

SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 George Ave., Suite 520, Silver Springs, MD 20910, December 4, 2024.

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.

Third and Final Publication

By virtue of a Writ of Execution **No. 2020-05935**, 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 Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 3402 on a Certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds, of Montgomery County, in Plan Book A26 at Page 19A, described according to a situation Survey of the 3400 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son, Engineering Co., as endorsed hereon, as follows:

BEGINNING at a point, a corner of this and Unit No. 3401, as shown on said Plan, which point is measured, the five following courses and distances from a point, a corner of The Walnut Ridge Estates Subdivision, in the bed of Buchert Road, as shown on said Plan; (1) leaving Buchert Road, on a course measured, South 29 degrees 00 minutes West, along lands of Edgar Frey, 115.00 feet; (2) South 38 degrees 03 minutes West, still along lands of Frye, 128.42 feet; (3) North 79 degrees 15 minutes West, through The Walnut Ridge Estates Subdivision, 69.96 feet to a point on the centerline of "A" Drive; (4) South 42 degrees 00 minutes West, through "A" Drive, 254.99 feet; and, (5) South 48 degrees 00 minutes East, 56.96 feet to the point of beginning.

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

Parcel Number: 42-00-05119-52-7.

Location of property: 3402 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Alex White a/k/a Alex L. White** at the suit of Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-D. Debt: \$156,673.72.

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. 2020-20690**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lot Subdivision, made for Ellen Jane Buchanan (Day), by Herbert H. Metz, Registered Engineers, Lansdale, Pennsylvania, dated June 17, 1970, revised August 18, 1970, as follows, to wit:

BEGINNING at an iron pin, the original centerline of Orvilla Road (33 feet wide, to be widened to 60 feet), said point being at the intersection of the original center line of Maple Avenue (33 feet wide, to be widened to 50 feet); thence, extending from said beginning point, along the original center line of Orvilla Road; North, 39 degrees, 2 minutes East, 110 feet to a point, a corner of Lot No. 1, on said plan; thence, leaving Orvilla Road; and extending along the line of Lot No. 1; South, 67 degrees, 36 minutes East, 400 feet to a point, in line of land, now or late of William Kerr; thence, extending along the line of land, now or late of William Kerr; South, 39 degrees, 2 minutes West, 110 feet to an iron pin, in line of land, now or late of Henry Miller; thence, extending along the line of land, now or late of Henry Miller; North, 67 degrees, 36 minutes West, 400 feet to a point on the original center line of Orvilla Road, the first mentioned point and place of intersection.

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

TITLE TO SAID PREMISES IS VESTED IN Carl R. Holbert, Jr., an Unmarried Man, by Deed from Carl R. Holbert, Jr., an Unmarried Man and Lori Holbert, as Unmarried Woman, who acquired title as Husband and Wife, dated February 10, 2006, recorded March 10, 2006, in the Montgomery County Clerk s/ Register s Office, in Deed Book 05593 at Page 0221.

Parcel Number: 35-00-07721-00-2.

Location of property: 2317 E. Orvilla Road, Hatfield Township, PA 19440 a/k/a 2317 Orvilla Road, Hatfield Township, PA 19440.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Carl R. Holbert, Jr.** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee, on behalf of CSMC 2018-RPL Trust. Debt: \$309,904.33.

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

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

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

By virtue of a Writ of Execution **No. 2021-02712**, 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, designated as Unit Number 21G, being a Unit in Chatham Village of Towamencin Condominium, situate in **Towamencin Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Chatham Village of Towamencin Condominiums, including the Plans attached thereto as an Exhibit, being dated the 15th day of June, A.D. 1981, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on the 22nd day of June A.D. 1981, in Deed Book 4634 at Page 170 etc.

TOGETHER with a .361 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Carole M. Preg, by Deed, dated November 29, 1996, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on December 9, 1996, in Deed Book 5170 at Page 319, et seq., granted and conveyed unto John G. Triebel, Jr., in fee.

Parcel Number: 53-00-00693-80-2.

Location of property: Residential, condominium townhouse.

The improvements thereon are: 190 Berwick Place, Condominium #21G, Lansdale, PA 19446.

Seized and taken in execution as the property of **John G. Triebel, Jr.** at the suit of Chatham Village Condominium Association, Inc. Debt: \$25,985.39.

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

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

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

By virtue of a Writ of Execution **No. 2021-16974**, 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 Frederick Township, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of "Kerwicz Subdivision", prepared for Kerwicz Associates, by International Environmental Engineers, Inc., dated July 5, 1978, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-33 at Page 14, as follows, to wit:

BEGINNING at a point on the centerline of Krauss Road (reserved for an ultimate Right-of-Way of 50.00 feet); a corner of this and Lot No. 1, as shown on said Plan; thence, extending from said point of beginning, North 49 degrees 33 minutes 21 seconds West, along said centerline 50.00 feet to a point, a corner of Lot No. 4, as shown on said Plan; thence, extending along line of Lot No. 4, the next three courses and distances: (1) North 40 degrees 30 minutes 44 seconds East, 545.00 feet; (2) North 00 degrees 16 minutes 36 seconds East, 108.00 feet; and (3) North 40 degrees 24 minutes 49 seconds East, 290.00 feet to a point, a corner in line of land, now or late of Bertram and Elaine Criniti; thence, extending South 49 degrees 25 minutes 52 seconds East, along line of land of Criniti, 162.00 feet to a point, a corner of Lot No. 2, as shown on said Plan; thence, extending South 40 degrees 24 minutes 49 seconds West, along line of Lot No. 2, 380.00 feet to a point, a corner in line of Lot No. 1, as shown on said Plan; thence, extending along line of Lot No. 1, the next two courses and distances: (1) North 49 degrees 33 minutes 21 seconds West, 45.32 feet more or less; and (2) South 40 degrees 30 minutes 44 seconds West, 540.29 feet to a point on the aforesaid centerline of Krause Road, the point and place of beginning.

BEING Lot No. 3, as shown on said Plan.

BEING the same premises which John Gambone, Straw Party, and Gambone Bros. Development Co., a Pennsylvania Corporation, by Deed, dated 06/20/1983, and recorded at Montgomery County Recorder of Deeds Office, on 06/23/1983, in Deed Book 4710 at Page 698, granted and conveyed unto Edward P. Kenney, III and Linda C. Kenney.

Parcel Number: 55-00-00913-30-1.

Location of property: 3510 Krause Road, Upper Frederick, PA 19473.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Edward P. Kenney, III and Linda C. Kenney** at the suit of Boyertown Area School District. Debt: \$8,052.48.

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. 2022-16514**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared as part of Rhinestone Knoll, prepared for Penn Gwyn, L.P., made by Richard C. Mast Associates, P.C., Consulting Engineers, dated 12/4/2000, last revised 11/1/2001, and recorded in Plan Book A-60 at Page 297, as follows, to wit:

BEGINNING at a point on the Northwest side of Kingston Way (50.00 feet wide), said point, being a point, a corner of Lot 1, as shown on above plan; thence, from said point of beginning and along said side of Kingston Way, South 47 degrees 06 minutes 02 seconds West, 100.00 feet to a point, a corner of Lot No. 3, as shown on above Plan; thence, along said Lot, North 42 degrees 51 minutes 58 seconds West and crossing a certain proposed 20 feet wide storm sewer easement, a distance of 371.59 feet to a point, a corner of lands, now or late of Nand Todd; thence, along same, West 47 degrees 08 minutes 02 seconds East, 100.00 feet to a point, a corner of Lot 1, as shown on above Plan; thence, along said Lot, South 42 degrees 51 minutes 58 seconds East, and recrossing aforesaid proposed easement, 371.59 feet to the first mentioned point and place of beginning.

CONTAINING in area 37,159 square feet.

BEING Lot No. 2 as shown on above Plan.

Parcel Number: 46-00-01734-01-1.

Location of property: 106 Kingston Way, North Wales, PA 19454.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jaroslav Vorobec a/k/a Jarvo Slav Vorobec and Maureen Vorobec a/k/a Maureen Anne Vorobec** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust c/o NewRez LLC, f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing. Debt: \$330,563.76.

Parker McCay, P.A., 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. 2022-18507**, 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 on the North side of Sixth Street in **Red Hill Borough**, Montgomery County, Pennsylvania, and lying contiguous to the property of the parties of the second part, bounded and described as follows, to wit:

BEGINNING at a point, in the center line Sixth Street, as the line of other lands of said grantees; thence, along said Sixth Street, North 46 degrees 15 minutes East, 40 feet the line of John F. Schick's land; thence, by the same, North 43 degrees 45 minutes West, 197 feet to the center line of an alley; thence, by the same, South 46 degrees 15 minutes West, 40 feet to the line of Grantees other land; thence, by the same, South 43 degrees 45 minutes East, 197 feet to the place of beginning.

BEING the same premises, which Eric M. Hample, by Deed, dated April 2, 2004, and recorded April 21, 2024, in the Office for the Recorder of Deeds, in and for the County of Montgomery, and Commonwealth of Pennsylvania, in Deed Book Volume 05504 at Page 01918, granted and conveyed unto Shirley, Meek, in fee. Shirley Meek passed away on November 15, 2021, and by operation of law, the property is vested in Janet I. Doremus, Administrator of the Estate of Shirley Meek.

Parcel Number: 17-00-00847-00-9.

Location of property: 117 E. 6th Street, Red Hill, PA 18076.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Janet I. Doremus, as Administrator of the Estate of Shirley Meek and Shirley Meek, deceased** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2004-7. Debt: \$128,767.58.

Parker McCay, P.A., 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. 2022-21634**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

PREMISES "A"

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

BEGINNING at a point on the Northeasterly side of Norwyn Road (40 feet wide), which point is measured, South 52 degrees 10 minutes East, 166.57 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 31.45 feet from a point on the Southeasterly side of Barbara Road (40 feet wide); thence, extending North 37 degrees 55 minutes East, 155 feet to a point; thence, extending South 52 degrees 10 minutes East, 63.83 feet to a point on the Northwesterly side of a right-of-way for drainage; thence, extending along the said side of right-of-way, South 39 degrees 20 minutes West, 154.98 feet to a point on the Northeasterly side of Norwyn Road; thence, extending along the said side of Norwyn Road, along the arc of a circle, curving to the right, having a radius of 1,842.98 feet, the arc distance of 16.62 feet to a point of tangent; thence, extending North 52 degrees 10 minutes West, 43.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 101 Norwyn Road.

PREMISES "B"

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

BEGINNING at a point in the Northeasterly side of Norwyn Road (40 feet wide) at the distance of 246.56 feet, measured Southeastwardly from the point of intersection, which the said side of Norwyn Road produced makes with the Southeasterly side of Barbara Road (40 feet wide) produced; thence, along Lot No. 101 on the Plan of Hatboro Homes; North 39 degrees 20 minutes East, 154.98 feet to a point; thence, South 52 degrees 10 minutes East, 20.01 feet to a point; thence, South 39 degrees 20 minutes West, 154.58 feet to a point, in the aforementioned side of Norwyn Road; thence, along the same, by a line extending in a Northwesterly direction, curving to the right, with a radius of 1842.98 feet, the arc distance of 20.02 feet to the place of beginning.

BEING the same premises, which Linda A. Bailey, by Deed, dated 9/15/2008 and recorded 9/23/2008, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5708 at Page 1136, granted and conveyed unto Philip D. Bailey and Linda A. Bailey, husband and wife.

Parcel Number: 59-00-13555-00-3.

Location of property: 40 Norwyn Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Linda A. Bailey and Philip D. Bailey** at the suit of TOWD Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee. Debt: \$359,197.61.

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. 2023-02450**, 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 **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, known as "Carriage Run", made for Harry D. Kratz, by Urwiler & Walter, Inc., dated September 12, 1978, last revised October 14, 1981, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-40 at Page 55, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Lantern Lane (no width given), at a corner of this and Lot 56, as shown on said Plan; thence, extending from said point of beginning, North 73 degrees 21 minutes 30 seconds East, along the said side of Lantern Lane, the distance of 20 feet to a point, a corner of Lot 54, as shown on said Plan; thence, extending South 16 degrees 38 minutes 30 seconds East, along Lot 54, the distance of 80 feet to a point, a corner of Open Space, as shown on said Plan; thence, extending South 73 degrees 21 minutes 30 seconds West, along said open space aforesaid; thence, extending North 16 degrees 38 minutes 30 seconds West, along Lot 56, the distance of 80 feet to the first mentioned point and place of beginning.

BEING Lot No. 55 as shown on the above-mentioned Plan.

BEING the same premises which Richard Heath, by Deed, dated March 6, 2008, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on March 14, 2008, in Deed Book 5685 at Page 02331, et seq., granted and conveyed unto Richard H. Heath and Kelly M. Heath, in fee.

Parcel Number: 51-00-03032-54-4.

Location of property: 4019 Lantern Lane, Skippack, PA 19474.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Richard H. Heath and Kelly M. Heath** at the suit of Carriage Run Phase 4 Homeowners' Association. Debt: \$7,063.15.

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

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

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

By virtue of a Writ of Execution **No. 2023-04837**, 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 Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan thereof, made by Charles E. Shoemaker, Registered Professional Engineer, Abington, PA, and dated 9/6/1950, as follows, to wit:

BEGINNING at a stake on the Southwesterly side of Rutherford Road, at the distance of 96.57 feet, Southeastwardly from the point of intersection with the Southeasterly side of Buck Road (46.5 feet wide); thence, extending along the said side of Rutherford Road, South 47 22 East, 75 feet to a stone; thence, extending South 42 38 West, 100 feet to an iron pipe; thence, extending North 47 22 West, 75 feet to a point; thence, extending North 42 38 East, 100 feet to the first mentioned point and place of beginning.

BEING the same premises which Carol Sue Mann, by Debra Granite, her attorney-in-fact, by Deed, dated July 10, 2000, and recorded at Montgomery County Recorder of Deeds Office, on July 28, 2000, in Deed Book 5325 at Page 845, granted and conveyed unto Rina Lindenbaum and Keith Lindenbaum.

Parcel Number: 41-00-08152-00-6.

Location of property: 644 Rutherford Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Rina Lindenbaum and Keith Lindenbaum** at the suit of Citizens Bank, N.A., s/b/m to Citizens Bank of Pennsylvania. Debt: \$102,669.87.

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. 2023-04941**, 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 2 pieces of land, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey made thereof, by Fretz and Weir, C.E, Lansdale, Pennsylvania, on September 17, 1921, as follows, to wit:

NO. 1 BEGINNING at a stone set for a corner in line of land, now or late of William Yingst; thence, South 41 degrees 40 minutes West 63 feet to a stake, a corner of land of C. Kirk Radcliff (whereof this was a part); thence, North 82 degrees 45 minutes West, 95.05 feet to a stake set for a corner on the Eastern side of Lewisville and Prospectville Turnpike Road, now called the Limekiln Pike; thence, along said road, North 7 degrees 15 minutes East, 138.73 feet to a stake set for a corner of Mary Williams' land, and South 49 degrees 10 minutes East, 156.84 feet to the place of beginning.

NO. 2 BEING Lot No. 13 on Plan of Lots, laid out for Mary U. Williams, by Weir and Thieme, C.E., beginning at an iron pin on the Easterly side of the Prospectville and Lewisville Turnpike Road, now called Limekiln Pike, a corner of this and land late of J.D. Hoffman; thence, by the side of said Turnpike Road, Northeastwardly, 59.26 feet to an iron pin, a corner of this and Lot No. 12 of Frank Hill; thence, by the side of Lot No. 12, South 43 degrees 29 minutes East, 189.39 feet to a point, in line of land, late of William D. Yingst; thence, by said land, South 46 degrees 3 minutes West, 50 feet to an iron pin, in land late of J.B. Hoffman; thence, by said land, North 43 degrees 15 minutes West, 156.99 feet to the place of beginning.

BEING the same premises which Brian T. Moore, by Deed, dated 7/23/2004, and recorded 9/22/2004, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5526 at Page 536, granted and conveyed unto Jeffrey L. Morgan, deceased 12/28/2017.

Parcel Number: 36-00-06607-00-8.

Location of property: 1116 Limekiln Pike, Ambler, PA 19002.

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

Seized and taken in execution as the property of **Leanne M. Emig, Executrix of the Estate of Jeffrey L. Morgan a/k/a Jeffrey Lewis Morgan, deceased 12/28/2017** at the suit of Firtrust Bank. Debt: \$152,555.47.

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. 2023-06238**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, hereditaments and appurtenances, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described in accordance with a Map of Property of Dr. William Parker, Jr., made by Yerkes Associates, Inc., Bryn Mawr, Pa., dated August 26, 1970, as follows, to wit:

BEGINNING at a spike on the title line, in the bed of Broughton Lane, which point is measured, the 3 following courses and distances along said title line from a point on the title line, in the bed of County Line Road: (1) North 66 degrees East, 323.52 feet; (2) North 71 degrees 36 minutes East, 118.16 feet; (3) North 76 degrees 40 minutes East, 167.44 feet; thence, from said point of beginning, extending along Lot No. 3 on said map, the 2 following courses and distances: (1) through the bed of a 40 foot wide proposed driveway, North 17 degrees 50 minutes West, 342.02 feet to a pin; (2) North 21 degrees 17 minutes East, 88.29 feet to a point, a corner of land of Fidelity Bank et al., Trustees, etc.; thence, along said land, North 66 degrees East, 129.71 feet to a stone, a corner of land of Lillian E. Dulles; thence, along said land, South 11 degrees 18 minutes East, 175.21 feet to a pin, a corner of Lot No. 1; thence, along Lot No. 1, the 2 following courses and distances: (1) South 72 degrees 10 minutes West, 144.50 feet to a pin; (2) South 17 degrees 50 minutes East, 252 feet to a spike on the title line, in the bed of Broughton Lane; thence, along said title line, South 76 degrees 40 minutes West, 20.06 feet to the first mentioned point and place of beginning.

BEING Lot No 2 on said Plan.

TOGETHER WITH AND UNDER AND SUBJECT TO the free and common use, right, liberty and privilege of the aforesaid 40 feet wide driveway as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof, subject, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair.

BEING the same premises, which Richard C. Bannon and Kathleen L. Daerr-Bannon, by Deed, dated 5/18/2004, and recorded 6/2/2004, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6510 at Page 22, granted and conveyed unto Kathleen L. Daerr-Bannon, deceased 3/4/2015.

Parcel Number: 40-00-07996-00-1.

Location of property: 226 Broughton Lane, Villanova, PA 19085.

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

Seized and taken in execution as the property of **Richard Charles Bannon, II and The Unknown Heirs of Kathleen L. Daerr-Bannon, Deceased** at the suit of Wilmington Savings Fund Society, FSB s/b/m The Bryn Mawr Trust Company. Debt: \$285,310.01.

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. 2023-09487**, 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 to be erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey by Carl H. Maring, Registered Professional Engineer, dated April 26, 1960, and recorded August 17, 1960, in the Office of the Recorder of Deeds, in and for Montgomery County at Norristown, Pennsylvania, in Plan Book B-6 at Page 17, as follows, to wit:

BEGINNING at a point on the Southerly side of Welsh Road (46.5 feet wide), which said beginning point is the following two courses from the intersection of the corner line of Welsh Road (33 feet wide), with the center line of Paper Mill Road: (1) Northwestwardly, along the various course of Welsh Road, 906.14 feet; and, (2) South 0 48 10 East, 30.08 feet; thence, from the first mentioned point of beginning, South 0 48 10 West, 212.72 feet to a point; thence, along Lot No. 2 on the above-mentioned Plan, North 2 28 3 West, 227.23 feet to the said Southerly side of Welsh Road; thence, extending along the same, North 82 49 44 East, 122.57 feet to a point of curve; thence, still along Welsh Road, on a curve to the right, with a radius of 512.32 feet, the arc distance of 90 feet, first mentioned point and place of beginning.

CONTAINING 1.005 acres, more or less.

BEING Lot No. 3 on the above-mentioned Plan.

BEING the same premises which Susan Bowen, by Deed, dated 2/26/2010, and recorded at Montgomery County Recorder of Deeds Office, on 3/3/2010, in Deed Book 5760 at Page 392, granted and conveyed unto Susan Bowen-McIlvaine, Eugene McIlvaine.

Parcel Number: 30-00-48704-00-1.

Location of property: 1620 Old Welsh Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Susan H. Bowen a/k/a Susan Bowen-McIlvaine, Eugene McIlvaine, and The United States of America** at the suit of Citizens Bank, N.A., s/b/m to Citizens Bank of Pennsylvania. Debt: \$445,508.70.

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. 2023-10526**, 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, drawn according to a Final Plan of Subdivision, prepared for New Hanover Associates, by Urwiler & Walter, Inc., dated 4/24/90, last revised 7/3/91, and recorded in Norristown, PA, in Plan Book A52 at Page 479, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a cul-de-sac, at the end of Shierey Court, (50.00 feet wide), said point, being a corner of this and Lot No. 2, as shown on said Plan; thence, extending from said point of beginning, along Lot No. 2, South 05 degrees 36 minutes 46 seconds East, 154.90 feet to a point, a corner in line of lands, now or late Ralph Shierey; thence, extending along the same, the next two courses and distances, viz: (1) North 53 degrees 00 minutes 10 seconds West, 104.77 feet to a point; (2) South 35 degrees 39 minutes 00 seconds West, 14.83 feet to a point, a corner of land, now or late Lloyd and Lizzie Johnson; thence, extending along the same, North 51 degrees 19 minutes 10 seconds West, 235.00 feet to a point, a corner of Lot No. 4; thence, extending along Lot No. 4, North 88 degrees 38 minutes 39 seconds East, 205.81 feet to a point on the Southwesterly side of a cul-de-sac, at the end of Shierey Court; thence, extending along the same on the arc of a curve, curving to the left (erroneously stated as right on prior deeds) having a radius of 50.00 feet, the arc distance of 82.25 feet to said point and place of beginning. BEING Lot No. 3 on said Plan.

BEING the same property conveyed to Peter Kloufetos, who acquired title by virtue of a Deed from Chun Yu Ng and Jamei Zheng, dated November 22, 2021, recorded January 7, 2022, at Instrument Number 2022002775, and recorded in Book 6261 at Page 568, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 32-00-06026-04-4.

Location of property: 106 Shierey Court, Gilbertsville, PA 19525.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Peter Kloufetos** at the suit of CrossCountry Mortgage, LLC. Debt: \$436,428.89.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-10616**, 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. Shoemaker, 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 Northeastly 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) Northeastwardly, 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 Northeastly 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 Khrarov, by Deed, dated 4/14/2022, and recorded 5/19/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6283 at Page 429, 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: Residential property.

Seized and taken in execution as the property of **Same Amir Laghzaoui** at the suit of GTE Federal Credit Union d/b/a GTE Financial. Debt: \$295,426.50.

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. 2023-17450**, 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 parcel of land, with the brick message or tenement thereon erected, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Northwest corner of Moorehead Avenue and Apple Street; thence, extending along the Southwest side of said Moorehead Avenue, North, twenty-one degrees and eleven minutes West, thirty-three and sixty-five one hundredths feet to a stake; thence, at right angles to said Moorehead Avenue, passing through the middle of the brick partition wall, dividing this dwelling house from a similar house on the Northwest, now or late of Alfred Noblet, thirty-six feet and eighty-eight one hundredths to the Southwesterly side of said kitchen; thence, in the Westerly direction parallel with said Apple Street, forty-nine and fifty-five one hundredths feet to a stake, in line of land, now or late of Edwin P. Bruce; thence, South, three degrees and twenty-minutes West, fifteen feet and six tenths to a stake on the Northwest side of said Apple Street; thence, along the North side of said Apple Street, South, eighty-six degrees and forty minutes East, ninety-six and eight-tenths feet to the place of beginning.

BEING the same premises which Lester J. Risell and Lester J. Risell, Jr., as Joint Tenants with the right of survivorship and not as tenants in common, by Deed, dated June 16, 1998, and recorded on July 22, 1998, in the Office of Recorder of Deeds, in and for Montgomery County, in Deed Book 5234 at Page 542, conveyed unto Lester J. Risell. Lester J. Risell, Sr. departed this life on January 23, 2022.

Parcel Number: 24-00-00696-00-9.

Location of property: 10 Elizabeth Street, Conshohocken, PA 19428.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Elizabeth L. Risell Individually and as Administrator/Executor of The Estate of Lester J. Risell Sr. Deceased** at the suit of NEWREZ LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$243,275.57.

Robert Flacco (Friedman Vartolo LLP), Attorney(s). I.D. #325024

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. 2023-24480**, 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 or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to an ALTA/ACSM Land Title Survey Plan, prepared by Merlyn J. Jenkins & Associates, Inc., dated 11/24/97, as follows, to wit:

BEGINNING at a point, located on the East right-of-way line of East Philadelphia Avenue (PennDOT Traffic Route 73-Main Street), said point being situated South 18 degrees 8 minutes 00 seconds East, a distance of 52.24 feet, and South 22 degrees 4 minutes 52 seconds East, a distance of 157.87 feet from a point located at the intersection of the centerline of Bartman Avenue, with the aforementioned East right-of-way line of East Philadelphia Avenue (PennDOT Traffic Route 73-Main Street); thence, extending from said point of beginning, along Lot No. 1, North 56 degrees 30 minutes 00 seconds East, through the bed of an easement for ingress and egress to be shared by Lot Nos. 1 and 2, a distance of 263.13 feet to a point on the Southwesterly side of an 18 feet wide unimproved alley and right-of-way; thence, extending along the same, South 33 degrees 08 minutes 00 seconds East, crossing said easement, 183.00 feet to a point; thence, extending South 54 degrees 25 minutes 00 seconds West, 271.04 feet to a point on the title line, in the bed of East Philadelphia Avenue, aforesaid; thence, extending along the same, around a curve, having an angle of 9 degrees 39 minutes and 40 seconds, a radius of 1146.28 feet, a tangent of 96.87 feet, an arc of 193.28 for a chord course of North 30 degrees 51 minutes and 26 seconds West, for a chord distance of 193.05 feet, to the place of beginning.

BEGINNING at a point, located on the South line of Lot No. 1, said point being situated South 18 degrees 8 minutes 00 seconds East, a distance of 52.24 feet, South 22 degrees 4 minutes and 52 seconds East, a distance of 157.87 feet, North 56 degrees 30 minutes 00 seconds East, 281.13 feet form a point located at the intersection of the centerline of Bartman Avenue, with the East right-of-way line of East Philadelphia Avenue (PennDOT Traffic Route 73-Main Street); thence, extending from said point of beginning, along the abovementioned parcel, to be included with Lot No. 1,

North 56 degrees 30 minutes 00 seconds East, 25.00 feet to a point, in the bed of a drainage easement; thence, crossing same and extending South 33 degrees 08 minutes 00 seconds East, 181.44 feet to a point; thence, extending South 54 degrees 25 minutes 00 seconds West, 25.02 feet to a point on the said Northeasterly side of an 18 feet wide unimproved alley and right-of-way; thence, extending along the same and re-crossing said easement, North 33 degrees 08 minutes 00 seconds West, 182.35 feet to the first mentioned point and place of beginning.

BEING the same premises which James L. Adams, by Deed, dated 04/07/2014, and recorded 04/09/2014, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5909 at Page 0977, granted and conveyed unto Pandya Properties, LLC.

Parcel Number: 32-00-05215-00-9.

Location of property: 1111 E. Philadelphia Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Commercial, fast-food operations.

Seized and taken in execution as the property of **Pandya Properties LLC** at the suit of American Bank. Debt: \$422,112.03.

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. 2023-25581**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the West side of York Street, at the distance of 112 feet, Southwardly from the Southwest corner of Third and York Street, a corner of this and land, now or late of Frederick B. Keiser; thence, by the same, Westwardly, 60 feet in land, now or late of Edwin G. Wagner, passing in part of said course and distance through the middle of the brick division or partition wall of this house and house, now or late of Keiser, immediately adjoining to the North; thence, by Wagner land and Southwardly 27 feet 9 inches to 20 feet wide public alley; thence, by the alley, Eastwardly, 60 feet to the West side of York Street; thence, by York Street, Northwardly, 28 feet to the place of beginning.

BEING the same premises, which Joseph Feola, by Deed, dated 12/16/2021, and recorded 1/31/2022, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6264 at Page 1510, granted and conveyed unto Joshua Lee Gruver, as Sole Owner.

Parcel Number: 16-00-33888-00-8.

Location of property: 267 N. York Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Joshua L. Gruver a/k/a Joshua Lee Gruver** at the suit of M&T Bank. Debt: \$202,755.29.

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. 2024-00033**, 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, together with the buildings thereon erected (on the South side of the State Highway running between Walt's School and Spring Mount), in **Upper Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by Francis W. Wack, Registered Surveyor, on February 21, 1941, as follows:

BEGINNING at a spike located in a Public Road, running between Spring Mount and Walt's School; thence, South Seventy-three degrees fifteen minutes East (said line running in the South side of said highway, by reason of a slight curve in the road), three hundred ten feet to a spike, in the line of land of Ferdinand H. Lersch; thence, along the same and over an iron pin, located in the South side of said road, South sixteen degrees forty-five minutes West, two hundred ten and seventy-eight one hundredths feet to an iron pin; thence, continuing along land of said Ferdinand H. Lersch, North seventy-three degrees fifteen minutes West, three hundred ten feet to an iron pin; and, thence, still along the same, North sixteen degrees forty-five minutes East, two hundred ten and seventy-eight one hundredths feet over an iron pin, in the South side of said road to a spike, the place of beginning.

BEING the same premises which Kenneth R. Van Luvanee and Rosemary Theresa Van Luvanee n/k/a Rosemary T. Miller, by Deed, dated October 2, 2018, and recorded in the Office of Recorder of Deeds, of Montgomery County, on October 3, 2018, at Book 6109 at Page 2113, granted and conveyed unto Arthur Michael Gelembiuk and Lisa Marie Gelembiuk.

Parcel Number: 62-00-02038-00-6.

Location of property: 673 Spring Mount Road, Schwenksville, PA 19473.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Arthur Michael Gelembiuk and Lisa Marie Gelembiuk** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Owner Trustee for the FLIC Residential Mortgage Loan Trust I. Debt: \$766,460.07.

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. 2024-03714**, 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, situate in **Montgomery Township**, Montgomery County, Pennsylvania, as shown on plan of "Winners Circle", Phase III, made by Showalter and Associates, dated 10/14/1991, last revised 12/17/1992 and recorded in Plan Book A-54 at Page 177, in the Office of the Recorder of Deeds, of Montgomery County, being more particularly described as follows:

BEGINNING at a point on the Westerly right-of-way line of Santa Anita Drive (24 feet wide), a common corner of Lot 60 and Lot 59, as shown on said Plan; and running: thence, (1) Southeasterly, along Santa Anita Drive, on a curve to the right, having a radius of 138 feet, an arc distance of 168.40 feet to a point, a common corner of Lot 58 and Lot 59; thence, (2) along Lot 58, North 54 degrees 22 minutes 21 seconds West, 119.53 feet to a point on the Southerly lot line of Lot 60, a common corner of Lot 58 and Lot 59; thence, (3) along Lot 60, North 35 degrees 37 minutes 39 seconds East, 103.55 feet to the point and place of beginning.

BEING Lot 59 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Robert Luis Hyde, by Deed from Robert Luis Hyde and Courtnee Gruss, dated September 12, 2016, and recorded October 14, 2016, in Deed Book 6019 at Page 01021, being Instrument Number 2016079726.

Parcel Number: 46-00-03288-58-1.

Location of property: 409 Santa Anita Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert Luis Hyde** at the suit of Citizens Bank, N.A. Debt: \$280,531.96.

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. 2024-05485**, 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 as Lafayette Greene, located in **Whitemarsh Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. sec. 3101, et seq., by the recording in the Montgomery County Recorder of Deeds, Department of Records, of a Declaration, dated 11/26/1984, and recorded on 11/19/1984, in Deed Book 4753 at Page 1700, being and designated as Unit No 253C; together with a proportionate undivided interest in the Common Elements (as defined in such declaration) of 0.89%.

BEING the same premises which Mary Whelan Sweeney, by Deed, dated 11/18/2003, and recorded at Montgomery County Recorder of Deeds Office, on 1/23/2004, in Deed Book 5491 at Page 2063, granted and conveyed unto Brian McShea.

Parcel Number: 65-00-09978-32-5.

Location of property: 250 Ridge Pike, Apt. 253C a/k/a 250 Ridge Pike, Building C, Condominium 253, Lafayette Hill, PA 19444.

The improvements thereon are: Residential, condominium (garden style), common entrance, 1-3 stories.

Seized and taken in execution as the property of **Brian McShea** at the suit of Citizens Bank, N.A., s/b/m to Citizens Bank of Pennsylvania. Debt: \$67,410.45.

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. 2024-07867**, 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 Moreland Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereon, known as "Part of Rolling Glen Section Number 2", made by Haggerty Boucher and Hagan Inc., Engineers dated January 3, 1958, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lundy Lane (50 feet wide), said point being the two following courses and distances from a point of curve on the Southeasterly side of Edge Hill Road (50 feet wide): (1) leaving Edge Hill Road, on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Lundy Lane; and (2) South 14 degrees 00 minutes East, along the Southwesterly side of Lundy Lane, 272.00 feet to the place of beginning; thence, extending from the said point of beginning, South 14 degrees 00 minutes East, along the Southwesterly side of Lundy Lane, 150.00 feet to a point; thence, extending South 76 degrees 00 minutes West, crossing the Northeasterly side of a certain 20 feet wide right-of-way for drainage, 292.00 feet to a point, in the bed of same; thence, extending North 14 degrees 00 minutes West, partly through the bed of the aforesaid 20 feet wide right-of-way for drainage and crossing the Northwesterly side of same, 150.00 feet to a point; thence, extending North 76 degrees 00 minutes East, re-crossing the aforesaid 20 feet wide right-of-way for drainage 292.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Maglio and Donna M. Maglio, Husband and Wife, as tenants by the Entirety, by Deed from Andrew Walker and Amy Walker, Husband and Wife, dated August 13, 2009, recorded August 28, 2009, in Book No. 5742 at Page 00419 being Instrument No. 2009094211. Donna M. Maglio is deceased, date of death was February 4, 2021.

Parcel Number: 59-00-11518-00-6.

Location of property: 2820 Lundy Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Michael Maglio and Donna M. Maglio, Deceased, husband and wife, as tenants by the entirety** at the suit of Specialized Loan Servicing LLC. Debt: \$226,289.34.

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. 2024-08057**, 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 **Rockledge Borough**, Montgomery County, Pennsylvania, described according to a lot Plan and Survey thereof, made on July 26, 1924, by William T. Muldrew, Esquire, Borough Engineer of Jenkintown, and recorded at Norristown, in the County of Montgomery in the State of Pennsylvania in Plan Book 6055 at Page 613, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Church Road (50 feet wide), at the distance of 403.56 feet, Southwestwardly from the Southwesterly side of Fox Chase and Huntingdon Turnpike (54 feet wide); thence, extending South 50 degrees, 45 minutes East, 133.65 feet to a point, thence extending South 39 degrees, 15 minutes West 33.37 feet to a point, thence extending North 50 degrees, 45 minutes West, 135.09 feet to a point on the said Southeasterly side of Church Road; and thence, extending North 41 degrees, 42 minutes, 30 seconds East, along the same, 33.45 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Ashley Garrick, who acquired title by virtue of a Deed from Secretary of Housing and Urban Development, of Washington, D.C., dated July 18, 2017, recorded July 28, 2017, as Instrument Number 2017055890, and recorded in Book 6055 at Page 613, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 18-00-00781-00-2.

Location of property: 7941 Church Road, Jenkintown, a/k/a Rockledge, PA 19046.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Ashley Garrick** at the suit of MidFirst Bank. Debt: \$188,877.86.
Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-08408**, 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, bounded and described according to a Subdivision for Charles C. Knox Home, made by Yerkes Associates, Inc., dated 2/28/1977, last revised 05/12/1977, and recorded in Montgomery County, in Plan Book A-30 at Page 21, as follows, to wit:

BEGINNING at a point, on title line, in the bed of Argyle Circle (50 feet wide), said point, being a corner of Lot 3, as shown on the above-mentioned plan; thence, extending from said point of beginning, along Lot 3, North 04 degrees 37 minutes East, crossing the Northerly side of Argyle Circle, 150.00 feet to a point, a corner of other lands, now or late of Charles C. Knox Home; thence, extending along the same, South 85 degrees 23 minutes East, 91.00 feet to a point, a corner of Lot 5, as shown on the abovementioned Plan; thence, extending along the same, South 04 degrees 37 minutes West, re-crossing the Northerly side of Argyle Circle, 150.00 feet to a point, on the title line, in the bed of Argyle Circle; thence, extending along the title line through the bed of Argyle Circle, North 85 degrees 23 minutes West, 91.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on the above-mentioned Plan. BEING Lot No. 4 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Philip G. Hirshman and Jennifer B. Sherwood, by Deed from Ernesto A. Lanza and Terry A. Adirim, dated July 6, 2006, and recorded July 26, 2006, in Deed Book 05609 at Page 2143.

Parcel Number: 40-00-01500-16-1.

Location of property: 607 Argyle Circle, Carroll Park, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Philip G. Hirshman and Jennifer B. Sherwood** at the suit of Bank of America, N.A. Debt: \$1,163,711.24.

Jerome Blank (McCabe, Weisberg & Conway, LLC), Attorney(s). I.D. #49736

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. 2024-08494**, 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 **Hatfield Township**, Montgomery County, Pennsylvania, described according to a Record Plan, made for Lexington Commons Limited, by Chambers Associates, dated 2/21/1983, and last revised 8/27/1985, and recorded 8/30/1985, in Plan Book A-46 at Pages 392 to 398, and described as follows, to wit:

BEGINNING at a point on the Southeast side of Stoneham Circle, said point also being the Northernmost terminus of a round corner, connecting the Southeast side of Stoneham Circle, with the Northeast side of Independence Way (50 feet wide); thence, from said place of beginning and continuing along the Southeast side of Stoneham Circle, North 43 degrees 12 minutes 30 seconds East, 62.72 feet to a point, a corner of Lot No. 136; thence, leaving the Southeast side of Stoneham Circle, and along Lot No. 136; South 46 degrees 44 minutes 30 seconds East, 145.56 feet to a point, a corner of Lot No. 134; thence, along Lot No. 134, South 39 degrees 3 minutes 26 seconds West, 72.19 feet to a point on the Northeast side of Independence Way; thence, along the Northeast side of Independence Way, the three following courses and distances: (1) North 46 degrees 44 minutes 30 seconds West, 121.57 feet to a point of curve; (2) on the arc of a circle, curving to the left, having a radius of 250.00 feet, the arc distance of 18.50 feet to a point of reverse curve; (3) on the arc of a circle, curving to the right, having a radius of 10.00 feet, the arc distance of 16.44 feet to a point, on the Southeast side of Stoneham Circle, and first mentioned point and place of beginning.

BEING Lot No. 135 on said Plan.

TITLE IS VESTED WITH Ranendu Dastider and Luna Dastider, husband and wife, by Deed from Raymond E. Walton, dated August 24, 2015, and recorded with the Montgomery County Recorder of Deeds, on August 25, 2015, in Book 5967 at Page 2275, and being Instrument No. 2015064286.

Parcel Number: 35-00-10133-14-6.

Location of property: 1156 Stoneham Circle, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Luna Dastider and Ranendu Dastider** at the suit of Specialized Loan Servicing LLC. Debt: \$265,233.10.

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

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

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

By virtue of a Writ of Execution **No. 2024-09115**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of "Brittany Farms at Equus", for Equus Limited Partnership, by Stout, Tacconelli & Associates, Inc. Civil Engineering and Land Surveying, dated January 2, 1990, last revised November 21, 1990, recorded in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Plan Book A-52 at Page 50, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Horseshoe Lane (50 00 feet wide), at a corner of Lot No. 5, as shown on said Plan, and which point is measured the 5 following courses and distances from a point of curve on the Southeasterly side of Upper State Road (S.R. 2012) (100.00 feet), the arc distance of 38.04 feet to a point of tangent on the said Northeasterly side of Horseshoe Lane; (2) thence, extending South 47 degrees 51 minutes 00 seconds East, along the said side of Horseshoe Lane, the distance of 168.29 feet to a point of curve on the same; (3) thence, extending Southeastwardly, along the said Northeasterly side of Horseshoe Lane, on the arc of a curve, curving to the left, having a radius of 225.00 feet, the arc distance of 51.05 feet to the point of tangent on the same; (4) thence, extending South 60 degrees 51 minutes 00 seconds East, along the said side of Horseshoe Lane, the distance of 220.37 feet to a point of curve on the same; and (5) thence, extending Southeastwardly, along the said Northeasterly side of Horseshoe Lane, on the arc of a curve, curving to the right, having a radius of 175.00 feet, the arc distance of 90.18 feet to the point of beginning; thence, extending from said point of beginning, North 58 degrees 40 minutes 26 seconds East, along Lot No. 5, aforesaid, the distance of 135.69 feet to a point, a corner in line of lands, now or late of Knecht, as shown on said Plan; thence, extending South 52 degrees 39 minutes 00 seconds East, along lands of Knecht and also crossing over the Little Neshaminy Creek Tributary, as shown on said Plan, the distance of 150.11 feet to a point, a corner of Lot No. 7, as shown on said Plan; thence, extending South 79 degrees 37 minutes 31 seconds West, along to No. 7, and also re-crossing over the aforesaid tributary, the distance of 216.09 feet to a point on the said Northeasterly side of Horseshoe Lane; thence, extending Northwestwardly, along the said side of Horseshoe Lane, on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 63.99 feet to the first mentioned point on the same, at a corner of the aforesaid Lot No. 5, and place of beginning.

BEING Lot No. 6, as shown on the abovementioned Plan.

BEING the same premises which Jeffrey A. Polansky, by Deed, dated July 24, 2003, and recorded March 9, 2004, in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 5499 at Page 503, granted and conveyed unto Jeffrey A. Polansky and Francine M. Polansky, husband and wife, as tenants by the entirety.

Parcel Number: 46-00-01681-83-3.

Location of property: 124 Horseshoe Lane, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey A. Polansky and Francine M. Polansky** at the suit of Fulton Bank, N.A. Debt: \$197,188.55, plus interest after April 30, 2024, and continuing after entry of judgment at the contract rate (\$21.03 per diem), actual and additional attorney s fees and costs incurred, additional late fees after April 30, 2024, at the contract rate, costs of suit and all other amounts, fees and costs incurred in maintaining and preserving the Plaintiff s collateral and incidental to suit, execution and levy.

Marc A. Hess (Henry & Beaver 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. 2024-09617**, 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, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake on the Northwest side of Prospect Street, at a distance of 224 feet, Southwesterly from Fraley Street, a corner of this and now or late of John Jacobs, and by said Lot, Northwesterly, parallel to Fraley Street, 120 feet to a point, a corner of this and now or late A.Y. Markley's Lot; thence, Southwesterly, parallel to Grove Street, 20 feet, more or less, to a point, a corner of this and other premises, now or late of John Petrez and Annie, his wife; thence, Southeasterly, parallel to the first line, the line passing through the middle of the partition wall, between this house and other premises the said John Petrez and Annie, his wife, 120 feet to Prospect Avenue, Northeasterly, 20 feet, more or less, to the place of beginning.

BEING the same premises which Clifford Mason, Jr. and Carmen Mason, husband and wife, by Deed, dated May 6, 2014, and recorded on May 19, 2014, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5913 at Page 1434, being Instrument No. 2014030175 granted and conveyed unto Clifford Mason, Jr.

Parcel Number: 02-00-04884-00-1.

Location of property: 323 Prospect Street, Bridgeport, PA 19405.

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

Seized and taken in execution as the property of **Clifford Mason, Jr.** at the suit of Superior Credit Union. Debt: \$135,021.94.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-13809**, 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, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan thereof, made by Donald H. Schurr, Civil Engineer, and Surveyor of Norristown, Pa., on 2/12/62, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Jefferson Street (fifty feet wide), at the distance of one thousand five hundred twenty four and thirty-eight one-hundredths feet, measured the three following courses and distances from the point of intersection of the center line of Fairfield Road (fifty feet wide) via: (1) North Seventy-seven degrees thirty-one minutes East, along the center line of Jefferson Street, one thousand one hundred sixty-seven and thirty-eight one-hundredths feet to a point; (2) crossing the Northwesterly half of the bed of Jefferson Street, North twelve degrees twenty-nine minutes West, twenty-five feet to a point on the Northwesterly side thereof; and (3) along said side thereof, North seventy-seven degrees thirty-one minutes East, three hundred thirty-two feet to the place of beginning; these, extending along Lot No. 4, North twelve degrees twenty-nine minutes West, one hundred sixty-two and forty-seven one-hundredths feet to a point, in line of land, now or late of Charles Colletti; thence, extending along the same, North seventy-seven degrees thirty-one minutes East, seventy-two and eight one-hundredths feet to point, in line of Lot No. 7; thence, extending partly along the same and partly along Lot No. 6, South twelve degrees twenty-nine minutes East, one hundred sixty-two and forty-seven one hundredths feet to a point on the aforesaid Northwesterly side of Jefferson Street, and extending along said side thereof, South seventy-seven degrees thirty-one minutes West, seventy-two and eight one-hundredths feet to first mentioned point and place of beginning.

TOGETHER with all and singular the rights, liberties, privileges, hereditaments, and appurtenances, whatsoever, thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and also, all the estate, right, title, interest, property, claim, and demand whatsoever, of them, the said Grantor in law, or equity, or otherwise howsoever, of, in, to, or out of the same.

TITLE TO SAID PREMISES IS VESTED IN David Venezia and Barbara J. Venezia, his wife, by Deed from Joseph P. Venezia, dated May 3, 2006, recorded May 16, 2006, in Book No. 5601 at Page 194, being Instrument No. 2006059514. David Venezia is deceased, date of death was May 15, 2021.

Parcel Number: 49-00-05653-00-4.

Location of property: 487 Jefferson Street, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **David Venezia, Deceased and Barbara J. Venezia, his wife; Joseph Venezia Inc.; Joseph Venezia, as Executor of the Estate of David G. Venezia** at the suit of Wells Fargo Bank, N.A. Debt: \$210,302.95.

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. 2024-14551**, 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 frame message, and tenement, and parcel of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point in the North Line of Beech Street, distance 22 feet, 9 inches Westerly from the Northwest corner of Beech and Adams Streets; thence, at right angles to Beech Street, North 15 degrees, 15 minutes East, 140 feet to the South Line of a 20 feet wide alley, passing in said course through the middle of the partition wall of a twin frame dwelling house; thence, along said alley, North 74 degrees, 45 minutes West, 67 feet 3 inches to a corner of Lot No. 22; thence, along said Lot, South 15 degrees, 15 minutes West, 140 feet to the North line of Beech Street; thence, along the said street, South 74 degrees, 45 minutes East, 67 feet 3 inches to the place of beginning.

BEING the same property conveyed to Michael Anderson and Latricia Ford, who acquired title, as joint tenants, by virtue of a Deed from Latricia Ford, dated October 26, 2019, recorded April 13, 2020, being Instrument Number 2020026296, and recorded in Book 6177 at Page 02239, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-01704-00-8.

Location of property: 629 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Latricia Ford and Michael Anderson** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$99,025.67.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-14664**, 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 and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a certain Proposed Plan, known as Walton Park, made by Edward A. Cardwell, Registered Surveyor, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Deed Book 2221, erroneously described in prior Deed as 2201 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Warminster Road (forty-five wide) at the distance of one hundred thirty-five feet Southwestwardly, measured along the said side of Warminster Road from a point of tangent in the same, said point of tangent, being at the distance of thirty-nine and twenty eight one-hundredths feet measured on the arc of a circle, curving to the left, having a radius of twenty-five feet from a point of curve on the Southwesterly side of Greenbelt Road.

CONTAINING in front or breadth on the said side of Warminster Road, seventy feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to Warminster Road, one hundred fifty feet. BEING Lot No. 5, as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Keen a/k/a Kathleen Keen and William Keen, deceased as of 03/17/2019, by Deed, from Kathleen Keen (formerly known as Kathleen Meixsell), and William Keen, her husband and Ronald R. Meixsell, Jr., her son, dated August 22, 2001, and recorded January 16, 2002, in Deed Book 5392 at Page 338, being Instrument Number 001075.

Parcel Number: 59-00-17893-00-3.

Location of property: 601 S. Warminster Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kathleen M. Keen a/k/a Kathleen Keen and William Keen** at the suit of Citizens Bank, N.A. Debt: \$110,634.48.

Jerome Blank (McCabe, Weisberg & Conway, LLC), Attorney(s). I.D. #49736

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

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

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholder of **19th & Sansom Corp.**, a Pennsylvania corporation, with an address of 1637 Oakwood Drive, S-323, Penn Valley, PA 19072, has approved a proposal that the corporation voluntarily dissolve, and that the shareholder is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **Deck Group, Inc.**, a Pennsylvania corporation, located at 4142 Joshua Road, Lafayette Hill, PA, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Miller, Turetsky, Rule & McLennan, Solicitors
3770 Ridge Pike
Collegeville, PA 19426

ARTICLES 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.

Compass Counseling and Associates, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Eric C. Frey, Esquire
E. Kenneth Nyce Law Office, LLC
105 E. Philadelphia Avenue
Boyetertown, PA 19512

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is: **GSC Ginger Spice Creations Inc.**

Articles of Incorporation have been filed on: **November 1, 2024**

**ARTICLES OF INCORPORATION
NONPROFIT**

Preserve at Maple Glen Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purposes of managing, maintaining, caring for, preserving and administering a planned unit community to be known as Preserve at Maple Glen Planned Community located in Horsham Twp., Montgomery County, PA.

**Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC**
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before November 6, 2024, with respect to a proposed nonprofit corporation, **Respite Center Real Estate Company**, which has been incorporated under the Nonprofit Corporation Law of 1988. The address of the registered office is 620 W. Germantown Pike, Suite 150, Plymouth Meeting, PA 19462-2227. A brief summary of the purpose or purposes for which said corporation is organized is: exclusively to hold title to property, collecting income therefrom, and turning over the entire amount thereof, less expenses, to For Pete's Sake Respite Foundation (FPSRF), a non-profit corporation exempt from federal income tax under IRC 501 (3) to support the charitable purposes of FPSRF.

AUDIT LIST

First 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 December 2, 2024, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00AM on Monday, December 2, 2024.**

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, December 2, 2024. 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. THE DARRELL D. BOYLE REVOCABLE LIVING TRUST DATED MAY 28, 2023, as stated (2024-X3408) First and Final Account for the Darrell D. Boyle Revocable Living Trust dated May 28, 2003, as stated July 1, 2020 to October 30, 2024.
2. BRACCIA, ISABELLA, DECEASED (INCLUDING TRUST UNDER WILL), (2023-X1109), First Account of Vito N. Braccia Sr., Administrator.
3. THE GEORGE ELKINS 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.
4. THE GEORGE W. ELKINS 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.
5. HUBER, DAVID A., DECEASED, (INCLUDING TRUST UNDER WILL), (2022-X3547), First and Final Accounting of Frank Campese, Jr., Administrator.
6. MARCHESE, JOSEPH C., DECEASED, (1998-X3148), Third and Final Account of Joseph P. McDonald, Administrator DBNCTA.
7. MARCHESE, JOSEPH C., DECEASED, (1998-X3148), Marital Trust Under Will Third and Final Account of Joseph P. McDonald, Successor Trustee, July 1, 2020 to March 31, 2024.
8. MARCHESE, JOSEPH DAVID, DECEASED, (INCLUDING TRUST UNDER WILL), (2024-X3559), Fourth and Interim Account of Administrator DBNCTA, Period Ending 9/30/2024.
9. MARCHESE, LEAH M., DECEASED, (INCLUDING TRUST UNDER WILL), (2004-X2228), Third and Final Estate Account of Joseph P. McDonald Administrator DBNCTA, July 1, 2020 to September 30, 2024.
10. THE 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.

- 11. QUINTRELL JR., RAYMOND R., DECEASED (INCLUDING TRUST UNDER WILL), (2022-X4747), First and Final Account of Lynn A. DeSimone, Executrix.
- 12. REVLOCK, LOIS P., DECEASED (INCLUDING TRUST UNDER WILL), (2021-X1404), Amended and Final Account for the Estate of Lois P. Revlock, deceased, filed by Joseph Revlock, Jr.
- 13. SABO, MELANIE J. TRUST UNDER DEED, DATED APRIL 30, 2015, (MELANIE J. SABO REVOCABLE TRUST), (2024-X3397), First and Final Account of Matthew J. Sabo, Trustee.
- 14. SARADA, THYAGARAJA, DECEASED (INCLUDING TRUST UNDER WILL), (2022-X4836), Account of Sylaja Srinivasan, Executrix.
- 15. STEVENS, RONALD L. DECEASED, (INCLUDING TRUST UNDER WILL), (2020-X0023), Account and Disbursements.

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

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State on November 1, 2024, for **RKCH Investments LLC** in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Dischell, Bartle & Dooley, PC, Solicitors
1800 Pennbrook Parkway, #200
Lansdale, PA 19446

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-23781

NOTICE IS HEREBY GIVEN that on August 1, 2024, the Petition of Barbara Hastings Finkenstaedt was filed in the above-named Court, praying for a Decree to change the Petitioner's name to **ANDREW HASTINGS FINKENSTAEDT**.

The Court has fixed December 18, 2024, 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.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-22573

NOTICE IS HEREBY GIVEN that on September 26, 2024, the Petition of Chase Joseph Villante was filed in the above-named Court, praying for a Decree to change the Petitioner's name to **CHASE JOSEPH Peša VILLANTE**.

The Court has fixed December 11, 2024, 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.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-22659

NOTICE IS HEREBY GIVEN that on September 30, 2024, the Petition of Lynsey Adrienne Madison was filed in the above-named Court, praying for a Decree to change the Petitioner's name to **LYNSEY ADRIANNE HOBBS**.

The Court has fixed December 11, 2024, 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.

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

ADAIR, PAUL G., dec'd.

Late of Abington Township.
Executor: THOMAS ADAIR,
217 Providence Hill Road,
Coatesville, PA 19320.
ATTORNEY: GORDON W. GOOD,
KEEN KEEN & GOOD, LLC,
3460 Lincoln Highway,
Thorndale, PA 19372

AITKEN JR., GILBERT N., dec'd.

Late of Schwenksville, PA.
Executor: SUSAN LUTZ,
4908 Martha Lane,
Schwenksville, PA 19473.
ATTORNEY: JENNIFER A. HULNICK,
ECKERT GINTY & LEGG LLC,
300 S. High Street,
West Chester, PA 19382

ALLETAG, JOAN R., dec'd.

Late of Towamencin Township.
Executrix: DENISE D'AGOSTINO,
1588 Heebner Way,
Lansdale, PA 19446.
ATTORNEY: DENNIS WOODY,
110 W. Front Street,
Media, PA 19063

AMBACH, MICHELLE C., dec'd.

Late of Upper Moreland Township.
Administrator: DOLORES J. RHOADS,
411 Manor Road,
Hatboro, PA 19040.

- ATTORNEY: CHRIS LITTLE SIMCOX,
BEGLEY, CARLIN & MANDIO, LLP,
680 Middletown Boulevard,
Langhorne, PA 19047
- BEEBE, SUSAN C., dec'd.**
Late of Whitpain Township.
Executor: GEORGE YERGER,
1107 Hollow Road,
Norristown, PA 19403.
- BEERS, LILLIE JEAN also known as
JEAN BEERS, dec'd.**
Late of Lower Salford Township.
Executrix: LISA BEERS,
513 Summerhill Lane,
Harleysville, PA 19438.
- BELLAS, JUNE MARY, dec'd.**
Late of Upper Moreland Township.
Executrix: MICHELLE MURRAY,
252 Chandler Way,
Perkasie, PA 18944.
- BIELAWSKI JR., CHESTER, dec'd.**
Late of Borough of West Conshohocken.
Administrator: ROBERT BIELAWSKI,
c/o Jessica R. Grater, Esquire,
Monastra & Grater, LLC,
740 E. High Street,
Pottstown, PA 19464.
- BOZZELLI, EDWARD V., dec'd.**
Late of Borough of East Greenville.
Executrix: BEVERLY BOZZELLI,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
- BREENE, CLARE CANNON, dec'd.**
Late of Blue Bell, PA.
Executrix: PATRICIA P. BOYLAN,
95 Collins Lane,
Schwenksville, PA 19473.
- BRUCKER, ELEANOR also known as
ELEANOR A. BRUCKER, dec'd.**
Late of Upper Dublin Township.
Executrices: KAREN GREILICH AND
JANINE ASHER,
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
- CRAIG, MARY E., dec'd.**
Late of Abington Township.
Executor: DAVID E. HUNT,
c/o Robert J. Iannozzi, Jr., Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: ROBERT J. IANNOZZI, JR.,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446
- DRUCKENMILLER, GEORGETTE MARIE
GRIFFITH, dec'd.**
Late of Upper Providence Township.
Executor: RONALD LEE DRUCKENMILLER,
c/o Rodney S. Fluck, Esquire,
630 Freedom Business Center, Suite 108,
King of Prussia, PA 19406.
- ATTORNEY: RODNEY S. FLUCK,
BUTERA BEAUSANG COHEN BRENNAN,
630 Freedom Business Center, Suite 108,
King of Prussia, PA 19406
- EDDY, EILEEN C., dec'd.**
Late of Upper Merion Township.
Administratrix: CRYSTAL LOWE,
274 Glen Riddle Road, E-201,
Media, PA 19063.
ATTORNEY: MICHAEL J. RATIGAN,
RATIGAN LAW LLC,
211 Cedar Knoll Road,
Coatesville, PA 19320
- EMIG, MARY E. also known as
MARY ETTERLY EMIG, dec'd.**
Late of Upper Moreland Township.
Executor: FRANK J. EMIG, III,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040
- FOELKER, HELEN P., dec'd.**
Late of Lower Salford Township.
Executrix: PHYLLIS C. BOWERS,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403
- FREED, CAROLE B., dec'd.**
Late of Hatfield, PA.
Executrix: MARY JO DIDYOUNG,
12 Helena Lane,
Carlisle, PA 17015.
ATTORNEY: JESSICA FISHER GREENE,
54 E. Main Street,
Mechanicsburg, PA 17055
- GRATZ, THOMAS W. also known as
THOMAS GRATZ, dec'd.**
Late of Lower Providence Township.
Co-Executors: CHRIS HECTOR AND
MICHAEL P. GOTTLIEB, ESQUIRE,
319 Swede Street,
Norristown, PA 19401.
ATTORNEY: MICHAEL P. GOTTLIEB,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401
- GUMBERT, CAROL, dec'd.**
Late of Franconia Township.
Executor: JAMIE FOX,
c/o Jonathan Atkinson, Esquire,
408 Acorn Avenue,
Telford, PA 18969.
ATTORNEY: JONATHAN ATKINSON,
408 Acorn Avenue,
Telford, PA 18969
- GUNSENHouser, ELIZABETH ANN, dec'd.**
Late of Lansdale, PA.
Executor: RICHARD GUNSENHouser,
556 Paddock Circle,
Telford, PA 18969.
ATTORNEY: MICHAELANGELO DIPPOLITO,
ThePeoplesLawFirm.COM,
712 Kimberton Road,
Chester Springs, PA 19425

HIGH, LINDA V., dec'd.

Late of Lower Gwynedd Township.
 Executrix: LAUREL HIGH YOCUM,
 c/o Stephen M. Howard, Esquire,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446.

ATTORNEY: STEPHEN M. HOWARD,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446

HROMEK, CAROLYN M., dec'd.

Late of Borough of Lansdale.
 Executrix: MICHELE ANN PICKERT FOULKE,
 c/o Marianna F. Schenk, Esquire,
 One Bala Plaza, Suite 623,
 231 St. Asaphs Road,
 Bala Cynwyd, PA 19004.

ATTORNEY: MARIANNA F. SCHENK,
 BALA LAW GROUP, LLC,
 One Bala Plaza, Suite 623,
 231 St. Asaphs Road,
 Bala Cynwyd, PA 19004

HUGHES, ROBERT J. also known as**BOB HUGHES and****BOB J. HUGHES, dec'd.**

Late of Lower Moreland Township.
 Executrix: MARGARET SMITH,
 c/o Adam L. Fernandez, Esquire,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323.

ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323

JAMISON, JOHN P., dec'd.

Late of Plymouth Township.
 Executrix: TERESA C. JAMISON,
 32 Dickinson Lane,
 Plymouth Meeting, PA 19462.

ATTORNEY: MARYBETH O. LAURIA,
 LAURIA LAW LLC,
 3031 Walton Road, Suite C310,
 Plymouth Meeting, PA 19462

KALATA, EDWARD A., dec'd.

Late of Montgomery Township.
 Executrix: JACQUELINE A. VOLK
 (A/K/A JACQUELINE KALATA VOLK),
 c/o Rosemary R. Ferrino, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446-2012.

ATTORNEY: ROSEMARY R. FERRINO,
 MONTCO ELDER LAW, LLP,
 608 W. Main Street,
 Lansdale, PA 19446-2012

KATRINAK, FAY C., dec'd.

Late of Upper Frederick Township.
 Co-Executors: THOMAS P. KATRINAK AND
 STEVEN J. KATRINAK.

ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pennsburg, PA 18073

KEOWN, GEORGE A., dec'd.

Late of Limerick Township.
 Administratrix: MAUREEN KEOWN,
 36 Eileen Lane,
 Limerick, PA 19468.

ATTORNEY: GARY P. LEWIS,
 LEWIS & McINTOSH, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

KNAEFLER, SUSAN ANNE, dec'd.

Late of Upper Salford Township.
 Executrix: DIANE LITTLE,
 815 Cascade Loop,
 Little River, SC 29566.

ATTORNEY: NICOLAS F. METER,
 METER LAW OFFICES, LLC,
 1401 E. High Street,
 Pottstown, PA 19464

**LANDIS, WARREN B. also known as
WARREN BUCHER LANDIS, dec'd.**

Late of Souderton, PA.
 Executrix: LINDA IRENE LANDIS,
 668 Lower Road,
 Souderton, PA 18964.

ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

LAY JR., LEONARD M., dec'd.

Late of Lower Salford Township.
 Executor: LEONARD FRASER LAY.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

LIBERATO, ANTHONY RALPH, dec'd.

Late of Harleysville, PA.
 Executrix: JEANINE LIBERATO,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

LICHT, HARVEY M., dec'd.

Late of Lower Merion Township.
 Executrix: BARBARA T. LICHT,
 c/o Jill R. Fowler, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: JILL R. FOWLER,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

LIPKIN, PAUL M., dec'd.

Late of Whitemarsh Township.
 Executrix: DONNA S. LIPKIN,
 666 W. Germantown Pike, Unit 2604,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROSIE SOTO,
 5 E. Germantown Pike,
 Plymouth Meeting, PA 19462

LUTZ, AUDREY, dec'd.

Late of Pottstown, PA.
 Administratrix: JANET STEINER,
 115 Continental Drive,
 Pottstown, PA 19464.
 ATTORNEY: SUSAN QUIRITS,
 SUSAN QUIRITS ATTORNEY AT LAW, PC,
 105 S. Kelly Drive,
 Birdsboro, PA 19508

MANLEY, PAULINE DIEHL, dec'd.

Late of Lower Merion Township.
 Executor: PHILIP M. MANLEY,
 c/o Jonathan E. Becker, Esquire,
 300 W. State Street, Suite 300,
 P.O. Box 319,
 Media, PA 19063.
 ATTORNEY: JONATHAN E. BECKER,
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
 SLOANE, MATTHEWS & AUSLANDER, P.C.,
 300 W. State Street, Suite 300,
 P.O. Box 319,
 Media, PA 19063

MIGNOGNO, JOSEPH F., dec'd.

Late of Abington Township.
 Executor: SALVATORE J. MIGNOGNO, JR.,
 550 Hillcrest Avenue,
 Glenside, PA 19038.
 ATTORNEY: THOMAS BOWMAN,
 162 S. Easton Road,
 Glenside, PA 19038

MOYER, JERYL L., dec'd.

Late of Montgomery County, PA.
 Co-Executors: BLAINE M. MOYER AND
 DARREN B. MOYER,
 c/o H. Charles Markofski, Esquire,
 1258 E. Philadelphia Avenue,
 Gilbertsville, PA 19525-9673.
 ATTORNEY: H. CHARLES MARKOFSKI,
 1258 E. Philadelphia Avenue,
 Gilbertsville, PA 19525-9673

MUGHAL, ABDUL A. also known as

ABDUL AVAL MUGHAL, dec'd.
 Late of Lansdale, PA.
 Executrix: FARRUKH MUGHAL,
 902 S. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: ELIZABETH M. WETZLER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

PACHELLA, EVELYN THERESA, dec'd.

Late of East Norriton Township.
 Executrix: SARAH PACHELLA,
 c/o Joseph J. Fiandra, Esquire,
 426 N. Easton Road, Front,
 Glenside, PA 19038.
 ATTORNEY: JOSEPH J. FIANDRA,
 JOSEPH J. FIANDRA, LLC,
 426 N. Easton Road, Front,
 Glenside, PA 19038

PALESADO, PATRICIA M. also known as

PATRICIA PALESADO, dec'd.
 Late of Borough of Lansdale.
 Executrix: ANN MARIE PRESSIMONE,
 c/o Grim, Biehn & Thatcher,
 P.O. Box 215, Perkasio, PA 18944-0215.
 ATTORNEY: DIANNE C. MAGEE,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215

RAFALCO, LEONARD G. also known as

LEONARD GERVUS RAFALCO, dec'd.
 Late of Borough of Pennsburg.
 Executrix: JESSICA C. RAFALCO.

ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pennsburg, PA 18073

ROBINSON, DARREN E., dec'd.

Late of Borough of Pennsburg.
 Administratrix: JESSICA JOI ROBINSON,
 c/o Adam S. Bernick, Esquire,
 123 S. Broad Street, Suite 1507,
 Philadelphia, PA 19109.
 ATTORNEY: ADAM S. BERNICK,
 LAW OFFICE OF ADAM S. BERNICK,
 123 S. Broad Street, Suite 1507,
 Philadelphia, PA 19109

ROMERO VICENTE, AROLDO VICTOR HUGO, dec'd.

Late of Norristown, PA.
 Administrator: MIGUEL LUIS ROMERO VICENTE,
 405 W. Marshall Street, #2,
 Norristown, PA 19401.

SMITH, MARY BATTEN also known as

JANIE SMITH and
MARY B. SMITH, dec'd.
 Late of Lower Merion Township.
 Executors: CAROL PURDY,
 CHARLES T. SMITH, JR. AND
 DAVID N. FELDMAN,
 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

STANDHARDT, OTTO C., dec'd.

Late of Borough of Pottstown.
 Administratrix: LORI L. FREESE,
 c/o Elizabeth R. Howard, Esquire,
 301 Gay Street, P.O. Box 507,
 Phoenixville, PA 19460.

TOMCZAK, JEFFREY A., dec'd.

Late of Upper Gwynedd Township.
 Executrix: BRITTANY TOMCZAK,
 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

UMSTEAD, ARLENE K. also known as

ARLENE KULP UMSTEAD, dec'd.
 Late of Limerick Township.
 Co-Executors: LINDA J. BARBOD,
 9519 El Granito Avenue,
 La Mesa, CA 91941,
 WILLIAM E. SCHECK, JR.,
 33 Steinmetz Road,
 Schwensville, PA 19473.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD AND KARVER, PC,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

URBANCHUK, STEPHEN M., dec'd.

Late of Cheltenham Township.
 Executor: WALTER N. LOBURAK,
 c/o Robert J. Iannozzi, Jr., Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.

ATTORNEY: ROBERT J. IANNOZZI, JR.,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

VALERIO, MICHAEL F., dec'd.

Late of Lower Salford Township.
Administratrix: BETH ANN VALERIO,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

WILLIAMS, ROBERT A., dec'd.

Late of West Norriton Township.
Executor: S. ROBERT WILLIAMS,
c/o Jeremy Z. Mittman, Esquire,
593 Bethlehem Pike,
Montgomeryville, PA 18936.
ATTORNEY: JEREMY Z. MITTMAN,
593 Bethlehem Pike,
Montgomeryville, PA 18936

WINKLER, PATTY A., dec'd.

Late of Hatfield Township.
Executrix: KIMBERLY COILE,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.
ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

WORTH, SYLVIA A., dec'd.

Late of Upper Gwynedd Township.
Executrix: KATHLEEN A. FITZGERALD,
c/o Kathleen A. Maloles, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: KATHLEEN A. MALOLES,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

YATES, CHRISTINE, dec'd.

Late of Whippen Township.
Executor: BRIAN YATES,
c/o Cotlar & Cotlar,
23 W. Court Street,
Doylestown, PA 18901.
ATTORNEY: ANDREW D. COTLAR,
COTLAR & COTLAR,
23 W. Court Street,
Doylestown, PA 18901

YOST, ROBERT EDWARD, dec'd.

Late of Glenside, PA.
Co-Administrators: ROBERT YOST, JR.,
127 Nottingham Drive,
Pittsburgh, PA 15205,
STEPHANIE ZYSK,
2195 Tohickon Lane,
Warrington, PA 18976.

Second Publication

**BIHLMAYER, ELSIE RUTH also known as
ELSIE RUTH MARTYN BIHLMAYER, dec'd.**

Late of Cheltenham Township.
Executrix: LOIS MARTYN,
c/o Jay B. Oppenheim, Esquire,
869 Meadowbrook Drive,
Huntingdon Valley, PA 19006.
ATTORNEY: JAY B. OPPENHEIM,
869 Meadowbrook Drive,
Huntingdon Valley, PA 19006

BULGARELLI, AMELIA C., dec'd.

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

**DIEMER, NORTON C. also known as
N. CLIFFORD DIEMER, dec'd.**

Late of Whitmarsh Township.
Administrator: LISA DOB,
c/o Ashley E. Sharek, Esquire.
ATTORNEY: ASHLEY E. SHAREK,
ENTRUSTED LEGACY LAW,
P.O. Box 130,
Bradford Woods, PA 15015

DUFFY, MARIE, dec'd.

Late of Upper Merion Township.
Executrix: MELISSA COLLINS,
218 Louis Drive,
Exton, PA 19341.
ATTORNEY: FRANK W. DALY,
DALY LAW FIRM,
100 W. 6th Street, Suite #204,
Media, PA 19063

ETHRIDGE, MICHAEL SWAN, dec'd.

Late of Cheltenham Township.
Administratrix: REBECCA BUBB,
127 Township Line Road,
Jenkintown, PA 19046.
ATTORNEY: THOMAS A. MASTROIANNI,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

FOY III, WILLIAM P., dec'd.

Late of Hatfield Township.
Executrix: SUSAN KESSLER,
c/o HighPoint Law Offices,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914.
ATTORNEY: ASHLEY HAN,
HIGHPOINT LAW OFFICES,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914

KUZMA, RICHARD EDWARD, dec'd.

Late of Montgomery Township.
Executrix: CHELSEA MAUREEN KUZMA,
913 Fraser Road,
Erdenheim, PA 19038.
ATTORNEY: MARK J. DAVIS,
CONNOR ELDER LAW, LLC,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

LOMONACO, PHILIP J. also known as**PHILIP J. LOMONACO, JR., dec'd.**

Late of Hatfield, PA.

Executor: DEAN R. LOMONACO,

37 Highland Drive,

Telford, PA 18969.

ATTORNEY: J. OLIVER GINGRICH,

LANDIS, HUNSBERGER, GINGRICH &

WEIK, LLP,

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

Souderton, PA 18964

MASTRANGELO, JUDITH A., dec'd.

Late of Montgomery Township.

Administrator: CHARLES A. J. HALPIN, III,

The Land Title Building, Suite 1830,

100 S. Broad Street,

Philadelphia, PA 19110.

ATTORNEY: CHARLES A. J. HALPIN, III,

The Land Title Building, Suite 1830,

100 S. Broad Street,

Philadelphia, PA 19110

McKINSTRY, MABEL FRANCES COOPER**also known as MABEL C. McKINSTRY and****FRAN McKINSTRY, dec'd.**

Late of Abington Township.

Executrix: ANNE M. SUSS,

c/o Nicole B. LaBletta, Esquire,

4745 W. Lincoln Highway,

Parkesburg, PA 19365.

ATTORNEY: NICOLE B. LaBLETTA,

RANDY HOPE STEEN LAW OFFICES,

4745 W. Lincoln Highway,

Parkesburg, PA 19365

McMENAMIN, MICHAEL FRANCIS also known as**FRANK McMENAMIN, dec'd.**

Late of Upper Gwynedd Township.

Executrix: SUSAN P. McMENAMIN,

1156 Wayne Avenue,

Lansdale, PA 19446,

COLLEEN P. McMENAMIN,

404 Central Drive,

Lansdale, PA 19446

MOORE, PATRICK JOHN, dec'd.

Late of Lower Merion Township.

Administrator: KEVIN MOORE,

c/o Patrick D. McDonnell, Esquire,

527 Main Street,

Royersford, PA 19468.

ATTORNEY: PATRICK D. McDONNELL,

WOLPERT, SCHREIBER McDONNELL P.C.,

527 Main Street,

Royersford, PA 19468

PORTER, THOMAS CHARLES, dec'd.

Late of Pottstown, PA.

Executor: EVELYN SPAAR,

26377 Meadow Drive,

Pioneer, CA 95666.

ROGALIN, ROGER R., dec'd.

Late of Montgomery County, PA.

Executrix: JEANNE ROGALIN,

506 Jennifer Drive,

Upper Dublin, PA 19025.

ATTORNEY: JAMES P. BENSTEAD,

BENSTEAD, MABON & MITSCH, P.C.,

124 E. Court Street,

Doylestown, PA 18901

SEMAN, GEORGE W., dec'd.Late of Middlesex County, New Jersey and
Abington Township, Montgomery County, PA.

Executrix: MARCELLA M. FECZKO,

2815 Byberry Road, Apt. 217,

Hatboro, PA 19040.

ATTORNEY: RYAN A. KROCKER,

ROTHKOFF LAW GROUP,

Seven Neshaminy Interplex, Suite 116,

Trevose, PA 19053

SHAW, JAMES B., dec'd.

Late of Worcester Township.

Executrix: BONNIE E. BUCHAK,

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

SIMONDS, THERESA M., dec'd.

Late of West Norriton Township.

Administrator: ROY H. SIMONDS,

2045 Berkley Road,

West Norriton, PA 19403.

STALLINGS, GEORGE ROBERT LEE, dec'd.

Late of Montgomery Township.

Administratrix: DANA BURNLEY,

c/o Latisha Bernard Schuenemann, Esquire,

2755 Century Boulevard,

Wyomissing, PA 19610.

ATTORNEY: LATISHA BERNARD

SCHUENEMANN,

BARLEY SNYDER LLP,

2755 Century Boulevard,

Wyomissing, PA 19610

STROHM, ROBERT L., dec'd.

Late of Harleysville, PA.

Administrator: ROBERT K. STROHM,

218 Brookside Circle,

Harleysville, PA 19438.

ATTORNEY: CHARLOTTE A. HUNSBERGER,

LANDIS, HUNSBERGER, GINGRICH &

WEIK, LLP,

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

Souderton, PA 18964

SULOCK, ANNE C., dec'd.

Late of Whitemarsh Township.

Executor: MICHAEL S. CONNOR,

229 Richard Drive,

Chestertown, MD 21620.

ATTORNEY: MARK J. DAVIS,

CONNOR ELDER LAW, LLC,

644 Germantown Pike, Suite 2-C,

Lafayette Hill, PA 19444

WASTLE, Jo ANN, dec'd.

Late of Roslyn, PA.

Executor: BRIAN M. WASTLE,

1086 Church Street,

Abington, PA 19001.

WHITAKER, JAMES W., dec'd.

Late of Borough of Conshohocken.

Executrix: PATRICIA ANN BLANKEMEYER,

958 Scarlet Oak Drive,

Chalfont, PA 18914.

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

Third and Final Publication

**BICKNESE, MARGARET H. also known as
MARGARET BICKNESE, dec'd.**

Late of Lower Providence Township.
Executor: FREDERICK HAVENS BICKNESE,
c/o Michael C. McBratnie, Esquire,
P.O. Box 673,
Exton, PA 19341-0673.
ATTORNEY: MICHAEL C. McBRATNIE,
FOX ROTHSCHILD LLP,
P.O. Box 673,
Exton, PA 19341-0673

BRIGGS, JOHN M., dec'd.

Late of Lower Merion Township.
Executor: DAVID SMITH,
118 Chalfont Road,
Kennett Square, PA 19348.
ATTORNEY: SUSAN W. O'DONNELL,
REARDON & ASSOCIATES, LLC,
985 Old Eagle School Road, #516,
Wayne, PA 19087

BROZENSKE, ANN M., dec'd.

Late of Montgomery Township.
Administratrix: ALICE BROZENSKE,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

BUTTARO, DONNA RENEE, dec'd.

Late of Lansdale, PA.
Administrator: JAMES BUTTARO,
2016 Kerr Road,
Harleysville, PA 19438.

CAPODANNO, COURTNEY LYNNE, dec'd.

Late of Borough of Collegetville.
Administratrix: JEANINE DIEMIDIO,
c/o Lesley M. Mehalick, Esquire,
30 Cassatt Avenue,
Berwyn, PA 19312.
ATTORNEY: LESLEY M. MEHALICK,
McANDREWS, MEHALICK, CONNOLLY,
HULSE and RYAN P.C.,
30 Cassatt Avenue,
Berwyn, PA 19312

CHRISTMAN-GREENLEE, JOYANNE, dec'd.

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

**CURRAN, ANN PEW also known as
ANN P. CURRAN, dec'd.**

Late of Lower Merion Township.
Executors: WILLIAM T. CURRAN AND
CHARLES C. CURRAN,
c/o Jill R. Fowler, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: JILL R. FOWLER,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

**DECK, VIRGINIA M. also known as
GINNY DECK and
V.M. DECK, dec'd.**

Late of Whippen Township.
Executors: TIMOTHY E. DECK,
c/o Kevin D. Birkhead, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544,
SHERRI Q. DECK,
c/o Kenneth R. Pugh, Esquire,
Union Meeting Corporate Center, Suite 200,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422.

ATTORNEY: KEVIN D. BIRKHEAD,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544, and
KENNETH R. PUGH,
KAPLIN STEWART,
Union Meeting Corporate Center, Suite 200,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422

**DIEROLF, ELEANOR M. also known as
ELEANOR DIEROLF, dec'd.**

Late of Montgomery County, PA.
Executrix: KERANN MARIE DIEROLF-BAUS,
1156 Highland Avenue,
Abington, PA 19001.

ATTORNEY: DAVID A. SCHWEIZER,
MANIACI, CICCOTTA & SCHWEIZER,
6720 Frankford Avenue,
Philadelphia, PA 19135,
215-332-2626

ELDREDGE, BAMBINA, dec'd.

Late of West Norriton Township.
Administrator: PETER ELDRIDGE,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

FREDERICK, GLENN D., dec'd.

Late of Lower Gwynedd Township.
Executrix: LORI E. FREDERICK-IMBROGULIO,
760 Hickory Limb Circle, W,
Bel Air, MD 21014.

ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

GARBER, ROBIN Z., dec'd.

Late of Red Hill, PA.
Executor: STEFY BEURY.
ATTORNEY: JANET K. LUBON,
516 Main Street,
Pennsburg, PA 18073

GRIM, JEANETTE, dec'd.

Late of Upper Frederick Township.
Executrix: WENDY YAMBOR,
51 Sunset Drive,
Boyertown, PA 19512.
ATTORNEY: JANNA M. PELLETIER,
535 N. Church Street, Suite 115,
West Chester, PA 19380

HALLIDAY, JOHN HENRY, dec'd.

Late of Montgomery County, PA.
 Executor: KEVIN HALLIDAY,
 104 Maple Avenue,
 Hatboro, PA 19040.

HARKER, ELAINE A., dec'd.

Late of Whitmarsh Township.
 Co-Executors: JOHN A. HARKER AND
 ROBERT E. HARKER, JR.,
 c/o James F. Crotty, Esquire,
 P.O. Box 262,
 Blue Bell, PA 19422.
 ATTORNEY: JAMES F. CROTTY,
 P.O. Box 262,
 Blue Bell, PA 19422,
 215-643-2992

HARTMAN, PHYLLIS M., dec'd.

Late of Lower Merion Township.
 Executrix: CAROLYN R. HARTMAN,
 c/o Lawrence S. Chane, Esquire,
 One Logan Square, 130 N. 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: LAWRENCE S. CHANE,
 BLANK ROME LLP,
 One Logan Square, 130 N. 18th Street,
 Philadelphia, PA 19103-6998

**HAWKINS, ROSE CONNORS also known as
ROSE C. HAWKINS and
ROSE HAWKINS, dec'd.**

Late of Whitmarsh Township.
 Executrix: JACQUELINE K. ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: JACQUELINE K. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

JONES JR., DONALD S., dec'd.

Late of Borough of Souderton.
 Administratrix: JANET JONES,
 c/o Amy R. Stern, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

JORDAN, EARLENE, dec'd.

Late of Borough of Telford.
 Executor: ASHLEY BROMLEY,
 c/o Jonathan Atkinson, Esquire,
 408 Acorn Avenue,
 Telford, PA 18969.
 ATTORNEY: JONATHAN ATKINSON,
 408 Acorn Avenue,
 Telford, PA 18969

KILGARRIFF, JOHN JOSEPH, dec'd.

Late of West Norriton Township.
 Executor: JOHN KILGARRIFF, JR.,
 645 Hickory Lane,
 Berwyn, PA 19312.

KIMBALL, SUZANNE, dec'd.

Late of Lower Merion Township.
 Executor: JUSTIN KIMBALL,
 1522 Monticello Drive,
 Gladwyne, PA 19035.
 ATTORNEY: L. GERALD RIGBY,
 ARCHER & GREINER P.C.,
 1717 Arch Street, Suite 3500,
 Philadelphia, PA 19103

LASHCHYK, VERA, dec'd.

Late of Cheltenham Township.
 Administrator, CTA: ANDREW TYTLA,
 c/o Paul J. Perpiglia, Esquire,
 Perpiglia & Associates, PC,
 1332 Jackson Street,
 Philadelphia, PA 19148.
 ATTORNEY: PAUL J. PERPIGLIA,
 PERPIGLIA & ASSOCIATES, PC,
 1332 Jackson Street,
 Philadelphia, PA 19148

**LEVIN, ANNE PHOEBE also known as
ANNE LEVIN and
ANNE P. LEVIN, dec'd.**

Late of Lower Merion Township.
 Executors: DEL BRUCE LEVIN AND
 JACQUELINE E. BROCKMAN,
 c/o John A. Terrill, II, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: JOHN A. TERRILL, II,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

LOWRY, JUDITH GENE, dec'd.

Late of Worcester Township.
 Executor: BENJAMIN R. LOWRY,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 LAW OFFICES OF CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

LYKES, HAROLD JOSEPH, dec'd.

Late of Upper Providence Township.
 Executrix: JAIME E. LYKES,
 16 Vernon Street,
 Sewaren, NJ 07077.
 ATTORNEY: RYAN A. KROCKER,
 ROTHKOFF LAW GROUP,
 Seven Neshaminy Interplex, Suite 116,
 Trevoze, PA 19053

**MARANZINI, IMMACULATA THERESA also known as
IMMACULATA T. MARANZINI,
IMMACULATA MARANZINI and
IMA MARANZINI, dec'd.**

Late of Lower Merion Township.
 Executrices: CHRISTA FABIANI AND
 VICTORIA S. MARANZINI,
 1909 Panama Street,
 Philadelphia, PA 19103.

MARTIN, KENNETH EUGENE, dec'd.

Late of Willow Grove, PA.
 Executor: DeFOREST MARTIN,
 566 Ridge Circle,
 Southampton, PA 18966.

**METZLER, MARY ELEANOR also known as
M. ELEANOR METZLER, dec'd.**

Late of Upper Providence Township.
 Executrix: BARBARA L. SKOMRA,
 c/o Stephen H. Kalis, Esquire,
 P.O. Box 673,
 Exton, PA 19341-0673.
 ATTORNEY: STEPHEN H. KALIS,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341-0673

MISSIMER, GAIL E., dec'd.

Late of Lower Pottsgrove Township.
 Executrices: PAMELA G. STAUFFER AND
 JENNY A. GETTING,
 c/o Jessica R. Grater, Esquire.
 ATTORNEY: JESSICA R. GRATER,
 MONASTRA & GRATER, LLC,
 740 E. High Street,
 Pottstown, PA 19464

MOSER, RUSSELL R., dec'd.

Late of Lower Frederick Township.
 Co-Executors: DARRYL MOSER AND
 DEBRA URBAN,
 c/o Kenneth E. Picardi, Esquire,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464-0776.

**NELSON, KENNETH R. also known as
KENNETH ROBERT NELSON, dec'd.**

Late of Worcester Township.
 Administrator: DAVID NELSON,
 54 Gambers Corner Road,
 Duncannon, PA 17020.
 ATTORNEY: ERIK D. SPURLIN,
 MPL LAW FIRM, LLP,
 96 S. George Street, Suite 520,
 York, PA 17401

OSBORNE, JOYCE IRENE, dec'd.

Late of Norristown, PA.
 Executor: STEVE OSBORNE,
 110 Chestnut Lane,
 Rose Valley, PA 19063.

**POLETT, DANIEL H. also known as
DANIEL POLETT, dec'd.**

Late of Lower Merion Township.
 Executors: PATRICK J. O'CONNOR,
 DEBORAH BURKE AND
 DAVID ADAMS,
 c/o Michael A. Corgan, Esquire,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103.
 ATTORNEY: MICHAEL A. CORGAN,
 COZEN O'CONNOR,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103

PROBERT II, EDWIN N., dec'd.

Late of Borough of Ambler.
 Administratrix CTA: CARLIE A. ZAROFF,
 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

RATHSMILL, ROBERT H., dec'd.

Late of Abington, PA.
 Executor: GARY LEE RATHSMILL,
 213 E. Beechtree Lane,
 Wayne, PA 19087.
 ATTORNEY: JAMES CUNILIO,
 CUNILIO & CUNILIO,
 P.O. Box 989,
 Bryn Mawr, PA 19010

ROSEN, CYRILLA G., dec'd.

Late of Upper Dublin Township.
 Executor: JORDON N. ROSEN,
 3211 Lansdown Drive,
 Wilmington, DE 19810.

ATTORNEY: MICHAEL F. DINGERDISSEN,
 MORRIS JAMES LLP,
 P.O. Box 2306,
 Wilmington, DE 19899

SILVER, DENNIS, dec'd.

Late of Lower Merion Township.
 Executrix: ERICA DANIELS,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike,
 Montgomeryville, PA 18936

SPUNGEN, DEBORAH, dec'd.

Late of Lower Merion Township.
 Executors: DAVID SPUNGEN AND
 SUSAN SPUNGEN,
 c/o Melissa A. Paszamant, Esquire,
 P.O. Box 3001,
 Blue Bell, PA 19422.
 ATTORNEY: MELISSA A. PASZAMANT,
 FOX ROTHSCHILD LLP,
 P.O. Box 3001,
 Blue Bell, PA 19422

**SUECHEE, HOLLY LYNNE also known as
HOLLY LYNN SUECHEE, dec'd.**

Late of Pocono, PA.
 Executrix: NICOLE T. FELDER,
 c/o Brian F. Levine, Esquire.
 ATTORNEY: BRIAN F. LEVINE,
 LEVINE LAW LLC,
 22 E. Grant Street,
 New Castle, PA 16101

TALACKI, PETER, dec'd.

Late of Limerick Township.
 Executrix: ROBERTA KASITZ,
 c/o Laura M. Mercuri, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

**TEPPER, ELLEN FORMANEK also known as
ELLEN TEPPER, dec'd.**

Late of Abington Township.
 Executrix: MIRIAM FORMAN-BRUNELL,
 44 W. 57th Terrace,
 Kansas City, MO 64113.
 ATTORNEY: LINDSEY J. CONAN,
 CONAN LAW OFFICES, LLC,
 755 N. Monroe Street,
 Media, PA 19063

WAHL, CONSTANCE T., dec'd.

Late of Borough of North Wales.
 Executrix: LORRAINE WOLDOW,
 c/o Robert W. Maher, Esquire,
 400 Greenwood Avenue, 1st Floor,
 Wyncote, PA 19095.
 ATTORNEY: ROBERT W. MAHER,
 DYER & MAHER,
 400 Greenwood Avenue, 1st Floor,
 Wyncote, PA 19095

TRUST NOTICES

First Publication

LORETTA ROSNOV REVOCABLE LIVING TRUST DTD 10/20/2011, AS AMENDED AND RESTATED Loretta Rosnov, Dec'd Late of Abington Twp., Montgomery County, PA

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

Trustees: Laura Miller, Bonnie Leshner and David Rosnov
c/o Jonathan H. Ellis, Esq.
100 Front St., #100, Conshohocken, PA 19428

Atty.: Jonathan H. Ellis
Flaster Greenberg, PC
100 Front St., #100, Conshohocken, PA

Second Publication

THE BARBARA L. COHEN REVOCABLE TRUST AGREEMENT DATED NOVEMBER 27, 1993, AS AMENDED NOVEMBER 3, 1995, SEPTEMBER 27, 2000 AND MAY 1, 2018 Barbara Cohen Kroungold, Deceased Late of Upper Dublin Twp., Montgomery County, PA

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

Trustee: Gail Caryn Cohen
c/o E. Marc Miller, Esq.
100 Front St., #100, Conshohocken, PA 19428

Atty.: E. Marc Miller
100 Front St., #100, Conshohocken, PA 19428

Third and Final Publication

LIVING TRUST OF VIRGINIA BUSTARD DATED FEBRUARY 23, 1998

NOTICE IS HEREBY GIVEN of the death of Virginia Bustard, a/k/a Helen Virginia Bustard, late of Worcester Township, Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or the Living Trust of Virginia Bustard dated February 23, 1998, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or her Trust are requested to make payment without delay to the Trustee named below:

Trustee: Glenn A. Bustard
c/o Brook Hastings, Esquire
275 S. Main Street, Suite 11, Doylestown, PA 18901

Trustee's Attorney: Brook Hastings
275 S. Main Street, Suite 11, Doylestown, PA 18901

EXECUTIONS ISSUED

Week Ending November 12, 2024

The Defendant's Name Appears First in Capital Letters

- ANDERSON, DANIELLE: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202215100; \$2,414.85.
- ANGELO, SHERRY: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202204114; \$1,003.25.
- BALTRUSH, MICHAEL: SANTANDER BANK, GRNSH. - LVNV Funding, LLC c/o Patenaude & Felix, APC; 202327164; \$3,092.79.
- BANKROLL CAPITAL, INC.: JPMORGAN CHASE BANK, N.A., GRNSH. - Barack, Michael, et al.; 202425867; \$39,402.00.
- BARRETO, SHARLENE: SANTANDER BANK, GRNSH. - LVNV Funding, LLC; 202124673; \$1,200.71.
- BEACH, LAUREN: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202322599; \$1,352.72.
- BIDIN, WALTER: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202114734; \$2,733.93.
- BLODGET, DARRYL: SANTANDER BANK, GRNSH. - Toyota Motor Credit Corporation; 202322143; \$7,855.85.
- BOGGS, NATHAN: CITIZENS BANK, GRNSH. - CVI SGP Co. Acquisition Trust; 202202804; \$4,815.84.
- BOLLENS, LAWRENCE: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202202783; \$2,175.74.
- BROWN, EARNEST: UNKNOWN HEIRS OF BARBARA L. BROWN; BROWN, EARNEST - PHH Mortgage Corporation; 202403607.
- BUCKWALTER, SHARON: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202203532; \$1,251.63.
- BURNS ELECTRICAL SERVICE, LLC: CITIZENS BANK, GRNSH. - Upper Moreland Township; 202319154.
- BUTLER, VALERIE: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202305550; \$981.59.
- CARL, DONNA: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202407651; WRIT/EXEC.
- CASTILHO, MARGARET: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202309734; \$1,420.13.
- CASTRO, DIANA: NAVY FEDERAL CREDIT UNION, GRNSH. - NC Star, Inc., et al.; 202425866; \$810,421.78.
- CHANT, PATRICIA: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202122668; \$4,610.31.
- CHAZAK, TAHLYA: CITIZENS BANK, GRNSH. - LVNV Funding, LLC, et al.; 202305303; \$2,473.51.
- COLON, VENESSA: SANTANDER BANK, GRNSH. - LVNV Funding, LLC; 202122734; \$990.14.
- COPELAND, TERESA: SANTANDER BANK, GRNSH. - LVNV Funding, LLC; 202224606; \$1,616.21.
- COSENTINO, LYNNE: CITIZENS BANK, GRNSH. - Synchrony Bank; 202225252.
- D.B. UTILITY CONTRACTORS, LLC: VENTRESCA, BRUNO: JPMORGAN CHASE BANK, N.A., GRNSH. - ORE, Inc.; 202221374.
- DAVIDOW, ELAINE: BANK OF AMERICA, GRNSH. - Barclays Bank Delaware; 202423299; WRIT/EXEC.
- DEBOER, MARIE: CITIZENS BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202309674; \$3,556.55.

- DENT, YOLANDA: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202215396; \$1,027.04.
- DIOMANDE, FATIMA: BAMBA, MOHAMED - Citizens Bank, N.A.; 202326976.
- DOSHI, MIHIR: TD BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202326661; \$1,297.26.
- DRAUGHN, ROSALIND: FORD, ORVILLE: CITIZENS BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202203244; \$2,632.43.
- DUNN, AJA: PNC BANK, GRNSH. - Alphoritis, Solon; 201920880.
- FORBES, WILLIAM: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 202122647; \$7,223.96.
- GALLAGHER, BRIAN: NAVY FEDERAL CREDIT UNION, GRNSH. - Barclays Bank Delaware; 202421968; WRIT/EXEC.
- GOODMOTE, VIRGINIA: PNC BANK, GRNSH. - LVNV Funding, LLC; 202327055; \$1,304.78.
- GRANDE, ANDREA: BANK OF AMERICA, GRNSH. - Second Round, L.P.; 202421970; WRIT/EXEC.
- GRANT, NAKIA: CRYSTAL - Freedom Mortgage Corporation; 202417675; \$406,513.65.
- GRATTI, SUSAN: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202224743; \$1,697.23.
- GREEN, MARCUS: CITIZENS BANK, GRNSH. - Synchrony Bank c/o Patenaude & Felix; 202107098; \$5,705.22.
- HAID, JASON: BANK OF AMERICA, GRNSH. - Barclays Bank Delaware; 202420956; WRIT/EXEC.
- HALTEMAN, ARLIN: MARTHA, ALLEBACK, GRNSH. - Midatlantic Farm Credit ACA, et al.; 201724569.
- HAN, JAE - Wells Fargo Bank, N.A., et al.; 202408303.
- HAPP, PHETSAMONE: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 202123403; \$1,431.51.
- HESSMANN, ROBERT: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202202787; \$1,641.13.
- HINES, ROBERT: POLICE AND FIRE FCU, GRNSH. - Upgrade Grantor Certificate Tr., et al.; 202215460.
- HORST, WILLIAM: WELLS FARGO BANK, GRNSH. - Synchrony Bank; 202326643; \$2,692.15.
- HUENINK, SUZANNE: SANTANDER BANK, GRNSH. - Second Round, L.P.; 202215453; WRIT/EXEC.
- JEFFRIES, TROY - Lakeview Loan Servicing, LLC; 202418181; \$233,947.33.
- JORDAN, THERESA: WELLS FARGO BANK, GRNSH. - Toyota Motor Credit Corporation; 201614905; \$6,845.13.
- KEELER, DALE: UNIVEST BANK AND TRUST, GRNSH. - TD Bank USA, N.A.; 202309847; \$2,760.88.
- KIEN, CHARLIE: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202305227; \$1,829.07.
- KING, RAY - Carr and Duff, LLC; 202423954; \$922,434.99.
- KISIL, TARAS: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202322103; \$4,775.79.
- KLINE, DONALD: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202124672; \$3,011.78.
- KOERT, DANIEL: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC c/o Patenaude & Felix, APC; 202212028; \$1,038.83.
- LaSANTA, XAVIER: CHASE BANK, GRNSH. - Barclays Bank Delaware; 202422776; WRIT/EXEC.
- LASHLEY, ALICE: KELVIN - The Bank of New York Mellon; 202103472.
- MacDONALD, BONNIE: UNITED STATES OF AMERICA - U.S. Bank, National Association, as Trustee in Trust for Regi., et al.; 202225214.
- MAURER, RYAN: SANTANDER BANK, GRNSH. - Synchrony Bank; 202107094; \$1,173.83.
- McCARTY, DESIREE: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A., Successor in Interest to National Bank; 202115437.
- MEDINA, MONIQUE: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202322588; \$2,158.06.
- MUSTAFA, KHITAM: TD BANK, GRNSH. - TD Bank USA, N.A.; 202309866; \$1,918.93.
- NAPPER, CHINETHA: CITIZENS BANK, GRNSH. - Credit Corp. Solutions, Inc. c/o Patenaude & Felix, APC; 202309910; \$1,952.07.
- NEELSON, DEANNA: WELLS FARGO BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202309883; \$2,819.61.
- NICHOLAS, RONALD: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202123434; \$1,457.62.
- ODOM, SHAWN: SANTANDER BANK, GRNSH. - LVNV Funding, LLC; 202204103; \$837.80.
- ONOPRIYENKO, YEVGENIYA: SANTANDER BANK, GRNSH. - LVNV Funding, LLC; 202224708; \$1,021.82.
- ORTIZ-VAZQUEZ, SMIRNA: SANTANDER BANK, GRNSH. - TD Bank USA, N.A.; 202202225; \$5,009.03.
- PERKINS, ROBYN - Deutsche Bank National Trust Company, as Trustee for Soundvi., et al.; 202401416.
- POCCIA, ANGELA: WELLS FARGO BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202002688.
- PRELLER, RYAN: WELLS FARGO BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202322140; \$1,964.82.
- PROSTOCK, CYNTHIA: SANTANDER BANK, GRNSH. - LVNV Funding, LLC; 202309501; \$1,270.28.
- PUGLIESE, EMANUELA: SANTANDER BANK, GRNSH. - TD Bank USA, N.A.; 202310026; \$4,314.68.
- RAMNARINE, MINATTIE: WELLS FARGO BANK, GRNSH. - Credit Corp. Solutions, Inc. c/o Patenaude & Felix, APC; 202309852; \$3,040.79.
- RICHARDSON, MARYLYNN: MERCK SHARP & DOHME FCU, GRNSH. - LVNV Funding, LLC; 202410150; \$4,320.17.
- RICHARDSON, ROBIN: DIAMOND CREDIT UNION, GRNSH. - Credit Corp. Solutions, Inc.; 202114896; \$1,412.77.
- RIO, CARL: HITNER, STEPHANIE - MSR Asset Vehicle, LLC; 202405509.
- SAN PAUL CONSTRUCTION, INC.: CITIZENS BANK, GRNSH. - Upper Moreland Township; 202319155.
- SILVIA, CHRISTOPHER: BANK OF AMERICA, GRNSH. - Barclays Bank Delaware; 202422772; WRIT/EXEC.
- SON, MALA: SANTANDER BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202107078; \$1,331.33.
- SOSCIA, ALYSON: WELLS FARGO BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202111380; \$9,353.96.
- STAUFFER, KEITH: WELLS FARGO, GRNSH. - Rosario, Sherly; 202420424; WRIT/EXEC.
- STEINBERG, MELISSA: SANTANDER BANK, GRNSH. - LVNV Funding, LLC; 202318029; \$2,755.02.

TANPRI MEDIA & ARTS, INC.: CAPOZZOLI, MATTHEW; BEAUVIL, ELIZABETH: BANK OF AMERICA, NATIONAL ASSOCIATION, GRNSH. - Crews, Jason; 202413907; \$19,247.70.
 TAYLOR, JASON: BANK OF AMERICA, GRNSH. - Barclays Bank Delaware; 202422768; WRIT/EXEC.
 THOMAS, ROBERT: SANTANDER BANK, GRNSH. - LVNV Funding, LLC; 202310013; \$988.81.
 TINSLEY, VENUS: SANTANDER BANK, GRNSH. - Credit Corp. Solutions; 201926395; \$3,570.64.
 TORRES, DANIEL: SANTANDER BANK, GRNSH. - Synchrony Bank; 202107086; \$1,679.32.
 TRONOSKI, PATRICK: WOODLAND, ALEXANDRA - Miller, Turetsky, Rule & McLennan; 202408387.
 VARGAS, ANNA: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202124638; \$1,667.05.
 VYAS, AMIT: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202122562; \$4,124.30.
 WHITE, KAREN: CITIZENS BANK, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National Bank, et al.; 202305211; \$9,539.41.
 WILLIS, KELLY: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC c/o Patenaude & Felix, APC; 202327063; \$1,020.55.
 WISE, CHARLES: AMERICAN HERITAGE FCU, GRNSH. - LVNV Funding, LLC; 202224684; \$1,042.57.
 WOODS, COURTNEY: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202215069; \$1,224.74.
 WORRELL, SHIRLEY: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202204969; \$1,427.93.
 ZDANOWSKI, DOROTHY: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 202202793; \$1,414.43.

JUDGMENTS AND LIENS ENTERED

Week Ending November 12, 2024

The Defendant's Name Appears First in Capital Letters

KOSTIK, LAURA - Bench Mark Federal Credit Union; 202425778; Certification of Judgment; \$10,166.90.
 PULLER, ROBERT - Wilson, Alex; 202425674; Certification of Judgment; \$6,193.86.
 TORNETTA, FRANK - Badishyan, Lyusya; 202425711; Complaint in Confession of Judgment; \$58,621.91.
 YOGBOH, JERRY - Uduma, Chidiebere; 202425825; Certification of Judgment; \$4,142.49.

UNITED STATES INTERNAL REV. - entered claims against:

Bryn and Danes; 202470412; \$21,412.57.
 Ford, Gary; Zanetta; 202470411; \$18,121.41.
 Hard Hat Services, LLC; 202470402; \$1,185,415.68.
 Hosgood, Galen; Erica; 202470407; \$24,133.52.
 Johnson, Rasheek; 202470408; \$14,412.32.
 Lewis, Susan; 202470405; \$49,866.59.
 Mozelesky, Joseph; 202470406; \$520,295.28.
 Nepa, Margherita; 202470403; \$13,748.93.
 O'Diome, Peter; Elizabeth; 202470409; \$174,307.99.
 Wallace, Michael; 202470410; \$17,155.33.
 Watson Organization; 202470404; \$123,224.04.

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

Rodriguez, Helen; Forre, Patricia; 202425568; \$769.75.

LETTERS OF ADMINISTRATION

Granted Week Ending November 12, 2024

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

DALEY JR., THOMAS J. - Lansdale Borough; Daley, Michelle L., 408 Bonnie Lane, Lansdale, PA 19446.
 DeMARIA, ROBERT - Cheltenham Township; DeMaria, Richard A., 200 W. Washington Square, Philadelphia, PA 19106.
 EMRICH, ANTHONY G. - Upper Merion Township; Emrich, John J., 84 William Feather Drive, Voorhees, NJ 08043.
 GREBERMAN, IRENE - Lower Merion Township; Greberman, Benjamin, 41 Conshohocken State Road, Bala Cynwyd, PA 19004.
 KOSAKÓWSKI, EDWARD J. - Plymouth Township; Herbert, Rose Ann, 1405 Cherry Road, Blue Bell, PA 19422.
 MARTIN, EDEN M. - Upper Pottsgrove Township; Martin, Rahim A., 2128 Prout Farm Road, Pottstown, PA 19464; Martin, Kiera B., 2128 Prout Farm Road, Pottstown, PA 19464.
 PLOCIENNIK, GODFRYD - Springfield Township; Conners, Christine, 786 Valley Forge Road, Devon, PA 19333.
 RHYNE, SAMUEL - Montgomery Township; Rhyne, Lynnette, 712 Mifflin Street, Philadelphia, PA 19148; Rhyne, Lysa, 530 S. 2nd Street, Philadelphia, PA 19147; Rhyne, Lyvaan, 620 American Avenue, King of Prussia, PA 19406.
 SHEA, ROBERT J. - Worcester Township; Shea, Amy O., Lansdale, PA 19446.
 THAGNABOUTH, ERNIE - Upper Merion Township; Sengmanothong, Vilay A., 265 Sweetbriar Circle, King of Prussia, PA 19406.
 VALERIO, MICHAEL F. - Lower Salford Township; Valerio, Beth A., 157 Ellen Way, Harleysville, PA 19438.
 WILSON, SHIRLEY A. - Zonarich, John B., 3401 N. Front Street, Harrisburg, PA 17110.

SUITS BROUGHT

Week Ending November 12, 2024

The Defendant's Name Appears First in Capital Letters

ACOSTA, SANTOS - Pineda Romero, Heidi; 202425306; Complaint for Custody/Visitation; Mugno, Matthew.
 ALEXANDER, LAURA - 350 N. York, LLC; 202425699; Petition to Appeal Nunc Pro Tunc.
 BRADLEY, BERNELL - Tourdot, Nicolle; 202425653; Complaint for Custody/Visitation.
 HACK, JEFFREY - Hack, Marissa; 202425787; Complaint Divorce; Montana, Betty N.

- HARDAWAY, TORO: HOWARD, NIKKIA - SEZ Properties, LLC; 202425666; Petition to Appeal Nunc Pro Tunc; Bell, Rebecca L.
- HOWARD, STEPHANIE - Soto, Andrea; 202425309; Petition to Appeal Nunc Pro Tunc.
- KRAUSE, RYAN - Krause, Jennifer; 202425608; Complaint Divorce.
- KULIKOVA, ANASTASIA - American Express National Bank; 202425567; Civil Action; Felzer, Jordan W.
- LIANG, QING - Tang, Jie; 202425569; Complaint Divorce.
- LOPEZ CASTRO, SILVERIO - Perez De Jesus, Maria; 202425310; Complaint for Custody/Visitation; Atzert, Karen.
- MARINACCI, GRETCHEN - Marinacci, Timothy; 202425791; Complaint Divorce.
- MARTIN, LYNAE - Lynnwood Gardens; 202425654; Defendants Appeal from District Justice.
- McNEAL, SHAKIRA - McNeal, John; 202425782; Complaint Divorce.
- MIKESELL, CHRISTOPHE - American Express National Bank; 202425604; Civil Action; Felzer, Jordan W.
- MOORE, DOSHAN - Fran, Destiny; 202425691; Complaint for Custody/Visitation.
- MURPHY, MICHAEL: MICHAEL - Futch, Jasmine; 202425651; Complaint for Custody/Visitation.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mathis, Mafeesah; 202425641; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ahammad, Kabir; 202425632; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wilson, Cindy; 202425734; Appeal from Suspension/Registration/Insp.; Kelly, Joseph.
- PEREZ, EVELYN - Moore, Frederick; 202425617; Complaint for Custody/Visitation.
- PORTLEY, EDWARD - Rothstein, Ashley; 202425342; Complaint for Custody/Visitation; Graff, Caron P.
- SENICH, MARK - American Express National Bank; 202425574; Civil Action; Felzer, Jordan W.
- SMITH, BENJAMIN - Rogers, James; 202425833; Civil Action; Soll, Adam M.
- TREDINNICK, LESA - Tredinnick, Robert; 202425780; Complaint Divorce.
- VAHORA, ZAHID - Vahora, Sarah; 202425772; Foreign Subpoena.
- VICENTE LOPEZ, CARLOS - Galicia De Leon, Santos; 202425165; Complaint for Custody/Visitation; Ahlert, Michael.
- WILLIAMS, KYRIQ - Iezzi, Shelby; 202425771; Complaint for Custody/Visitation; Cutillo Teare, Maria.
- BURKHARD, MARTINA H. - Collegeville Borough; Burkhard, Erich, 19042 W. Solano Drive, Litchfield Park, AZ 85340; Rosenbaum, Yvonne, 16 Cedar Lane, Birdsboro, PA 19508.
- DeLUCCIA, FRANK - Lower Gwynedd Township; DeLuccia, Frank J., 1398 Uxbridge Way, North Wales, PA 19454.
- DROBILE, DOLORES G. - Upper Frederick Township; DiDomenico, Terry L., 266 Richland Road, Carlisle, PA 17015.
- FEY, AMELIA G. - Abington Township; Fuelleborn, Hilary, 1260 Bustleton Pike, Meadowbrook, PA 19046.
- FISHER JR., CHARLES - West Norriton Township; Fisher, Mark D., 1550 Melville Drive, Pottstown, PA 19465.
- FRISCH, JILL - Abington Township; Oppenheimer, Joanne, 1352 Michael Road, Meadowbrook, PA 19046.
- GEREMSKI, SUZANNE E. - Upper Providence Township; Tighe, Cynthia A., Box #904, Haiku, HI 96708.
- GILCHRIST, ANNAMARIE - Cheltenham Township; Smith, Victoria, 243 Osceola Avenue, Elkins Park, PA 19027.
- GILLETTE, ROSEMARY A. - Lansdale Borough; Schmidt, Kevin P., 129 Barberry Road, North Wales, PA 19454.
- HAUPTFUHRER, BRYAN D. - Upper Merion Township; 1650 Market Street, Philadelphia, PA 19103-7391; Hauptfuhrer, Linda J., 1249 Gulph Creek Drive, Radnor, PA 19087.
- HERSHEY, MARY A. - Lower Gwynedd Township; Fuelleborn, Hilary, 1260 Bustleton Pike, Feasterville, PA 19053.
- HIRSCH, SARAH E. - Lower Moreland Township; Hirsch, Randal S., 1068 Granite Street, Philadelphia, PA 19124.
- JOHNSON, DONNA G. - Upper Dublin Township; Jurash, Julie A., 1727 E. Butler Pike, Ambler, PA 19002.
- KEEGAN, MARY ANN - Springfield Township; Keegan, Mark, 3025 Finland Road, Pennsburg, PA 18073.
- KIRPICH, CLAIRE - Lower Merion Township; Kirpich, Judy F., 7118 Poplar Avenue, Takoma Park, MD 20912.
- KNAEFLER, SUSAN A. - Schwensville Borough; Little, Diane, 815 Cascade Loop, Little River, SC 29566.
- LYNAGH, SONIA A. - Cheltenham Township; Lynagh, Christopher J., 63 Wahl Street, Douglasville, PA 19518; Lynagh Jr., James P., 22 Beth Drive, Ambler, PA 19002.
- MANWARING JR., STANLEY E. - Lower Providence Township; Manwaring, Michael C., 275 Ocean Avenue, Brooklyn, NY 11225.
- McANANEY, CAROLE J. - Lower Merion Township; McAnaney, Karin, 226 W. Rittenhouse Square, Philadelphia, PA 19103.
- McCUE, WILLIAM - Towamencin Township; Dagutis, Patricia A., 1511 Green Lane Road, Lansdale, PA 19446.
- MIGNOGNA, MARION A. - Plymouth Township; Acquaro-Mignogna, Michael J., 987 King of Prussia Road, Radnor, PA 19087.
- MOODY, ESTHER J. - Norristown Borough; Moody, Rosalie, 622 Cherry Street, Norristown, PA 19401.
- MURPHY, KENNETH - Abington Township; Murphy, Barbara, 1427 White Owl Road, Abington, PA 19001.
- NEARING, MARTHA K. - Worcester Township; Nearing, Steven C., 1013 Clark Hill Drive, Eagleville, PA 19403.

WILLS PROBATED

Granted Week Ending November 12, 2024

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

- BIGGIN, MARY S. - Hatboro Borough; Morris, Paula G., 3215 Constellation Drive, SW, Huntsville, AL 35805.

PETACK, DOROTHY E. - Lower Salford Township;
Cressman, Suzanne B., 224 Telford Pike, Telford,
PA 18969.
RUNDBAKEN, NORMA - East Norriton Township;
Brown, Ellen, 605 Fields Drive, Lafayette Hill,
PA 19444.
SACKS, MARIANNE H. - Lansdale Borough; Sacks,
Harold R., 660 N. Broad Street, Lansdale, PA 19446.
SCHNABEL, MARY H. - Lower Merion Township;
Gavrin, Andrew, 306 Clairemont Road, Villanova,
PA 19085.
SMYKAL, JOHN E. - Souderton Borough; Smykal,
Julie L., 412 Lincoln Avenue, Souderton, PA 18964.
TOMCZAK, JEFFREY A. - Upper Gwynedd Township;
Tomczak, Brittany, 1951 Muhlenberg Drive, Lansdale,
PA 19446.

TONG, MON M. - Cheltenham Township; Mak, Don T.,
11300 Handlebar Road, Reston, VA 20191.
WATKINS, MILDRED H. - Montgomery Township;
Jenkins, Jenene W., 6049 N. 3rd Street, Philadelphia,
PA 19120; Johnson, George H., 834 Stonecliffe Road,
Malvern, PA 19355.
WIGAND, WILLIAM - Abington Township; Wigand,
Christopher, 169 Polo Drive, North Wales, PA 19454.
WORTH, SYLVIA A. - Upper Gwynedd Township;
Fitzgerald, Kathleen A., 350 S. 9th Street, Quakertown,
PA 18951.