

## 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, January 29, 2025.*

### To all parties in interest and claimants:

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

### First Publication

By virtue of a Writ of Execution **No. 2015-09609**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

BEING Lot 8 on said Plan.

CONTAINING in area 11,723 square feet.

BEING the same premises, which Dominic LaRosa, by Deed, dated 11-29-1988, and recorded 12-6-1988, in Montgomery County, in Deed Book 4895 at Page 2102, conveyed unto Lee Falgoust and Jean M. Falgoust, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN John Kerr, his heirs and assigns by Deed from Lee Falgoust and Jean M. Falgoust, dated October 30, 2000, recorded November 22, 2000, in Book No. 5339 at Page 1249, being Instrument No. 022892.

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

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

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **John Kerr** at the suit of U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee (Successor by Merger to LaSalle Bank, National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-8XS. Debt: \$328,877.54.

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**, *A Florida professional limited liability company*, Attorneys. DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

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

By virtue of a Writ of Execution **No. 2016-09014**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Pelham West II, made by James H. Strother s Associates, Land Surveyors, dated March 6, 1979, and last revised September 1, 1979, and recorded in and for the County of Montgomery, at Norristown, PA, in Plan Book A-38 at Page 8, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Valley Woods Road (50 feet wide), said point being measured the ten following courses and distances from a point of curve on the Northwesterly side of Trewigtown Road (50 feet wide): (1) leaving Trewigtown Road, on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Valley Woods Road; (2) North 50 degrees 19 minutes 45 seconds West, 137.16 feet to a point of curve on the Northeasterly side of Valley Woods Road; (3) on the arc of a circle, curving to the right, having a radius of 125.00 feet, the arc distance of 187.14 feet to a point of tangent on the Southeasterly side of Valley Woods Road; (4) North 35 degrees 27 minutes 00 seconds East, 216.88 feet to a point of curve on the Southeasterly side of Valley Woods Road; (5) on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 158.08 feet to a point on the Northeasterly side of Valley Woods Road; (6) North 16 degrees 18 minutes 17 seconds West, 252.46 feet to a point of curve on the Northeasterly side of Valley Woods Road; (7) on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 372.25 feet to a point; and (8) South 41 degrees 49 minutes 12 seconds West, 234.28 feet to a point of curve; and (9) on the arc of a circle,

curving to the left, having a radius of 125.00 feet, the arc distance of 19.00 feet to a point of tangent; and (10) South 50 degrees 34 minutes 12 seconds West, 370.79 feet to the point of beginning, said point of beginning also being a corner of Lot 21, as shown on the above-mentioned Plan; thence, extending from said point of beginning, along the Northwesterly side of Valley Woods Road, South 50 degrees 34 minutes 12 seconds West, 100.00 feet to a point, a corner of Lot 19, as shown on the above-mentioned Plan; thence, extending along the same, North 39 degrees 25 minutes 48 seconds West, 200.00 feet to a point; thence, extending North 50 degrees 34 minutes 12 seconds West, 100.00 feet to a point, a corner of Lot 21, as shown on the above-mentioned Plan; thence, extending along the same, South 39 degrees 25 minutes 48 seconds East, 200.00 feet to the first mentioned point and place of beginning.

BEING Lot 20, as shown above on the mentioned Plan.

BEING the same premises which James M. Lyons and Maureen A. Lyons, husband and wife, by Deed, dated July 30, 2004, and recorded in the Montgomery County Recorder of Deeds Office on August 11, 2004, in Deed Book 5521 at Page 1287, granted and conveyed unto James M Lyons.

Parcel Number: 35-00-10584-36-1.

Location of property: 2756 Valley Woods Road, Hatfield, PA 19440.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **James M. Lyons** at the suit of U.S. Bank Trust, National Association, as Trustee of the Cabana Series IV Trust. Debt: \$205,692.74.

**Robert Flacco (Friedman Vartolo, 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. 2017-02042**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with building and improvements thereon erected, Hereditaments and Appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 5 on Plan of Subdivision, made for Rice's Mill Road, Inc., by Haggerty, Boucher and Hagan, Inc., Engineers, Abington, Pennsylvania, on the 15th day of January, A.D. 1960, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pa., in Plan Book A-5 at Page 103, described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ricewynn Road (50 feet wide), which point is measured on the arc of the circle, curving to the right, having a radius of 125 feet, the arc distance of 82 feet from a point of curve therein, which point of curve is measured South 49 degrees, 10 minutes East, 195 feet from the Southerly terminus of the radial intersection, connecting the said side of Ricewynn Road with the Southerly side of Rice Mill Road (50 feet wide) (the said radial intersection having a radius of 25 feet an arc distance of 39.27 feet); thence, extending from said point of beginning, along the said side of Ricewynn Road, the three (3) following courses and distances, to wit: (1) on the arc of a circle, curving to the right, having a radius of 125 feet, the arc distance of 27.08 feet to a point of tangent, therein; (2) South 0 degrees, 50 minutes West, 18.40 feet to a point of curve, therein; (3) on the arc of a circle, curving to the right, having a radius of 50 feet, the arc distance of 21.38 feet to a point of reverse curve in the Cul-de-Sac of Ricewynn Road; thence, extending on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 98.57 feet to a point in Lot No. 4, on said Plan; said point, therein, being the center of a 20 feet Right-of-Way for Sanitary Sewers; thence, extending along the same, South 2 degrees, 22 minutes, 22 seconds West, 103.57 feet to a point; thence, extending South 71 degrees, 45 minutes West, 57.64 feet to a point; thence, extending North 48 degrees, 17 minutes West, crossing a 10 feet wide Right-of-Way for Sanitary Sewers, 185.19 feet to a point in Lot No. 6, on said Plan; thence, extending along the same, North 49 degrees, 15 minutes, 29 seconds East, 207.31 feet to a point on the Southwesterly side of Ricewynn Road, being the first mentioned point and place of beginning.

BEING the same property conveyed to James R. Davis, Jr., as Sole Owner, who acquired title by virtue of a Deed from David E. Horvick and Lei L. Doo-Horvick, no marital status shown, dated November 2, 2007, recorded December 17, 2007, being Instrument Number 2007146588, and recorded in Book 5675 at Page 00885, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-23074-00-7.

Location of property: 1210 Ricewynn Road, Wyncote, PA 19095.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James R. Davis, Jr., as Sole Owner** at the suit of MCLP Asset Company, Inc. Debt: \$747,821.80.

**MDK Legal**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-09517**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan Subdivision, known as "The Buehler Estate", made by Eastern Chadrow Associates, Inc., Registered Professional Land Surveyors, dated 6/3/1998, being recorded on 9/25/1998, in the Recorder of Deeds Office of Montgomery County, Norristown, PA, in Plan Book A58 at Page 39, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Madison Road (50 feet wide), said point of beginning, being South 42 degrees 19 minutes 00 seconds West, 125 feet from the Southwesterly side of Sheldon Road (50 feet wide); thence, extending from said point of beginning, along lands, now or late of Donald and Joyce Mignona, Block 43, Unit 28; South 47 degrees 41 minutes 00 seconds East, 125 feet to a point, a concrete monument, a corner of part of lands, now or late of Eugene and Katherine Brett, Block 43 Unit 72; thence, extending along part of the aforesaid lands and along lands, now or late of Griffith and Sara Lee Lloyd, Block 43 Unit 71; South 42 degrees 19 minutes 00 seconds West, 75 feet to a point, a corner of Lot 1, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, North 47 degrees 41 minutes 00 seconds West, passing through part of an existing garage and also passing through part of an existing Bituminous Drive, 125 feet to an iron pin on the aforesaid Southeasterly side of Madison Road, North 42 degrees 19 minutes 00 seconds East, 75 feet to a concrete monument, to the first mentioned point and place of beginning.

BEING the same premises which Steven G. Hurley, by Deed, dated 5/9/2007, and recorded 5/10/2007, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5646 at Page 2023, granted and conveyed unto Kathleen Marco, as to 1/2 interest and Steven G. Hurley and Megan A. Hurley, husband and wife, as to the other 1/2 as tenants by the entireties.

Parcel Number: 59-00-11749-00-9.

Location of property: 7 Madison Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Megan A. Hurley, Steven G. Hurley, and Kathleen Marco** at the suit of U.S. Bank, National Association, as Trustee on Behalf of The Holders of The Citigroup Mortgage Loan Trust, Inc. Asset-Backed Pass-Through Certificates, Series 2006-FX1. Debt: \$346,657.77.

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

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

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

By virtue of a Writ of Execution **No. 2017-19137**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan, showing property to be acquired by Pennsylvania Power and Light Company, from Marjorie Kratz, as follows, to wit:

BEGINNING at a point of intersection of the title line, in the bed of Schwab Road (T-113), and title line in the bed of Orvilla Road (L.R. 46047); thence, extending through the bed of Orvilla Road, along the property, now or late of Hatfield Township Municipal Authority, and along the property, now or late of Eastern Real Estate Company, North 54 degrees, 57 minutes 20 seconds East, 157.41 feet to a point, in the bed of Orvilla Road; thence, leaving the bed of Orvilla Road, South 02 degrees, 52 minutes 05 seconds West, 278.88 feet to a point, on the title line in the bed of Schwab Road, aforesaid; thence, extending along same and along lands, now or late of Upper Hanover Township Industrial Development Authority, North 31 degrees, 25 minutes 00 seconds West, 220.47 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to Restrictions of Record.

BEING the same premises which Jay E. Keeley and Barbara A. Keeley, husband and wife, by Deed, dated 4/23/1999, and recorded 4/29/1999, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5269 at Page 660, granted and conveyed unto Levar E. Brooks, deceased as of 3/15/2000, and Lucille V. Brooks, husband and wife.

Parcel Number: 35-00-07825-00-6.

Location of property: 1033 W. Orvilla Road, a/k/a 1033 Orvilla Road, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Lucille V. Brooks** at the suit of Secretary of Veteran's Affairs. Debt: \$125,751.23.

**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. 2018-04557**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 51 on a Plan of Laverock Downs, made by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania, on the 17th day of July A.D. 1958, which Plan is recorded in the Office of the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Plan Book A-4 at Page 87, and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fawn Drive (50 feet wide), which point is measured South 10 degrees, 28 minutes, 24 seconds, West 274.73 feet from the Southwesterly terminus of the radial intersection, connecting the said side of Fawn Drive with the Southwesterly side of Deerrum Road (50 feet wide) (said radial intersection having a radius of 20 feet, an arc distance of 18.98 feet); thence, extending from said point of beginning, along the said side of Fawn Drive, South 10 degrees, 28 minutes, 24 seconds, West 100 feet to a point in Lot No. 50, on said Plan; thence, extending along the same, North 79 degrees, 31 minutes, 36 seconds, West 206.35 feet to a point, in the former line of the connecting Railway (Fort Washington Branch), now abandoned; thence, extending along the same, North 6 degrees, 41 minutes, 06 seconds, East 100.22 feet to a point, in Lot No. 52, on said Plan; thence, extending along the same, South 79 degrees, 36 seconds, East 212.97 feet to the Northwesterly side of Fawn Drive, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frederick A. Nichols and Barbara Louise Nichols, his wife, by Deed from Frederick A. Nichols, dated April 14, 1989, recorded August 28, 1989, in Book No. 4921 at Page 1203. Frederick A. Nichols is deceased. Date of death was May 31, 2003.

Parcel Number: 31-00-09871-00-7.

Location of property: 1937 Fawn Drive, Laverock (Cheltenham), PA 19038.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Frederick A. Nichols, deceased and Barbara Louise Nichols, his wife**, at the suit of Mortgage Assets Management LLC. Debt \$212,784.98.

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

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

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

By virtue of a Writ of Execution **No. 2019-16595**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described in accordance with Subdivision Plan made for Orchard Courts Wemco, Inc., by Yerkes Engineering Co., dated 5/10/1971, and revised 12/9/1971, as follows, to wit:

BEGINNING at the point of intersection of the Northeasterly side of a 35 feet wide right-of-way and the Northwesterly side of a 65 feet wide right-of-way; thence, from said point of beginning, extending along the said Northeasterly side of said 35 feet wide right-of-way, North 14 degrees 12 minutes 30 seconds West, 119.51 feet to a point, a corner; thence, extending, North 60 degrees East 24.51 feet to a point, a corner of Lot No. 54 on said Plan; thence, extending along the same, South 30 degrees East, 115 feet to a point on the Northwesterly side of the aforesaid 65 feet wide right-of-way; thence, extending along the same, South 60 degrees West, 57.04 feet to the first mentioned point and place of beginning.

BEING Lot No. 53 on the aforesaid Plan.

BEING the same premises which Han Jo Park and Yumi Lee, by Deed, dated October 23, 2009, and recorded October 29, 2009, in Deed Book 5748 at Page 1774, being Instrument #2009114045, in the Office of the Recorder of Deeds of Montgomery County, PA, granted and conveyed unto Sheila K. Hall, in fee.

Parcel Number: 61-00-04076-65-1.

Location of property: 61 Orchard Court, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sheila K. Hall a/k/a Sheila Hall** at the suit of Bank of America, N.A. Debt: \$234,333.86.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-26335**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message and tract or piece of ground, situate in **Telford Borough**, Montgomery County, Pennsylvania, being composed of Lots Number 17 and 18, and ten feet of Lot Number 16, and more one foot and nine inches of Lot Number 19, according to a Plan of forty-nine building lots, as laid out by Harry Z. Wampole, John M. Kuhn, and Charles H. Price, and recorded at Norristown, Pennsylvania, in Plan Book Number 612 at Page 500, lying contiguous and together, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Fairmount Avenue and in line of land of Aaron Godshalk Estate; thence, extending along the middle of Fairmount Avenue, South forty-five degrees West, one hundred and eleven feet and nine inches to a point, in line of William Daneker's, and; thence, by and along the same, North forty-five degrees West, one hundred and eight feet to a point, in the middle of a twenty feet alley; thence, along the middle thereof, North forty-five degrees East, one hundred and eleven feet and nine inches to a point, in line of Aaron Godshalk Estate, aforesaid; thence, by the same, South forty-five degrees East, one hundred and eighty feet to the place of beginning.

BEING the same premises which Doris L. Flowers and Carolyn Schatz, by Deed, dated May 27, 2009, and recorded June 9, 2009, in Montgomery County in Deed Book 5733 at Page 200, conveyed unto Carolyn J. Schatz, in fee.

Parcel Number: 22-02-01891-00-2.

Location of property: 161 W. Reliance Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carolyn J. Schatz** at the suit of PHH Mortgage Corporation. Debt: \$333,247.08.

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

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. 2019-28208**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Marlborough Township**, Montgomery County, Pennsylvania, as shown on a Survey of Property of Joseph Skepton, made by Meixner, Registered Surveyor, Drawing #490-2C, last dated February 8, 1966, bounded and described as follows, to wit:

BEGINNING at a point, in the centerline of Hoppenville Road (thirty three feet wide), L.R. #46037, which is located North fifty degrees fifty-eight minutes thirty seconds West, two hundred thirty three and eight one-hundredths feet from the intersection of the centerline of Upper Ridge Road (thirty-three feet wide), L.R. #46032, and the said Hoppenville Road; thence, along the centerline of the said Hoppenville Road, North fifty-degrees fifty eight minutes and thirty seconds West, three hundred eighty-eight and forty eight one-hundredths feet to a point; thence, along the lands of the now or late Paul Skepton (Tract #3), North forty degrees twenty seven minutes fifty seconds East, four hundred sixty one and seventy nine one-hundredths feet to an iron pin; thence, along the lands of the now or late Nicholas Carpuso, South forty seven degrees thirty nine minutes East, four hundred twenty and fifty two one-hundredths feet to an iron pin; thence, along the lands of the now or late Joseph Skepton (Tract #1), and the now or late Franklin E. Skepton (Tract #5), South forty three degrees nineteen minutes fifty seconds West, four hundred thirty eight and forty nine one hundredths feet to the point and place of beginning.

BEING the same premises, which Franklin E. Skepton and Grace Skepton, husband and wife, by Deed, dated March 1, 1995, and recorded at Montgomery County Recorder of Deeds Office, on March 23, 1995, in Deed Book 5108 at Page 893, granted and conveyed unto Sandra L. Wardle a/k/a Sandra Wardle and Vernon A. Wardle a/k/a Vernon Wardle.

Parcel Number: 45-00-01390-00-5.

Location of property: 3495 Finland Road, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sandra L. Wardle a/k/a Sandra Wardle and Vernon A. Wardle a/k/a Vernon Wardle** at the suit of U.S. Bank Trust, National Association as Trustee of the Bungalow Series IV Trust. Debt: \$304,647.04.

**Robert Flacco (Friedman Vartolo, 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. 2020-01346**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot of piece of ground with the building and improvements to be erected thereon, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Plan of Lots "Colonial Village", made for McClatchy-Davis Corporation, by William W. Reeder, Registered Professional Engineer, dated June 2, 1964, as follows to wit:

BEGINNING at a point on the Northeasterly side of Pulaski Street (50 feet wide), said point being, the two following courses and distances from a point of curve on the Northwesterly side of Glasgow Street (50 feet wide): (1) leaving Glasgow Street, on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 30.53 feet to a point of tangent on the Northeasterly side of Pulaski Street, and; (2) North 51 degrees 17 minutes West, along the Northeasterly side of Pulaski Street, 287.95 feet to the point of beginning.

CONTAINING IN FRONT OR BREADTH Northwestwardly, along the Northeasterly side of Pulaski Street, 53.00 feet and extending of that width, in length or depth, Northeastwardly, between parallel lines, at right angles to Pulaski Street, 100.00 feet.

BEING Lot Number 47, as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Marie V. Amole, by Deed from McClatchy-Davis Corporation, a Pennsylvania corporation, dated July 22, 1965, and recorded July 26, 1965, in Deed Book 3389 at Page 660. The said Marie V. Amole died on May 16, 2023, without a will or appointment of an Administrator, thereby vesting Title in Constance Wagner a/k/a Connie Wagner, known Surviving Heir of Marie V. Amole and Unknown Surviving Heirs of Marie V. Amole, by Operation of Law.

Parcel Number: 64-00-03889-00-7.

Location of property: 104 Pulaski Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Constance Wagner a/k/a Connie Wagner, Known Surviving Heir of Marie V. Amole and Unknown Surviving Heirs of Marie V. Amole** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Finance of America, Structured Securities Acquisitions Trust 2019-HB1. Debt: \$251,068.51.

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

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. 2020-01758**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **West Norriton Township**, Montgomery County, Pennsylvania, and described according to a certain Plan, thereof, known as "Whitehall Village", made by Damon and Foster, Civil Engineers, dated December 20, 1954, and revised December 27, 1954, as follows, to wit:

BEGINNING at a point on the Northwesterly aide of Hoover Avenue (50 feet wide), at the distance of 430 feet, measured on a bearing of South 43 degrees 0 minutes West, along the said side of Hoover Avenue from the Southwesterly side of Sterigere Street (60 feet wide), said point of beginning, being the center line of a certain 8 feet wide joint driveway, laid out partly on these premises and partly on premises adjoining to the Northeast; thence, extending from said point of beginning, South 43 degrees 0 minutes West, along the said side of Hoover Avenue, 70 feet to a point; thence, extending North 47 degrees 0 minutes West, 143.78 feet to a point; thence, extending North 42 degrees 0 minutes East, 70.01 feet to a point; thence, extending South 47 degrees 0 minutes East, partly along the center line of the aforesaid 8 feet wide driveway, 145 feet to the first mentioned point and place of beginning.

BEING Lot No. 60 as shown on the above-mentioned Plan.

BEING the same premises which Vilma Newton, by Deed, dated 8/28/2012, and recorded 12/12/2012, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5857 at Page 20184, granted and conveyed unto Vilma Newton, deceased 8/16/2019.

Parcel Number: 63-00-03352-00-5.

Location of property: 189 Hoover Avenue a/k/a 189 Hoover Street, Norristown, PA 19403.

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

Seized and taken in execution as the property of **James D. Newton, Solely, in his Capacity as Heir of Vilma Newton, Deceased and Sherill L. Newton, Solely, in her Capacity as Heir of Vilma Newton, Deceased** at the suit of Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Debt: \$363,288.34.

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

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

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

By virtue of a Writ of Execution **No. 2021-04209**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as "Plan of Property" made for Walter D. and Mortense M. Beer, by George B. Mebus, Inc., Engineers, dated October 23, 1958, said Plan being recorded in the Office of the Recording of Deeds, of Montgomery County at Norristown, Pennsylvania, in Plan Book A-4 at Page 105, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Washington Lane (69 feet wide), on the Southwesterly line of Lot Number 5, on said Plan, said point, being at the distance of 89.37 feet, measured Southwestwardly, along the Southeasterly side of Washington Lane, on the arc of a circle, curving to the left, having a radius of 1,111.70 feet from a point, a corner of land, now or late of Robert V. and Katherine M. Tompkins; thence, extending from said point of beginning, South 45 degrees 40 minutes 25 seconds East, along Lot Number 5 on said Plan, crossing a certain 10 feet wide right-of-way for drainage, also crossing a certain 20 feet wide right-of-way for surface drainage, 309.05 feet to a point; thence, extending 54 degrees 24 minutes 50 seconds West, still along Lot. No. 5, aforesaid, 101.57 feet to a point, a corner of Lot Number 3 on said Plan; thence, extending North 45 degrees 40 minutes 25 seconds West, along Lot No. 3, aforesaid, re-crossing the aforesaid 20 feet wide right-of-way for surface drainage, also re-crossing the aforesaid 10 feet wide right-of-way for drainage, 311.38 feet to a point on the Southeasterly side of Washington Lane, aforesaid; thence, extending Northeastwardly, along the Southeasterly side of Washington Lane, on the arc of a circle, curving to the right, having a radius of 1,111.78 feet, the arc distance of 102.04 feet to the first mentioned point and place of beginning.

BEING the same premises which William Nesheiwat, by his Deed, dated March 7, 2006, and recorded on January 23, 2008, in the Recorder of Deeds of Montgomery County, in Deed Book 5679 at Page 02262, granted and conveyed to Jehan S. Kuttub, the grantors, herein.

Parcel Number: 31-00-27622-00-4.

Location of property: 8131 Washington Lane, Wyncote, PA 19095.

The improvements thereon are: Single-family, residential.

Seized and taken in execution as the property of **Jehan S. Kuttub and The United States of America** at the suit of Emigrant Residential, LLC, Successor by Merger to ESB-LI Holdings, LLC. Debt: \$448,361.46.

**JSDC Law Offices**, 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. 2021-18190**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey or Plan of George C. Heilman, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Grove Street, which point is measured South 63 degrees 25 minutes West, 180 feet from its point of intersection with the Southwesterly side of Cherry Alley, 20 feet wide; thence, extending from said point of beginning, and extending partly through a party wall, between these premises and premises adjoining to the Northeast, South 26 degrees 35 minutes East, 120 feet to a point, in the center line of a 20 foot wide alley; thence, extending along the same, South 63 degrees 25 minutes West, 20 feet to a point; thence, extending North 26 degrees 35 minutes West, crossing over an iron pin set in the Northwesterly side of the aforesaid 20 foot wide alley, the distance of 120 feet to a point, set on the Southeasterly side of Grove Street, aforesaid; and thence, extending along the same, North 63 degrees 25 minutes East, 20 feet, first mentioned point and place of beginning.

BEING the same premises which Anthony J. Chiccino, by Deed, dated 11/27/1964, and recorded at Montgomery County Recorder of Deeds Office on 12/01/1964, in Deed Book 3361 at Page 830, granted and conveyed unto Anthony J. Chiccino and Rita Chiccino. Anthony J. Chiccino departed this life on July 10, 2001, whereby title to said premises became vested in Rita Chiccino.

Parcel Number: 02-00-03440-00-5.

Location of property: 434 Grove Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Rita Chiccino** at the suit of Borough of Bridgeport. Debt: \$7,490.66.

**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. **2021-22249**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northwest side of Astor Street, at the distance of two hundred seventy-nine feet, two inches Northeastwardly from Marshall Street, a corner of this and house, now or late of Ambrose Dettra; thence, by the same, and passing through the middle of the partition wall of this and the said, now or late Ambrose Dettra's house, Northwestwardly one hundred feet; thence, Northeastly, by and along a twenty foot wide alley, fifteen feet ten inches, more or less to land, now or late of F.P. Stinson; thence, Southeastly, parallel with first line and passing through the middle of the partition wall, between this and the said, now or late Stinson's house, one hundred feet to the Northwest side of said Astor Street; and thence, along the said side of said Street, Southwestly, fifteen feet ten inches, more or less to the place of beginning.

BEING the same premises which William Lare, Jr. and Florence, his wife, by Deed, dated November 26, 1958, and recorded at Montgomery County Recorder of Deeds Office, on November 28, 1958, in Deed Book 2927 at Page 163, granted and conveyed unto Theodore R. Every, Jr., deceased and Marie Every, deceased, his wife. Marie Every departed this life on March 5, 2010. Theodore R. Every, Jr. departed this life on March 7, 2019.

Parcel Number: 13-00-03252-00-2.

Location of property: 633 Astor Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Denise L. Every, Solely, in her Capacity as Heir of Theodore R. Every, deceased; Michael S. Every, Solely, in his Capacity as Heir of Theodore R. Every, deceased; John T. Every, Solely, in his Capacity as Heir of Theodore R. Every, deceased; Judy Every a/k/a Judith A. Every, Solely, in her Capacity as Heir of Theodore R. Every, deceased; and the Unknown Heirs of Theodore R. Every, deceased** at the suit of U.S. Bank Trust, National Association, as Trustee of the LB-Dwelling Series V Trust. Debt: \$78,254.15.

**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. **2022-12644**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in **Ambler Borough (formerly Upper Dublin Township)**, Montgomery County, Pennsylvania, more fully described according to a Plan or Survey thereof, made by C. Raymond Weir, Registered Surveyor, dated August 28, 1937, as follows:

BEGINNING at a point on the Southeastly side of Church Street (as laid out 36.5 feet wide by the addition of 3.5 feet on the Southeastly side thereof, to the original 33 feet width), at the distance of 53.69 feet, Southwestwardly from an iron pin, a point of intersection, which the said side of Church Street makes with the Westerly side of Ambler Road, 40 feet wide (both lines produced); thence, along land, now or late of Domenick A. Romano, et ux., and passing through the party wall of a double house, the Westerly half of which is included hereby; South 51 degrees 33 minutes East, 75.74 feet to a point; thence, still along said land, South 20 degrees 57 minutes East, 33.9 feet to a point, in the middle of a 10 feet wide alley; thence, along the middle of said alley, South 38 degrees 12 minutes 30 seconds West, 5.3 feet to an iron pin, a corner of other land of Keasbey and Mattison Company; thence, along the same, North 51 degrees 47 minutes 30 seconds West, 104.84 feet to an iron pin, on the Southeastly side of Church Street and along said side of Church Street, North 38 degrees 12 minutes 30 seconds East, 23 feet to a point, the first mentioned point and place of beginning.

BEING the same premises which Angela Solow n/k/a Angela Del Popolo, by Deed, dated 6/11/2003, and recorded 12/26/2003, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 05487 at Page 1422, granted and conveyed unto Angela Del Popolo, deceased 7/5/2020.

Parcel Number: 01-00-01222-00-1.

Location of property: 58 Church Street, Ambler, PA 19002.

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

Seized and taken in execution as the property of **The Unknown Heirs of Angela Del Popolo deceased; Kimberly Viers, Solely, in her Capacity as Heir of Angela Del Popolo, deceased; and Samantha Viers, Solely, in his Capacity as Heir of Angela Del Popolo, deceased** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$197,102.31.

**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. 2022-12919**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made of, part of Baederwood, made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, on October 14, 1955, and last revised August 13, 1956, as follows, to wit:

BEGINNING at a point on the Northwest side of Wanamaker Road (40 feet wide), which point is measured on the arc of a circle, curving to the left, having a radius of 3105.293 feet, the arc distance of 590.60 feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 43.40 feet from a point on the Southwest side of Baeder Road (formerly Wharton) (60 feet wide); thence, extending along the arc of a circle, curving to the left, having a radius of 3,105.293 feet, the arc distance of 32.07 feet to a point; thence, extending North 26 degrees 34 minutes 30 seconds West, crossing the bed of a certain driveway, which extends Northeastwardly; thence, Southeastwardly, into Wanamaker Road and Southwestwardly; thence, Southeastwardly, into Wanamaker Road, 216.86 feet to a point on the Southeast side of a right-of-way for drainage; thence, extending along the Southeast side of said right-of-way, North 52 degrees 21 minutes East, 35.03 feet to a point; thence, extending South 25 degrees 55 minutes East, crossing the bed of aforesaid driveway and partly passing through the party wall, between premises and the premises adjoining on the Northeast, 223.77 feet to a point on the Northwest side of Wanamaker Road, the first mentioned point and place of beginning.

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

BEING the same premises which Benjamin Newman and Rebecca Newman, by Deed, dated 10/02/1969, and recorded 10/09/1969, in Montgomery County, in Deed Book 3574 at Page 160, granted and conveyed unto Samuel Wilf and Sara Wilf, his wife, in fee.

AND THE SAID Samuel Wilf departed the life, November 3, 1999, whereby title to the within described premises vested solely in the said Sara Wilf by right of survivorship.

ALSO, being the same premises, which Sara Wilf, by Deed, dated February 15, 2019, and recorded February 22, 2019, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 6125 at Page 2617 being Instrument No. 2019010547, granted and conveyed unto Sara Wilf and Barry Wilf, mother & son, as Tenants in Common, in fee.

AND THE SAID Sara Wilf, passed away on March 22, 2022, thereby vesting her respective portion of the premises unto any of her Unknown Heirs, Successors or Assigns.

AND THE SAID Barry Wilf, passed away on June 24, 2022, thereby vesting his respective portion of the premises unto any of his Unknown Heirs, Successors, or Assigns.

Parcel Number: 30-00-70212-00-3.

Location of property: 606 Wanamaker Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sara Wilf, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Barry Wilf, deceased** at the suit of Lakeview Loan Servicing, LLC. Debt: \$253,394.52.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-23671**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE TWO CERTAIN town lots or piece of land, together with the message thereon erected, situate on the Southerly side of Elm Street, in **Whitemarsh Township**, Montgomery County, Pennsylvania, described as two separate lots, as follows to wit:

BEGINNING at a stake on the Southerly side of Elm Street, at the distance of one hundred feet Westerly from Walnut Street, a corner of this and Lot #434; thence, by said lot, Southerly at right angles to said Elm Street, one hundred thirty one and five tenths feet to a stake, a corner of this and land of the Pennsylvania Railroad; thence, Westerly, parallel with Elm Street, aforesaid, twenty feet to a stake, a corner of Lot #432; thence, by said Lot, North, parallel with said Walnut Street, one hundred thirty one and five tenths feet to Elm Street, aforesaid, and along the Southerly side thereof, Easterly, twenty feet to the place of beginning.

BEGINNING at a stake on the Southerly side of Elm Street, at the distance of eighty feet westerly from Walnut Street, a corner of this and Lot #435; thence, by and along the same, Southerly, at right angles to said Elm Street, one hundred thirty one and five tenths feet to land of the Pennsylvania Railroad Company; thence, along said side of land, parallel to Elm Street, aforesaid, Westerly, twenty feet to a stake, a corner of this and Lot #433; thence, by and along the same, Northerly, parallel with said Walnut Street, one hundred thirty one and five tenths Easterly, twenty feet to the place of beginning.

ALL THAT CERTAIN town lot or piece of land, known as No. 631 Elm Street, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Southern side of Elm Street, at the distance of sixty feet, Westerly from Walnut Street, a corner of this and Lot No. 436; thence, by and along the same, Southerly, at right angles to said Elm Street, one hundred and seventy one and five tenths feet to Washington Street; thence, along the Northerly side of said Washington Street, Westerly, twenty feet to a stake, a corner of this and Lot No. 434; thence, by and along the same, Northerly, parallel with said Walnut Street, one hundred and seventy one and five tenths feet to Elm Street, aforesaid, and along the Southerly side thereof, Easterly, twenty feet to the place of beginning.

EXCEPTING AND RESERVING thereout a certain tract or piece of land, containing eight hundred square feet of land, more or less, conveyed by Jacob Menning, et ux., by Deed, dated November 11, 1886, and recorded November 25, 1886, in Deed Book No 304 at Page 252, to the Pennsylvania Schuylkill Valley Railroad Company.

BEING the same premises which Thomas Sovin and Donna Sovin, by Deed, dated September 1, 2004, and recorded in the Office of Recorder of Deeds, of Montgomery County, on September 22, 2004, at Book 5526 at Page 452, being Instrument # 2004189255, granted and conveyed unto Joseph Grasso.

Parcel Numbers: 65-00-03274-00-9; 65-00-03277-00-6.

Location of property: 631 E. Elm Street and 27 E. Elm Street, Conshohocken, PA 19428-2352.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joseph Grasso** 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: \$233,510.67.

**Matthew C. Fallings**, 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. 2022-25047**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

"A" ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lot Number 350, on a certain Plan of Lots at Willow Grove, surveyed by Joseph W. Hunter, Civil Engineers, and Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 403 at Page 500.

"B" ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lot No. 351, on a certain Plan of Lots at Willow Grove, surveyed by Joseph W. Hunter, Civil Engineers, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 403 at Page 500. Described together as one Lot as follows, to wit:

BEGINNING at a point on the Southerly side of Fairview Avenue (50 feet wide), at the distance of 191.72 feet, measured Eastwardly, from the Easterly side of Washington Avenue (40 feet wide), being also a corner of Lot No. 349 on said Plan.

CONTAINING in front or breadth on the said side of Fairview Avenue, measured Eastwardly, 50 feet (each Lot 25 feet in front) and extending of that width, in length or depth, Southwardly, 125 feet.

BEING the same premises, which Wilma Roberts, Executrix for the Estate of Shirley Gordon, by Deed, dated May 18, 2022, and recorded in the Office of Recorder of Deeds of Montgomery County, on May 25, 2022, at Book 6284 at Page 00473, being Instrument#2022058356, granted and conveyed unto Wilma Roberts.

Parcel Number: 30-00-19100-00-4.

Location of property: 1517 Fairview Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Wilma Roberts** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-In-Interest to U.S. Bank, National Association, not in its Individual Capacity, but Solely, in its Capacity, as Indenture Trustee of CIM Trust 2021-NR1. Debt: \$175,118.57.

**Caroline P. Aprahamian**, 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. 2023-02627**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN TRACT of land, situate in **Marlborough Township**, Montgomery County, Pennsylvania, in accordance with a Plan, entitled Minor Plan of Subdivision, prepared for Henry Rowland, by Irick, Eberhardt & Mientus, Inc., dated June 17, 2014, and last revised May 26, 2015, bounded and described as follows:

BEGINNING at a point, on the Southerly ultimate right-of-way of Upper Ridge Road (30' half width), in line of lands, now or late of George A. & Anna Cleta Sadorf; thence, from said point of beginning, along said lands, now or late of George A. & Anna Cleta Sadorf, S 23°18'01" E, 243.23 feet to an iron pipe; thence, continuing along said lands, now or late of George A. & Anna Cleta Sadorf, S 23°02'59" E, 122.89 feet to a point, a corner to Lot #2, as depicted on the above-referenced Minor Plan of Subdivision; thence, along said Lot #2, the following six (6) courses and distances: 1. S 66°57'01" W, 42.41 feet to a point; 2. N 78°01'53" W, 192.48 feet to a point; 3. S 62°36'12" W, 86.11 feet to a point; 4. N 15°15'47" W, 64.59 feet to a point; 5. N 26°44'19" W, 87.42 feet to a point; 6. N 36°24'04" W, 51.48 feet to a point on the above-referenced Southerly ultimate right-of way of Upper Ridge Road; thence, along said Southerly ultimate right-of-way of Upper Ridge Road, the following three (3) courses and distances: 1. N 57°49'02" E, 62.35 feet to a point; 2. N 55°06'01" E, 102.67 feet to a point, a point of curvature; 3. along a curve to the left, with a radius of 4,063.05 feet, an arc distance of 134.94 feet to the point of beginning.

CONTAINING: 76994 square feet or 1.7675 acres of land, more or less.

BEING the same premises which Joan L. Huber, by Deed, dated 9/19/2019, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 8/31/2021, in Deed Book Volume 6244, Page 2031, granted and conveyed unto Joan L. Huber and Janet Smith.

Parcel Number: 45-00-02221-00-2.

Location of property: 6531 Upper Ridge Road, Green Lane, PA 18054.

The improvements thereon are: Commercial, residential, commercial non-conform.

Seized and taken in execution as the property of **Janet Smith and Joan L. Huber** at the suit of NewRez, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$182,154.72.

**Powers Kirn, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-02873**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described according to a survey made for Hillview Development Company, by H. D. Herbert, Registered Engineer, dated October 1944, and being more particularly described as follows:

BEGINNING at a point on the Southeasterly side of Buttonwood Street (66 feet wide), at the distance of 373 feet, 11 inches Southwestwardly from the Southwesterly side of Beach Street (66 feet wide).

CONTAINING IN FRONT OR BREADTH on the said side of Buttonwood Street, 30 feet 6 inches and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to said Buttonwood Street, 170 feet 3 3/8 inches to a certain 30 feet wide alley, which runs Northeastwardly and Southwestwardly from Elm Street to Beach Street, the Southwestly line thereof, passing partly through the center line of the party walls between those premises and the premises adjoining on the Southwest.

BEING the same property conveyed by Deed, dated October 4, 2007, from George Farrell Jr. to George Farrell Jr. and Beth Farrell, husband and wife, and recorded in the Office of the Register of Deeds, for Montgomery County, on November 20, 2007, in Book 5672 at Page 1545, as Instrument # 2007137688.

Parcel Number: 13-00-05452-00-7.

Location of property: 802 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **George Farrell, Jr.; Beth Farrell; and The United States of America** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust. Debt: \$197,124.50.

**Jill M. Fein (Hill Wallack, LLP)**, Attorneys(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. 2023-05747**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Collegetown Borough**, Montgomery County, Pennsylvania, being bounded and described according to a Plan of Subdivision of 'Collegetown Crossing', prepared for The Cutler Group, made by Urwiler & Walter, Inc., Summertown, Pennsylvania, dated March 12, 1987, last revised September 23, 1987, said Plan being recorded in the Office of the Recording of Deeds, at Norristown, Montgomery County, Pennsylvania, in Plan Book A-49 at Page 205, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Derr Drive (50 feet wide), said point being measured on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet from a point of curve on the Northeasterly side of Freeland Drive (50 feet wide); thence, extending from said point of beginning, along the said side of Derr Drive, North 46 degrees 28 minutes 50 seconds East, 68.00 feet to a point, a corner of Lot No. 168, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, South 43 degrees 31 minutes 10 seconds East, 115.00 feet to a point, a corner of Lot No. 166, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, South 46 degrees 28 minutes 50 seconds West, 88.00 feet to a point on the Northeasterly side of Freeland Drive; thence, extending along the same, the two following courses and distances: (1) North 42 degrees 31 minutes 10 seconds West, 95.00 feet to a point of curve, on the same; and (2) on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to the first mentioned point of tangent and place of beginning.

BEING the same premises which The Cutler Group, Inc. (Pa Corp.), by Deed, dated November 2, 1988, and recorded in the Office of Recorder of Deeds of Montgomery County, on November 7, 1988, in Deed Book 4892 at Page 2062, granted and conveyed unto Randall Sims and Michelle G. Sims, husband and wife. Randall Sims deceased May 30, 2021.

Parcel Number: 04-00-00257-24-3.

Location of property: 138 Derr Drive, Colledgeville, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Michelle G. Sims and The United States of America** at the suit of The Bank of New York Mellon, Successor to the Bank of New York, not in its Individual Capacity, but Solely, as Trustee on behalf of the Holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1. Debt: \$313,950.86.

**Caroline Aprahamian**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-06458**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision of Green Ridge - Section II, made by Aston Surveyors/Engineers, dated November 30, 1988, and last revised August 23, 1989, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Plan Book A-51 at Page 480, as follows to wit:

BEGINNING at a point on the Northeasterly side of Harvest Drive (50 feet wide), said point being a corner of this and Lot #8; thence, extending from said point and place of beginning and continuing along the Northeasterly side of Harvest Drive, North 27 degrees 44 minutes 25 seconds West, 189.40 feet to a point, a corner of Lot #6; thence, extending along the same, North 62 degrees 15 minutes 35 seconds East, 230.00 feet to a point, a corner of lands, now or late of Gerald L. and Virginia L. Moser; thence, extending along the same, South 27 degrees 44 minutes 25 seconds East, 189.40 feet to a point, a corner of Lot #8; thence, extending along the same, South 62 degrees 15 minutes 35 seconds West, 230.00 feet to the point and place of beginning.

BEING Lot #7 on aforementioned plan.

UNDER AND SUBJECT to restrictions of record.

BEING the same premises that James H. Hobensack and Cheryl L. Hobensack, husband and wife, by Deed, dated April 6, 2012, and recorded April 23, 2012, in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 5833 at Page 759, granted and conveyed unto James H. Hobensack, individually, in fee.

Parcel Number: 32-00-02567-85-7.

Location of property: 30 Harvest Drive, Barto, PA 19504.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James H. Hobensack** at the suit of Carrington Mortgage Services, LLC. Debt: \$287,017.35.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-15334**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof, known as "Sub-division Plan of Portion of Merrill Hills", made by C. Raymond Weir, Registered Professional Engineer, dated January 30, 1952, and revised March 27, 1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Roberts Road (50 feet wide), at the distance of 70.79 feet, Northeastwardly, measured along said side of Roberts Road, from a point of curve, in the same, said point of curve, being at the distance of 269.01 feet, measured on a bearing of North 78 degrees 57 minutes 30 seconds East, along the said side of Roberts Road, from a point of tangent, in the same, said point of tangent, being at the distance of 31.41 feet, measured on the arc of a circle, curving to the left, having a radius of 20.00 feet from a point of curve on the Northeastly side of Bethlehem Pike (60 feet wide); thence, extending North 36 degrees 13 minutes East, 110.44 feet to a point; thence, extending South 28 degrees 52 minutes 30 seconds East, 385.82 feet to a point on the Northwesterly side of Roberts Road, aforesaid; thence, extending Southwestwardly, along the said side of Roberts Road, on the arc of a circle, curving to the right, having a radius of 785.00 feet, the arc distance of 173.54 feet to the first mentioned point and place of beginning.

BEING the same premises which Kathleen S. Knott, by Deed, dated August 13, 2021, and recorded at the Montgomery County Recorder of Deeds Office on September 3, 2021, in Deed Book 6245 at Page 368, granted and conveyed unto Kristin McAluney and Patrick McAluney, husband and wife, as tenants by the entireties. Parcel Number: 39-00-03757-00-2.

Location of property: 801 Roberts Road, Ambler, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Kathleen S. Knott; Kristin McAluney; and Patrick McAluney** at the suit of U.S. Bank Trust, National Association, as Trustee of Chalet Series III Trust. Debt: \$131,528.94.

**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. 2023-16088**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, "Chadwick Woods", made for Chadwick Place Inc., by Woodrow & Associates Inc., Municipal/Civil Consulting Engineers, dated 4/17/2000, and last revised on 3/15/2002, and recorded in Plan Book A61 at Page 147, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kreibel Mill Road (50.00 feet wide), at a corner of this and Lot No. 1, as shown on the above-mentioned Plan; thence, extending from said point of beginning and along Lot No. 1, the two (2) following courses and distances, as follows, to wit: (1) South 79 degrees 06 minutes 17 seconds East, 204.03 feet to a point, a corner; thence, (2) North 41 degrees 44 minutes 59 seconds East, 168.53 feet to a point, a corner in line of land, now or late of Chadwick Place Inc., said point also being the dividing line between Worcester and Lower Providence Townships; thence, extending along the same, South 48 degrees 15 minutes 01 second East, 410.45 feet to a point, a corner in line of lands, now or late of Wayne G. Cook; thence, extending along the same, South 39 degrees 40 minutes 09 seconds West, 339.06 feet to a point, a corner in line of Lot No. 3; thence, extending along the same, the two (2) following courses and distances as follows, to wit: (1) North 50 degrees 19 minutes 51 seconds West, 304.49 feet to a point, a corner; thence, (2) North 79 degrees 06 minutes 17 seconds West, 299.52 feet to a point, a corner on the Southeasterly side of Kreibel Mill Road; thence, extending along the same, the two (2) following courses and distances, as follows, to wit: (1) on the arc of a circle, curving to the left, having a radius of 200.00 feet, the arc distance of 24.29 feet to a point of tangent; thence, (2) North 03 degrees 56 minutes 14 seconds East, 25.96 feet to a point, being the first mentioned point and place of beginning.

BEING known as Lot No. 2 on the above-mentioned Plan.

BEING the same premises which NVR, Inc. (A Va Corp.) t/a Ryan Homes, by Deed, dated July 28, 2004, and recorded in the Office of Recorder of Deeds of Montgomery County on August 9, 2004, in Book 5521 at Page 228, being Instrument# 2004160780, granted and conveyed unto Carolyn M. Wall and Anthony A. Wall, Jr.

Parcel Number: 43-00-08917-01-3.

Location of property: 903 Kriebel Mill Road, Eagleville a/k/a Norristown, PA 19403-1044.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Anthony A. Wall, Jr. and Carolyn M. Wall** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Owner Trustee of the Aspen Holdings Trust, a Delaware Statutory Trust. Debt: \$82,092.53.

**Matthew C. Fallings**, 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. 2023-17140**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, prepared for Jerome and Judith Hughes, by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 11/3/1988, and recorded in the Recorder of Deeds Office of Montgomery County, at Norristown, Pennsylvania, on 8/25/1989, in Plan Book A-51 at Page 183, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wilson Avenue (50 feet wide), on an iron pin set, said point of beginning, being at a corner of lands, now or late of Kurt Landacre; thence, extending from said point of beginning, along part of the aforesaid lands, North 47 degrees 11 minutes 00 seconds West, 125 feet to an iron pin set to a point, a corner of Lot No. 1, as shown on the above-mentioned Plan; thence, extending along aforesaid Lot, North 42 degrees 49 minutes 00 seconds East, 100 feet to an iron pin set to a point, a corner of lands, now or late of Richard Strauss, Jr. to an iron pin set; thence, extending along part of the aforesaid lands, South 47 degrees 11 minutes 00 seconds East, 125 feet to a point on the Northwesterly side of Wilson Avenue to an iron pin found; thence, extending along the said Northwesterly side of Wilson Avenue, South 42 degrees 49 minutes 00 seconds West, 100 feet to an iron pin found, to the first mentioned point and place of beginning.

CONTAINING 12,500 square feet of land, more or less.

BEING Known and Designated as Lot Number 2 as shown on the above-mentioned Plan.

BEING the same premises which James A. D'Angelo, by Deed, dated 08/31/1999, and recorded 09/22/1999, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5289 at Page 0163, granted and conveyed unto Amarjit Bansal and Jinder Bansal.

Parcel Number: 36-00-11871-05-4.

Location of property: 204 Wilson Avenue, Horsham, PA 19044.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Amarjit Singh Bansal and Jinder Kaur Bansal** at the suit of The Cadle Company II, Inc. Debt: \$291,213.01.

**Law Offices of Kevin T. Fogerty**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-17575**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Southeasterly half of a twin message or tenement, and lot or piece of ground, situate at Elkins Park in **Cheltenham Township**, Montgomery, Pennsylvania, bounded and described according to a Survey and Plan thereof, made on the Third day of April, A.D. 1907, by Ruddach and McCracken, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Southwesterly side, of Church Road (33 feet wide), at the distance of one hundred eight (108') feet, Northwestwardly side of Stair Road (formerly Ogontz Avenue) (50 feet wide).

CONTAINING in front or breadth on the said, side of Church Road twenty-five (25') feet and extending Southwestwardly of that width, in length or depth, between parallel lines at right angles, with the said Church Road on the Southeasterly line thereof, 123.15 feet and on the Northwesterly line thereof, which passes through the center of the party wall of said twin message, 114.48 feet, the rear line thereof, being 26.01 feet.

BEING the same premises that Secretary of Housing and Urban Development, by Deed, dated June 7, 2018, and recorded June 14, 2018, in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 6093 at Page 2577, granted and conveyed unto Real Estate Growth Fund, LLC, a California limited liability company, in fee.

BEING the same premises which Real Estate Growth Fund LLC, by Deed, dated February 14, 2020, and recorded in the Office of Recorder of Deeds of Montgomery County, on March 4, 2020, in Deed Book 6174 at Page 1681, being Instrument #2020017838, granted and conveyed unto Jayme E. Hopkins Allison.

Parcel Number: 31-00-06748-00-7.

Location of property: 556 E. Church Road, a/k/a 556 Church Road, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jayme E. Hopkins Allison** at the suit of Lakeview Loan Servicing, LLC. Debt: \$209,810.35.

**Matthew C. Fallings**, 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. 2023-17756**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Plan of Lots, known as Section III of Andorra Nurseries Inc., also known as Andorra Woods, prepared by Yerkes Associates, Inc., Bryn Mawr, PA, on 5/1/74, and recorded in the Recorder of Deeds Office, at Norristown, in Plan Book A-23 at Page 46B, as follows:

BEGINNING at a point on the Southeasterly side of Scarlet Oak Drive (fifty feet wide), at the distance of 612.50 feet, measured North seventy five degrees forty seven minutes ten seconds East, from a point of tangent; which point of tangent is measured on the arc of a circle, curving to the right, having a radius of fifteen feet, the arc distance of 23.56 feet from a point of curve, on the Northeasterly side of Elder Lane (fifty feet wide); thence, extending from said point of beginning, along the Southeasterly side of Scarlet Oak Drive, North seventy five degrees forty seven minutes ten seconds East, the distance of 54.56 feet to a point of curve; thence, extending on the arc of a circle, curving to the left, having a radius of one hundred seventy five feet, the arc distance of 45.96 feet to a point; thence, South fourteen degrees twelve minutes fifty seconds East, the distance of 189.53 feet to a point; thence, extending South eighty four degrees forty nine minutes ten seconds West, the distance of 101.26 feet to a point; thence, North fourteen degrees twelve minutes fifty seconds West, the distance of 167.63 feet to a point on the said side of Scarlet Oak Drive, the point and place of beginning.

BEING Lot No. 62.

BEING the same premises which Mitchell Wexler and Susan Wexler, his wife, by Deed, dated 01/15/1982, and recorded 01/18/1982, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4676 at Page 0393, granted and conveyed unto Bernard Rubin and Marcia Rubin, his wife, in fee.

Parcel Number: 65-00-10381-13-8.

Location of property: 51 Scarlet Oak Drive, Lafayette Hill, PA 19444.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marcia Rubin and Carly Shaw** at the suit of Cadlerock Joint Venture, L.P. Debt: \$45,198.66.

**Law Offices of Kevin T. Fogerty**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-19211**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Telford Borough**, Montgomery County, Pennsylvania, described in a Plan, made of Telford Gardens, Inc., Section No. 4.

BEGINNING at a point on the Northeast sideline of Third Street (as widened to 25 feet from center line on the Northwest side thereof, along said tract), said point, marking the beginning of a radius curve in said sideline; thence, by curved line, curving to the right, in a Northerly direction into the Southeast sideline of Church Road (as widened to 25 feet from center line on the Southeast side, thereof along said tract), with radius of 20 feet, an arc distance of 35.06 feet; thence, along the Southeast sideline of Church Road, aforesaid, North 62 degrees 59 minutes East, 104.90 feet to a point, in line of Lot No. 63 of said tract; thence, along Lot No. 73, South 27 degrees 01 minute East, 92.71 feet to a point, in line of Lot No. 72 on said tract; thence, along Lot No. 71, South 52 degrees 33 minutes West, 110 feet to a point in the Northeast sideline of Third Street, aforesaid; thence, along said Northeast sideline of Third Street, North 37 degrees 27 minutes West, 90.51 feet to the point and place of beginning.

BEING Lot No. 72, Section 4, Telford Gardens.

BEING the same premises, which Edward D. Back and Sandra L. Back, husband and wife, by Deed, dated 12/14/1989 and recorded 12/22/1989, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4933 at Page 1630, granted and conveyed unto Harvey L. Keeler and Ruth Keeler, husband and wife, as Tenants by Entirety.

BEING the same premises, which Harvey L. Keeler and Ruth Keeler, by Deed, dated 10/27/2021 and recorded 12/07/2021, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6257 at Page 02180-02184.1, and Instrument Number 2021136780, granted and conveyed unto Ashley Kerver, in fee.

Parcel Number: 22-02-00469-00-2.

Location of property: 42 Church Road, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ashley Kerver** at the suit of Fifth Third Bank, National Association. Debt: \$280,688.04.

**Carolyn Treglia (Brock & Scott, PLLC)**, Attorney(s). I.D. #328659

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

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

By virtue of a Writ of Execution **No. 2023-19739**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN dwelling and lot of land, situate in **Pottstown Borough**, (formerly in Upper Pottsgrove Township), Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the Northwest corner of Logan and Master Streets; thence, along the North side of said Master Street, Westwardly or Northwestwardly, 60 feet to Lot No. 122; thence, by the same, Northwardly, 140 feet 2 inches to a 20 feet wide alley; thence, by the same, Eastwardly or Southeastwardly, 66 feet 6 inches to the West side of Logan Street; thence, by the same, Southwardly, 140 feet 2 inches to the place of beginning.

BEING Lots No. 123 and 124 in Plan of Lots, laid out by Jacob C. S. Bhem.

BEING the same premises which Jaclyn Baker a/k/a Jaclyn Hack, by Deed, dated 9/28/2016, and recorded 10/3/2016, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6017 at Page 2650, granted and conveyed unto Patricia K. Arnone.

Parcel Number: 16-00-20724-00-5.

Location of property: 219 Master Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Patricia Arnone a/k/a Patricia K. Arnone** at the suit of Pennymac Loan Services, LLC. Debt: \$134,613.76.

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

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

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

By virtue of a Writ of Execution **No. 2023-20772**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a stake set, for a corner of this and land of Benjamin F. Hendricks, on the Easterly side of a certain thirty three feet wide street called Oak Lane and laid out and opened for public use, one hundred thirty five feet, Northeastwardly from a certain other street laid out and opened for public use called Maple Street; thence, along the Easterly side of Oak Lane, North thirty four degrees forty minutes East, forty five feet to a stake set, for a corner of this and land of Benjamin F. Hendricks; thence, along the line of said Hendrick's land, South fifty five degrees five minutes East, one hundred fifty feet to a stake set, for a corner of this and land of Benjamin F. Hendricks; thence, along the line of said Hendricks' land, South thirty four degrees forty minutes West, forty five feet to a stake set, for a corner of this and land intended to be conveyed to Ellery B. Shoemaker; thence, along the line of land to be conveyed to said Shoemaker; thence, along the line of land to be conveyed to said Shoemaker, North fifty-five degrees five minutes West, one hundred fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Johnson S. Mulbah, by Deed, from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., by their Attorney-in-Fact Dale Albertelli, dated December 27, 2000, recorded January 5, 2001, in Book No. 5345 at Page 0717.

Parcel Number: 66-00-04918-00-2.

Location of property: 215 Oak Street, Whitpain Township, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Johnson S. Mulbah** at the suit of Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1, U.S. Bank, National Association, as Trustee. Debt: \$132,054.19.

**Robertson, Anschutz, Schneid, Crane & Partners, PLLC**, *A Florida professional limited liability company*, Attorneys.  
DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

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

By virtue of a Writ of Execution **No. 2023-27201**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a Certain Map of Property of Norman Paul, made by John B. Yerkes, Registered Engineer, dated March 7, 1972, and revised November 30, 1972, as follows, to wit:

BEGINNING at a point, in the bed of a cul-de-sac (of irregular width), at the end of Argyle Circle (50 feet wide), said point, being at the distance of 508.00 feet, measured South 85 degrees 23 minutes East, from a point formed by the intersection of the extending center line of Argyle Circle, aforesaid, with the title line in the bed of Argyle Road (55 feet wide); thence, extending South 39 degrees 50 minutes 28 seconds East, crossing the Southeasterly side of said cul-de-sac, 224.16 feet (and whereas in the second courses, the distance was inadvertently omitted from said description and is hereby added correcting said description), along Lot No. 7, on said Plan and partly through



the bed of a Certain Sewer Easement and through the bed of a Drainage Easement (of irregular width) to a point, in line of lands, now or late of Thomas McCabs, et ux; thence, extending North 85 degrees 23 minutes West, along lands of various owners 157.00 feet to a point; thence, extending North 04 degrees 37 minutes East, recrossing the aforesaid Drainage Easement (of irregular width) and recrossing the Southerly side of the aforesaid cul-de-sac, 160.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 11,774 square feet.

BEING Lot Number 6 as shown on the above-mentioned Plan.

BEING the same property conveyed to Jan M. Dorfman, who acquired title by virtue of a Deed from Bruce Jay Miller and Florence Miller, husband and wife, dated June 28, 1996, recorded July 19, 1996, at Document ID 011207, and recorded in Book 5154 at Page 2428, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 44-00-01496-00-3.

Location of property: 610 Argyle Circle, Wynnewood, PA 19096.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jan M. Dorfman** at the suit of Wells Fargo Bank, N.A. Debt: \$418,957.82.

**MDK Legal**, 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. 2024-02748**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot of ground, being known as Lot No. 110 on Map or Plan of Clearview, in the 9th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of Clearview Street (50 feet wide), a corner of the herein described property and Lot No. 111 on said Plan; thence, continuing along Lot No. 111, North 51° 48' West (crossing a 5 feet wide utility easement at the rear of said lot), 106.34 feet to a corner; thence, continuing along the Northwesterly side of 5 feet utility easement, said line also running along the Southeasterly side of the right-of-way of Route No. 100, the two following courses and distances: North 45° 30' East, 8.70 feet and North 39° 46' East, 41.39 feet to a point; thence, along Lot No. 109 on said Plan, recrossing said 5 feet wide utility easement, South 51° 48' East, 104.09 feet to a point on the Northwesterly side of Clearview Street; thence, continuing along the same, South 38° 12' West, 50 feet to the place of beginning.

BEING the same premises which Edward J. Wiencek and Theresa L. Wiencek, by Deed, dated 4/11/1994, and recorded at Montgomery County Recorder of Deeds Office on 4/29/1994, in Deed Book 5075 at Page 2250, granted and conveyed unto Edward J. Wiencek.

Parcel Number: 16-00-06780-00-8.

Location of property: 479 Clearview Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Edward J. Wiencek** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$26,762.84.

**Gregory Javardian (Law Office of Gregory Javardian, LLC)**, Attorney(s). I.D. #55669

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. 2024-03191**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Lot or piece of ground, hereditaments and appurtenances, situate in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, Phase II, made for Caesar and Saranne Gorski, by John L. Dzedzy, Inc., Civil Engineering, Norristown, Pennsylvania, dated November 18, 1977, and last revised December 21, 1977, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-31 at Page 20, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Dogwood Lane (also known as Walnut Drive) (37 feet wide) at a point, a corner of Lot No. 20, as shown on the above-mentioned Plan; thence, extending along Lot No. 20, South 57 degrees 0 minutes East, 115 feet to a point, in line of land of Open Space, as shown on the above-mentioned Plan; thence, extending along the aforementioned land, South 33 degrees 0 minutes West, 20 feet to a point, a corner of Lot No. 22, as shown on the above-mentioned Plan; thence, along Lot No. 22, aforesaid, North, 57 degrees 0 minutes West, 115 feet to a point on the Southeasterly side of Dogwood Lane; thence, extending along the Southeasterly side of Dogwood Lane, North 33 degrees 0 minutes East 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 21 as shown on the above-mentioned Plan.

BEING the same premises which Raleigh V. Brown and Nancy Gibbs Brown, Trustees under Agreement, dated 7/24/1996 f/b/o The Raleigh V. Brown and Nancy Gibbs Brown Family Trust, by Deed, dated November 19, 2010, and recorded in the Montgomery County Recorder of Deeds on November 30, 2010, in Deed Book 5786 at Page 00996, being Instrument No. 2010108844, granted and conveyed unto Brett T. Collins.

AND the said Brett T. Collins died on January 4, 2024, whereupon title vested into Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brett Collins a/k/a Brett T. Collins, Deceased.

SEIZED IN EXECUTION as the property of Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brett Collins a/k/a Brett T. Collins, Deceased on Judgment No. 2024-03191. Parcel Number: 51-00-03903-62-7.

Location of property: 941 Dogwood Lane, Skippack Township, Collegetown, PA 19426.

The improvements thereon are: A single-family home.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brett Collins a/k/a Brett T. Collins, Deceased** at the suit of Pennsylvania Housing Finance Agency, its Successors, and Assigns. Debt: \$120,405.07.

**Brandon D. Pack (Barley Snyder)**, 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. 2024-03607**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as Map of Section "F" of Washington Square Heights, Inc., made by Yerkes Engineering Company, dated June 19, 1958, and last revised September 22, 1958, as follows, to wit:

BEGINNING at a point of reverse curve on the Southwesterly side of Sylvan Drive (fifty feet wide), said point, being at the distance of twenty and forty-two one-hundredths feet, measured on the arc of a circle, curving to the right, having a radius of thirteen feet from a point of compound curve on the Southeasterly side of Woodford Way (fifty feet wide); thence, extending from said point of beginning, Southwestwardly, along the Southwesterly side of Sylvan Drive, on the arc of a circle, curving to the left, having a radius of six hundred sixty-one and four one-hundredths feet, the arc distance of one hundred thirty-one and ninety-one hundredths feet to a point; thence, extending South sixty-one degrees fifty-five minutes West, one hundred eighty-two and twenty-eight one hundredths feet to a point on the Northeasterly side of Thayer Drive (fifty feet wide); thence, extending along the Northeasterly side of Thayer Drive, the two following courses and distances: (1) Northwestwardly, on the arc of a circle, curving to the left, having a radius of one hundred seventy-nine and sixty-three one hundredths feet, the arc distance of one hundred thirteen and ten one hundredths feet to a point of tangent on the same; and, (2) North forty-nine degrees nine minutes West, three and eleven one-hundredths feet to a point of curve on the same; thence, extending on the arc of a circle, curving to the right, having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to a point of compound curve on the Southeasterly side of Woodford Way, aforesaid; thence, extending Northeastwardly, along the Southeasterly side of Woodford Way, on the arc of a circle, curving to the right, having a radius of three hundred thirty-one and twenty-nine one hundredths feet, the arc distance of one hundred eighty-seven and ninety-two one hundredths feet to a point of compound curve, on the same; thence, extending on the arc of a circle, curving to the right, having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to the first mentioned point of curve and place of beginning.

BEING the same premises, which Earnest L. Brown and Barbara L. Brown, by Deed, dated November 14, 2008, and recorded in the Office of Recorder of Deeds, of Montgomery County, on November 21, 2008, in Deed Book 5714 at Page 02422, being Instrument #2008112532, granted and conveyed unto Barbara L. Brown. Barbara L. Brown deceased December 9, 2012.

Parcel Number: 66-00-08470-00-5.

Location of property: 1662 Woodford Way, Blue Bell, PA 19422.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Earnest L. Brown, Individually, and as known Heir to the Estate of Barbara L. Brown, deceased, and The Unknown Heirs of Barbara L. Brown, deceased** at the suit of PHH Mortgage Corporation. Debt: \$245,144.94.

**Matthew C. Fallings**, 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. 2024-03794**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Schwenksville Borough**, Montgomery County, Pennsylvania, described in accordance with a Plan of Subdivision, prepared for Einar Bendiksen, made by Urwiler & Walter, Inc., dated 5/15/80, and recorded in Plan Book A42 at Page 40, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Clearfield Road (50 feet wide), said point, being measured the 3 following courses and distances from a point of intersection, formed by the Northwesterly side of Highland Terrace (33 feet wide), with the Southwesterly existing right-of-way line of Clearfield Road (33 feet wide); (1) along the said Southwesterly existing right-of-way line of Clearfield Road, in a Northwesterly direction, the distance of 200 feet; (2) South 35 degrees West, 8.50 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; and (3) along the same, North 55 degrees 00 minutes West, 150 feet to the point of beginning, a corner of Lot No. 5 on said Plan; thence, extending along Lot No. 5, South 35 degrees 00 minutes West, 276.72 feet to a point on the Northeasterly ultimate right-of-way line of Smith Road (50 feet wide); thence, extending along the same, North 20 degrees 5 minutes West, 36.58 feet to a point, a corner of Lot No. 7 on said Plan; thence, extending along the same, North 35 degrees 00 minutes East, 246.84 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; thence, extending along the same, the two following courses and distances: (1) South 54 degrees 44 minutes East, 8.98 feet; and (2) South 55 degrees 00 minutes East, 21.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

BEING the same premises which Alan, S. Sulik and Florence J. Sulik, husband and wife, by Indenture bearing date the 30th day of December A.D. 1988, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, PA, in Deed Book 4899 at Page 74, granted and conveyed unto Stephen Mechlin and Carolyn Mechlin, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Smith and Bethanne T. Smith, husband and wife, as tenants by the entireties, by Deed from Stephen Mechlin and Carolyn Mechlin, dated September 30, 1996, recorded October 11, 1996, in Book No. 5164 at Page 0340.

Parcel Number: 20-00-00090-05-2.

Location of property: 808 Clearfield Avenue, Schwenksville, PA 19473.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Steven D. Smith a/k/a Steven Smith and Bethanne T. Smith** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2. Debt: \$180,394.30.

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

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

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

By virtue of a Writ of Execution **No. 2024-04528**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Plan thereof, made the 21st day of March 1957, by Russell B. Lyman, Registered Professional Engineers, Surveyors of Huntington Valley, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road (41.50 feet wide, formerly 33.00 feet wide, widened 8.50 feet on the Southeasterly side), said point being 50.24 feet, North 67 degrees 47 minutes East from a point, formed by the intersection of the Northeasterly side of Phipps Avenue (40.00 feet wide), with the Southeasterly side of aforesaid, Fitzwatertown Road; thence, from the first mentioned point and place of beginning and extending along the Southeasterly side of said Fitzwatertown Road; North 47 degrees 47 minutes East, 50.24 feet to a point; thence, along the Southwesterly side of Lot No. 23, South 47 degrees 55 minutes East, 124.86 feet to a point; thence, South 47 degrees 42 minutes 10 seconds West, 50.24 feet to a point; thence, along the Northeasterly line of Lot No. 26; North 47 degrees 55 minutes West, 124.93 feet to the point and place of beginning.

BEING Lots Numbers 24 and 25, as shown on Plan of Lots of a Subdivision known as "Evergreen Manor".

BEING the same premises which Donald R. Murphy and Ruth B. Murphy, husband and wife, by Deed, dated April 4, 2000, and recorded in the Office of Recorder of Deeds of Montgomery County, on August 8, 2000, in Book 5326 at Page 2124, granted and conveyed unto Rosanne D. Preno.

Parcel Number: 30-00-21180-00-3.

Location of property: 1607 Fitzwatertown Road, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Rosanne D. Preno** at the suit of Deutsche Bank National Trust Company, Solely, as Trustee for Greenpoint Mortgage Funding Trust 2005-HE4. Debt: \$39,810.75.

**Matthew C. Fallings**, 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. 2024-05509**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania, on April 12, 1945, as follows, to witt:

BEGINNING at an old stone, in the bed of the Skippack Road (Route No. 113), a corner of land of the Strassburger Farm; thence, along said farm line, the two following courses and distances; South seventy degrees, thirty minutes West, five hundred four feet and seven one-hundredths of a feet to an old stone; thence, South sixty degrees West, three hundred eighteen feet and six tenths of a feet to an iron pin, a corner of land, now or late of Louisa M. Bauder; thence, along said land, North twenty two degrees, thirty-five minutes West, three hundred ninety two feet and four tenths of a feet to an iron pin, in line of land of Strassburger; thence, along said land and by land, now or late of Annie Ziegler, North sixty seven degrees, twenty five minutes East, eight hundred eighty six feet and fifty five one-hundredths of a feet to a point, in the bed of Skippack Road, aforesaid; thence, extending in the bed of said road, South fourteen degrees, East, four hundred twenty feet and seventy five one hundredths of a feet to the place of beginning.

BEING the same premises which Lederach Realty Associates LP, by Deed, dated February 23, 2022, and recorded in the Office of Recorder of Deeds of Montgomery County, on March 21, 2022, in Book 6273 at Page 01085, being Instrument# 2022034635, granted and conveyed unto Stephanie Nicole Hitner and Carl Robert Rio, Jr.

Parcel Number: 50-00-03625-00-6.

Location of property: 729 Harleysville Pike, Harleysville, PA 19438.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Carl Robert Rio, Jr. and Stephanie Nicole Hitner** at the suit of MSR Asset Vehicle LLC. Debt: \$406,075.66.

**Matthew C. Fallings**, 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. 2024-06321**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, described according to a survey thereof, made by Barton and Martin, Engineers, dated April 28, 1941, as follows, to wit:

BEGINNING at a point on the Northeast side of Crescent Road (40 feet wide), at the distance of 9.08 feet, Northwestward, along a curve to the right, with a radius of 336.41 feet from a point of curve, said point of curve, being at the distance of 289.42 feet, on a line bearing North 51 degrees, 4 minutes West, 289.42 feet on a line bearing North 51 degrees, 4 minutes West from the intersection of the Northeast side of Crescent Road (40 feet wide), produced with the Northwest side of York Road (40 feet wide) produced; thence, extending Northwestwardly, along said curve to the right, with a radius of 336.41 feet, the arc distance of 75 feet to a point; thence, extending North 53 degrees, 15 minutes, 16 seconds East, 102.80 feet to a point; thence, extending South 78 degrees, 45 minutes, East 59.19 feet to a point; thence, extending South 40 degrees, 28 minutes, 51 seconds West, 137.48 feet to the first mentioned point and place of beginning.

BEING Lot No. 171 on the above-mentioned plan.

BEING the same premises which James E. Buckley and Crystal D. Buckley, formerly known as Crystal D. Long, by Deed, dated 8/27/2019, and recorded 9/25/2019, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6154 at Page 02693, granted and conveyed unto James E. Buckley.

Parcel Number: 08-00-01150-00-3.

Location of property: 404 Crescent Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **James E. Buckley and Crystal D. Long a/k/a Crystal D. Buckley** at the suit of MidFirst Bank. Debt: \$244,356.90.

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

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

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

By virtue of a Writ of Execution **No. 2024-08506**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof, made on the 31st day of August A.D. 1931, as follows, to wit:

SITUATE on the Northeast side of Chelsea Road (50 feet wide), at the distance of 125 feet, measured Northwestwardly, along the said Northeast side of Chelsea Road, from its intersection with the Northwesterly side of Euston Road (50 feet wide), if both were extended to intersect.

CONTAINING in front or breadth, on the said Chelsea Road 24 feet, and extending of that width, in length or depth, Northeastwardly, between parallel lines at right angles to the said Chelsea Road, 100 feet to the middle line of Trinity Drive, 12 feet wide, which extends Northwestward and Southeastwardly from the said Euston Road to Cedar Lane.

UNDER AND SUBJECT to certain, restrictions or record.

TOGETHER with the free and common use, right, liberty and privilege of said Chelsea Road, Cedar Road, Cedar Lane and Euston Road, as and for streets, passageways and watercourses at all times hereafter forever, in common with the owners, tenants, and occupiers of the other lots bounding thereon and entitled to the use thereof.

BEING the same premises which John P. Durante, Sheriff of the County of Montgomery, by Deed, dated February 25, 2005, and recorded March 22, 2005, in Montgomery County, in Deed Book 5547 at Page 1533, granted and conveyed unto Mortgage Electronic Registration Systems, Inc., as nominee for North American Mortgage Company, in fee.

AND BEING the same premises which Mortgage Electronic Registration Systems, Inc., as nominee for North American Mortgage Company, by Deed, dated February 8, 2005, and recorded January 12, 2006, in Montgomery County, in Deed Book 5586 at Page 2241, granted and conveyed unto The Secretary of Housing and Urban Development, in fee.

AND BEING the same premises which The Secretary of Housing and Urban Development, by Deed, dated August 11, 2006, and recorded October 13, 2006, in Montgomery County, in Deed Book 5619 at Page 1665, granted and conveyed unto Everhome Mortgage Company, in fee.

TITLE IS VESTED WITH Denise Porter, by Deed from Everhome Mortgage Company, dated January 10, 2007, and recorded with the Montgomery County Recorder of Deeds on February 7, 2007, as Book 5634 at Page 02319, and being Instrument No. 2007017192.

Parcel Number: 31-00-05074-00-7.

Location of property: 1711 Chelsea Road, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family residence.

Seized and taken in execution as the property of **Denise Porter** at the suit of Federal Home Loan Mortgage Corporation, as PI Trustee of the Freddie MAC Participation Interest Trust, Series 2021-1. Debt: \$202,208.78.

**William E. Miller (Padgett Law Group)**, Attorney(s). I.D. #308951

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. 2024-09537**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon situated and located in **Pottstown Borough**, Montgomery County, Pennsylvania, bound and described in accordance with a Survey dated April 1963, made by Joseph E. Russell, Professional Engineer, as follows, to wit:

BEGINNING at a point, at the intersection of the Southerly property line of lands of William H. and Rose M. Keeley, and the Westerly line of Belmont Street, said point, being 39 degrees 16 minutes East, 552.0 feet from the intersection of Belmont Street and Eighth Avenue; thence, North 51 degrees 48 minutes West, along the land of William H. & Rose M. Keeley, 100.02 feet to a point; thence, South 39 degrees 16 minutes West, 48.14 feet to a point; thence, South 50 degrees 44 minutes East, along lands of James J. & Helen Grace, 100 feet to the Westerly line of Belmont Street; thence, North 39 degrees 16 minutes East, along Belmont Street, 50 feet to the place of beginning.

BEING the same premises, which Ross Racoosin, by Deed, dated 10/9/2009, and recorded 10/28/2009, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5748 at Page 1623, granted and conveyed unto Wendy S. Schwoyer.

Parcel Number: 16-00-02380-00-7.

Location of property: 541 Belmont Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Wendy S. Schwoyer a/k/a Wendy Schwoyer** at the suit of MidFirst Bank. Debt: \$134,388.10.

**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. 2024-09821**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, PA:

**BEGINNING** at a stake, corner, in a public road, leading from Chapel to Heilman and Beiler's Mill; thence, by land, now or late of John J. Miller, formerly of Christian Long, South 40 Degrees West, 7.5 perches to a post, a corner; thence, by the same, South 50.50 degrees East, 22.9 perches to a post, a corner; thence, by land, now or late of John Schuler, North 40.25 degrees East, 7.5 perches to a stake corner, in the said public road; thence, by land, late of Peter Frank, now or late of Issac Lesher, and partly by land, now or late of Ephraim Weller, North 50.50 degrees West, 21.72 perches to the place of beginning.

**CONTAINING** 1 acre and 6 perches of land.

**BEING** the same premises which Bradley C. Moran, by Deed, dated 07/31/2017, and recorded 08/01/2017, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6055 at Page 1884, granted and conveyed unto Kyle Gol and Kayleigh Yakub, joint tenants with right of survivorship and not as tenants in common.

Parcel Number: 57-00-00028-00-5.

Location of property: 2060 Adams Road, East Greenville, PA 18041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kyle Gol and Kayleigh Yakub** at the suit of Wells Fargo Bank, N.A. Debt: \$208,985.12.

**Carolyn Treglia (Brock & Scott, PLLC)**, Attorney(s). I.D. #328659

**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. 2024-14880**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THOSE CERTAIN** lots or parcels of land, situate on the Westerly side of North Franklin Street, in the Tenth (now Fifth) Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stake on the Westerly side of Franklin Street, at the distance of 100 feet, Southwardly, from the Southwest corner of Franklin and Wilson (formerly Orange) Streets, at a corner of this and Lot No. 37; thence, by the same, Westwardly, along said Lot No. 37, a distance of 140 feet to a 20 feet wide alley; thence, by the same, Southwardly, 60 feet to a corner of this and Lot No. 40; thence, by the same, Eastwardly, 140 feet to Franklin Street, aforesaid; thence, by the same, Northwardly, along the line of Franklin Street, a distance of 60 feet to the point or place of beginning.

**EMBRACING** and including in said description, Lot Nos. 38 and 39, as laid out by Brown and Bernhart.

**BEING** the same premises which Kathleen Marie Welch and Zella Jeremy Richards, by Deed, dated 03/30/2018, and recorded 04/09/2018, in and for County of Montgomery, in Deed Book 6085 at Page 1444, granted and conveyed unto Jennifer Shivak, in fee.

Parcel Number: 16-00-10724-00-6.

Location of property: 795 N. Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer Megan Shivak** at the suit of Lakeview Loan Servicing, LLC. Debt: \$233,629.36.

**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. 2024-15458**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1905, on a certain Development Plan of Walnut Ridge Estate, 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. 1905, prepared by Serdy and Busich, Inc., as endorsed hereon as follows:

BEGINNING at a point on the extended centerline of the party wall, between this Lot and Lot Number 1906, as shown on said Plan, which point is 52.00 feet, measured North 42 degrees 14 minutes West, from a point, which last mentioned point is 1.74 feet, measured North 47 degrees 46 minutes East, from a point, which last mentioned point is 122.00 feet, measured North 42 degrees 14 minutes West, from a point of tangent on the centerline of Walnut Ridge Estates roadbed.

CONTAINING in frontage or breadth, on a course, measured North 47 degrees 46 minutes East, from said point of beginning, 17.83 feet, and extending of that width, Northwestwardly, between parallel lines at right angles thereto, 38.00 feet.

BEING the same premises which Kenneth J. Davis and Arbutus K. Davis, his wife, by Deed, dated 9/8/1980, and recorded 9/24/1980, in the County of Montgomery, in Deed Book 4562 at Page 130, conveyed unto Kenneth J. Davis, in fee.

BEING the same premises unto Kenneth J. Davis, by Deed, dated 09/26/2006, and recorded 10/19/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5620 at Page 1698, granted and conveyed unto Peter W. Huybers, in fee.

Parcel Number: 42-00-05118-38-4.

Location of property: 1905 Walnut Ridge Estate, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter W. Huybers** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of HSI Asset Securitization Corporation Trust 2006-HE2. Debt: \$148,027.43.

**Carolyn Treglia (Brock & Scott, PLLC)**, Attorney(s). I.D. #328659

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. 2024-15481**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by William T. Muldrew, Registered Engineer, dated 10/17/41, and last revised 2/17/42, as follows:

BEGINNING at a point, in the radial round corner, formed by the intersection of the Southwesterly side of Moreland Road (41.5 feet wide) and the Northwesterly side of Cleveland Avenue (50 feet wide); thence, extending along the Southwesterly side of Moreland Road, North 44 degrees 48 minutes West, 59 feet to a point, in the line of Lot #1020 on the said Plan; thence, extending along the line of Lot #1020, South 45 degrees 12 minutes West, 125 feet to a point; thence, extending South 44 degrees 48 minutes East, 54 feet to a point, in the Northwesterly side of Cleveland Avenue; thence, extending Northeastwardly, along the Northwesterly side of Cleveland Avenue, on the arc of a circle, curving left, with a radius of 374.99 feet, the arc distance of 106.42 feet to a point of curve; thence, still extending along the said side of Cleveland Avenue, North 45 degrees 12 minutes East, 10 feet to a point of curve; thence, extending along the arc of a circle, curving to the left, with a radius of 10 feet, the arc distance of 15.71 feet to the first mentioned point and place of beginning.

BEING the same premises which Jack N. Hill, Executor of the Last Will and Testament of Catherine Ann Hill f/k/a Catherine A. Bittner, by Indenture, dated July 8, 2009, and recorded July 13, 2009, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5736 at Page 2116, granted and conveyed unto Jack N. Hill, in fee.

TITLE TO SAID PREMISES IS VESTED IN Matthew Chun Labar and Channary Chou Labar, husband and wife, as tenants by the entirety, by Deed from Jack N. Hill, dated July 19, 2018, recorded July 24, 2018, in Book No. 6099 at Page 02114, being Instrument #2018049490.

Parcel Number: 30-00-44912-00-4.

Location of property: 1954 Moreland Road, Abington, PA 19001.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Matthew Chun Labar and Channary Chou Labar** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCAF Acquisition Trust. Debt: \$224,379.42.

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

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

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

By virtue of a Writ of Execution **No. 2024-15853**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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 Norriton Township**, Montgomery County, Pennsylvania, which has herefore 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, a Declaration, dated 2/15/80, and recorded 05/05/80, in Deed Book 4523 at Page 519; and an Amendment thereto, dated 11/24/80, and recorded 11/26/80, in Deed Book 4584 at Page 98; and the Declaration Plan 5/3/79, and recorded 5/5/80, in Condominium Plan Book 8 at Pages 1, 2, and 3; and a Code of Regulations, dated 12/27/79, and recorded 05/05/80, in Deed Book 4523 at Page 552; and Amendment thereto, dated 11/24/80, and recorded 11/26/80, in Deed Book 4584 at Page 100; and any and all Amendments thereto; being designated on Declaration Plan, as Unit No. 417, as more fully described in such Declaration Plan and Declaration; and any and all Amendments thereto, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .73217%, as the same may be amended from time to time.

BEING the same premises which Patrycja Dalecka, by Deed, dated 06/29/2022, and recorded 06/29/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6289 at Page 1561, granted and conveyed unto LGC Trust, in fee.

Parcel Number: 63-00-04865-14-8.

Location of property: 417 Centre Avenue, Condominium #417, Norristown, PA 19403.

The improvements thereon are: Residential, condominium/townhouse.

Seized and taken in execution as the property of **Patrycja Dalecka and LGC Trust** at the suit of Truist Bank. Debt: \$59,948.46.

**Carolyn Treglia (Brock & Scott, PLLC)**, Attorney(s). I.D. #328659

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. 2024-16090**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, prepared for Hendricks, by Strothers Associates, Inc., dated June 22, 1988, and last revised July 7, 1988, and recorded in Montgomery County, in Plan Book A-50 at Page 96, as follows, to wit:

BEGINNING at a point, on the title line in the bed of Telford Pike (40 feet wide), which point is at the distance of 429.97 feet, Southwestwardly, along said title line, in the bed of Telford Pike, with its point of intersection, with the center line of Cowpath Road; thence, extending from said point of beginning, South 37 degrees, 48 minutes, 40 seconds West, crossing the Southeasterly ultimate right-of-way line of Telford Pike, and along land, now or late of Jeffrey and Suzanne Cressman, 338.09 feet to a point; thence, extending still along the same, South 63 degrees, 01 minute, 00 seconds West, 101.68 feet to a point, a corner of land, now or late of Melba R. Fluck; thence, extending along the same, North 36 degrees 45 minutes 40 seconds West, 101.44 feet to a point; thence, extending still along said land, mentioned land, South 51 degrees, 28 minutes, 20 seconds West, 27.06 feet to a point, a corner of Lot No. 2 on said Plan; thence, extending along the same, North 37 degrees, 48 minutes, 4 seconds West, recrossing said Southeasterly ultimate right-of-way line of Telford Pike, 218.58 feet to a point, on the said title liner, on the bed of Telford Pike; thence, extending along the same, North 52 degrees 31 minutes, 20 seconds East, 125.00 feet to the first mentioned point and place of beginning.

BEING Lot 1 as shown on said Plan.

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

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Schmidt, by Deed, from dated October 17, 2018, and recorded October 25, 2018, in Deed Book 14601 at Page 275, being Instrument Number 2018073956.

Parcel Number: 34-00-04882-00-7.

Location of property: 226 Telford Pike, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas E. Schmidt** at the suit of Truist Bank. Debt: \$241,503.76. **Nathalie Paul (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #309118



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

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

By virtue of a Writ of Execution **No. 2024-16241**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, as included within a Survey made 08/29/1964 by P. Richard Urwiler, Registered Surveyor as follows, to wit:

BEGINNING at an iron pin, in the middle of Deep Creek Road, a corner of this and land of Nellie Milczanzwski; thence, along the center line of Deep Creek Road, North 80 degrees 45 minutes West, 104.83 feet to an iron pin, a corner; thence, North 12 degrees 04 minutes East, 300 feet to an iron pin, a corner; thence, South 80 degrees 45 minutes East, 91 feet to a corner of land of said Nell Milczanzwski; thence, along said land, South 09 degrees 26 minutes 56 minutes West, 297.87 feet to the place of beginning.

BEING the same premises that Joseph A. McCafferty, Jr., married, and Lynne M. McCafferty, his wife, deeded to Sharon Sheridan, married, via a Deed, dated September 23, 2002, and recorded in the Office of the Montgomery County Recorder of Deeds, on October 2, 2002, in Book 5429 at Page 1146.

Parcel Number: 55-00-00442-00-7.

Location of property: 2817 Deep Creek Road, Green Lane, PA 18054.

The improvements thereon are: Single-family, residence.

Seized and taken in execution as the property of **Sharon Sheridan** at the suit of Penn Community Bank, Successor by Merger to First Savings Bank of Perkasie. Debt: \$86,168.34.

**Kia N. House (Starfield & Smith, P.C.)**, 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. 2024-16396**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message or tenement, and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as 104 South Franklin Street, bounded and described, as follows, to wit:

BEGINNING on the East side of South Franklin Street, a point, in the middle of the dividing wall of a double brick house; thence, Eastwardly, through the middle of said dividing wall and along land, now or late of John George Psota, Sr., one hundred thirty-seven feet five inches to a sixteen feet wide alley; thence, Northwardly, along said alley, thirty-six feet seven inches to South Street; thence, Westwardly, along said South Street, one hundred and thirty-eight feet to South Franklin Street, aforesaid; thence, Southwardly, along said South Franklin Street, thirty-six feet seven inches to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM - ALL THAT CERTAIN lot or piece of ground, as conveyed by Anna Pastelak, widow, to Henry B. Clary, by Deed, dated 11/18/1971, recorded in Deed Book 3715 at Page 475.

BEING the same premises which Erika Irene Haynie, by Deed, dated March 16, 2021, and recorded at Montgomery County Recorder of Deeds Office, on April 14, 2021, in Deed Book 9220 at Page 02794, granted and conveyed unto Erika Irene Haynie.

Parcel Number: 16-00-10972-00-1.

Location of property: 104 S. Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Erika Irene Haynie** at the suit of Freedom Mortgage Corporation. Debt: \$174,672.84.

**Jared M. Greenberg**, 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. 2024-16711**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey and Plan thereof, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated September 10, 1963, said Plan recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Plan Book B-9 at Page 10, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Third Street (Route 113) (forty five feet wide), at the arc distance of thirty one and forty two one-hundredths feet, measured along a curve, to the right, having a radius of twenty feet from a point on the Southwesterly side of Bronson Circle (fifty feet wide); thence, extending along the said Northwesterly side of Third Avenue (Route 113) (forty five feet wide); South forty one degrees, forty five minutes West, one hundred thirty two feet to a point; thence, extending along land, now or late of Merrill Godshall; North forty eight degrees, fifteen minutes West, two hundred feet to a point; thence, extending along Lot #14; North forty one degrees, forty five minutes East, one hundred fifty two feet to a point, on the aforesaid Southwesterly side of Bronson Circle; thence, extending along the Southwesterly side of Bronson Circle; South forty eight degrees fifteen minutes East, one hundred eight feet to a point of curve; thence, extending along a curve to the right, having a radius of twenty feet, the arc distance of thirty one and forty two one hundredths feet to the first mentioned point and place of beginning.

BEING Lot #15 on the said Plan.

UNDER AND SUBJECT TO building restrictions and agreements of record.

BEING the same premises which Richard J. Kromer, Jr., by Deed, dated 7/28/2006, and recorded 8/6/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5611 at Page 1627, granted and conveyed unto Michelle N. Esqueda and Edward P. Smith.

Parcel Number: 23-00-01399-00-9.

Location of property: 285 W. 3rd Avenue, Colledgeville a/k/a Trappe, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michelle N. Esqueda and Edward P. Smith** at the suit of KeyBank, N.A. s/b/m First Niagara Bank, N.A. Debt: \$240,789.76.

**Carolyn Treglia (Brock & Scott, PLLC)**, Attorney(s). I.D. #328659

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. 2024-16833**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE TWO CERTAIN lots of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known and designated as Lots 66 and 67, Block "A", Wayne Terrace Development of Norristown Realty Company, a Plan of which is on file in the Recorder's Office, in Deed Book 858 at Page 600, bounded and described as follows, to wit:

BEGINNING at a point on the Northeast side of Beech Street, at the distance of one hundred eighty-four and sixty-nine one-hundredths feet, Northwest from the intersection of the Northeast side of Beech Street, with the Northwest side of Buttonwood Street, said first mentioned point, being at the distance of forty-four and nine one-hundredths feet, Northwest, from the intersection of the Northeast side of Beech Street, with the Northwest side of a twenty feet wide alley, as laid out on said Plan; thence, along the Northeast side of Beech Street, Northwest, forty feet to a point, in line of Lot No. 68, Block "A"; thence, by the same, Northeast, one hundred eighty-six and sixty-seven one-hundredths feet to the Southwest side of a twenty feet wide alley, leading into the first above-mentioned twenty feet wide alley; thence, by the same, Southeast, forty feet to a point, in line of Lot No. 65, Block "A"; and thence, along the same, Southwest, one hundred eighty-six and sixty-seven one hundredths feet to the Northeast side of Beech Street, aforesaid, the first mentioned point and place of beginning.

TITLE IS VESTED WITH Barney Stead, by Deed from Kanubhai Patel and Ranjanben Patel a/k/a Ranjanben Patel and Jayprakash Patel, dated November 13, 2018, and recorded with the Montgomery County Recorder of Deeds on November 15, 2018, in Book 6115 at Page 377, and being Instrument No. 2018079080. Barney Stead departed this life, intestate, on or about February 8, 2024.

Parcel Number: 13-00-04584-00-2.

Location of property: 1109 W. Beech Street a/k/a 1109 Beech Street, Norristown, PA 19401.

The improvements thereon are: Residential, single-family residence.

Seized and taken in execution as the property of **Estate of Barney Stead, Deceased and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under the Estate of Barney Stead, Deceased** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$149,977.45.

**William E. Miller (Padgett Law Group)**, Attorney(s). I.D. #308951

**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. 2024-18037**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THOSE CERTAIN** lots or pieces of land, with the dwelling and improvements thereon erected, being known and designated as Lots No. 176 and 177, on a Certain Plan of Lots of Willow Grove Annex, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Deed Book No. 779 at Page 600, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the Southwesterly side of Warren Avenue (40 feet wide), at the distance of 100 feet Northwest from the Northwesterly side of Maple Avenue (50 feet wide).

**CONTAINING** in front or breadth on the said Warren Avenue, 50 feet, each Lot being 25 feet wide, and extending of that width, in length or depth, Southwestwardly, 105 feet.

**BEING** the same premises which Nelda Gwendolyn Duffy, by Deed, dated 8/25/2015, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 9/1/2015, in Deed Book Volume 5968 at Page 2074, granted and conveyed unto Jonathan A. Cordoba.

Parcel Number: 59-00-18226-00-3.

Location of property: 208 Warren Street, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathan A. Cordoba** at the suit of PennyMac Loan Services, LLC. Debt: \$281,838.96.

**Powers Kirn, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-18460**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements therein erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, known and designated by the Number 71, on a certain Survey and Plan of Lots, made by Hunter and Evans, Surveyors, and recorded at Norristown, in Deed Book No. 330 at Page 111, etc., and being on the Northeastwardly side of a certain 50 feet wide street or avenue, designated on said Plan as Franklin Avenue, and the Southeastwardly side of Elm Avenue.

**CONTAINING** in front or breadth on the said side of Franklin Avenue, 50 feet, and extending in length or depth, Northeastwardly, along the Southeastwardly side of Elm Avenue, 150 feet.

**BEING** the same premises which Karen A. Shipman, by Deed, dated 11/22/2021, and recorded 1/20/2022, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6262 at Page 2975, granted and conveyed unto Paul Vitruk, deceased 1/30/2022, and Shelia Bradley-Vitruk, deceased 4/17/2023.

Parcel Number: 31-00-10567-00-4.

Location of property: 337 Franklin Avenue, Cheltenham, PA 19012.

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

Seized and taken in execution as the property of **The Unknown Heirs of Shelia Bradley-Vitruk, deceased** at the suit of Lakeview Loan Servicing, LLC. Debt: \$294,694.39.

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

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

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

By virtue of a Writ of Execution **No. 2024-18634**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, prepared by Gambone Bros. Development Co., by Urwiler & Walter, Inc., dated 6-8-1989 and last revised 9-15-1989 and recorded in Montgomery County, in Plan Book A-51 at Page 305, as follows, to wit:

BEGINNING at a Point, on the Southeasterly side of Mill Street (30 feet wide), at the distance of 28.13 feet, measured South 28 degrees 34 minutes 44 seconds West, along the said Southeasterly side of Mill Street, from its point of intersection with the Southwesterly side of Second Street (28 feet wide); thence, extending from said point of beginning, along Lot No. 1 on said Plan, South 61 degrees 25 minutes 16 seconds East, crossing the bed a certain 12 feet wide access easement, 99.66 feet to a Point, in line of Lot No. 8, as shown on said Plan; thence, extending along the same, South 26 degrees 29 minutes 00 seconds West, 18.01 feet to a point, a corner of Lot No. 3 on said Plan; thence, extending along the same, North 61 degrees 25 minutes 16 seconds West, recrossing said access easement, 100.32 feet to a point on the said Southeasterly side of Mill Street, aforesaid; thence, extending along the same, North 28 degrees 34 minutes 44 seconds East, 18 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Donald G. Mascia, by Deed, from Edward J. Veneziale, dated August 21, 2006, and recorded October 4, 2006, in Deed Book 11914 at Page 1427.

Parcel Number: 02-00-04441-10-2.

Location of property: 203 Mill Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald G. Mascia** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OC11 Mortgage Pass-Through Certificates, Series 2006-OC11. Debt: \$190,435.78.

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

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. 2024-20227**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying, and being in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan of Property, made for Roy F. and Dorothy M. Sellers, by Charles E. Schumaker, Inc., Engineers and Surveyors, dated April 27, 1968, and revised May 3, 1968, as follows, to wit:

BEGINNING at a point, on the Northwesterly side of Mason's Mill Road (41.50 feet wide), said point being, the four following courses and distances from a point of curve, on the Northeasterly side of Huntingdon Road (41.50 feet wide): (1) leaving Huntingdon Road, on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 28.43 feet to a point of tangent on the Northwesterly side of Mason's Mill Road; (2) North 36 degrees 51 minutes East, along the Northwesterly side of Mason's Mill Road, 609.14 feet to a point of curve; (3) Northeasterly, still along the Northwesterly side of Mason's Mill Road, on the arc of a circle, curving to the right, having a radius of 2,324.60 feet, the arc distance of 66.27 feet to a point of tangent; and (4) North 38 degrees 29 minutes East, still along the Northeasterly side of Mason's Mill Road, 225.16 feet to the point of beginning; thence, extending from said point of beginning, North 45 degrees 19 minutes West, 230.83 feet to a point; thence, extending South 38 degrees 29 minutes West, 189.82 feet to a point; thence, extending North 45 degrees 19 minutes West, 208.81 feet to a point; thence, extending North 36 degrees 58 minutes East, 220.72 feet to a point; thence, extending South 45 degrees 19 minutes East, 445.82 feet to a point, on the Northwesterly side of Mason's Mill Road, aforesaid; thence, extending South 38 degrees 29 minutes West, along the Northwesterly side of Mason's Mill Road, 30.18 feet to the first mentioned point and place of beginning.

BEING the same premises which Oleg Khramov, by Deed, dated 4/14/2022, and recorded 5/19/2022, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book \_\_ at Page \_\_, being Instrument #2022055893, granted and conveyed unto Same Amir Laghzaoui.

Parcel Number: 59-00-12352-00-9.

Location of property: 3270 Masons Mill Road, Huntingdon Valley, PA 19006.

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

Seized and taken in execution as the property of **Same Amir Laghzaoui** at the suit of AmeriHome Mortgage Company, LLC. Debt: \$509,800.90.

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

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

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

By virtue of a Writ of Execution **No. 2024-21485**, 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, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being known as Lot Number 3, as shown on the Final Plan, made for Albert A. Toll, dated June 12, 1987, and revised June 18, 1987, prepared by Tri-State Engineers and Land Surveyors, Inc., 801 West Street Road, Feasterville, Pennsylvania, bounded and described, as follows:

BEGINNING at a point, a corner of Lot Number 2 on the Southeasterly side of Mellon Road (50.00 feet wide); thence, from the said point of beginning, and along the said Lot Number 2, South 30 degrees 28 minutes 22 seconds East, 77.55 feet to a point, a corner; thence, continuing along the said Lot Number 2, South 48 degrees 10 minutes 10 seconds East, 93.00 feet to a point, a corner on the Northwesterly side of Washington Lane (L.R. 46119); thence, along the Northwesterly side of the said Washington Lane, South 41 degrees 49 minutes 50 seconds West, 76.00 feet to a point, a corner of Lot Number 4; thence, along the said Lot Number 4, North 48 degrees 10 minutes 10 seconds West, 127.00 feet to a point, a corner; thence, continuing along the said Lot Number 4, North 20 degrees 07 minutes 48 seconds West, 89.41 feet to a point, a corner on the Southerly side of the aforementioned Mellon Road; thence, along the Southerly side of the said Mellon Road, and along the Southeasterly side thereof, by a curve to the left, in a Northeasterly direction, having a radius of 175.00 feet, and for the arc distance of 70.00 feet to the point and place of beginning.

CONTAINING 14,497 square feet.

BEING Lot Number 3 as shown on Plan.

UNDER AND SUBJECT to sewer easement as shown on Plan.

BEING the same premises which Emanuel V. Freeman, by Deed, dated September 24, 2003, and recorded on August 6, 2004, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5520 at Page 2371, as Instrument No. 2004160242, granted and conveyed unto Emanuel V. Freeman and Emma Cummings Freeman.

Parcel Number: 31-00-18723-00-2.

Location of property: 7745 Mellon Road, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **Emanuel V. Freeman and Emma Cummings Freeman and The United States of America** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Debt: \$784,409.74.

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

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

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

**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.

**ARTICLE OF INCORPORATION  
PROFIT**

*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.*

**Ringings Rocks Electric, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Jamie V. Ottaviano, Esquire  
Yergey. Daylor. Allebach. Scheffey. Picardi.**  
1129 E. High Street, P.O. Box 776  
Pottstown, PA 19464-0776

**ARTICLE OF INCORPORATION  
NONPROFIT**

NOTICE IS HEREBY GIVEN THAT, on December 4, 2024, Articles of Incorporation were filed with the Department of State for **John Boyer Memorial Foundation, Inc.**, a nonprofit corporation, organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

**Ronald W. Fenstamacher, Jr., P.C., Solicitor**  
Four Tower Bridge, #400  
200 Barr Harbor Drive, PMB 8849  
West Conshohocken, PA 19428

**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 January 6, 2025, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one Audit session, which will be held at 10:00 AM on Monday, January 6, 2025.

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, January 6, 2025. 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. BLAIR, NANCY, DECEASED, (2023-X3588), First and Final Accounting of Mark Blair, Administrator.
2. BOWEN JR., LAURANCE, TRUST SETTLOR, (1986-X0054), Third Account of the Philadelphia Trust Company, Martha R. Hurt and Maurice D. Lee, III, Co-Trustees for the Laurance Bowen Residual Trust Under Agreement dated September 21, 1967, as amended.
3. BRACCIA, ISABELLA, DECEASED, (2023-X1109), First Account of Vito N. Braccia, Sr., Administrator.

4. ELKINS, GEORGE W. AND ELEANORE WIDENER F/B/O IDA A. ELKINS TYLER MEMORIAL FUND DATED 11/15/1910, TRUST SETTLOR, (2024-X4657), Second and Interim Account for Ida Elkins Tyler Memorial Fund.
5. ELKINS, GEORGE W. AND ELEANORE WIDENER TRUST DATED 11/15/1910, TRUST SETTLOR F/B/O TURNING POINTS FOR CHILDREN, (2024-X4659), G. W. Elkins & E. E. Widener Trust F/B/O Turning Points for Children.
6. FEINSTEIN, MARY CHRISTINE, PRINCIPAL, (2024-X2199), AMENDED, First and Final Account of the Holder of the POA for Mary Christine Feinstein, Principal, stated by Edwin M. Goldsmith, Esq.
7. MILTON NEWMAN IRREVOCABLE TRUST FOR DAVID J. NEWMAN, DATED 9/10/1992, TRUST SETTLOR, (2024-X4662), First Intermediate Accounting of Bernard Newman and E. Gerald Riesenbach.
8. QUINTRELL JR., RAYMOND, R., DECEASED, (2022-X4747), First and Final Account of Lynn A. DeSimone, Executrix, Estate of Raymond R. Quintrell, Deceased.
9. RUTLEDGE JR., CHARLES, (2018-X0720), AMENDED, Account/Restated Account, First and Final Account of Charles E. Rutledge, III, Executor.
10. SAPONE, KAYLA, SETTLOR TRUST, (2016-X4284), First and Interim Account of Fiduciary Trust Company International of Pennsylvania, f/k/a The Pennsylvania Trust Company, Successor Trustee of the KS Special Needs Trust dated April 27, 2016.
11. SHRADER, JEAN, DECEASED, (2020-X1121), First and Final Account of Maurice D. Lee, III, Executor.
12. WAGNER, NANCY, DECEASED, (2022-X1639), First and Final Accounting of John Wagner, Administrator.
13. WALKER, CERISE ALEXANDRA, MINOR, (2017-X0399), First Account of Security National Trust Company, Guardian of the Estate of Cerise Alexandra Walker, A Minor.
14. WASCHE, JOHN, TRUST SETTLOR'S, (2012-X3809), First and Final Account for the Trust Under the Agreement of John Wasche dated 6/19/00 Trust for John Wasche, Jr.

**Tina Lawson, Esquire**  
Register of Wills &  
Clerk of the Orphans' Court

**CHANGE OF NAMES**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-25556

NOTICE IS HEREBY GIVEN that on November 6, 2024, the Petition of Andrew John McDonald was filed in the above-named Court, praying for a Decree to change the Petitioner's name to NAOMI EMILIA FERNANDEZ.

The Court has fixed January 15, 2025, at 9:30 AM in Courtroom "TBD" 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. 2024-27919

NOTICE IS HEREBY GIVEN that on December 6, 2024, the Petition of Cesar Eduardo Molina Nunez Melgar was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to CESAR EDUARD MOLINA.

The Court has fixed February 26, 2025, at 9:00 AM in Courtroom “13” 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.

**Randall McCormick, Esquire**  
933 N. Charlotte Street, Suite 3-B  
Pottstown, PA 19464

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-23274

NOTICE IS HEREBY GIVEN that on October 8, 2024, the Petition of Patrice Garner, Mother, on behalf of Joy Milan Landers, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to JOY MILAN GARNER.

The Court has fixed January 8, 2025, at 9:30 AM in Courtroom “13” 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**

COURT OF COMMON PLEAS  
MONTGOMERY COUNTY, PA  
CIVIL ACTION - LAW  
NO. 2024-17766

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**CSMC 2019-RPL7 Trust,**  
Plaintiff

vs.

**Mary A. Kardick, Individually and in her Capacity  
as Heir of James Manion, et al.,**  
Defendants

**To: Unknown Heirs, Successors, Assigns, and  
All Persons, Firms, or Associations Claiming Right,  
Title, or Interest from or under James Manion  
Defendant(s), 61 Galbraith Ave., Eagleville, PA 19403**

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, CSMC 2019-RPL7 Trust, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, PA, docketed to No. 2024-17766, seeking to foreclose the mortgage secured on your property located, 61 Galbraith Ave., Eagleville, PA 19403.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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  
www.montgomerybar.org

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

**Attorneys For Plaintiff**  
**Troy Freedman, Esq., ID No. 85165**  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

**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**

**ARENA, CAROLYN M., dec’d.**

Late of Royersford, PA.  
Administrator: DAVID T. WHEELER,  
50 Boraten Road,  
Linfield, PA 19468.

ATTORNEY: DANIEL T. McGRORY,  
BELLO, REILLEY, McGRORY & DiPIPPA, P.C.,  
144 E. DeKalb Pike, Suite 300,  
King of Prussia, PA 19406

**BURROWS, BENJAMIN ALLEN, dec’d.**

Late of Cheltenham Township.  
Administratrix: ARIANA BURROWS,  
406 Shoemaker Road,  
Elkins Park, PA 19027.

**CLEMENS, HELEN M., dec’d.**

Late of Borough of Conshohocken.  
Administrator: CAROL F. YORGEY.

ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER, ROEBERG &  
WOLFE, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**CURRAN, THOMAS, dec'd.**

Late of Abington Township.  
Executrix: DONNAMARIE ANN CURRAN  
(A/K/A DONNA CURRAN),  
4156 Greeby Street,  
Philadelphia, PA 19135.

ATTORNEY: JAMES E. EGBERT,  
EGBERT & BARNES, P.C.,  
349 York Road, Suite 100,  
Willow Grove, PA 19090

**GOHEL, KANTI MAGANLAL, also known as  
KANTILAL M. GOHEL, dec'd.**

Late of North Wales, PA.  
Executor: TUSHAR KANTILAL GOHEL,  
85 Dunster Lane,  
Winchester, MA 01890.

**HIGGINS, MARGARET P., dec'd.**

Late of Borough of North Wales.  
Administrator: ROBERT M. SLUTSKY,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.

ATTORNEY: ROBERT M. SLUTSKY,  
SLUTSKY ELDER LAW, P.C.,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462

**LAVAN, EDMUND C., dec'd.**

Late of Lansdale, PA.  
Executrix: PATRICIA LAVAN TAYLOR,  
c/o Karyn L. Seace, CELA,  
Evans Building, Suite A,  
105 E. Evans Street,  
West Chester, PA 19380.

ATTORNEY: KARYN L. SEACE, CELA,  
SEACE ELDER LAW, PLLC,  
Evans Building, Suite A,  
105 E. Evans Street,  
West Chester, PA 19380

**MOORE, HARRY L., also known as  
HARRY LOUIS MOORE, dec'd.**

Late of Towamencin Township.  
Executrix: KIMBERLY A. MOORE,  
c/o Holly S. Filius, Esquire,  
101 N. Pointe Boulevard, Suite 202,  
Lancaster, PA 17601.

ATTORNEY: HOLLY S. FILIUS,  
RKG LAW,  
101 N. Pointe Boulevard, Suite 202,  
Lancaster, PA 17601

**PASTERNAK, ROSLYN, dec'd.**

Late of Lower Providence Township.  
Executrices: MARLA SONES AND  
LISA PASTERNAK,  
c/o Howard M. Solomon, Esquire,  
1819 JFK Boulevard, Suite 303,  
Philadelphia, PA 19103.

ATTORNEY: HOWARD M. SOLOMAN,  
1819 JFK Boulevard, Suite 303,  
Philadelphia, PA 19103

**PESTER, ANN E., dec'd.**

Late of Borough of Schwenksville.  
Executor: CHARLES PESTER,  
c/o King Laird, P.C.,  
360 W. Main Street,  
Trappe, PA 19426.

ATTORNEY: ANDREW C. LAIRD,  
KING LAIRD, P.C.,  
360 W. Main Street,  
Trappe, PA 19426

**PETERS, EILEEN K., dec'd.**

Late of Franconia Township.  
Executor: TODD A. PETERS,  
c/o Ian W. Peltzman, Esquire,  
716 N. Bethlehem Pike, Suite 303,  
Lower Gwynedd, PA 19002.

ATTORNEY: IAN W. PELTZMAN,  
LAW OFFICE OF ANDREW B. PELTZMAN,  
716 N. Bethlehem Pike, Suite 303,  
Lower Gwynedd, PA 19002

**POTPINKO JR., PAUL LEONARD also known as  
PAUL L. POTPINKO, dec'd.**

Late of Douglass Township.  
Executrix: KRISTIN GIAMMATTEO,  
504 Hamilton Street,  
Norristown, PA 19401.

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

**RYALES, SOPHIA STEPHANIE, dec'd.**

Late of Montgomery County, PA.  
Administrator: ANTHONY RYALES,  
c/o Michael E. Eisenberg, Esquire,  
2935 Byberry Road, Suite 107,  
Hatboro, PA 19040.

ATTORNEY: MICHAEL E. EISENBERG,  
2935 Byberry Road, Suite 107,  
Hatboro, PA 19040

**YOUNG, RITA, dec'd.**

Late of Skippack Township.  
Executor: JACKSON LUCKETT,  
c/o Christopher P. Mullaney, Esquire,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.

ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024

**Second Publication**

**ABRAMS, ALFRED, dec'd.**

Late of Lower Merion Township.  
Administrator CTA: HOWARD M. SOLOMAN,  
1819 JFK Boulevard, Suite 303,  
Philadelphia, PA 19103.

ATTORNEY: HOWARD M. SOLOMAN,  
1819 JFK Boulevard, Suite 303,  
Philadelphia, PA 19103

**BOLNO, CHARLES MARTIN, dec'd.**

Late of Lower Merion Township.  
Executor: STEPHEN M. SPECHT, ESQUIRE,  
2332 S. Broad Street,  
Philadelphia, PA 19145.

ATTORNEY: STEPHEN M. SPECHT,  
GREEN & SCHAFLE, LLC,  
2332 S. Broad Street,  
Philadelphia, PA 19145

**BURNETT, MARGARET ELIZABETH, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: CHRISTINE E. HOFFMAN,  
c/o Erin Saulino, Esquire,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462.



- ATTORNEY: ERIN SAULINO,  
SAULINO LAW, LLC,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462
- CLULEY, JOYCE D., dec'd.**  
Late of Lower Providence Township.  
Executrix: CHERYL LYN CLULEY,  
6724 27th Avenue,  
Seattle, WA 98117.
- ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403
- CURTIN, WILLIAM, dec'd.**  
Late of Abington Township.  
Executrix: DENISE LEE MANSELL,  
c/o Hilary A. Fuehleborn, Esquire,  
1260 Bustleton Pike,  
Feasterville, PA 19053.
- ATTORNEY: HILARY A. FUELLEBORN,  
DILWORTH PAXSON, LLP,  
1260 Bustleton Pike,  
Feasterville, PA 19053
- DeLOATCH, SEAN GALIN, dec'd.**  
Late of Borough of Norristown.  
Administrator: RICHARD DeLOATCH, III,  
c/o Danielle M. Yacono, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.
- ATTORNEY: DANIELLE M. YACONO,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446
- DIESINGER SR., RONALD JOSEPH also known as  
RONALD J. DIESINGER, SR., dec'd.**  
Late of Limerick Township.  
Co-Executors: REBECCA A. DIESINGER AND  
RONALD J. DIESINGER, JR.  
ATTORNEY: BLAKE E. DUNBAR, JR.,  
572 W. Main Street, P.O. Box 26865,  
Trappe, PA 19426
- FENN, LORRAINE also known as  
E. LORRAINE FENN and  
EDNA LORRAINE FENN, dec'd.**  
Late of Borough of Lansdale.  
Executrix: BARBARANN S. PROBST,  
c/o Robert W. Maher, Esquire,  
1494 Old York Road, 3rd Floor,  
Abington, PA 19001.
- ATTORNEY: ROBERT W. MAHER,  
DYER & MAHER,  
1494 Old York Road, 3rd Floor,  
Abington, PA 19001
- FREED, GRACE A., dec'd.**  
Late of Marlborough Township.  
Administrator: CLARENCE L. FREED.  
ATTORNEY: MICHELLE M. FORSELL,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
570 Main Street,  
Pennsburg, PA 18073
- HYMAN, SANDRA, dec'd.**  
Late of Whitemarsh Township.  
Executrix: RANDI STANTE,  
c/o Erin Saulino, Esquire,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462.
- ATTORNEY: ERIN SAULINO,  
SAULINO LAW, LLC,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462
- KEENAN, MARGARET E., dec'd.**  
Late of Whitpain Township.  
Co-Executors: JOSEPH KEENAN AND  
KATHLEEN ROWAN,  
c/o Robert M. Sebia, Esquire,  
925 Harvest Drive, Suite 300,  
Blue Bell, PA 19422.
- ATTORNEY: ROBERT M. SEBIA,  
ELLIOTT GREENLEAF P.C.,  
925 Harvest Drive, Suite 300,  
Blue Bell, PA 19422
- MONAGHAN, JUNE DOLORES, dec'd.**  
Late of Lower Gwynedd Township.  
Executor: DENISE M. DAY,  
1213 Nash Drive,  
Fort Washington, PA 19034.
- ATTORNEY: MARK S. COHEN,  
ASKOT, WEINER & COHEN, LLP,  
1354 Drayton Lane,  
Wynnewood, PA 19096-3311
- NYCE, ELIZABETH K., dec'd.**  
Late of Lower Salford Township.  
Executor: JAY A. NYCE.  
ATTORNEY: MICHELLE M. FORSELL,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
570 Main Street,  
Pennsburg, PA 18073
- ROKITA, ROBERTA L., dec'd.**  
Late of Douglass Township.  
Executor: JOHN A. ROKITA, IV,  
509 Buchert Road,  
Gilbertsville, PA 19525.
- ATTORNEY: JOSEPH L. QUINN,  
ROSS, QUINN & PLOPPERT, P.C.,  
192 S. Hanover Street, Suite 101,  
Pottstown, PA 19464
- SANET, LOUIS AARON, dec'd.**  
Late of Upper Merion Township.  
Administrator: NATHAN ABRAHAM SANET,  
103 Garby Lane,  
Coatesville, PA 19320.
- ATTORNEY: STEPHEN M. PORTER,  
BRETT SENIOR & ASSOCIATES P.C.,  
125 Strafford Avenue, Suite 112,  
Wayne, PA 19087
- SANKO, NATALIE ANN, dec'd.**  
Late of Borough of East Greenville.  
Administrator: JOSHUA S. SANKO,  
33 Teen Challenge Road,  
Rehlersburg, PA 19550.
- ATTORNEY: KIM M. GILLEN,  
613 Blakeslee Boulevard Drive East, Suite 103,  
Lehighton, PA 18235
- SKALSKI, SUSANNE M., dec'd.**  
Late of Upper Dublin Township.  
Executor: JOHN Q. SKALSKI,  
c/o Mary E. Podlogar, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446-2012.
- ATTORNEY: MARY E. PODLOGAR,  
MONTCO ELDER LAW, LLP,  
608 W. Main Street,  
Lansdale, PA 19446-2012

**STEVENS, EDITH M., dec'd.**

Late of Whippen Township.  
 Executrix: SHELLEY L. BAVER.  
 ATTORNEY: MICHELLE M. FORSELL,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**TAMMANY, JOHN A., dec'd.**

Late of Plymouth Township.  
 Executrix: MARYBETH TAMMANY,  
 c/o Lisa A. Shearman, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.  
 ATTORNEY: LISA A. SHEARMAN,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446

**VanPELT, LILLIAN BARBARA also known as****LILLIAN M. VanPELT, dec'd.**

Late of Lansdale, PA.  
 Executor: ROGER VanPELT,  
 1121 Callowhill Road,  
 Chalfont, PA 18914.

**WILES, DEBORAH RUTH, dec'd.**

Late of Willow Grove, PA.  
 Executor: RUSSELL WILLIAM NEWLIN,  
 c/o Joseph P. Caracappa, Esquire,  
 Jackson, Cook, Caracappa & Scott, P.C.,  
 6 Penns Trail, Suite 202,  
 Newtown, PA 18940.  
 ATTORNEY: JOSEPH P. CARACAPPA,  
 JACKSON, COOK, CARACAPPA & SCOTT, P.C.,  
 6 Penns Trail, Suite 202,  
 Newtown, PA 18940

**WILLIAMS, ARLINE H., dec'd.**

Late of Hatfield Township.  
 Executrix: VIRGINIA W. McCURDY,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**Third and Final Publication****BANSAL, SHASHI K., dec'd.**

Late of Lower Merion Township.  
 Executrix: SHALINI BANSAL,  
 c/o L. Robert Frame, Jr., Esquire,  
 390 Waterloo Boulevard, Suite 101,  
 Exton, PA 19341.  
 ATTORNEY: L. ROBERT FRAME, JR.,  
 LAW OFFICE OF L. ROBERT FRAME, JR.,  
 390 Waterloo Boulevard, Suite 101,  
 Exton, PA 19341

**BEALER, JOAN K., dec'd.**

Late of Borough of Lansdale.  
 Executrix: KAREN K. PHILLIPS,  
 2241 Ayreshire Drive,  
 Lansdale, PA 19446.

**BERG, EDWARD HENRY also known as  
EDWARD HENRY BERG, JR., dec'd.**

Late of Lower Providence Township.  
 Executor: PETER L. REISS,  
 2003 S. Easton Road, Suite 300,  
 Doylestown, PA 18901.

ATTORNEY: PETER L. REISS,  
 2003 S. Easton Road, Suite 300,  
 Doylestown, PA 18901

**CAMBURN, DELLA M., dec'd.**

Late of Lower Salford Township.  
 Co-Executors: GEORGE CAMBURN, JR. AND  
 KRISTINE L. SELWAY,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**CHON, UNG S., dec'd.**

Late of Perkiomen Township.  
 Executrix: HEE JA CHON,  
 c/o William B. Cooper, III, Esquire,  
 P.O. Box 673,  
 Exton, PA 19341-0673.  
 ATTORNEY: WILLIAM B. COOPER, III,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341-0673

**COTILLO, FRANK, dec'd.**

Late of Limerick Township.  
 Administrator: JOSEPH COTILLO,  
 730 Taylor Road,  
 Downingtown, PA 19335.  
 ATTORNEY: GARTH G. HOYT,  
 McNEES WALLACE & NURICK, LLC,  
 426 W. Lancaster Avenue, Suite 110,  
 Devon, PA 19333

**DUTKA, JOSEPH J., dec'd.**

Late of Horsham Township.  
 Executor: SAMUEL T. DUTKA,  
 c/o Danielle M. Yacono, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.  
 ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446

**ECKHART, ELIZABETH M., dec'd.**

Late of Lower Gwynedd Township.  
 Administrator CTA: MARC L. DAVIDSON,  
 Radnor Station Two, Suite 110,  
 290 King of Prussia Road,  
 Radnor, PA 19087.  
 ATTORNEY: MARC L. DAVIDSON,  
 DAVIDSON & EGNER,  
 Radnor Station Two, Suite 110,  
 290 King of Prussia Road,  
 Radnor, PA 19087

**FLANNERY, BERNADINE, dec'd.**

Late of Whippen Township.  
 Executrix: JANICE M. BUCCI,  
 c/o Zachary R. Dolchin, Esquire,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: ZACHARY R. DOLCHIN,  
 SEMANOFF ORMSBY GREENBERG &  
 TORCHIA, LLC,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**HARRISON III, GEORGE E., dec'd.**

Late of Abington Township.  
 Executor: RICHARD A. MILLER,  
 c/o Bernard J. McLafferty, Jr., Esquire,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038.

- ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
McLafferty & Kroberger, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038
- HARTMAN, JEFFERY F., dec'd.**  
Late of Lower Salford Township.  
Administratrix: WENDY WILLIAMS-HARTMAN,  
c/o Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024
- HESSLER, JACOB, dec'd.**  
Late of Lower Pottsgrove Township.  
Administrator: MARK S. McCLELLAND,  
c/o David G. Garner, Esquire,  
2129 E. High Street,  
Pottstown, PA 19464.  
ATTORNEY: DAVID G. GARNER,  
2129 E. High Street,  
Pottstown, PA 19464
- KOVAL, DOROTHY J. also known as  
DOROTHY KOVAL, dec'd.**  
Late of Borough of Pottstown.  
Executor: KENNETH T. McCARRON,  
320 N. Mount Vernon Street,  
Pottstown, PA 19464.  
ATTORNEY: JAMIE V. OTTAVIANO,  
YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.  
PICARDI.,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776
- KRAUSE, JOSEPH LAWRENCE, dec'd.**  
Late of Elkins Park, PA.  
Administrator: JEFFREY A. KRAUSE,  
109 Delview Drive,  
Wilmington, DE 19810.
- LaPENNA, DENISE E., dec'd.**  
Late of West Norriton Township.  
Administrator: JOSEPH LaPENNA,  
c/o Kenneth R. Pugh, Esquire,  
Union Meeting Corporate Center,  
910 Harvest Drive, P.O. Box 3037,  
Blue Bell, PA 19422-0765.  
ATTORNEY: KENNETH R. PUGH,  
KAPLIN STEWART MELOFF REITER & STEIN, PC,  
Union Meeting Corporate Center,  
910 Harvest Drive, P.O. Box 3037,  
Blue Bell, PA 19422-0765
- LARKIN, CHRISTOPHER JOSEPH, dec'd.**  
Late of Abington Township.  
Executrix: MARY ELLEN LARKIN,  
c/o Bernard J. McLafferty, Jr., Esquire,  
807 Bethlehem Pike,  
Erdenheim, PA 19038.  
ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
McLafferty & Kroberger, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038
- LERTORA, MARJORIE ANN also known as  
MARGE LETORA, dec'd.**  
Late of Upper Merion Township.  
Executrix: MICHELLE M. KELLY,  
750 Champlain Drive,  
King of Prussia, PA 19406.
- ATTORNEY: DONALD J. GIMPEL,  
27 Nutt Road,  
Phoenixville, PA 19460
- LONESKY, NICHOLAS, dec'd.**  
Late of Lower Moreland Township.  
Administratrix: SARAH A. CIHAK-PARR,  
c/o Gerald R. Clarke, Esquire,  
119 S. Easton Road, Suite 207,  
Glenside, PA 19038.  
ATTORNEY: GERALD R. CLARKE,  
CLARKE & ASSOCIATES,  
119 S. Easton Road, Suite 207,  
Glenside, PA 19038
- McCORMICK, MARY C., dec'd.**  
Late of Borough of Lansdale.  
Executor: DANIEL A. McCORMICK, JR.,  
100 Engletown Road,  
Honey Brook, PA 19344.  
ATTORNEY: KRISTEN R. MATTHEWS,  
KRISTEN MATTHEWS LAW,  
14 E. Welsh Pool Road,  
Exton, PA 19341
- McCUE, WILLIAM, dec'd.**  
Late of Towamencin Township.  
Executrix: PATRICIA A. DAGUTIS,  
c/o Grim, Biehn & Thatcher,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215.  
ATTORNEY: GREGORY E. GRIM,  
GRIM, BIEHN & THATCHER,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215
- MOORMAN, PETER JAMES, dec'd.**  
Late of Lower Pottsgrove Township.  
Executrix: DIANE MOORMAN,  
1051 Overlook Drive,  
Pottstown, PA 19464.
- MULLEN, ELIZABETH L., dec'd.**  
Late of Borough of Lansdale.  
Executor: JOHN MULLEN,  
c/o Danielle M. Yacono, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.  
ATTORNEY: DANIELLE M. YACONO,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446
- NESBITT III, HARRY J., dec'd.**  
Late of Horsham Township.  
Executrix: SAMANTHA J. BUCCINO,  
c/o John J. McAneney, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: JOHN J. McANENEY,  
TIMONEY KNOX LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544
- NEUHAUSER, RUTH also known as  
NIVEA RUTH NEUHAUSER,  
NIVEA R. RUTH NEUHAUSER and  
NIVEA NEUHAUSER, dec'd.**  
Late of Lower Merion Township.  
Administrator: MICHAEL E. SRULEVICH,  
c/o Peter J. Kraybill, Esquire,  
P.O. Box 5349,  
Lancaster, PA 17606.

- ATTORNEY: PETER J. KRAYBILL,  
GIBBEL KRAYBILL & HESS LLP,  
P.O. Box 5349,  
Lancaster, PA 17606
- NIKERLE, JAMES E., dec'd.**  
Late of Douglass Township.  
Administratrix: JOY LONGACRE,  
c/o Thomas G. Wolpert, Esquire,  
527 Main Street,  
Royersford, PA 19468.  
ATTORNEY: THOMAS G. WOLPERT,  
WOLPERT SCHREIBER McDONNELL, P.C.,  
527 Main Street,  
Royersford, PA 19468
- PIERCE, BARBARA J., dec'd.**  
Late of Borough of Norristown.  
Executor: RICHARD HARRY PIERCE,  
c/o Phyllis Horn Epstein, Esquire,  
1628 JFK Boulevard, Suite 1901,  
Philadelphia, PA 19103.  
ATTORNEY: PHYLLIS HORN EPSTEIN,  
EPSTEIN, SHAPIRO & EPSTEIN, P.C.,  
1628 JFK Boulevard, Suite 1901,  
Philadelphia, PA 19103
- ROBERTS, HENRIETTA, dec'd.**  
Late of Abington Township.  
Executor: JOHN S. ROBERTS, JR.,  
2443 Lamott Avenue,  
Willow Grove, PA 19090.  
ATTORNEY: CHARLES W. CAMPBELL,  
1 E. Airy Street,  
Norristown, PA 19401
- RUPLE, DOLORES K., dec'd.**  
Late of Lansdale, PA.  
Executrix: GAIL R. KUTULIS,  
5050 Drummond Circle,  
Center Valley, PA 18034.  
ATTORNEY: BRIAN D. GOURLEY,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- SCALFARO, DOMENICO, dec'd.**  
Late of Abington Township.  
Executor: ANTHONY SCALFARO,  
c/o David C. Onorato, Esquire,  
298 Wissahickon Avenue,  
North Wales, PA 19454.  
ATTORNEY: DAVID C. ONORATO,  
HLADIK, ONORATO & FEDERMAN, LLP,  
298 Wissahickon Avenue,  
North Wales, PA 19454
- SCARDINO, THERESA A. also known as  
THERESA ANN SCARDINO, dec'd.**  
Late of Lower Gwynedd Township.  
Executor: FRANCIS L. SCARDINO,  
c/o Bernard F. Siergie, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: BERNARD F. SIERGIEJ,  
TIMONEY KNOX LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544
- SERRATORE, MICHAEL, dec'd.**  
Late of Skippack Township.  
Administratrix: MICHELE ANN PALMER,  
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
- SPIVACK, JANICE A., dec'd.**  
Late of Whitpain Township.  
Executrix: DONNA B. SPIVACK,  
140 Cedar Court,  
East Norriton, PA 19401.  
ATTORNEY: JENNIFER POPELACK,  
MATTIONI, LTD.,  
100 N. Independence Mall West, Suite 5A NW,  
Philadelphia, PA 19106
- SWEENEY, THOMAS E., dec'd.**  
Late of Towamencin Township.  
Executrix: ELIZABETH A. LONG,  
c/o Robert V. Littner, Esquire,  
512 N. New Street,  
Bethlehem, PA 18018.  
ATTORNEY: ROBERT V. LITTNER,  
LITTNER & LITTNER LAW OFFICES, PLLC,  
512 N. New Street,  
Bethlehem, PA 18018
- TRIGLIA, CHRISTIAN JOSEPH, dec'd.**  
Late of Collegeville, PA.  
Co-Administrators: JANET TRIGLIA AND  
MARC TRIGLIA,  
125 Benner Road,  
Royersford, PA 19468.
- ULMER, MARIE DOROTHY, dec'd.**  
Late of Upper Gwynedd Township.  
Executrix: KAREN JOY BROWNE,  
c/o Jeremy A. Whalen, Esquire,  
Bailiwick Office Campus, Suite 15,  
P.O. Box 1306,  
Doylestown, PA 18901.  
ATTORNEY: JEREMY A. WHALEN,  
DRAKE, HILEMAN & DAVIS,  
Bailiwick Office Campus, Suite 15,  
P.O. Box 1306,  
Doylestown, PA 18901
- UNGERMAN, JANET REBECCA also known as  
JANET S. UNGERMAN, dec'd.**  
Late of Mineral Springs Township,  
Durham County, North Carolina Township.  
Co-Ancillary Executrices: NANCY MANSFIELD AND  
BETH A. ROSENBLUM,  
c/o Roman J. Koropec, Esquire,  
237 S. Bryn Mawr Avenue, Suite 100,  
Bryn Mawr, PA 19010.  
ATTORNEY: ROMAN J. KOROPEC,  
TIMONEY KNOX, LLP,  
237 S. Bryn Mawr, Suite 100,  
Bryn Mawr, PA 19010
- WALLACE, CHERYL LEE also known as  
CHERYL L. WALLACE, dec'd.**  
Late of Borough of Red Hill.  
Administratrix: KIMBERLY ANN CLEMMER,  
c/o Grim, Biehn & Thatcher,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215.  
ATTORNEY: GREGORY E. GRIM,  
GRIM, BIEHN & THATCHER,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215

**WEBER, MARY LOUISE also known as MARY LOU WEBER, dec'd.**

Late of Skippack Township.  
Executrix: MARIE LOUISE FLYNN,  
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

**WILSON, SHIRLEY ANN, dec'd.**

Late of Borough of Schwenksville.  
Administrator: JOHN B. ZONARICH,  
P.O. Box 5950,  
Harrisburg, PA 17110.  
ATTORNEY: JENNIFER M. MERX,  
METTE,  
3401 N. Front Street, 2nd Floor,  
Harrisburg, PA 17110

**ZIEGLER, JUSTIN ADAM, dec'd.**

Late of Lower Frederick Township.  
Administratrix: CYNTHIA A. ZIEGLER,  
c/o Gary E. Thompson, Esquire,  
882 S. Matlack Street, Suite 101,  
West Chester, PA 19382.  
ATTORNEY: GARY E. THOMPSON,  
CAROSELLA & ASSOCIATES, P.C.,  
882 S. Matlack Street, Suite 101,  
West Chester, PA 19382

**Successor Trustee:** Gabrielle Vogel  
c/o Mullaney Law Offices  
598 Main Street, P.O. Box 24  
Red Hill, PA 18076-0024  
**Trustee's Attorney:** Christopher P. Mullaney  
Mullaney Law Offices  
598 Main Street, P.O. Box 24  
Red Hill, PA 18076-0024

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**REVOCABLE TRUST AGREEMENT of  
VERNA M. WENTZ  
DATED DECEMBER 21, 2012**

**VERNA M. WENTZ, DECEASED  
Late of Upper Frederick Township,  
Montgomery County, Pennsylvania**

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:

**Successor Trustee:** Gabrielle Vogel  
c/o Mullaney Law Offices  
598 Main Street, P.O. Box 24  
Red Hill, PA 18076-0024  
**Trustee's Attorney:** Christopher P. Mullaney  
Mullaney Law Offices  
598 Main Street, P.O. Box 24  
Red Hill, PA 18076-0024

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**EXECUTIONS ISSUED**

**Week Ending December 16, 2024**

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

- A & M CURRAN, LLC: PNC BANK, GRNSH. - Ascot Specialty Insurance Company; 202325390.
- ALL4TECH, INC.: WELLS FARGO, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202461307; \$1,307.67.
- BALIN, CYNDI - The Bank of New York Mellon; 202424656.
- BERGEY, DAVID - Keybank, N.A.; 202403907; ORDER/JDMT, \$39,132.71.
- BODY ARTS AND SCIENCE: FIRST CITIZENS COMMUNITY BANK, GRNSH. - 15 Presidential Condominium Association; 202423619; \$10,831.55.
- BROWN, STEVEN: URBAN LIVING 8, LLC: URBAN LIVING, LLC: TD BANK, GRNSH., ET AL. - Blue Sky, LLC, et al.; 202107017; DECISION/\$1,958,404.36.
- CUSIMANO, JUNE: CITIZENS BANK, GRNSH. - Unifund Corporation, et al.; 201020557; WRIT/EXEC.
- DeGRAZIO, ANNUNZIO: ANNUNZIO: ANNUNZIO: HARLEYSVILLE SAVINGS BANK, GRNSH. - Unified CCR, LLC, et al.; 201421039; \$7,081.01.
- DEYOC, LAURA: MARK - U.S. Bank Trust Company, N.A., as Trustee, et al.; 202421691.
- DYAD ENTERPRISES, LLC: WSFS BANK, GRNSH. - Kaplin Stewart Meloff Reiter & Stein, P.C.; 202428140; \$12,192.75.
- EBLE, STEFANIE: AMERICAN HERITAGE FCU, GRNSH. - Discover Bank; 202420516; \$8,605.97.
- ELCHEDIAK, ELI: CITIZENS BANK, GRNSH. - Discover Bank; 202323883.
- EVANTASH, MERYL - Wells Fargo Bank, N.A.; 202408250.
- GIBBS, WALLIS: WALLIS: WALLIS: PNC BANK, GRNSH. - Unifund CCR, LLC, et al.; 201402967; WRIT/EXEC.

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**TRUST NOTICES**

**First Publication**

**JEANNE K. LEWIS REVOCABLE TRUST  
DATED APRIL 8, 2003**

Notice of the death of Jeanne K. Lewis, late of Cheltenham Township, Montgomery County, is hereby given. Jeanne K. Lewis died October 24, 2024, and was the Settlor of the Jeanne K. Lewis Revocable Trust dated April 8, 2003.

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

**Trustee:** David R. Lewis  
44 Franklin Ave., Hatboro, PA 19040  
**Trustee's Attorney:** Robert C. Gerhard, III  
Gerhard & Gerhard PC  
815 Greenwood Avenue, Ste. #8  
Jenkintown, PA 19046  
215-885-6785

**Second Publication**

**JOINT TRUST AGREEMENT of  
JOHN S. WENTZ and VERNA M. WENTZ**

**VERNA M. WENTZ, DECEASED  
Late of Upper Frederick Township,  
Montgomery County, Pennsylvania**

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:

GIRONELLI, JOHN: JOHN: JOHN: WACHOVIA BANK, GRNSH. - Unifund CCR Partners, et al.; 200914657; \$3,580.91.

GIUNGO, CAROL: CAROL: CAROL: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Unifund CCR, LLC, et al.; 201230014; \$31,961.63.

HAN, INMAN: SANTANDER BANK, GRNSH. - Unifund Corporation, et al.; 201122463; WRIT/EXEC.

HICKS, PAUL - New Day Financial, LLC, et al.; 201902425; \$253,162.46.

J.T. LAFFREDO BUILDING & DESIGN, INC.: LAFFREDO, JACOB: KIMBERLY: CITIZENS BANK, GRNSH., ET AL. - American Fire and Casualty Company, et al.; 201524801.

JALON, ANDRES: REGENNA - HSBC Bank USA, N.A., et al.; 201726360; ORDER/IN REM JDMT. \$891,320.73.

MARGERUM, WILLIAM: KEYBANK, N.A., GRNSH. - Discover Bank; 202422564; \$2,562.87.

MARONEY, SCOTT: KEYBANK, N.A., GRNSH. - Discover Bank; 202417781.

MOSER, CHRISTINA: AMERICAN HERITAGE FCU, GRNSH. - Discover Bank; 202400888.

P.K. PACKAGING, LLC: THE VICTORY BANK, GRNSH. - Proampac Holdings, Inc.; 202426435; \$89,246.06.

PARK, DONG: YEON - Wells Fargo Bank, N.A.; 202408694; \$106,221.99.

PAUL, JEAN: CHERY, YEMITHSOU - Newrez, LLC; 202409506; \$516,074.19.

PHILIPP, DENNIS: POLICE & FIRE FCU, GRNSH. - Caprio, Jeanette; 202402066; \$341,523.29.

PRICE, MICHELLE: CITIZENS BANK, GRNSH. - Discover Bank; 202400894.

RENOVATED LUXURY, LLC: NAVY FCU, GRNSH. - Kennedy, Lisa; 202428104; WRIT/EXEC.

RICHARDS, SHAUNA: CITADEL FCU, GRNSH. - Citibank, N.A.; 202418773.

ROBINSON, JAMES: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202004796; \$4,309.12.

ROSARIO, BENELISSE: PNC BANK, GRNSH. - Discover Bank; 202420549; \$7,107.99.

SASSE, ELEANOR: KONIEWICZ, JAMES - Keybank, N.A.; 202419544; \$18,460.70.

SILVER, STEVEN: STEVEN: STEVEN: FIRST NIAGARA BANK, GRNSH. - Unifund CCR, LLC, et al.; 201403333; \$24,723.55.

SPANN, SALIM: BANK OF AMERICA, GRNSH. - Discover Bank; 202420527; \$8,208.69.

STARGELL, KATHIE: KATHIE: KATHIE: PNC BANK, GRNSH. - Unifund Corporation, et al.; 200932081; \$11,255.81.

TITUS, SANDRA: SANDRA: SANDRA: TD BANK, N.A., GRNSH. - Remit Corporation, et al.; 201304444; WRIT/EXEC.

WILLIAMS, DENITA: WELLS FARGO BANK, GRNSH. - Cavalry Spv. I, LLC; 202326938.

WILLIAMS, JASMINE: NAVY FCU, GRNSH. - Kennedy, Lisa; 202428103; WRIT/EXEC.

WUILLERMIN, GREGORY: GREGORY: GREGORY: WELLS FARGO, GRNSH. - Unifund CCR Partners, et al.; 200835793; WRIT/EXEC.

YANTIS, JAMES: WELLS FARGO BANK, GRNSH. - Remit Corporation, et al.; 201423925; WRIT/EXEC.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending December 16, 2024**

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

ESTATE OF ROBERT I. EVANS - Frank Delia General Contractor; 202428399; Mechanics Lien Claim; \$3,000.00.

MODERN REAL ESTATE, LLC: CARROLL, MARYANNE - VWA Advisors, LLC; 202428387; Foreign Judgment; \$330,904.11.

VENUS ET FLEUR, LLC - King of Prussia Associates; 202428218; Complaint in Confession of Judgment; \$62,639.87.

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## LETTERS OF ADMINISTRATION

**Granted Week Ending December 16, 2024**

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

BARBER, WILLIAM R. - Douglass Township; Barber, Virginia N., 306 Sunny Ridge Road, Gilbertsville, PA 19525.

BYRON, SANDI E. - Horsham Township; Byron, Jarrod, 56 Woodbine Court, Horsham, PA 19044; Byron, Susan, 56 Woodbine Court, Horsham, PA 19044.

CLEMENS, HELEN M. - Whitmarsh Township; Yorgey, Carol F., 347 Roberts Avenue, Conshohocken, PA 19428.

COLEMAN III, WILLIAM T. - Lower Merion Township; Coleman, Allegra S., 726 Conshohocken State Road, Penn Valley, PA 19072.

CONOLLY, JOHN - Hatfield Township; Conolly, Deborah C., 2864 Truman Drive, Hatfield, PA 19440.

DeFELICE, ROSEANNA - Plymouth Township; Dongivin, Mark A., 109 Yellowstone Road, Plymouth Meeting, PA 19462.

GALLOWAY, MARY D. - Upper Hanover Township; Galloway Jr., Thomas R., 106 Stony Run Road, Spring City, PA 19426.

GIACCHE, NICOLE M. - Upper Providence Township; Giacche, Erma E., 142 Spruce Lane, Collegetown, PA 19426.

GUERRERO, HENRY C. - Cheltenham Township; Guerrero, Aliete O., 1128 Coventry Road, Cheltenham, PA 19012.

HOFFMAN, HOWARD M. - Upper Merion Township; Hoffman, Bruce H., 414 Oakwynne Drive, Wynnewood, PA 19096; Hoffman-Stape, Linda S., 1250 Germantown Pike, Suite 205, Plymouth Meeting, PA 19462.

HOULE, DONALD A. - Hatboro Borough; Houle, Donna J., 166 Earl Lane, Hatboro, PA 19040.

McKAY, MARGUERITE A. - Horsham Township; Dugan, Joseph P., 9228 Bluegrass Road, Philadelphia, PA 19114.

MUNIO JR., THOMAS A. - Worcester Township; Munio, Danielle M., 303 Sunny Ridge Road, Gilbertsville, PA 19525.

MUTONE, FEDORA - North Wales Borough; Mutone, Dell Silvana, 135 Cathedral Drive, North Wales, PA 19454.

NEWSOME, EVELYN M. - Cheltenham Township;  
Newsome, Nicole A., 354 E. Meehan Avenue,  
Philadelphia, PA 19119.

PARASTINO, MICHAEL - Douglass Township;  
Garber, Ellen L., 193 Buchert Road, Gilbertsville,  
PA 19525; Parastino, Andrew S., 31939 Steele Drive,  
Millsboro, DE 19966.

PRYOR, ANTHONY V. - Pottstown Borough; Pryor,  
Jaclyn A., 80 Putter Lane, Pottstown, PA 19464.

STUNKARD, JOANNA - Lansdale Borough; Stunkard,  
John G., 1605 Heebner Way, Lansdale, PA 19446.

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## SUITS BROUGHT

**Week Ending December 16, 2024**

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

BUNGAY, MAXIMILLIAN - DeZingaro, Callie;  
202428254; Complaint for Custody/Visitation;  
Musselman, Ian.

CARON OF FLORIDA: BAIROS, TERESA: CAMPO,  
ANTHONY, ET AL. - Mann, Denise; 202428384;  
Foreign Subpoena.

CLARK, CHRISTOPHER - Clark, Susanne;  
202428395; Foreign Subpoena.

COLLEMACHINE, BRANDON: DeMERITT, CHRISTINA-  
Hess, April; 202428381; Civil Action.

CONDADO GRIMAN, JERAMEL - Sventskaia, Iadviga;  
202428234; Complaint Divorce.

UGINI, THOMAS: THOMAS - Taing, Cindy;  
202428401; Complaint for Custody/Visitation;  
Miller, Jessica A.

DISTRICT OF COLUMBIA - Wilson, Duane; 202428211;  
Foreign Subpoena.

HIGH CONSTRUCTION, INC.: DEVELOPMENT  
UNIT ACQUISITION, L.P. - Keena, Bryan;  
202428256; Civil Action; Steward, Christopher H.

KARAPINAR, MUSTAFA - Muzapberova, Nagima;  
202428438; Complaint for Custody/Visitation;  
Miniscalco, Kirsten Balzer.

KELSO, ASHLEY - Kelso, Shaun; 202428376;  
Complaint for Custody/Visitation; Duffy, Liam J.

KLINE, ASHLEY - Marquis, Sebastian; 202428488;  
Complaint for Custody/Visitation.

LORZ, RICHARD - Lorz, Cynthia; 202428232;  
Complaint Divorce.

LOWERY JESSE, KAMRY - Lansdale Fee Owner, LLC;  
202428241; Petition to Appeal Nunc Pro Tunc.

MOHAMED, ZAEEM - Mohamed, Mala; 202428166;  
Complaint Divorce.

MOHAMMED, KHALID - Booth, Hasanah; 202428079;  
Complaint for Custody/Visitation.

MOORE, TYNETTA - Lindy 251 DeKalb  
Property Owner, LLC; 202428261; Defendants  
Appeal from District Justice.

NGO, MELISSA - Cotton, Jerome; 202428485;  
Complaint for Custody/Visitation.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Wedlock, Daniel; 202428169;  
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Bocelli, Cynthia; 202428212;  
Appeal from Suspension/Registration/Insp.;  
Knight, David H.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - DeCurtis, Matthew;  
202428236; Appeal from Suspension/Registration/  
Insp.; Campbell, Brendan.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Ellis, Theodore; 202428244;  
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Flynn, Shane; 202428235;  
Appeal from Suspension/Registration/Insp.;  
Klein, Ellis B.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Gewartowski, Joseph;  
202428358; Appeal from Suspension/Registration/  
Insp.; Gifford, Gregory R.

PERRY, RODNEY - Galati, Aman; 202428243;  
Petition to Appeal Nunc Pro Tunc.

PFEIL, SEAN - Cheslow, Jillian; 202428262;  
Complaint Divorce.

SAMUELS, HEATHER - Oberst, Patrick; 202428385;  
Complaint for Custody/Visitation; Dumin, Jennifer.

SCOTT, JASMINE - Ronkowski, Francis;  
202428448; Complaint for Custody/Visitation;  
Hark, Ned.

SIEPSER EYE CARE, LTD. - Stasyk, Nick; 202428392;  
Plaintiffs Appeal from District Justice.

SIMPSON, MICHELLE - Simpson, Michael; 202428344;  
Complaint Divorce; Mitsch, Gregory F.

SONESTA INTERNATIONAL HOTELS - Thompson,  
Felice; 202428389; Civil Action.

THOMAS, ANDREW: AGULIAR, JOHN -  
Armstead, Matthew; 202428335; Civil Action.

THOMAS, NICOLE - Times Real Estate Group, LLC;  
202428382; Petition to Appeal Nunc Pro Tunc.

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## WILLS PROBATED

**Granted Week Ending December 16, 2024**

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

ATIAS, SHALOM - Cheltenham Township; Atias,  
Karen V., 1601 Chattin Road, Glenside, PA 19038.

ATKINSON, WILLIAM B. - Upper Dublin Township;  
Stella, Kathleen J., 1652 Alba Road, Willow Grove,  
PA 19090.

BAITH, DONNA M. - Royersford Borough; King,  
Errol, 2198 Old Route 100, Barto, PA 19504;  
Leonard, Sandra K., 216 Wheat Ridge Drive,  
Ephrata, PA 17522.

BARRETT, NANCY - Skippack Township; Barrett,  
Michael J., 463 Dolores Drive, Collegeville, PA 19426.

BLACK, RUTH A. - Abington Township; Black, Paul R.,  
662 Sacramento Drive, Mantua, NJ 08051.

CORBO, PAOLA L. - Collegeville Borough; Corbo,  
Joseph P., 2429 Romig Road, Gilbertsville, PA 19525.

CURRAN, THOMAS - Abington Township; Curran,  
Donnamarie A., 4156 Greeby Street, Philadelphia,  
PA 19135.

DEBRO, PATRICIA H. - Bridgeport Borough; Cane,  
John J., 327 Sweetbriar Road, King of Prussia,  
PA 19406.

DENNO JR., HARRY - Upper Merion Township;  
Garvey, John T., 1855 Yellow Springs Road,  
Malvern, PA 19355.

- FAGAN, JAMES C. - Ambler Borough; Ronning, Kathleen F., 3021 Comfort Road, New Hope, PA 18938.
- FASSHAUER, ALFRED H. - Upper Dublin Township; Fasshauer, Suzanne, 102 Partridge Way, Landenberg, PA 19350.
- FILSON, ROBERT B. - Schwenksville Borough; Filson, Sean D., 1 N. Main Street, Richlandtown, PA 18955.
- FOX, DAVID L. - Hatfield Township; Fox, Wendy D., 1324 Koffel Road, Hatfield, PA 19440.
- GOUDY, WILLIAM G. - Abington Township; Goudy, Billie Jo, 275 Commerce Drive, Fort Washington, PA 19034.
- GREENFIELD, ROBERT - Abington Township; Landau, Rebecca, 739 Baeder Road, Jenkintown, PA 19046.
- HUDAK, DOROTHY J. - Towamencin Township; Viniarski, Jeannette, 95 Curley Mill Road, Chalfont, PA 18914.
- HUMMER, WILLIAM A. - Upper Providence Township; Black, Alexandra H., 305 Walnut Street, Jermyn, PA 18433.
- KOWALSKI, LUBA H. - Schwenksville Borough; Kowalski, Daniel A., 2045 Biron Road, Montrose, CO 81401.
- LUNICK, HAROLD L. - Norristown Borough; Lunick, Marcy S., 6052 Eli Circle, Macungie, PA 18062; Lunick, Stuart J., 329 W. Union Street, West Chester, PA 19382.
- LYNCH, RUTH B. - Bryn Athyn Borough; Lynch, Christopher W., 19 Forest Hill Road, Wayland, MA 01778-3204.
- McCLOY, CAROLE D. - Lansdale Borough; Dougherty, Susan C., 6341 N. Powderhorn Road, Mechanicsburg, PA 17050.
- McFADDEN, BARBARA M. - Plymouth Township; McFadden, Maureen, 21 S. Valley Forge Road, Lansdale, PA 19446.
- McKELVEY, REGINA C. - Lansdale Borough; McKelvey, Michael, 2431 Overlook Drive, Gilbertsville, PA 19525.
- MILLER, ELIZABETH S. - North Wales Borough; Miller, Andrew P., 132 N. Seventh Street, Bally, PA 19503.
- MOORE SR., ACEL - Cheltenham Township; Moore, Linda W., 1314 Spruce Lane, Wyncote, PA 19095.
- MOURAR, DEANNA M. - Douglass Township; Kulp, Hildy, 449 Congo Road, Gilbertsville, PA 19525; Mourar, Randy J., 285 Congo Road, Gilbertsville, PA 19525.
- NICE, MARY L. - East Norriton Township; Evans, Cherie L., 2415 Hillcrest Road, Quakertown, PA 18951.
- NYCE, ELIZABETH K. - Lower Salford Township; Nyce, Jay A., 115 Pine View Drive, Manson, WA 98831.
- O'DONNELL, MARY F. - North Wales Borough; Bassett, Theresa, 282 Saxer Avenue, Springfield, PA 19064; O'Donnell, Kenneth, 102 Hampton Circle, Lansdale, PA 19446.
- OBERMAN, JOY D. - Jenkintown Borough; Oberman, Peri D., 419 Vernon Road, Jenkintown, PA 19046.
- PALERMO, DENIS J. - Lansdale Borough; Palermo, Corey J., 109 Olde State House Drive, Morrisville, NC 27560.
- PARASTINO, ALICE J. - Douglass Township; Garber, Ellen L., 193 Buchert Road, Gilbertsville, PA 19525; Parastino, Andrew S., 31939 Steele Drive, Millsboro, DE 19966.
- PARKER, SAMUEL H. - Franconia Township; Wagner, Lahoma, 445 Main Street, Ranshaw, PA 17866.
- PASTERNAK, ROSLYN - Lower Providence Township; Pasternack, Lisa, 45 Cadwalader Court, Lower Gwynedd, PA 19002; Sones, Marla, 249 Emerson Drive, Lafayette Hill, PA 19444.
- PETTRY, JOHN M. - Norristown Borough; Pettry, Elaine, 199 W. Fifth Avenue, Colledgeville, PA 19426.
- PRESSMAN, AVRA S. - Lower Merion Township; Bershad, Joseph L., 21 Merrymount Road, Baltimore, MD 21210; Bershad, Michael Z., 19 Mary Watersford Road, Bala Cynwyd, PA 19004.
- PURVIS, GLADYS - Abington Township; Purvis, Elizabeth, 9 Wyndmoor Drive, Wyndmoor, PA 19038.
- REATH, MARY A. - Whippain Township; Schaefer, Jeffrey S., 242 Veranda Street, Apt. 2, Portland, ME 04103.
- REGE, SUNIL D. - Upper Providence Township; Rege, Salila M., 118 Oriole Lane, Phoenixville, PA 19460.
- REILLY, RALPH P. - Abington Township; Reilly, Maureen A., 402 Maple Street, Jenkintown, PA 19046.
- RIETTER, JOHN D. - Souderton Borough; Stitzinger, Karen M., 1252 Colonial Drive, Hatfield, PA 19440.
- RUBIN, RENEE - Upper Dublin Township; Rubin, David, 9569 Positano Way, Lake Worth, FL 33467.
- SHOULSON, BARBARA S. - Lower Merion Township; Kuhn, Laney, 254 Juniper Lane, Evergreen, CO 80439-4518; Shoulson, Michael, 1427 Gertrude Avenue, Phoenixville, PA 19460.
- SIEGFRIED, RANDY C. - Douglass Township; Siegfried, Ryan C., 132 Autumn Drive, Butler, PA 16001.
- SONDEY, DOROTHY A. - Hatfield Township; Boggs, Dawn, 1479 Cobbler Road, Quakertown, PA 18951; Sondey, Scott M., 1514 Maple Avenue, Hatfield, PA 19440.
- STEVENS, EDITH M. - Whippain Township; Baver, Shelley L., 3124 Wild Run Road, Pennsburg, PA 18073.
- UJIFUSA, GRANT M. - Whitemarsh Township; Ujifusa, Andrew T., 6713 Conway Avenue, Takoma Park, MD 20912; Ujifusa, Steven B., 139 Pelham Road, Philadelphia, PA 19119.
- WILSON-SCHOELLKOPF, LINDA M. - Pennsburg Borough; Schoellkopf, Dean, 3162 Finland Road, Pennsburg, PA 18073.
- WYKSTRA, JUDITH M. - Whippain Township; Miller, Bonnie J., 1984 Montana Avenue, NE, St. Petersburg, FL 33073.