorded in the Office for the Recording of Deeds and c, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-36 at Page 24, which aforesaid Subdivision Plan of "Arrowhead" Townhouse Development, has since been amended by an Amended Subdivision Plan, "Arrowhead" Townhouse Development, prepared for Western Enterprises, by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 7/15/1980 last revised 4/06/1983, recorded in the aforesaid Recorder of Deeds Office in Plan Book A-44 at Page 411 and again amended by and Amended Subdivision Plan, Arrowhead Townhouse Development, prepared for Western Enterprises, by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 7/15/1980 last revised 12/13/1983 recorded in Plan Book A-45 at Page 180.

BEING Lot No. 163 as above set out.

TITLE VESTED IN David L. Marcus, by Deed executed on 7/10/2003 and recorded on 8/7/2003 from David L. Marcus and Kimberly F. Marcus, as tenants by the entirety.

Parcel Number: 54-00-04167-14-4.

Location of property: 2000 Chippewa Ridge, Ambler, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **David L. Marcus and Kimberly F. Marcus** at the suit of MCLP Asset Company, Inc. Debt: \$184,643.99.

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

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

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

By virtue of a Writ of Execution **No. 2022-14310**, 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 building and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, prepared as part of "Sunnybrook Village", made by Gilmore & Associates, Inc., dated May 10, 2001, and last revised June 26, 2002, and recorded in Montgomery County, in Landsite Plan Book L-6 at Page 140.

BEING Lot No 22.

BEING the same property conveyed to Jay F. Parkyn, no marital status shown, who acquired title by virtue of a Deed from Douglas N. Smith and Jennifer M. Smith, husband and wife, dated August 15, 2019, recorded August 21, 2019, at Instrument Number 2019057064, and recorded in Book 6149 at Page 2973, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 42-00-01101-21-6.

Location of property: 32 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jay F. Parkyn, no marital status known** at the suit of KeyBank, N.A. Debt: \$205,344.50.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-16141**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements erected or to be erected thereon, situate in **Norristown Borough**, Montgomery County, Pennsylvania bounded and described according to a Minor Subdivision Plan, drawn by Joseph M. Estock, Consulting Engineers & Land Surveyors, King of Prussia, Pa., File No. 13030, dated 5/28/2013, last revised 9/3/2013 and recorded in Plan Book 39 at Page 336, as follows, to wit:

BEGINNING at a point on the Southeasterly side of New Hope Street, said point of beginning is being at a point, a corner of lands, now or late of Michael T. and Kate E. Tamburino, as shown on said plan; thence, extending from said point of beginning and extending along the said Southeasterly side of New Hope Street, North, 39 degrees 12 minutes 18 seconds East, 138.46 feet to a point, a corner of lands, now or late of Anthony Charles and Melissa Gloria Garcia, as shown on said Plan; thence, extending along the line of said lands of Charles and Garcia, for a portion of the distance and also extending along the line of lands, now or late of Michael Harry Falco, et al., for the remaining distance, South, 29 degrees 22 minutes 00 seconds East, 141.85 feet to a point, a corner of Lot No. 2, as shown on said Plan; thence, extending along the line of said Lot No. 2, South, 60 degrees 38 minutes 00 seconds West, 128.42 feet to a point, in the line of lands of the said Michael T. and Kate E. Tamburino; thence, extending along the line of said lands of Tamburino, North, 29 degrees 39 minutes 42 seconds West, 91.27 feet to a point on the Southeasterly side of New Hope Street, aforesaid, being the first mentioned point and place of beginning.

BEING known and identified as Lot No. 1 on said Plan, 1404 New Hope Street, Block 145, Unit 68.

UNDER AND SUBJECT, however, to an Electric Service Easement for Lot No. 2 (proposed) and Sanitary Sewer lateral Easement for Lot No. 2 (proposed), both of which are located upon and extending through premises as being more fully shown and set forth on the recited Plan Book and Page.

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

BEING THE SAME PREMISES which Shoujiang Wang, by Deed, dated 03/07/2019 and recorded 03/14/2019 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6128 at Page 1754, granted and conveyed unto Autumn N. Stewart and Duane Jay, in fee.

Parcel Number: 13-00-04772-01-2.

Location of property: 1404 New Hope Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Autumn N. Stewart a/k/a Autumn Stewart and Duane Jay** at the suit of Santander Bank, N.A. Debt: \$404,577.94.

Jeff Calcagno (Brock & Scott, PLLC), Attorney(s). I.D. #327900

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. 2022-17273**, 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 **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner in the middle of the Layfield Road (33 feet wide), leading from Pottstown to New Hanover, said point, being a corner of lands of Eden Stauffer; thence, along the middle of said road, North, 45 degrees East, 60 feet to a corner of lands of Warren H. Freed; thence, along the same, North, 49 degrees 35 minutes West, 414.27 feet to a corner, and continuing along lands of Warren H. Freed, South, 45 degrees West, 60 feet to a corner of lands of Eden Stauffer; thence, along the same, South, 49 degrees 35 minutes East, 414.27 feet to the place of beginning.

CONTAINING: 91 perches of land.

BEING the same premises which Bryon Scott and Marianne Scott, his wife, by Deed dated 12/31/1987 and recorded 1/6/1988 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4862 at Page 00708, granted and conveyed unto Kerry E. Wisneski, now deceased, date of death, 8/17/12 and Susan A. Wisneski, now deceased, date of death, 9/1/2019, his wife.

Parcel Number: 47-00-03940-00-9.

Location of property: 2787 N. Charlotte Street, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Kerry Wisneski, Deceased (DOD 8/17/12)**, solely in her capacity as **Heir of Susan A. Wisneski, Deceased (DOD 9/1/2019)** and **The Unknown Heirs of Susan A. Wisneski Deceased** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$143,750.35.

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. 2022-17965**, 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, or tracts of land, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan dated September 10, 1963, as prepared by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, as follows:

BEGINNING at a point on the Northeasterly side of Bronson Circle, said point, being a common corner of Lot 3 & 4 as shown on the above-mentioned plan, said point, being measured, the two (2) following courses and distances from a point of curve on the Northwesterly side of Third Avenue (Rt. 113), (45 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent; and (2) North, 48 degrees 15 minutes West, 355.00 to the point of beginning; thence, extending from said point along Lot 3, as shown on the above-mentioned Plan, North, 41 degrees 45 minutes East, crossing an existing stream and 20 feet wide sewer main easement, 303.17 feet to a point, in line of lands, now or late of Kaulback; thence, extending along the same, North, 54 degrees 40 minutes West, 769.50 feet to a point, a corner of lands, now or late of Gunner Rambo; thence, extending along the same, South, 42 degrees 06 minutes West, 652.96 to a point, a corner of Lot 26, as shown on the above-mentioned plan; thence, extending along the same and along the rear of Lots 25, 24, 23, as shown on the above-mentioned plan, South, 48 degrees 02 minutes 30 seconds East, recrossing the aforesaid stream and sewer main easement, 414.57 feet to a point, in line of Lot 22, as shown on the above-mentioned plan; thence, extending along the same and along the rear of Lots 22, 21 and partly along Lot 21, the two following courses and distance: (1) North, 41 degrees 57 minutes 30 seconds East, 85.34 feet to a point; and (2) South, 48 degrees 15 minutes East, 279.00 feet to a point, a corner of Lot 13; thence, extending along the same, North, 41 degrees 45 East, 302.00 on a Southwesterly side of Bronson Circle; thence, extending along the same, South, 48 degrees 15 minutes East, 80.00 feet to a point; thence, extending North, 41 degrees 45 minutes East, crossing the bed of Bronson Circle, 50 feet to a point on the Northeasterly side of Bronson Circle; thence, extending along the same, North, 48 degrees 15 minutes West, 5.00 feet to the first mentioned point and place of beginning.

BEING Lots 4, 5, 6, 7, 8, 9, 10, 11, 12 as shown on the above-mentioned plan.

BEING the same premises which the Estate of Charles W. MacMullen a/k/a Charles Wilde MacMullen, Jr., Deceased, by Pamela M. Busha Administratrix, by Deed, recorded in the Office of the Recorder of Deeds of Montgomery County, PA on June 9, 2021, Book 6229 at Page 451, et. seq., granted and conveyed unto MGL Holdings, LLC.

AND BEING the same premises which MGL Holdings, LLC, then by Deed, dated February 28, 2022, and recorded in the Office of the Recorder of Deeds of Montgomery County, PA on May 12, 2022, Book 6281 at Page 2721, et. seq., granted and conveyed unto MGL Holdings, LLC, in fee.

Parcel Numbers: 23-00-00070-00-6; 23-00-00073-00-3; 23-00-00079-00-6; 23-00-00082-00-3; 23-00-00085-00-9; 23-00-00088-00-6; 23-00-00091-00-3; 23-00-00094-00-9; 23-00-00097-00-6.

Location of property: Nine (9) certain lots or parcels of ground, being Lots 4 through 12 on Bronson Circle in the Borough of Trappe, Montgomery County, Pennsylvania.

The improvements thereon are: Undeveloped lots.

Seized and taken in execution as the property of **MGL Holdings, LLC** at the suit of Independent Mortgage Company. Debt: \$401,501.34.

Phillip D. Berger, Attorney.

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

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

By virtue of a Writ of Execution **No. 2022-18405**, 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, as follows:

BEGINNING at a point on the north side of Charlotte Street, at the distance of 60 feet East of the North corner of Charlotte and Lex Streets, in the division line of this and Lot 12; thence, along said division of Lot 12, North, 140 feet to a 20 feet wide alley; thence, East along said alley, 30 feet to Lot 14; thence, along same, South 140 feet to Charlotte Street, as aforesaid; thence, along North side of said Street, West, 30 feet to the place of beginning.

BEING the same premises which Walter A Hamilton, by Deed, dated February 25, 2008, and recorded in the Office of Recorder of Deeds of Montgomery County on March 20,2008 at Book 5686, Page 01019, granted and conveyed unto Heather L. Roy.

Parcel Number: 16-00-04088-00-9.

Location of property: 709 N. Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Heather L. Roy** 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: \$170,797.18.

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.

To all parties in interest and claimants:

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

ARTICLES OF INCORPORATION

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

Advance Planning Solutions, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Monaghan Wible Law

8500 West Chester Pike, P.O. Box 2538
Upper Darby, PA 19082

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Aisliam Holdings, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

Troutman Pepper Hamilton Sanders, LLP, Solicitors

3000 Two Logan Square
18th & Arch Streets
Philadelphia, PA 19103

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Lovett Holdings, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

Troutman Pepper Hamilton Sanders, LLP, Solicitors

3000 Two Logan Square
18th & Arch Streets
Philadelphia, PA 19103

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **M. Cohen Holdings, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

Troutman Pepper Hamilton Sanders, LLP, Solicitors

3000 Two Logan Square
18th & Arch Streets
Philadelphia, PA 19103

Melendez Food Concepts Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Lundy Beldecos & Milby, PC

450 N. Narberth Avenue, Suite 200
Narberth, PA 19072

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 February 6, 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 10:00AM on Monday, February 6, 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, FEBRUARY 6, 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. BACKOS, NICHOLAS A., DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL) - First and Final Account, Stated by Anthony Backos, Executor.
2. GREENBERG, CONCETTA R., DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL) - First and Final Account, Stated by Paula Lisak, Executrix.
3. HAASE, DONNA, DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL) - First and Final Account of Richard Sand, Administrator CTA, c/o Paul Feldman, Esquire.
4. HUGHES, WILLIAM, (INCLUDING TRUST UNDER WILL) - First and Final Account of Richard Sand, Administrator, c/o Paul Feldman, Esquire.
5. IACOVINO, AYDAN, MINOR'S ESTATE OR MINOR'S COMPROMISE - Third Account, Stated by William H. Bradbury III, Guardian of Estate.
6. IACOVINO, JOSEPH DAVID, DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL) - First and Final Account, Stated by Michael F. Rogers, Administrator.
7. LEE, EMMITT, SETTLOR'S ESTATE - (TRUST AGREEMENT OR DEED) - First Interim Account, Stated by The Philadelphia Trust Company, Trustee.

- 8. MacPHEE, MARGARET V., DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL) – First and Final Account of Estate of Margaret V. MacPhee, deceased by Glenmede Trust Company, NA, Executor under Will.
- 9. NOWAK, S. PETER, A/K/A NOWAK, SHALOMP, A/K/A NOWAK, SHALOMPETER, DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL) – Account, Stated by Paul L Feldman, Executor.

Relisted Accounts

- 10. HUNTER, CAROLINE, SETTLOR – 01/03/2023 – Third Account for the Trust established under the DEED of Caroline Hunter, Settlor dated 3/4/81 as Amended for Caroline Hunter Charitable Trust, as Stated by PNC Bank, National Association, Wayne Raffety and Vernon Walker, Trustees.
- 11. IRWIN, JOHN L., DECEDENT’S ESTATE – 1/03/2023 – Final Account, Stated by Thomas R. Irwin, Executor.
- 12. OLIVANT, WALTER R., DECEDENT’S ESTATE (INCLUDING TRUST UNDER WILL) – 1/03/2023 – First and Final Account, Stated by Marylou Berk, Administratrix.
- 13. SASSAMANSVILLE FIRE COMPANY NO. 1, A NON-PROFIT CORPORATION – Account, Stated by Sassamansville Fire Company No. 1. A Non-Profit Corporation, by Julianna VanDuyne-King, Esquire

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. 2023-00672

NOTICE IS HEREBY GIVEN that on January 12, 2023, the Petition of Ashden Benjamin Hogeland was filed in the above-named Court, praying for a Decree to change their name to ASHDEN LEVI TSCHANZ.

The Court has fixed March 8, 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. 2022-25107

NOTICE IS HEREBY GIVEN that on December 28, 2022, the Petition of Jordin Malik Holmes Garton was filed in the above-named Court, praying for a Decree to change their name to JORDIN MALIK HOLMES.

The Court has fixed May 3, 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. 2022-22786

NOTICE IS HEREBY GIVEN that on November 22, 2022, the Petition of Ronald Lee Yoder was filed in the above-named Court, praying for a Decree to change his name to RONNIE LEE YODER.

The Court has fixed March 8, 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. 2023-00341

NOTICE IS HEREBY GIVEN that on January 6, 2023, the Petition of Tyisha Iona Fountain Davis was filed in the above-named Court, praying for a Decree to change her name to TYISHA IONA HARRIS.

The Court has fixed March 8, 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.

CIVIL ACTION

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
1 E. Stow Road
Marlton, NJ 08053
856-482-1400
Attorneys for Plaintiff
File No. 228688-2

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - MORTGAGE FORECLOSURE
NO. 2020-04606

Bayview Loan Servicing, LLC,
Plaintiff

vs.

Evelyn M. Row, known Heir of Elizabeth Anne Polk, deceased; Kenneth Arthur Jackson, known heir of Elizabeth Anne Polk, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Elizabeth Anne Polk, deceased,
Defendants

NOTICE

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

You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

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

**BARSAM, JUDITH also known as
JUDITH EDWARDS, dec'd.**

Late of Lower Merion Township.
Executor: ROBERT GUMAER,
5 Spruce Lane,
Marlton, NJ 08053.

BEACH, LORETTA, dec'd.

Late of Upper Providence Township.
Administrator: CAROLYN MADISON,
316 Gumbes Road,
Collegeville, PA 19426.

ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403

**BERGEY, NAOMI also known as
NAOMI K. BERGEY, dec'd.**

Late of Franconia Township.
Executors: AMY JO HAYDU,
5 Dartmouth Drive,
Doylestown, PA 18901-7017,
DEBORAH A. BERGEY-WORKMAN,
21-B Marwood Road, S,
Port Washington, NY 11050.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

BOROWY, PATRICIA M., dec'd.

Late of Borough of Pottstown.
Executor: MARK W. BOROWY,
100 Village Way, Apt. 206,
Westport, MA 02790.

ATTORNEY: DAVID A. MEGAY,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

**BRINKOS, JOHN M. also known as
JOHN MICHAEL BRINKOS, dec'd.**

Late of Borough of Lansdale.
Executor: JOHN M. BRINKOS, JR.,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

**CAVACINI, FRANCIS LOUIS also known as
FRANK CAVACINI, dec'd.**

Late of Schwenksville, PA.
Administrator: JOSEPH CAVACINI,
3087 Newark Road,
West Grove, PA 19390.

**CHRISTMAS, LOUISE MARIE also known as
LOUISE M. HILDEBRANDT, dec'd.**

Late of Borough of Schwenksville.
Executor: BARRY L. HILDEBRANDT,
c/o Lisa A. Shearman, Esquire,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773.

ATTORNEY: LISA A. SHEARMAN,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773

**COOPER, DONALD M. also known as
DONALD COOPER, dec'd.**

Late of Upper Dublin Township.
Executor: BARRY ROBERT COOPER,
1680 Huntingdon Pike, Apt. 324,
Huntingdon Valley, PA 19006.
ATTORNEY: MICHAEL L. GALBRAITH,
GALBRAITH LAW, LLC,
2001 Market Street, Suite 3810,
Philadelphia, PA 19103

**DALEY, MONIKA E. also known as
MONIKA ELISE DALEY and
MONIKA DALEY, dec'd.**

Late of Montgomery Township.
Executrix: JENNIFER DALEY,
c/o Charles Bender, Esquire,
2800 Kelly Road, Suite 200,
Warrington, PA 18976.
ATTORNEY: CHARLES BENDER,
FOX ROTHSCHILD LLP,
2800 Kelly Road, Suite 200,
Warrington, PA 18976

DAVENPORT, ROBERT V., dec'd.

Late of Upper Dublin Township.
Executor: KIMBERLY A. GRISPON,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
104 N. York Road,
Hatboro, PA 19040

DELLACAMERA, HELEN E., dec'd.

Late of Upper Merion Township.
Administratrix: ANN KENNEDY,
499 W. Valley Forge Road,
King of Prussia, PA 19406.

ATTORNEY: KATHLEEN M. O'CONNELL,
SCHUBERT GALLAGHER TYLER & MULCAHEY,
121 S. Broad Street, 20th Floor,
Philadelphia, PA 19107

DiGIUSEPPE, CAROL F., dec'd.

Late of Lower Merion Township.
Executrix: JOSEPHINE T. DeSIDERIO,
c/o Michael LaRosa, Esquire,
959 West Chester Pike,
Havertown, PA 19083.
ATTORNEY: MICHAEL LaROSA,
LaROSA LAW FIRM,
959 West Chester Pike,
Havertown, PA 19083

FIORE, JAMES M., dec'd.

Late of Lower Pottsgrove Township.
Executrix: DEBORAH ANN GRILLO,
25 Pebble Beach Lane,
Pottstown, PA 19464.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

FLORO, JEAN A., dec'd.

Late of East Norriton Township.
Executrix: ANASTASIA N. DeMEDIO,
1013 Pimlico Drive,
East Norriton, PA 19403.
ATTORNEY: CAROL R. LIVINGOOD,
TIMONEY KNOX, LLP,
130 W. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087

FOY JR., WILLIAM P., dec'd.

Late of Conshohocken, PA.
Executor: MARY GAWRONSKI,
c/o HighPoint Law Offices, PC,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914.
ATTORNEY: PETER JAMES GILBERT,
HIGHPOINT LAW OFFICES, PC,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914

GRANESE, THERESA N., dec'd.

Late of Borough of Telford.
Executor: LEIGH P. NARDUCCI.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

**GRUBER, MARY R. also known as
MARY T. GRUBER, dec'd.**

Late of Borough of Jenkintown.
Executrix: PATRICIA E. GRUBER,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
104 N. York Road,
Hatboro, PA 19040

GRUBER, RAYMOND L., dec'd.

Late of Borough of Lansdale.
Executor: DAVID GRUBER,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

HANSHAW SR., ROY DAVID also known as

**ROY D. HANSHAW, SR. and
ROY D. HANSHAW, dec'd.**
Late of Borough of Ambler.
Executor: ROY DAVID HANSHAW, JR.,
117 Azalea Way,
Flourtown, PA 19031.

HERNANE, TEOFILO T., dec'd.

Late of Abington Township.
Executrix: RICCI F. ROGERS,
c/o Anthony J. Baratta, Esquire,
3500 Reading Way,
Huntingdon Valley, PA 19006.
ATTORNEY: ANTHONY J. BARATTA,
BARATTA LAW, LLC,
3500 Reading Way,
Huntingdon Valley, PA 19006

HILL, JOSEPH JOHN, dec'd.

Late of Upper Merion Township.
Executors: MICHAEL HAHN HILL AND
ELIZABETH BARTLETT HILL,
c/o Karen M. Stockmal, Esquire,
1235 Westlakes Drive, Suite 320,
Berwyn, PA 19312.
ATTORNEY: KAREN M. STOCKMAL,
KMS LAW OFFICES, LLC,
1235 Westlakes Drive, Suite 320,
Berwyn, PA 19312

KEOWN, ALAN RAY, dec'd.

Late of Borough of Conshohocken.
Administratrix: DONNA DeFRANGESCO,
220 Bard Court,
Spring City, PA 19475.
ATTORNEY: JENNIFER M. MERX,
SKARLATOS ZONARICH,
320 Market Street, 600 West,
Harrisburg, PA 17101

KOHN, EMANUEL J., dec'd.

Late of Abington Township.
Executors: DAVID M. KOHN AND
ELLEN K. MISHEL,
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

LOMBARDO, ALEXANDRA V., dec'd.

Late of Plymouth Township.
Executrix: MICHELLE M. LOMBARDO,
c/o Moira B. Rosenberger, Esquire,
One Summit Street,
Philadelphia, PA 19118.
ATTORNEY: MOIRA B. ROSENBERGER,
BARBER, SHARPE & ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118

LUNDEN, CHARLOTTE B., dec'd.

Late of Upper Merion Township.
Executrix: VIRGINIA BENWAY,
c/o Ruth Ganister, Esquire,
Rosenthal and Ganister, LLC,
31 Turner Lane,
West Chester, PA 19380.

- ATTORNEY: RUTH GANISTER,
ROSENTHAL AND GANISTER, LLC,
31 Turner Lane,
West Chester, PA 19380
- MATHESON, REGINA LEAH also known as
REGINA MATHESON and
REGINA L. MATHESON, dec'd.**
Late of Borough of Collegetville.
Executrix: KRISTY A. OWENS,
c/o Rosemary R. Ferrino, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2021.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2021
- McGOVERN, OSWILLA, dec'd.**
Late of Borough of Lansdale.
Executrix: SHELAGH MCGOVERN,
c/o Michael J. Lyon, Esquire,
Walsh Pancio, LLC,
2028 N. Broad Street,
Lansdale, PA 19446.
ATTORNEY: MICHAEL J. LYON,
WALSH PANCIO, LLC,
2028 N. Broad Street,
Lansdale, PA 19446
- MITTAL, ARUNA A., dec'd.**
Late of Lower Gwynedd Township.
Administrator: ANAND T. MITTAL,
c/o Barry F. Penn, Esquire,
30 S. 17th Street, Suite 810,
Philadelphia, PA 19103.
ATTORNEY: BARRY F. PENN,
LAW OFFICE OF BARRY F. PENN, PC,
30 S. 17th Street, Suite 810,
Philadelphia, PA 19103
- PAUPST, DOROTHY, dec'd.**
Late of Limerick Township.
Executrix: JENNIFER G. HAAS,
720 Winston Street,
Hatfield, PA 19440.
ATTORNEY: AMY W. SOSNOV,
SOSNOV & SOSNOV,
540 Swede Street,
Norristown, PA 19401
- REIFF, DEBORA A., dec'd.**
Late of Lower Merion Township.
Executor: EDWARD LUNDY,
c/o John R. Lundy, Esquire,
Lundy Beldecos & Milby, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072.
ATTORNEY: JOHN R. LUNDY,
LUNDY, BELDECOS & MILBY, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072
- RICCARDELLI, RITA D., dec'd.**
Late of Worcester Township.
Executrix: DONNA M. PITONIAK,
c/o Susan G. Caughlan, Esquire,
2686 Overhill Drive,
Center Point, PA 19403.
ATTORNEY: SUSAN G. CAUGHLAN,
2686 Overhill Drive,
Center Point, PA 19403
- SCHEINOFF, RICHARD, dec'd.**
Late of Upper Dublin Township.
Executrix: HOLLY SCHEINOFF,
1543 Foxbury Road,
Maple Glen, PA 19002.
ATTORNEY: STEPHEN T. ELINSKI,
SALVO ROGERS ELINSKI & SCULLIN,
510 E. Township Line Road, Suite 150,
Blue Bell, PA 19422
- SCHOENLY, JUNE NAOMI, dec'd.**
Late of Pottstown, PA.
Executrix: KAREN PAUL,
1244 3rd Avenue,
Hellertown, PA 18055.
- SHEEHAN, MICHAEL P., dec'd.**
Late of Springfield Township.
Executrix: PATRICIA A. SHEEHAN,
c/o Robert R. Kreitz, Esquire,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19606.
ATTORNEY: ROBERT R. KREITZ,
KREITZ GALLEN SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610
- SILVERMAN, DOROTHY SARA, dec'd.**
Late of Wynnewood, PA.
Executrix: TERRY FEENEY,
121 Harrogate Road,
Wynnewood, PA 19096.
- SLOYER, CATHERINE, dec'd.**
Late of Borough of Pennsburg.
Executor: ROGER W. SLOYER,
2538 Broder Street SW,
Allentown, PA 18103.
ATTORNEY: PHILIP L. GAZAN,
GAZAN & JOHN, P.C.,
30 W. Airy Street,
Norristown, PA 19401
- SOULGES, CONNIE, dec'd.**
Late of Springfield Township.
Executor: JEFFREY DEAN SOULGES,
c/o April L. Charleston, Esquire,
60 W. Boot Road, Suite 201,
West Chester, PA 19380.
ATTORNEY: APRIL L. CHARLESTON,
THE CHARLESTON FIRM,
60 W. Boot Road, Suite 201,
West Chester, PA 19380
- STOLLWERK, CAROLYN M., dec'd.**
Late of Hatfield Township.
Administrator: HANS WERNER STOLLWERK,
1545 Werner Road,
Hatfield, PA 19440.
ATTORNEY: BRIAN D. GOURLEY,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- STRUSE, CATHERINE A. also known as
CATHY STRUSE,
CATHY A. STRUSE and
CATHERINE STRUSE, dec'd.**
Late of Plymouth Township.
Executrix: CYNTHIA CIANCIUILLI,
c/o David S. Workman, Esquire,
200 S. Broad Street, Suite 600,
Philadelphia, PA 19102.

ATTORNEY: DAVID S. WORKMAN,
ASTOR WEISS KAPLAN & MANDEL, LLP,
200 S. Broad Street, Suite 600,
Philadelphia, PA 19102

THOMAS, PATRICIA, dec'd.

Late of Lower Merion Township.
Executor: ADAM REDMOND PODOWITZ-
THOMAS,
1012 Nicholson Road,
Wynnewood, PA 19096.

ATTORNEY: STACEY W. McCONNELL,
LAMB McERLANE, P.C.,
24 E. Market Street, P.O. Box 565,
West Chester, PA 19381

WEBSTER, RITA E., dec'd.

Late of Abington Township.
Executor: DONALD A. WESTERMANN,
855 Chandlee Drive,
West Chester, PA 19382.
ATTORNEY: JOHN P. McGUIRE,
552 Ridge Road,
Telford, PA 18969

Second Publication

ALPOHORITIS, CONSTANTINE N., dec'd.

Late of Abington Township.
Executrix: CATHERINE ALPOHORITIS,
1080 Sherman Avenue,
Huntingdon Valley, PA 19006.
ATTORNEY: MAX A. RUTKOWSKI,
RUTKOWSKI & RUTKOWSKI, PC,
4141 Woerner Avenue, Suite 3A,
Levittown, PA 19057

BANNISTER, DENNIS LEE, dec'd.

Late of Abington Township.
Administrator: AARON BANNISTER,
c/o Renata T. Pabisz, Esquire,
116 E. Court Street,
Doylestown, PA 18901.
ATTORNEY: RENATA T. PABISZ,
HIGH SWARTZ, LLP,
116 E. Court Street,
Doylestown, PA 18901

BOOTHE, BECKY S. also known as

BECKY SUE BOOTHE, dec'd.
Late of West Pottsgrove Township.
Administratrix: AMY HARTLEY,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, PC,
P.O. Box 444,
Pottstown, PA 19464.

BOTDORF, WARREN EDWARD, dec'd.

Late of Borough of Royersford.
Executrix: LORI A. DiNAFO,
1361 N. State Street,
Pottstown, PA 19464.
ATTORNEY: JAMES R. FREEMAN,
OWM LAW,
41 High Street,
Pottstown, PA 19464

CARCAREY, SUZANNE C., dec'd.

Late of Collegeville, PA.
Executrix: DEBORAH GRAY,
3847 Township Line Road,
Collegeville, PA 19426.

COOPER, ADELINE also known as

**ADELINE M. COOPER and
ADELINE MARIE COOPER, dec'd.**

Late of Lower Merion Township.
Executrix: ELLEN J. COOPER,
119 West Street,
Media, PA 19063.

ATTORNEY: EDWARD A. FOX,
808 Bethlehem Pike, (Rear),
Erdenheim, PA 19038

CURA, IRENE CATHERINE also known as

IRENE C. CURA, dec'd.

Late of Cheltenham Township.
Executrix: JOANNE GOTTIER PARRIS,
c/o Marci S. Miller, Esquire,
P.O. Box 5349,
Lancaster, PA 17606.

ATTORNEY: MARCI S. MILLER,
GIBBEL KRAYBILL & HESS LLP,
P.O. Box 5349,
Lancaster, PA 17606

DEAN, MORRIS J. also known as

MORRIS JONATHAN DEAN, dec'd.

Late of Lower Merion Township.
Executors: DANIEL Z. DEAN,
ILANA DEAN-SCHMIDT AND
RACHEL MATTHEWS,
c/o Lawrence S. Chane, Esquire,

One Logan Square,
130 N. 18th Street,
Philadelphia, PA 19103-6998.
ATTORNEY: LAWRENCE S. CHANE,
BLANK ROME LLP,
One Logan Square,
130 N. 18th Street,
Philadelphia, PA 19103-6998

DORNISCH, LINUS VICTOR also known as

LINUS V. DORNISCH, dec'd.

Late of Upper Merion Township.
Administratrix: DAINA S. WILSON McLEAN, ESQUIRE,
P.O. Box 2410,
Bala Cynwyd, PA 19004.
ATTORNEY: DAINA S. WILSON McLEAN,
WILSON McLEAN LAW FIRM,
P.O. Box 2410,
Bala Cynwyd, PA 19004

FULMER, EVELYN CLARA KERSHAW also known as

EVELYN C. FULMER, dec'd.

Late of Lower Providence Township.
Executor: ROBERT BOYD FULMER,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

GUPTA, RAMESH also known as

RAMESH CHANDRA GUPTA, dec'd.

Late of Upper Dublin Township.
Executrix: KAVITA GUPTA-SHAH,
c/o Devin S. Fox, Esquire,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422.
ATTORNEY: DEVIN S. FOX,
KAPLIN STEWART MELOFF REITER & STEIN, PC,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422

HARTWICK, THELMA MARIE, dec'd.

Late of Franconia Township.
 Executor: MELVIN R. HARTWICK,
 c/o Maza, David & Hoeffel,
 507 Salfordville Road, P.O. Box 369,
 Lederach, PA 19450-0369.
 ATTORNEY: JAMES W. MAZA,
 MAZA, DAVID & HOEFFEL,
 507 Salfordville Road, P.O. Box 369,
 Lederach, PA 19450-0369,
 215-256-0007

**HARTZ, TERRI ELIZABETH also known as
TERRI E. HARTZ, dec'd.**

Late of Lansdale, PA.
 Administratrix: MAKENNA E. HARTZ,
 c/o Kurt A. Gardner, Esquire,
 109 W. Main Street,
 Ephrata, PA 17522.
 ATTORNEY: KURT A. GARDNER,
 GARDNER AND STEVENS, P.C.,
 109 W. Main Street,
 Ephrata, PA 17522

HELWIG, DONALD C., dec'd.

Late of Borough of Norristown.
 Executors: ALEXANDRA STABILE,
 3 Nancy Drive,
 Hillsdale, NJ 07642,
 MARK HELWIG,
 1766 Sorrel Road,
 Warrington, PA 18976.
 ATTORNEY: KENNETH C. RUSSELL,
 RUSSELL LAW, P.C.,
 3500 Reading Way,
 Huntingdon Valley, PA 19006

HENNING, CLARENCE F., dec'd.

Late of East Norriton Township.
 Executrix: CARLA F. BAYLER,
 c/o Danielle M. Yacono, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: DANIELLE M. YACONO,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

HILL, RONALD F., dec'd.

Late of Lower Providence Township.
 Co-Executors: PATRICIA A. DiDONATO,
 P.O. Box 3269,
 Shepherdstown, WV 25443,
 THOMAS HILL,
 1108 S. Main Street, Unit 327,
 Greenville, SC 29601.
 ATTORNEY: GARY P. LEWIS,
 LEWIS McINTOSH & TEARE, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

HOLLENBACH, CHARLES RICHARD, dec'd.

Late of Borough of Souderton.
 Executor: RICHARD BEAM,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. 1277,
 Lansdale, PA 19446.

HOPKINS, PATRICIA ANN, dec'd.

Late of Conshohocken, PA.
 Administrator: EDWARD TOLAND,
 1303 Colwell Lane,
 Conshohocken, PA 19428.

JOHNSON, JEANNE A., dec'd.

Late of Montgomery Township.
 Executor: BRIAN KENDALL JOHNSON,
 c/o D. Keith Brown, Esquire,
 Two N. State Street,
 Newtown, PA 18940.
 ATTORNEY: D. KEITH BROWN,
 STUCKERT AND YATES,
 Two N. State Street,
 Newtown, PA 18940

KARMANSKI, KATHLEEN B., dec'd.

Late of Plymouth Township.
 Executor: JOHN M. KARMANSKI,
 1159 S. Juniper Street,
 Philadelphia, PA 19147.
 ATTORNEY: EDWARD A. STERN,
 McBRIEN & MONTALTO, P.C.,
 325 Swede Street,
 Norristown, PA 19401

KARWOSKI JR., STANLEY JOSEPH, dec'd.

Late of Perkiomen Township.
 Executrix: BRIANNA KARWOSKI,
 c/o Kirsten B. Miniscalco, Esquire,
 190 Bethlehem Pike, Suite 1,
 P.O. Box 564,
 Colmar, PA 18915.
 ATTORNEY: KIRSTEN B. MINISCALCO,
 WINTER & DUFFY LAW,
 190 Bethlehem Pike, Suite 1,
 P.O. Box 564,
 Colmar, PA 18915

KELLY JR., GERALD J., dec'd.

Late of West Norriton Township.
 Administratrix: SANDRA L. DWORECKI,
 161 Ross Road,
 King of Prussia, PA 19406.
 ATTORNEY: MICHAEL A. CLEMENTE,
 DALY & CLEMENTE, P.C.,
 630 Freedom Business Center Drive, 3rd Floor,
 King of Prussia, PA 19406

LEPCHUK, KATHLEEN M., dec'd.

Late of Whitemarsh Township.
 Executrix: MARY KENNY LEE,
 407 Glen Arbor Court,
 King of Prussia, PA 19406.
 ATTORNEY: MARK J. DAVIS,
 CONNOR ELDER LAW,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

LORDI JR., GEORGE J., dec'd.

Late of Upper Hanover Township.
 Co-Executors: VIRGINIA E. LORDI,
 3966 Parestis Road,
 Barto, PA 19504,
 ANTHONY R. LORDI,
 2706 Shady Ridge Drive,
 Columbus, OH 43231.
 ATTORNEY: VICTOR M. FREDERICK, IV,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

**MASTURZO, ELIZABETH A. also known as
BETTY A. MASTURZO, dec'd.**

Late of Limerick Township.
 Executor: STEPHEN MASTURZO,
 124 MacDade Road,
 Phoenixville, PA 19460.

McGINTY, INEZ, dec'd.

Late of Huntingdon Valley, PA.
 Executor: PAUL McGINTY.

McGINTY, MARY JANE B., dec'd.

Late of Borough of Hatboro.
 Executrix: DAWN MAY,
 12 Springmeadow Road,
 Feasterville, PA 19053.
 ATTORNEY: MARK J. DAVIS,
 CONNOR ELDER LAW,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

McQUIGGAN, NANCY ELIZABETH, dec'd.

Late of Lower Gwynedd Township.
 Executrix: EILEEN CALVITTI,
 c/o Nicholas W. Stathes, Esquire,
 899 Cassatt Road, Suite 320,
 Berwyn, PA 19312.
 ATTORNEY: NICHOLAS W. STATHES,
 TOSCANI, STATHES & ZOELLER, LLC,
 899 Cassatt Road, Suite 320,
 Berwyn, PA 19312

MILLER, JANET M. also known as

JANET E. MILLER and
JANET ESCHBACH, dec'd.

Late of Borough of Pottstown.
 Executrix: MICHELLE L. GRASSI,
 c/o Stephanie A. Henrick, Esquire,
 1001 Conshohocken State Road, Suite 1-625,
 West Conshohocken, PA 19428.
 ATTORNEY: STEPHANIE A. HENRICK,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL LLP,
 1001 Conshohocken State Road, Suite 1-625,
 West Conshohocken, PA 19428

OGLE, MARY E., dec'd.

Late of East Norriton Township.
 Executor: DAVID MARTIN,
 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

PRUSKY, PAUL MURRAY, dec'd.

Late of Lower Merion Township.
 Executor: STEVEN G. PRUSKY,
 c/o Danielle Friedman, Esquire,
 1801 Market Street, Suite 2300,
 Philadelphia, PA 19103.
 ATTORNEY: DANIELLE FRIEDMAN,
 OFFIT KURMAN, P.A.,
 1801 Market Street, Suite 2300,
 Philadelphia, PA 19103

REMER, SANDI L., dec'd.

Late of Upper Dublin Township.
 Administrator: JUSTIN Z. REMER-HOFFMAN,
 1242 Glen Burnie Lane,
 Dresher, PA 19052.
 ATTORNEY: CARRIE L. SCATTERGOOD,
 ROTHKOFF LAW GROUP,
 Seven Neshaminy Interplex, Suite 403,
 Trevese, PA 19053

RICHTER, DOROTHY also known as
DOROTHY WEAVER RICHTER, dec'd.

Late of Upper Moreland Township.
 Executor: HARRY B. WEAVER,
 c/o Mark S. Danek, Esquire,
 1255 Drummers Lane, Suite 105,
 Wayne, PA 19087.

ATTORNEY: MARK S. DANEK,
 THE DANEK LAW FIRM, LLC,
 1255 Drummers Lane, Suite 105,
 Wayne, PA 19087

SALAMONE, RITA L., dec'd.

Late of Borough of Norristown.
 Co-Executors: DENISE A. LaROSA,
 1125 Hereford Drive,
 Blue Bell, PA 19422,
 GERALD A. SALAMONE,
 3110 Lena Lane,
 East Norriton, PA 19403.

SCOTT, JOYCE B., dec'd.

Late of Springfield Township.
 Executor: DAVID R. SCOTT,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

SCULLY, MARGARET M., dec'd.

Late of Lower Providence Township.
 Executor: BRIAN J. SCULLY,
 c/o Richard C. Parker, Esquire,
 175 Strafford Avenue, Suite 230,
 Wayne, PA 19087.
 ATTORNEY: RICHARD C. PARKER,
 MILES & PARKER, LLP,
 175 Strafford Avenue, Suite 230,
 Wayne, PA 19087

SEITZ, NANCY M., dec'd.

Late of Abington Township.
 Executrix: PAMELA RUTH GANLEY,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

SHIELDS, SHARON, dec'd.

Late of Borough of Norristown.
 Administratrix: MAUREEN A. LEAR,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 104 N. York Road,
 Hatboro, PA 19040

SNYDER, B. LORRAINE, dec'd.

Late of Borough of Lansdale.
 Executrix: JAIME E. KALER,
 c/o Danielle M. Yacono, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: DANIELLE M. YACONO,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

TOOHEY, MARTIN E., dec'd.

Late of Springfield Township.
 Executors: JOSEPH P. TOOHEY,
 8316 Strahle Place,
 Philadelphia, PA 19111,
 BRENDAN THOMAS MOONEY,
 644 Newton Street,
 Denver, CO 80204.

ATTORNEY: BRIDGET M. WEIDENBURNER,
McVAN & WEIDENBURNER,
162 S. Easton Road,
Glenside, PA 19038

VENEZIA, MARY, dec'd.

Late of Borough of Norristown.
Co-Executors: CARMELLA VENEZIA,
985 Von Steuben Drive,
Stowe, PA 19464,
FRANK VENEZIA,
2101 Royal Court,
Royersford, PA 19468.
ATTORNEY: BRIDGET MONAGHAN WIBLE,
P.O. Box 2538,
Upper Darby, PA 19082

WALSH, JAYNE ANN, dec'd.

Late of Harleysville, PA.
Executrix: MELISSA GLIDDEN,
c/o Daniel W. Katz, Esquire,
121 S. Broad Street, Suite 1300,
Philadelphia, PA 19107.
ATTORNEY: DANIEL W. KATZ,
LAW OFFICES OF DANIEL W. KATZ, LLC,
121 S. Broad Street, Suite 1300,
Philadelphia, PA 19107

Third and Final Publication

ALBRECHT, DAVID E. also known as

DAVID E. ALBRECHT, SR., dec'd.
Late of Lower Gwynedd Township.
Executors: DAVID E. ALBRECHT, JR.,
4803 Renoir Lane,
Schwenksville, PA 19473,
MELANIE G. ALBRECHT,
1383 Granary Road,
Blue Bell, PA 19422.
ATTORNEYS: JAMES E. EGBERT,
THOMAS J. BARNES,
EGBERT & BARNES, P.C.,
349 York Road, Suite 100,
Willow Grove, PA 19090

BAILEY, FRED JAMES also known as

FRED JAMES BAILEY, III, dec'd.
Late of Hatfield Township.
Executrices: ALLISON GLADFELTER AND
LAUREN POPECK,
c/o William B. Anstine, Jr., Esquire,
117 E. Market Street,
York, PA 17401.
ATTORNEY: WILLIAM B. ANSTINE, JR.,
117 E. Market Street,
York, PA 17401

CAPARONI SR., LOUIS J., dec'd.

Late of Upper Providence Township.
Executrix: DIANE K. CANNEY,
118 Norwood Street,
Mont Clare, PA 19453.
ATTORNEY: JAMES C. KOVALESKI,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

CUSTER, RONALD P., dec'd.

Late of Lower Providence Township.
Co-Executors: DEBORAH J. TYSON AND
RICHARD D. CUSTER,
c/o Blake E. Dumbar, Esquire,
Robert L. Brant & Associates, LLC,
572 W. Main Street, P.O. Box 26865,
Trappe, PA 19426.

DAVIS, ALICE, dec'd.

Late of Wyncote, PA.
Executor: DEBORAH DAVIS,
c/o Sherman C. Toppin, Esquire,
Toppin Law, PC,
1800 John F. Kennedy Boulevard, Suite 300,
Philadelphia, PA 19103.
ATTORNEY: SHERMAN C. TOPPIN,
TOPPIN LAW PC,
1800 John F. Kennedy Boulevard, Suite 300,
Philadelphia, PA 19103

DORWARD, MARIAN CONSTANCE, dec'd.

Late of Lower Providence Township.
Executor: JOHN S. DORWARD,
c/o Kevin M. Richards, Esquire,
Henry & Beaver LLP,
937 Willow Street,
Lebanon, PA 17046.
ATTORNEY: KEVIN M. RICHARDS,
HENRY & BEAVER LLP,
937 Willow Street,
Lebanon, PA 17046

FELDMAN, ALYNE, dec'd.

Late of Abington Township.
Executor: BRYAN J. ADLER,
Seven Neshaminy Interplex, Suite 403,
Trevose, PA 19053.
ATTORNEY: CARRIE L. SCATTERGOOD,
ROTHKOFF LAW GROUP,
Seven Neshaminy Interplex, Suite 403,
Trevose, PA 19053

FELTON, HARRY UETZ also known as

**HARRY U. FELTON and
HARRY FELTON, dec'd.**
Late of Lower Salford Township.
Executors: SCOTT FELTON AND
CHRISTOPHER FELTON,
c/o John N. Schaeffer, III, Esquire,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137.
ATTORNEY: JOHN N. SCHAEFFER, III,
EASTBURN & GRAY, PC,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137

FERGUSON, MAGDALENA MARIE, dec'd.

Late of Borough of North Wales.
Executrix: VALERIE LYNN KRATOWICZ,
c/o Nicholas W. Stathes, Esquire,
899 Cassatt Road, Suite 320,
Berwyn, PA 19312.
ATTORNEY: NICHOLAS W. STATHES,
TOSCANI, STATHES & ZOELLER, LLC,
899 Cassatt Road, Suite 320,
Berwyn, PA 19312

FLEETWOOD GOLDBLATT, DORIS also known as

**DORIS F. GOLDBLATT and
DORIS GOLDBLATT, dec'd.**
Late of Lower Merion Township.
Executrix: JANET FLEETWOOD SPERLING,
614 Great Springs Road,
Bryn Mawr, PA 19010.
ATTORNEY: ROBERT C. GERHARD, III,
GERHARD & GERHARD, P.C.,
815 Greenwood Avenue, Suite 8,
Jenkintown, PA 19046,
215-885-6785

GALLELLI, FRANCESCO, dec'd.

Late of Abington Township.
 Executor: ANTONIO GALLELLI,
 c/o Russell P. Sacco, Esquire,
 Russell P. Sacco, LLC,
 57 S. Main Street,
 Yardley, PA 19067.
 ATTORNEY: RUSSELL P. SACCO,
 RUSSELL P. SACCO, LLC,
 57 S. Main Street,
 Yardley, PA 19067

GARDNER, MARY CHARLENE, dec'd.

Late of Hatboro Township.
 Executrix: CAROL L. FORMENTO,
 2936 Carnation Avenue,
 Willow Grove, PA 19090.
 ATTORNEY: STEVEN H. BRUSH,
 LAW OFFICES OF CONNORS AND BRUSH,
 606 Lakeside Drive,
 Southampton, PA 18966

**GIUNTA SR., FRANK A. also known as
FRANK GIUNTA, dec'd.**

Late of Upper Merion Township.
 Executrix: DENISE G. MULLIN,
 73 Aspen Way,
 Schwenksville, PA 19473.
 ATTORNEY: EDMUND J. CAMPBELL, JR.,
 2201 Renaissance Boulevard, 3rd Floor,
 King of Prussia, PA 19406

HEDRICK SR., RALPH WESLEY, dec'd.

Late of Upper Dublin Township.
 Executrix: CHERYL KURPIEL,
 879 Geranium Drive,
 Warrington, PA 18976.
 ATTORNEY: SCOT SEMISCH,
 SEMISCH AND SEMISCH,
 408 Easton Road, P.O. Box 306,
 Willow Grove, PA 19090-0306

HENRY, THOMAS M., dec'd.

Late of Lower Merion Township.
 Executor: JOSEPH J. RITINSKI,
 443 Forest Lane,
 North Wales, PA 19454.
 ATTORNEY: MELVA M. EXNER,
 813 Warren Road,
 Lower Gwynedd, PA 19002

HUMMELER, MARY P., dec'd.

Late of Lower Merion Township.
 Executor: PNC BANK, NA,
 Attn.: Heather S. Dorr, VP,
 1600 Market Street, 6th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: KAREN WOLF,
 COMMONS & COMMONS, LLP,
 6377 Germantown Avenue,
 Philadelphia, PA 19144

JOHNSON, WAINE CECIL, dec'd.

Late of Abington Township.
 Executrix: DEANNA M. JOHNSON,
 c/o Samantha Heaton, Esquire,
 Kulzer & DiPadova, P.A.,
 76 E. Euclid Avenue, Suite 300,
 Haddonfield, NJ 08033.
 ATTORNEY: SAMANTHA HEATON,
 KULZER & DiPAADOVA, P.A.,
 76 E. Euclid Avenue, Suite 300,
 Haddonfield, NJ 08033

LADEN, OTTILIE, dec'd.

Late of Whitmarsh Township.
 Executors: SCOTT M. LADEN,
 DREW M. LADEN AND
 ROBERT J. CAMPBELL,
 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

LAWRENCE, KIMIKO K., dec'd.

Late of Montgomery Township.
 Executrix: APRIL FRY,
 c/o Brittany Tedesco, Esquire,
 383 Kings Highway North,
 Cherry Hill, NJ 08034.
 ATTORNEY: BRITTANY TEDESCO,
 BRATTON ESTATE & ELDER CARE
 ATTORNEYS,
 383 Kings Highway North,
 Cherry Hill, NJ 08034

**LINCOLN, RUTH HIRSHEY also known as
RUTH H. LINCOLN and
RUTH LINCOLN, dec'd.**

Late of Lower Merion Township.
 Executor: JOSEPH L. LINCOLN,
 c/o Jonathan H. Ellis, Esquire,
 100 Front Street, Suite 100,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG, P.C.,
 100 Front Street, Suite 100,
 Conshohocken, PA 19428

**McELHINNEY, NORA also known as
NORA NAUGHTON, dec'd.**

Late of Cheltenham Township.
 Executor: JAMES E. McELHINNEY, JR.,
 c/o Stephen M. Specht, Esquire,
 2332 S. Broad Street,
 Philadelphia, PA 19145.
 ATTORNEY: STEPHEN M. SPECHT,
 GREEN & SCHAFFLE,
 2332 S. Broad Street,
 Philadelphia, PA 19145

**MOYER, JANE S. also known as
JANE ARLENE MOYER, dec'd.**

Late of Franconia Township.
 Executrix: KATHLEEN L. KEEFRIDER,
 308 W. Kennedy Road,
 North Wales, PA 19454.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

MUNYAN, RUTH ANNE, dec'd.

Late of Gilbertsville, PA.
 Executor: RICHARD R. MUNYAN,
 2759 Saint Anthony Way,
 Gilbertsville, PA 19525.

PLATTENBURG, PAUL DALE, dec'd.

Late of Borough of Pottstown.
 Executrix: JENNIFER LYNNE HERSCAP.
 ATTORNEY: DAVID E. SCHWAGER,
 183 Market Street, Suite 100,
 Kingston, PA 18704-5444

POLLINO, MARY C., dec'd.

Late of Springfield Township.
 Executrix: JULIANN M. POLLINO,
 c/o Guy F. Matthews, Esquire,
 300 W. State Street, Suite 300,
 Media, PA 19063.

ATTORNEY: GUY F. MATTHEWS,
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
 SLOANE, MATTHEWS & AUSLANDER, P.C.,
 300 W. State Street, Suite 300,
 Media, PA 19063

REILLEY JR., JOSEPH F., dec'd.

Late of Borough of Norristown.
 Executrix: KATHLEEN A. REILLY,
 103 Amberley Drive,
 Blue Bell, PA 19422.

ATTORNEY: MICHAEL F. ROGERS,
 SALVO ROGERS ELINSKI & SCULLIN,
 510 E. Township Line Road, Suite 150,
 Blue Bell, PA 19422

RUMMEL, KATHLEEN A. ELIFF also known as

**KATHLEEN A. RUMMEL and
 KATHLEEN A. ELIFF, dec'd.**

Late of Hatfield Township.
 Executor: ROSE MARIE POWER,
 124 Yellowstone Road,
 Plymouth Meeting, PA 19462.

ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

SCHAMP, WILLIAM C., dec'd.

Late of West Norriton Township.
 Executor: WILLIAM C. SCHAMP, JR.,
 c/o Danielle M. Yacono, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.

ATTORNEY: DANIELLE M. YACONO,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,

375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

SHILDKROUT, BRADLEY STEPHEN, dec'd.

Late of Worcester Township.
 Administratrix: DONNA LYNN SHILDKROUT,
 c/o Lisa A. Shearman, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.

ATTORNEY: LISA A. SHEARMAN,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,

375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

SLOVITER, DOLORES, dec'd.

Late of Montgomery Township.
 Executrix: VIKKI AMANDA SLOVITER,
 c/o John R. Latourette, Esquire,
 1500 Market Street, Suite 3500E,
 Philadelphia, PA 19102.

ATTORNEY: JOHN R. LATOURETTE,
 DILWORTH PAXSON LLP,
 1500 Market Street, Suite 3500E,
 Philadelphia, PA 19102

SPENCE, MIRIAM E., dec'd.

Late of Towamencin Township.
 Executrix: JEANICE L. NAULTY,
 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

STEVENSON, ELLEN C., dec'd.

Late of Whitemarsh Township.
 Administratrix: ANNE STEVENSON SMITH,
 192 Albemarle Drive,
 Blue Bell, PA 19422.

ATTORNEY: MARK J. DAVIS,
 CONNOR ELDER LAW,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

**STUBBE, FRANK R. also known as
 FRANK REED STUBBE, dec'd.**

Late of Lower Providence Township.
 Executors: FRANK H. STUBBE AND
 LISA A. RAPAPORT,
 266 S. Carol Boulevard,
 Upper Darby, PA 19082.

STUFFLET JR., ALFRED L., dec'd.

Late of Limerick Township.
 Executrix: JUNE MARIE STUFFLET,
 220 Melrose Avenue,
 Reading, PA 19606.

ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

TRAUGER, WILLIAM D., dec'd.

Late of Hatfield Township.
 Administrator: MICHAEL J. TRAUGER.
 ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pennsburg, PA 18073

WALTZ, DOROTHY ESTHER HOYER also known as

**DOROTHY H. WALTZ and
 DOROTHY E. WALTZ, dec'd.**

Late of Lower Providence Township.
 Executrix: PATRICIA W. DEVLIN,
 c/o Robert L. Brant, Esquire,
 572 W. Main Street, P.O. Box 26865,
 Trappe, PA 19426.

WILSON, ROBERT E., dec'd.

Late of Abington Township.
 Executrices: HOLLY BETH WILSON AND
 BONNIE J. LOCK,
 412 Cheltena Avenue,
 Jenkintown, PA 19046.

ATTORNEY: JOSEPH P. MCGOWAN,
 JOSEPH P. MCGOWAN, P.C.,
 701 Lakeside Park,
 Southampton, PA 18966

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

Shannondell Health with its principal place of business at 5000 Shannondell Drive, Audubon, PA 19403.

The name and address of the entity owning or interested in said business is: Shannondell, Inc., c/o Hamburg, Rubin, Mullin & Maxwell Corporation Service, Inc., 375 Morris Road, Lansdale, PA 19446.

The application has been filed on November 14, 2022.

Peter R. Wilson, Esquire

Latsha Davis & Marshall, P.C.

1700 Bent Creek Boulevard, Suite 140
Mechanicsburg, PA 17050

TRUST NOTICES

Third and Final Publication

THE DONALD W. JARRELL FAMILY TRUST

Donald W. Jarrell, Deceased

Late of W. Norriton 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:

Trustees: Kimberly Ann Jarrell
(n/k/a Kimberly Ann Armani) &
Rudolph L. Celli, Jr., Esq.
125 Strafford Ave., #115, Wayne, PA 19087

Att’y.: Rudolph L. Celli, Jr.
125 Strafford Ave., #115, Wayne, PA 19087

EXECUTIONS ISSUED

Week Ending January 24, 2023

The Defendant’s Name Appears First in Capital Letters

ANANIEV, MILEN: BANK OF AMERICA, GRNSH. - Main St. Acquisition Corp.; 202225110; WRIT/EXEC.
BAUER, JENNIFER: CHASE BANK, GRNSH. - Commonwealth Financial Systems, Inc.; 202225106; WRIT/EXEC.
BEEMAN, PAUL: TRUMARK FINANCIAL CU, GRNSH. - Discover Bank; 201718517; WRIT/EXEC.
BRADY, ANNE: WELLS FARGO BANK, GRNSH. - Calvary Spv. I, LLC; 202001689; \$1,080.92.
BROCK-GROWHOWSKI, THERESA: BANK OF AMERICA, GRNSH. - Cavalry Spv. I, LLC; 201501920; \$7,559.30.
BRYSON, M.: FIRSTRUST SAVINGS BANK, GRNSH. - Discover Bank; 201920411; WRIT/EXEC.
BURN’S CONSTRUCTION SERVICES, LLC: BURNS, THOMAS: TIMOTHY: MERIDIAN BANK, GRNSH. - Denney Electric Supply of Ambler, Inc.; 202203142.
CHEMERYS, GERALD - Bank of New York Mellon; 202217667.
DAVIS, CHRISTOPHER: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 202115266.
DYNAMIC CONTRACTING, LLC: UNIVEST BANK AND TRUST CO., GRNSH. - Cama Self Directed Ira, LLC; 202205549.
EARSKINE, RODGER: CITIZENS BANK, GRNSH. - Akin-Aina, Babawole; 202300817; \$29,855.81.
EWING, BETH: SANTANDER BANK, GRNSH. - Worldwide Asset Purchasing II; 200933100; WRIT/EXEC.

FALZONE, BETH: BANK OF AMERICA, GRNSH. - Commonwealth Financial Systems, Inc.; 202225115; WRIT/EXEC.
FRAJERMAN, BARBARA - Wilmington Savings Fund Society, et al. Co. Shellpoint Mortgage; 202220993.
GALANTI, ASHLY - Lakeview Loan Servicing, LLC; 202205983.
GEORGE GROTE BUILDING CONTRACTOR, INC. - Lima One Capital, LLC; 202216459.
GILLMAN, MARK - Northridge Estates Condominium Association; 202014626.
GLANTZ, MARSHALL: FRONHEISER GLANTZ, JANA - Keybank, N.A.; 202221757.
HANGE, DEBRA - Montgomery Glen Association, Inc.; 202300586; \$6,321.35.
HOOD, RICHARD - Loancare, LLC; 202212348.
KASHNER, NIKKI - Harmon, Philip; 202223633.
KRAVITZ, SANDRA: FREEDOM CREDIT UNION, GRNSH. - Bank of America, N.A.; 202216327; WRIT/EXEC.
KRYSTAL, BENTZ: BENTZ, SCOTT - Pennemac Loan Services, LLC; 201914563; ORDER/JUDGMENT/ \$264,417.77.
LYONS, BRIAN - Lakeview Loan Servicing, LLC; 202003379.
MILLER, JONATHAN: TD BANK, GRNSH. - LVNV Funding, LLC; 202212938; \$1,907.10.
MINDA-GRAUEL, JOANNA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202001034.
MONASTERO, JUSTIN: CITIZENS BANK, GRNSH. - Atlantic Credit & Fin., Inc., et al.; 200821346; WRIT/EXEC.
MUELLER, KENT: M&T BANK, GRNSH. - Cavalry Spv. I, LLC; 202010773.
NASH, ANDREA - Loancare, LLC; 202201745.
NEAL, CAROL: WELLS FARGO, GRNSH. - Worldwide Asset Purchasing, LLC; 202225112; WRIT/EXEC.
NESHEWAIT, AMJAD: BANK OF AMERICA, GRNSH. - Bank of America, N.A.; 201919763; \$3,120.00.
RIVELLI, NICHOLAS - Sawmill Village Condo. Assoc.; 202119003; \$11,673.24.
SAM, CHARLES: CHRITABEL: DAVID - Midfirst Bank; 202203877.
SANDERS, CHAKAIRE: THE UNITED STATES OF AMERICA - Newrez, LLC f/k/a New Penn Financial, LLC; 202214900.
SHIMKUS, MARIAN: UNITED STATES OF AMERICA - Wilmington Savings Fund Society, FSB, not in its Individual Cap.; 202216431.
SIMONS & SONS REMODELING: SIMON, RUBEN - Atlas General Contracting, LLC; 202212951; \$12,245.93.
SMITHSHIRLEY, JENNIFER: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 202014332.
UNITED CONNECTED SERVICES, LLC: ASAD, MOHAMAD: TD BANK, GRNSH. - Answernet, Inc.; 202222976; WRIT/EXEC.
VERNE, KAMI: TD BANK, GRNSH. - American Express National Bank; 202021463; WRIT/EXEC.
ZHENG, JAMEI: WELLS FARGO BANK, N.A., GRNSH. - Valley Forge Convention Center Partners, L.P.; 202101642.
ZISK, GEORGE: BRENDAN: DONNA: BANK OF AMERICA, GRNSH., ET AL. - Continental Wirt Electronics Corporation, et al.; 200939131; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED
Week Ending January 24, 2023
**The Defendant's Name Appears
First in Capital Letters**

ANGELINI, SEAN - Bancorp Bank; 202300901;
Complaint In Confession of Judgment; \$3,769,085.96.

BA PIZZA II, LLC - Norber Trust; 202301030;
Complaint in Confession of Judgment Money;
\$120,993.32.

BAER, MICHAEL - Jefferson Capital Systems, LLC;
202300840; Judgment fr. District Justice; \$2,196.13.

BALAS, KRISTIAAN - O'Brien, John; 202301002;
Judgment fr. District Justice; \$2,303.36.

BEVERLY, RONALD - Jefferson Capital Systems, LLC;
202300952; Judgment fr. District Justice; \$6,533.87.

COLWELL, JENNA - Jefferson Capital Systems, LLC;
202300944; Judgment fr. District Justice; \$6,947.67.

DAVIS, SHARDAE - Jefferson Capital Systems, LLC;
202300941; Judgment fr. District Justice; \$9,279.05.

DENNIS, KENYA - JHPDE Finance I, LLC; 202300950;
Judgment fr. District Justice; \$2,532.04.

DiPETRILLO, ANTHONY - Jefferson Capital
Systems, LLC; 202300925; Judgment fr.
District Justice; \$5,220.25.

DONOFRIO, WILLIAM - Jefferson Capital Systems, LLC;
202300935; Judgment fr. District Justice; \$1,291.90.

FOSTER, RYAN - Jefferson Capital Systems, LLC;
202300946; Judgment fr. District Justice; \$979.61.

GEKONGE, TRUPHOSAH - Jefferson Capital
Systems, LLC; 202300939; Judgment fr.
District Justice; \$2,505.50.

GOODREAU, CHRIS - Jefferson Capital Systems, LLC;
202300945; Judgment fr. District Justice; \$2,669.77.

GOODS, TIFFANY - LVNV Funding, LLC;
202301160; Judgment fr. District Justice; \$943.22.

GUARNACCIA, JENNIFER; FEASTER, CYNDI;
PROGRESSIVE REHAB, LLC; State Farm Mutual
Automobile Insurance Company, et al.; 202300857;
\$297,00.00.

HONG, EUGENE - Jefferson Capital Systems, LLC;
202300851; Judgment fr. District Justice; \$6,331.66.

HOWARD, CRAIG - Jefferson Capital Systems, LLC;
202300867; Judgment fr. District Justice; \$8,628.49.

IACOVETTI, JOHN - Grace, Christopher; 202300770;
Judgment fr. District Justice; \$4,843.92.

JENKINS, NIEKIA - Fego, Angel; 202300792;
Judgment fr. District Justice; \$7,813.50.

JOHNSON, DEBBIE - Jefferson Capital Systems, LLC;
202300942; Judgment fr. District Justice; \$2,733.34.

KERRIDGE, PATRICIA - JHPDE Finance I, LLC;
202300971; Judgment fr. District Justice; \$5,777.61.

KIM, KYUNG - JHPDE Finance I, LLC; 202300899;
Judgment fr. District Justice; \$4,146.36.

MATTHEWS, BARBARA - Jefferson Capital Systems, LLC;
202300907; Judgment fr. District Justice; \$4,424.01.

MILLER, JOSH - Jefferson Capital Systems, LLC;
202300900; Judgment fr. District Justice; \$2,780.60.

MUMPER, KIMBERLY - Jefferson Capital Systems, LLC;
202300858; Judgment fr. District Justice; \$1,091.74.

NESTER, COLLEEN - JHPDE Finance I, LLC;
202300930; Judgment fr. District Justice; \$1,768.41.

NIETO-STUBENBORT, SUSANA - JHPDE
Finance I, LLC; 202300955; Judgment fr.
District Justice; \$2,002.72.

PASSARELLA, ANGELA - JHPDE Finance I, LLC;
202300937; Judgment fr. District Justice; \$1,747.38.

PASTERNAK, DAVID - Jefferson Capital Systems, LLC;
202300902; Judgment fr. District Justice; \$10,696.87.

PEARSON, MARGARET - JHPDE Finance I, LLC;
202300893; Judgment fr. District Justice; \$5,612.44.

PERRY, LAFONSA - Cach, LLC; 202301150;
Judgment fr. District Justice; \$1,343.97.

REYNOLDS, NOAH - Jefferson Capital Systems, LLC;
202300865; Judgment fr. District Justice; \$2,319.82.

RICHTER-HARRISON, NANCY - Jefferson
Capital Systems, LLC; 202300954; Judgment fr.
District Justice; \$5,078.07.

ROBINSON, CHRISTINA - Romulus, Wesly; 202301045;
Judgment fr. District Justice; \$4,051.00.

SANTIAGO, CORY - Jefferson Capital Systems, LLC;
202300848; Judgment fr. District Justice; \$1,805.63.

SEGELKEN, CANDACE - Jefferson Capital Systems, LLC;
202300943; Judgment fr. District Justice; \$4,399.81.

SMITH, KRISTLE - MR 24 Quality Discount Tires;
202300812; Mechanics Lien Claim; \$18,250.00.

SMITH-ROBINSON, CHACHIRA - Jefferson
Capital Systems Llc; 202300846; Judgment fr.
District Justice; \$3218.55.

SPELLER, CHARLES - Jefferson Capital Systems, LLC;
202300856; Judgment fr. District Justice; \$4,040.99.

STEWART, AUDREI - Jefferson Capital Systems, LLC;
202300926; Judgment fr. District Justice; \$4,080.25.

THOMAS, AMBER - JHPDE Finance I, LLC;
202300895; Judgment fr. District Justice; \$3,343.07.

WADSWORTH, EDWARD - Second Round, L.P.;
202301149; Judgment fr. District Justice; \$1,891.92.

WELLER, MEREDITH - JHPDE Finance I, LLC;
202300953; Judgment fr. District Justice; \$7,157.15.

WRIGHT, TAIRA - Jefferson Capital Systems, LLC;
202300960; Judgment fr. District Justice; \$819.89.

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

Brownlee, David; 202370011; \$13,746.60.

Cherry, Jacqueline; 202370018; \$15,266.77.

Delta Alliance, LLC; 202370015; \$30,834.77.

Marrama, Kenneth; Bonnie; 202370017; \$1,540.60.

Mary Cleary Drywall & Carpentry, LLC; 202370019;
\$77,213.14.

Morse, Sidney; 202370012; \$28,241.20.

Roberto, John; Patricia; 202370010; \$3,640.20.

Shrum, Jackson; Ziamo, Maria; 202370016; \$262,209.26.

Wenhold, Larry; 202370014; \$14,347.50.

Wenhold, Larry; Emily; 202370013; \$35,657.54.

LETTERS OF ADMINISTRATION
Granted Week Ending January 24, 2023
**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

ALCARO, CYNTHIA J. - Lansdale Borough;
Alcaro, Thomas, 4802 S. Mountain Drive,
Emmaus, PA 18049.

BEACH, LORETTA V. - Upper Providence Township;
Madison, Carolyn, 316 Gumbes Road,
Collegeville, PA 19426.

HOPKINS, PATRICIA A. - Conshohocken Borough;
Toland, Edward P., 1303 Colwell Lane,
Conshohocken, PA 19428.

HUTT, MEGAN M. - Upper Salford Township; Hutt, William D., 1141 Schwenksville Road, Schwenksville, PA 19473.
 LEVIN, JANET - Lansdale Borough; Shields Esq., Michael, 305 Garden Road, Oreland, PA 19075.
 OERTEL, DOUGLAS F. - Pottstown Borough; Oertel, Franklin R., 316 Pearl Avenue, Horsham, PA 19044.
 ROBINSON, ERICK A. - Cheltenham Township; Robinson, Kennedy, 3801 Mistletoe Street, New Orleans, LA 70118.
 STOUT, DOUGLAS A. - New Hanover Township; Stout, Brenda L., 408 Mountain Village Drive, Macungie, PA 18062.
 SURMA, LAWRENCE R. - Upper Hanover Township; Surma, Mark W., 7566 Iron Street SE, Masury, OH 44438.

DIAMOND, STEVEN - Diamond, Wendy; 202301152; Complaint Divorce.
 DiGIOVANNI, MIA - Portfolio Recovery Associates, LLC; 202301024; Civil Action; Babcock, Gregory J.
 EDDINGER, KARL - Portfolio Recovery Associates, LLC; 202300870; Civil Action; Gerding, Carrie A.
 ENGD AHL, ASHLEY - SLAGLE, ROBERT - McCuskins Properties, LLC; 202300786; Petition to Appeal Nunc Pro Tunc.
 FARRELL, BETH - Farrell, George; 202300791; Complaint for Custody/Visitation.
 FERRAZ ALMADA, LUIZ - Da Costa Lima Almada, Tatiana; 202300968; Complaint Divorce.
 FORTE, JASMINE - Waddington, Zachary; 202301129; Complaint for Custody/Visitation; Morris, Sandra W.
 GBOYAH, EDDIE - Gboyah, Cecelia; 202301075; Complaint for Custody/Visitation.
 GRADY, PATRICK - Grady, Jennifer; 202300801; Complaint Divorce.
 GRIMALDOS MOJICA, MANUEL - Garcia Rios, Angela; 202300735; Complaint for Custody/Visitation; Negron-Bennett, Luz.
 GUTKOWSKI, KELLY - Portfolio Recovery Associates, LLC; 202300866; Civil Action; Gerding, Carrie A.
 HARRIS, ALISON - Harris, Jordan; 202301104; Complaint Divorce.
 HASAN, MOHAMMAD - UDR Valley Forge, LLC; 202301001; Petition to Appeal Nunc Pro Tunc; Hilton, William Stokes.
 HELLER, STEPHEN; STEPHEN - Kauffman, Sally; 202300994; Complaint for Custody/Visitation.
 HOGAN TRANSPORTS, INC. - Hardrick, Gina; 202300893; Foreign Subpoena.
 INDIGO POOL DESIGN, LLC - Modrell, Lance; 202300904; Defendants Appeal from District Justice.
 JOHNSON, THODORE - Poplar 2022, LLC; 202300987; Petition to Appeal Nunc Pro Tunc; Baritz, Todd L.
 JONES, JOCELYN - U.S. Bank National Association; 202300894; Civil Action; Loewy, Andrew D.
 JONES, RAYSHAUN - Mount Vernon Apartments, LLC; 202300993; Defendants Appeal from District Justice.
 JURSKI, KAROL - Discover Bank; 202301131; Civil Action; Loewy, Andrew D.
 KRATZ, DONALD - Amtsfeld, Stacey; 202300832; Complaint for Custody/Visitation.
 LANNUTTI, ANDREW - Timinski, Catherine; 202300855; Plaintiff's Appeal from District Justice.
 LUTERMAN, MICHAEL; WARREN - Scalise, Maria; 202301151; Defendants Appeal from District Justice.
 McKNIGHT, MARKEITH - Singletary, Christina; 202300763; Complaint for Custody/Visitation.
 MENDOZA-AUILA, HUGO - Sanabia-Ramos, Lihana; 202300785; Complaint for Custody/Visitation.
 MITCHELL, DONTATE - Mitchell, Junell; 202301144; Complaint Divorce; Marinari, Guy.
 MONGEY, ROY - Bank of America, N.A.; 202300771; Civil Action; Shean, Dennis E.
 NOVITSKI, BRIAN - VBULL Properties, LLC; 202301074; Complaint in Ejectment.
 PAOLETTI, JOHN; CHOICE REMODELING & RESTORATION, INC. - Universal Supply Company, LLC; 202301118; Civil Action; Flail Jr., Edward N.
 PARKER, DEBORAH - American Express National Bank; 202301125; Civil Action; Loewy, Andrew D.

SUITS BROUGHT

Week Ending January 24, 2023

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

ALLEN, STANLEY - Braswell, Ebony; 202300690; Complaint for Custody/Visitation.
 ANLAS, CLAUDIO - Portfolio Recovery Associates, LLC; 202301148; Civil Action; Gerding, Carrie A.
 AQUILINO, MAUREEN - Midland Credit Management, Inc.; 202301016; Defendants Appeal from District Justice.
 ASSALONE, RITA - PNC Bank National Association; 202301139; Civil Action; Loewy, Andrew D.
 AYALA, MARTHA - Discover Bank; 202301134; Civil Action; Loewy, Andrew D.
 BABYLON, KIMBERLY - Donovan, Daniel; 202300795; Complaint for Custody/Visitation.
 BARNES, LEEANN - Portfolio Recovery Associates, LLC; 202301028; Civil Action; Gerding, Carrie A.
 BART, CHRISTINA - Portfolio Recovery Associates, LLC; 202300897; Civil Action; Gerding, Carrie A.
 BEAL, ASHLEY - Portfolio Recovery Associates, LLC; 202300861; Civil Action; Gerding, Carrie A.
 BEAMESDERFER, RAYMOND - Shuster, Farrel; 202300768; Defendants Appeal from District Justice.
 BOYD, PATRICIA; KAREEM - Portfolio Recovery Associates, LLC; 202301022; Civil Action; Gerding, Carrie A.
 BUTLER, BRITTANY - Grinnage, Devon; 202301039; Complaint for Custody/Visitation.
 CALHOUN, TIA - Portfolio Recovery Associates, LLC; 202301155; Civil Action; Gerding, Carrie A.
 CAMPBELL, DREW - Morris, Hannah; 202301052; Complaint Divorce.
 CARRASCO TREJO, ROBIN - Marquez Capa, Sulbey; 202301042; Complaint Divorce.
 CLEMENS, JOHN PAUL - Citibank, N.A.; 202300802; Civil Action; Weinstein, Yale D.
 CLINTON, LAWRENCE - Moore, Nakia; 202301077; Plaintiffs Appeal from District Justice.
 COHEN, JUSTIN; JUSTIN COHEN CONTRACTING, LLC - Universal Supply Company, LLC; 202301114; Civil Action; Flail Jr., Edward N.
 DeDOMINIC, JACQUELINE - Discover Bank; 202300896; Civil Action; Loewy, Andrew D.

- PAYTON, CAROLINE: HOUSE OF WIN/
NIECY'S BOUTIQUE - Warfield, Angela; 202300938;
Defendants Appeal from District Justice.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Anderson, Katie; 202225216;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Campfield, Ashshkir;
202301008; Appeal from Suspension/Registration/
Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Gleeson, Morgan; 202301076;
Appeal from Suspension/Registration/Insp.
- PINTO, FLAVIA - Discover Bank; 202300898;
Civil Action; Loewy, Andrew D.
- PROGRESSIVE INSURANCE - Hwang, Jae; 202300956;
Civil Action.
- RHINES, TRISHA - Martin, Donald; 202301026;
Petition to Appeal Nunc Pro Tunc.
- RHUDE, JOY - Curry, Scott; 202300790;
Complaint Divorce.
- SCHUBERT, SAMUEL - Engelhardt, Erica; 202300769;
Complaint for Custody/Visitation.
- SENIOR, RICARDO - Taylor, Natasha; 202300997;
Complaint Divorce.
- SERIANNI, JUSTIN - Serianni, Nicola; 202301102;
Complaint Divorce.
- SORBER, JAIME; LITTLE, GEORGE -
Williams, Hugh; 202301117; Civil Action.
- STASIOROWSKI, ADAM - Ryan, Tricia; 202300773;
Complaint for Custody/Visitation; Cornelison, Carol L.
- THOMPSON, JOANNE - Capital One, N.A.;
202301136; Civil Action; Ratchford, Michael F.
- WAGNER, JONATHAN - Wagner, Jocelyn;
202301035; Complaint Divorce.
- WOELPPER, ANNE MARIE - Woelpper, Dan;
202300906; Complaint Divorce; Consolo, Colleen F.
- WOLFE, CALEIGH - Lacey-Forrest, Jordan;
202300892; Complaint for Custody/Visitation;
Finer, Matthew.
- WRIGHT, YANNA: HARPER, KENDELL -
Champ, Yvonna; 202300849; Complaint for
Custody/Visitation.
- YANES De ZAVALA, BLANCA: De JESUS ZAVALA,
ALBERT - Yanes, Juan; 202300910; Complaint for
Custody/Visitation.
- CAMPBELL, KLARA R. - Upper Gwynedd Township;
Campbell, Linda A., 1424 Marlins Lane
North Wales, PA 19454.
- CHRISTMAS, LOUISE M. - Schwenksville Borough;
Hildebrandt, Barry L., 813 St. Charles Street
Baltimore, MD 21230.
- EVERY, ETA L. - Upper Frederick Township;
Lager-Every, Malika L., 7295B Sauerkraut Ln
Macungie, PA 18062.
- FEINBERG, HELENE - Cheltenham Township;
Feinberg, Frank, 8244 Fairview Road
Elkins Park, PA 19027.
- FEMMER, CHARLES H. JR. - Upper Pottsgrove
Township; Saxton, Leigh E., 22 Micklitz Dr.
Pottstown, PA 19464.
- GOLDFINE, SHIRLEY L. - Lower Providence
Township; Goldfine, Jerald L., 1009 Hagys Ford
Road Penn Valley, PA 19072.
- GOODEN, OSWALD - Upper Merion Township;
Gooden, Jean J., 5095 Defford Place
Norristown, PA 19403.
- GOULDEY, KENNETH L. - Pennsburg Borough;
Gouldey, Kevin L., 503 Fairhill Rd.
Hatfield, PA 19440; Landis, Patti A.,
672 Landis Rd. Telford, PA 18969.
- GREEN, ANN E. - Ambler Borough; Rapkin, Jonathan,
7398 Norwood Avenue St. Louis, MO 63130.
- GULDIN, RICHARD - Pennsburg Borough;
Guldin, Eleanor M., 835 Main Street
Pennsburg, PA 18073.
- GUNZENHAUSER, JEAN S. - Lower Merion Township;
Gunzenhauser, Robert M., 403 Boxwood Road
Bryn Mawr, PA 19010.
- GUNZENHAUSER, MILTON H., JR. -
Lower Merion Township; Gunzenhauser, Robert,
403 Boxwood Road Bryn Mawr, PA 19010.
- HAGEY, ELIZABETH C. - Franconia Township;
14 N. Main St. Souderton, PA 18964; Yoder, Joan G.,
77 Magnolia Dr. Leola, PA 17540.
- HAMERLA, DONALD R. - Upper Merion Township;
Burk, Diane, 32 Lake Shore Drive North
Westford, MA 01886; Harner, Sharon K.,
6859 Muskett Way Centreville, VA 20121.
- HAMERLA, RITA M. - Upper Merion Township;
Burk, Diane, 32 Lake Shore Drive North
Westford, MA 01886; Harner, Sharon K.,
6859 Muskett Way Centreville, VA 20121.
- HAUCK, ELLEN M. - Douglass Township;
Hauck, Andrew W., 22 Buchanan Dr
Boyertown, PA 19512; Hauck, David A.,
321 Walnut St Spring City, PA 19475.
- JARRELL, DONALD W. - West Norriton Township;
Armani, Kimberly A., 3870 Eaton Brook Road
Erieville, NY 13061.
- KARDASH, MARY ANN - Lower Providence Township;
Kardash, Deborah, 27 Pawlings Circle
Phoenixville, Pa, PA 19460.
- KILLEEN, MARY JANE A. - Lower Gwynedd
Township; Stanek, Maureen C., 39 Mercer Hill Road
Ambler, PA 19002.
- KLOSE, NOREEN - Montgomery Township;
Klose, Steven, 982 Lansdale Ave Lansdale, PA 19446.
- LINDER, THELMA - Cheltenham Township;
Yanoff, Michael, 1905 Limekiln Pike
Dresher, PA 19025.
- MENDELSON, WILFORD L. - Upper Merion Township;
Brill, Helaine, 413 Anglesey Terrace
West Chester, PA 19380; Lieberman, Tamara,
1004 Woodview Court Warrington, PA 18976.

WILLS PROBATED

Granted Week Ending January 24, 2023

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

- ALPERT, EFFIE L. - Towamencin Township;
Alpert, Robert A., 2217 Southfield Rd
Harrisburg, PA 17104.
- BOLOGNESE, ANTHONY J. - Lower Providence
Township; Branco, Susan L., 437 Jean Drive
King Of Prussia, PA 19406.
- BOROWY, PATRICIA M. - Pottstown Borough;
Borowy, Mark W., 100 Village Way, Apt. 206
Westport, MA 02790.
- BOTHE, EVELYN M. - Upper Providence
Township; Kraft, Kenneth, Humanetics Fellowship
Royersford, PA 19468.
- BRINKOS, JOHN M. - Hatfield Township;
Brinkos, John M., Jr., 1117 Eagle Way
Virginia Beach, VA 23456.

MOLLOY, RITA A. - Montgomery Township;
Molloy, Edward K., Jr., 206 Cambridge Pl
Chalfont, PA 18914.

MULLETT, SUZANNE H. - Upper Merion Township;
Dziembowski, Chrisie, 310 4Th Avenue
Montclare, PA 19453; Gospodarek, Jaclyn,
9 School Lane Royersford, PA 19468;
Spinelli, Suzie, 150 Rebel Road
King Of Prussia, PA 19406.

PELKEY, RUTH - North Wales Borough;
Burns, Barbara A., 303 S Fifth Street
North Wales, PA 19454; Burns, Patricia,
104 Mendham Drive North Wales, PA 19454.

PETTAWAY, CHARLES H. SR. - Upper Dublin
Township; Pettaway, Noreen, 5211 Reinhard Street
Philadelphia, PA 19143.

REUMANN, MARTHA W. - Whitmarsh Township;
Reumann-Moore, Rebecca J., 704 E. Phil-Ellena
Philadelphia, PA 19119.

RICCHINI, CHARLES J. - Lower Salford Township;
George, Catherine A., 800 N Broad St
Lansdale, PA 19446.

ROSENBERG, JACQUELINE - Lower Merion
Township; Leon, Joan S., 1000 City Avenue
Wynnemore, PA 19096.

ROTH, BEVERLY J. - New Hanover Township;
Roth, John C., 2221 Swamp Pike
Gilbertsville, PA 19525.

SHAW, LORRAINE A. - Whippain Township;
Doll, Brenda L., 1458 W Lamplighter Lane
North Wales, PA 19454.

SHEEHAN, MICHAEL P. - Springfield Township;
Sheehan, Patricia A., 19 Lomurno Lane
Cape May Court House, NJ 08210.

STRADTMAN, GEORGE G., JR. - Cheltenham
Township; Stradtman, George G. Iii,
15 Mosher Drive Barrington, RI 02806.

TOMCZAK, RAYMOND C. - Norristown Borough;
Jette, Amy, 18 Tantasqua Shore Drive
Sturbridge, MA 01566.

WEBSTER, RITA E. - Abington Township;
Westermann, Donald A., 855 Chandlee Drive
West Chester, PA 19382.

WEICHELD, RICHARD H. - Lower Pottsgrove
Township; Weicheld, Theodore R.,
161 Camp Council Road Phoenixville, PA 19460.

WHITE, MARGARITA - Lower Merion Township;
Pendleton, Melinda E., 17 Avon Rd
Narberth, PA 19072.

WIMMER, CLEMENT J. - Skippack Township;
Wimmer, Michael, 1008 Bayberry Lane
Collegeville, PA 19426.

WOODEN, ALMA - Upper Dublin Township;
Wooden, Steven C., 230 Chelsea Ave
Glenside, PA 19038.

RETURN DAY LIST

February 6, 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. Avis Rentacar System, Inc. v. Street - Defendant's Petition to Withdraw as Counsel (Seq. 21) - **T. McElhaney - B. Macon.**
2. Bac Home Loans Servicing, L.P. v. Lacy - Defendant's Motion for Declaratory Explanation (Seq. 140) - **M. McKeever.**
3. Barabin v. Jackson - Defendant's Motion to Compel Discovery (Seq. 19d) - **C. Pease - W. Sperling.**
4. Bianco v. Schenck - Defendant's Motion to Compel Discovery (Seq. 24d) - **J. Edelman - H. Welch.**
5. Bowlin v. The Landing of Towamencin - Defendant's Motion for Protective Order (Seq. 9d) - **A. Riemenschneider - B. Engelkraut.**
6. Brooks v. Martin - Plaintiff's Motion to Compel Discovery (Seq. 24d) - **L. Thomas - C. Walto.**
7. Brown v. Main Line Hospitals, Inc. - Plaintiff's Motion for Extension of Time to File Certificate of Merit (Seq. 15) - **L. Haberman - T. Burke.**
8. Brown v. Weinerowicz - Plaintiff's Motion to Reinstate (Seq. 50).
9. Brown v. Weiss - Plaintiff's Motion for Leave to Serve Respondent (Seq. 58).
10. Brown Bark I, L.P. v. State Electric, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 23d) - **P. Berger - M. Foley.**
11. Cahill v. TH Minit Markets, LLC - Plaintiff's Motion to Compel Discovery (Seq. 13d) - **R. Braker - M. Noble.**
12. Capperella v. Levicoff - Defendant's Motion to Compel Discovery (Seq. 73d) - **T. Sacchetta - M. Mazur.**
13. Christopher v. Geico Advantage Insurance Company - Plaintiff's Motion for Leave to Withdraw (Seq. 8) - **J. Oprysko - J. Mayers.**
14. Cohen v. RP Riverwalk, LLC - Defendant's Motion to Remand for Arbitration (Seq. 30) - **J. Lessin - D. Utain.**
15. Colonial School District v. Pamcpa Real Estate, LLP - Plaintiff's Motion to Compel Discovery (Seq. 7d) - **L. Szczesny.**
16. Dean v. Murphy - Defendant's Motion to Compel Discovery (Seq. 43d) - **L. Laughlin - G. Samms.**
17. Dean v. Murphy - Defendant's Motion to Compel Discovery (Seq. 46d) - **L. Laughlin - G. Samms.**
18. Discover Bank v. Rymer - Defendant's Petition to Strike Appeal of Arbitration Award (Seq. 37) - **T. Nolan - G. Tadross.**
19. Doman v. Peoplesshare, LLC - Plaintiff's Motion to Compel Discovery (Seq. 18d) - **A. Abramson - N. Conrad.**
20. Donato v. Hilbert - Plaintiff's Motion to Compel Discovery (Seq. 12d) - **M. Bleefeld.**
21. Drobins v. Pottstown Memorial Medical Center - Defendant's Motion for Leave to File Joinder Complaint (Seq. 29-6) - **C. Perrucci - H. Stevens - J. Kilcoyne - M. McGilvery - J. Drygas.**
22. Eagle Capital Corporation v. 2303 Bainbridge, LLC - Defendant's Petition to Withdraw as Counsel (Seq. 72) - **K. McDermott - M. Haltzman - W. Katz - T. Ruf.**

23. *Erie Insurance Group v. Purotec, LTD* - Plaintiff's Motion for Discontinuance (Seq. 9) - **D. Aaron**.
24. *Ghebrewoldi v. Tri-State Creations, LLC* - Defendant's Motion for Leave to File Under Seal (Seq. 36) - **G. Schafkopf**.
25. *Gordon v. Johnson* - Defendant's Petition to Withdraw as Counsel (Seq. 28) - **J. Gregro - M. Boyd**.
26. *Gutierrez v. Hark* - Plaintiff's Motion to Compel Discovery (Seq. 20d) - **Y. Koelsch - M. Venema**.
27. *Haj v. Hardman* - Defendant's Motion to Consolidate (Seq. 24) - **A. Galerman - J. McNulty**.
28. *Hayat v. Cruz* - Defendant's Motion to Compel Discovery (Seq. 9d) - **S. Fishman - B. Evangelist**.
29. *Headen v. Bonefish Grill* - Defendant's Motion to Compel Discovery (Seq. 9d) - **J. Fine - P. Leary**.
30. *Henning v. Lawrence Contracting Company* - Defendant's Motion to Compel Discovery (Seq. 16d) - **M. Weinberg - J. Juliana**.
31. *Henry v. Marshalls* - Defendant's to Strike Answer and Compel Discovery (Seq. 14d) - **I. Lee - M. Lockett**.
32. *Heredia v. Pazorra* - Defendant's Motion to Compel Discovery (Seq. 7d) - **C. Pease - M. Poper**.
33. *Hill v. Main Line Hospitals, Inc.* - Defendant's Motion for Protective Order (Seq. 446d) - **R. Wilson - B. Alston - D. Weinrich**.
34. *Hufnagle v. Rockett* - Defendant's Motion to Compel Discovery (Seq. 4d) - **T. Richman**.
35. *Ileri v. Simon Property Group, Inc.* - Defendant's Motion to Compel Discovery (Seq. 45d) - **C. Stover**.
36. *Jaret v. Saunders House a Fictitious Name for and Doing Business as Old Mans Home of Philadelphia* - Plaintiff's Motion to Compel Discovery (Seq. 73d) - **E. Weitz - S. Valinis**.
37. *Jaret v. Saunders House a Fictitious Name for and Doing Business as Old Mans Home of Philadelphia* - Plaintiff's Motion to Compel Discovery (Seq. 74d) - **E. Weitz - S. Valinis**.
38. *Johnson v. Anderson* - Defendant's Petition to Withdraw as Counsel (Seq. 35) - **J. Harris**.
39. *K&S Ventures, LLC v. D2 Management, LLC* - Plaintiff's Motion to Clarify (Seq. 206) - **G. Hoyt - R. Sebia**.
40. *Kazman v. Wyndon Apartments* - Plaintiff's Motion to Amend Complaint (Seq. 52) - **V. Wilson - P. Kathopoulos**.
41. *Kemp v. Angelini* - Defendant's Motion to Compel Deposition (Seq. 36d) - **M. Goodnow - M. Razzano**.
42. *Kim v. Fowler* - Defendant's Motion to Withdraw as Counsel (Seq. 17) - **R. Manning**.
43. *Kinard v. Loch* - Defendant's Motion to Compel Discovery (Seq. 12d) - **A. Killeen - J. Branderbit**.
44. *Krotkova v. Pulte Homes of Pa., L.P.* - Plaintiff's Motion to Compel Deposition (Seq. 42d) - **L. Bendesky - J. Lynn**.
45. *Lafiandra v. Radell* - Plaintiff's Motion to Compel Discovery (Seq. 52d) - **K. Lafiandra - M. Fontana**.
46. *Lafiandra v. Radell* - Plaintiff's Motion to Compel Discovery (Seq. 53d) - **K. Lafiandra - M. Fontana**.
47. *Lehuta v. Abington Memorial Hospital d/b/a Abington Jefferson Health* - Defendant's Motion to Overrule Objections to Subpoena (Seq. 60d) - **J. Faunes - J. Hoynoski**.
48. *Lous Wholesale Distributors, Inc. v. Spring Mart, Inc.* - Plaintiff's Motion to Withdraw as Counsel (Seq. 33) - **J. Kubisiak - B. Picker**.
49. *M v. Boscovs, Inc.* - Defendant's Motion to Compel Discovery (Seq. 12d) - **T. Bass - G. Kimball**.
50. *Majett v. Parsons* - Defendant's Motion to Compel Discovery (Seq. 56d) - **E. Igwe - K. Kramer**.
51. *McElveen v. Pienkowski* - Defendant's Motion to Compel IME (Seq. 25d) - **M. Greenfield - J. Oprysko**.
52. *McGrady v. Tone 2000* - Defendant's Motion for Protective Order (Seq. 3d) - **G. Bair - V. Vangrossi**.
53. *Munoz v. Hatch* - Defendant's Motion to Compel Discovery (Seq. 11d) - **G. Connor - J. Garvey**.
54. *Nesbitt v. Speed Raceway, LLC* - Defendant's Motion to Quash Objections to Subpoena (Seq. 15d) - **R. Wolfe - S. Schwartz**.
55. *Norristown Academy Charter v. Norristown Area School District* - Defendant's Motion to Disqualify Signatures (Seq. 81) - **B. Slipakoff - N. Feight**.
56. *O'Brien v. Aeroplate* - Defendant's Motion to Compel Discovery (Seq. 93d) - **J. O'Brien - T. Ruf**.
57. *Oser v. Montgomery Greene Homeowners Association* - Plaintiff's Motion to Compel Discovery (Seq. 11d) - **J. Rosenau - L. Shenk**.
58. *Park v. Long* - Defendant's Motion to Compel Discovery (Seq. 8d) - **J. Solnick**.
59. *Payton v. Jefferson Health* - Defendant's Motion to Compel Discovery (Seq. 27d) - **L. Brown - J. Reynolds**.
60. *Payton v. Jefferson Health* - Defendant's Motion to Compel Depositions (Seq. 30d) - **L. Brown - J. Reynolds**.
61. *Reddy-Martin v. 1033 West Germantown Pike, LLC* - Plaintiff's Motion to Compel Discovery (Seq. 10d) - **B. Tabakin - S. Reilly**.
62. *Rivera v. Mulberry Acquisition Partners, LLC* - Defendant's Motion to Compel Discovery (Seq. 18d) - **B. Zanan - M. Clayberger**.
63. *Robinson v. Roffman* - Plaintiff's Motion to Dismiss (Seq. 142) - **J. Stanwood**.
64. *Savitz v. Savitz* - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 6) - **C. Cardozo - E. Pagnanelli**.
65. *Shapiro v. Clemmer* - Plaintiff's Motion to Compel Discovery (Seq. 19d) - **R. Pollack - K. Quinn**.
66. *Sim v. Allstate Fire and Casualty Insurance Company* - Defendant's Motion to Compel Discovery (Seq. 14d) - **R. Kaplan - K. Frascella**.
67. *Sim v. Allstate Fire and Casualty Insurance Company* - Defendant's Motion to Remand to Arbitration (Seq. 13d) - **R. Kaplan - K. Frascella**.
68. *Singh v. Bruno* - Defendant's Motion to Compel Discovery (Seq. 58d) - **M. Creedon - J. Bayer**.
69. *Smith v. Smith* - Plaintiff's Motion to Withdraw as Counsel (Seq. 45) - **S. McIntosh - J. Marburger**.
70. *Stinger v. Landero* - Plaintiff's Motion to Compel Discovery (Seq. 25d) - **M. Simon - J. Mayers**.
71. *Stokes v. Wegmans Food Markets, Inc.* - Defendant's Motion to Compel Discovery (Seq. 7d) - **M. Bleefeld - J. D'Amico**.
72. *Sweeney v. Movsowitz* - Defendant's Motion for Protective Order (Seq. 42d) - **G. Heller - J. Farrell**.
73. *Taylor v. Hardman* - Defendant's Motion to Consolidate (Seq. 6) - **S. Winegrad - T. Vachhrajani**.

74. The Bank of New York Mellon v. Pollitt - Plaintiff's Motion to Attach Legal Description (Seq. 68) - **R. Solarz.**
75. Tolbert v. Sellers - Plaintiff's Motion to Remand to Arbitration (Seq. 87) - **J. Fulginiti.**
76. Twin City Fire Insurance Company v. Vigilante - Defendant's Motion to Withdraw as Counsel (Seq. 5) - **P. Schofield - P. Young.**
77. Twyman v. Wiederman - Defendant's Motion to Quash Subpoena (Seq. 419d) - **A. Romanowicz.**
78. U.S. Bank Trust National Association v. Giunta - Plaintiff's Motion to Strike Mortgage Foreclosure Conciliation (Seq. 7) - **S. McCaffery.**
79. Vincent v. Pennsylvania Department of Corrections - Plaintiff's Motion to Appoint Mediator (Seq. 28) - **S. DiGiacomo.**
80. Walker v. Walker - Plaintiff's Motion to Compel Discovery (Seq. 6d) - **R. DeAngelo - G. Gifford.**
81. Weber v. Weber - Plaintiff's Petition to Withdraw as Counsel (Seq. 20) - **L. Westerman - R. Bobman.**
82. Wells Fargo Bank, N.A. v. Kok - Defendant's Motion for Protective Order (Seq. 52d) - **M. Wooters - M. Hoffman.**
83. Wharton v. Blackman - Defendant's Petition to Withdraw as Counsel (Seq. 35) - **E. Fabick - R. Cameron.**
84. Wilene v. Li - Defendant's Motion to Compel IME (Seq. 20d) - **M. Leabman - M. Hazel.**
85. Wilf v. Main Line Hospitals, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 101d) - **R. Safier - D. Brooks.**
86. Williams v. UGI Corporation, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 76d) - **C. O'Donnell - J. Farrell.**
87. Youngblood v. Snyder - Defendant's Motion to Compel Discovery (Seq. 8d) - **J. Parker - Z. Zahner.**