

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, June 26, 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.

First Publication

By virtue of a Writ of Execution **No. 2017-25477**, 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 ground with the buildings and improvements thereon erected, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, described according to a Survey and Plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on January 31, 1952, as follows, to wit:

BEGINNING at a point on the Northwest side of Jefferson Avenue (50 feet wide), which point is measured North forty-two (42) degrees, forty-five (45) minutes East, four hundred seventy-eight and fifty-seven one-hundredths (478.57) feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of twenty (20) feet, the arc distance of thirty-one and seventy-three one-hundredths (31.73) feet from a point on the Northeast side of Corinthian Avenue (50 feet wide); thence, extending along the Northwest side of Jefferson Avenue, North forty-two (42) degrees forty-five (45) minutes East, sixty and fifty one-hundredths (60.50) feet to a point; thence, extending North forty-seven (47) degrees fifteen (15) minutes West, one hundred five and sixty-four one-hundredths (105.64) feet to a point; thence, extending South forty-three (43) degrees fifty-two (52) minutes West, sixty and fifty-one one-hundredths (60.51) feet to a point; and thence, extending South forty-seven (47) degrees fifteen (15) minutes East, one hundred six and eighty-two one-hundredths (106.82) feet to a point on the Northeast side of Jefferson Avenue, the first mentioned point and place of beginning.

BEING the same premises as Francis E. Huff, Jr., by Deed dated August 7, 1989, and recorded in the Office of Recorder of Deeds of Montgomery County on August 9, 1989, in Deed Book 4919 at Page 1964, granted and conveyed unto Francis E. Huff, Jr. and Betty L. Huff, his wife.

Parcel Number: 08-00-02785-00-6.

Location of property: 467 Jefferson Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Betty L. Huff** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-5, Asset-Backed Certificates, Series 2006-5. Debt: \$257,726.09.

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

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

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

By virtue of a Writ of Execution **No. 2020-02182**, 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 piece or parcel of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Properties, made for Henry O. MacCulloch, by Charles E. Shoemaker, Registered Professional Engineer, dated January 28, 1959, and last revised February 7, 1962, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Miriam Avenue (40 feet wide), said point being at the distance of 281 feet, measured South 47 degrees 55 minutes East, along the Southwesterly side of Miriam Avenue from its point of intersection with the Southeasterly side of Osbourne Avenue (40 feet wide).

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

BEING the same premises, which Charles A. Lefebvre, by Deed dated January 24, 1986, and recorded February 20, 1986, in the County of Montgomery, in Book 4792 at Page 1613, granted and conveyed unto Lorette A. Lefebvre, in fee.

BEING the same premises, which Lorette A. Lefebvre, by Deed dated 2/8/2007 and recorded 4/5/2007, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5641 at Page 2457, granted and conveyed unto Jeffrey T. Kelley, in fee.

Parcel Number: 30-00-43912-00-5.

Location of property: 2754 Miriam Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey T. Kelley a/k/a Jeffrey Kelley** at the suit of Santander Bank, N.A. Debt: \$290,031.61.

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. 2021-20170**, 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 the Village of Mont Clare, **Upper Providence Township**, Montgomery County, Pennsylvania, being Lot No. 129 on a plot of town lots of Frederick H. Keiser & Company, located on the Northeasterly side of Walnut Street, in the Village of Mont Clare, and bounded and described as follows:

BEGINNING at a point, in the Northeasterly side of Walnut Street, a corner of lands, now or late of Edmond J. Costrill; thence, in a Northeasterly direction, along the lines of said latter lands and passing through the brick partition wall, dividing the dwelling on the hereby conveyed premises from the like adjoining premises from the like adjoining dwelling, now or late of said Edmond J. Costrill, one hundred and forty feet to the Southwest side of a twenty feet wide alley; thence, at right angles to said last named course, in a Southeasterly direction, twenty two and one half feet to a corner of Lot No. 131; thence, in a Southwesterly direction, one hundred and forty feet to the Northeast side of Walnut Street; thence, along said side of said Street, in a Northwesterly direction, twenty two and one half feet to the place of beginning.

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

BEING the same premises, which Arturo Juarez and Jennifer M. Juarez, formerly husband and wife, now divorced dated May 9, 2022, and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 6282 at Page 865, granted and conveyed to Jennifer M. Juarez, a single woman.

Parcel Number: 61-00-05377-00-7.

Location of property: 129 Walnut Street, Mont Clare, PA 19453.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arturo Juarez and Jennifer M. Juarez** at the suit of Navy Federal Credit Union. Debt: \$228,443.96.

Vincent DiMaiolo, Jr., Attorney.

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

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

By virtue of a Writ of Execution **No. 2022-03242**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situated in Erdenheim, **Springfield Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the Southeasterly side of Hillcrest Avenue (40 feet wide), at the distance of 223.05 feet, Southwestwardly from the Southwesterly side of Park Avenue (40 feet wide); thence, along said side of Hillcrest Avenue, South 78 degrees, 15 minutes West, 15 feet to a point; thence, South 11 degrees 45 minutes East, 44.70 feet to a point; thence, extending still further South, 12 degrees, 1 minute, 30 seconds East, passing through the center of a party wall, dividing these premises from the adjoining to the Southwest 40 feet to a point; thence, extending still further South, 11 degrees, 34 minutes, 50 seconds East, and crossing a certain 16 feet wide driveway, leading Northeastwardly and communicating at its Northeasternmost and with a certain other 15 feet wide driveway, reading Northeastwardly into said Park Avenue, 33.50 feet to a point; thence, still further South, 12 degrees, 15 minutes 20 seconds East, and passing through the center of a party wall, dividing these premises from the premises adjoining to the Southwest, 19.30 feet to a point; thence, extending North 78 degrees, 15 minutes East, 14.91 feet to a point; thence, extending North 12 degrees, 15 minutes, 20 seconds West, 19.30 feet to a point; thence, still further North, 11 degrees, 50 minutes 10 seconds West, and recrossing said 16 feet wide driveway, 33.50 feet to a point; thence, extending still further North, 11 degrees 41 minutes West, and passing through the center of a party wall, dividing these premises from the premises adjoining on the Northeast, 40.70 feet to a point; thence, extending still further North, 11 degrees 45 minutes West, 44 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 16 feet driveway, as and for a driveway, passageway and watercourse at all times, hereafter, forever. Subject to the proportionate part of the expense of keeping said driveway in good order and repair.

AND TOGETHER with the free ingress, egress and regress of a certain 15 feet wide driveway, which communicates at its Southwesternmost end thereof, with the above mentioned 16 feet wide driveway and which said 15 feet wide driveway leads Northeastwardly into the said Park Avenue (40 feet wide), at all times hereafter, forever, into , along, upon and out of the said driveway in common with the tenants or occupiers of other lots or ground adjoining thereof..

SUBJECT TO the proportionate part of the expense of keeping said driveway in good order and repair.

BEING the same property conveyed by Deed dated April 19, 1985, from Charles E. Rittenhouse and Patricia J. Rittenhouse to Geraldine A. Jenkins & Earl J. Jenkins, Jr., husband and wife, as Tenants by the Entirety, and recorded in the Office of the Register of Deeds, for Montgomery County on April 22, 1985, in Book 4764 at Page 1209, as Instrument # 1985053775.

Parcel Number: 52-00-08878-00-7.

Location of property: 18 Hillcrest Avenue, Erdenheim, PA 19038 a/k/a 18 Hillcrest Road, Glenside, PA 19038.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Geraldine A. Jenkins; Earl J. Jenkins, Jr.; and the USA** at the suit of J.P. Morgan Mortgage Acquisition Corp. Debt: \$21,263.85.

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

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

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

By virtue of a Writ of Execution **No. 2022-12748**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey and Plan thereof, made by C. Raymond Weir, Registered Professional Engineer of Ambler, Pennsylvania on the 19th day of January 1995, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ambler Road (45 feet wide), at the distance of 265 feet, measured on a bearing of North 15 degrees 00 minutes 00 seconds West, along Northeasterly side of said Ambler Road from a point of tangent therein, which said point of tangent is an arc distance of 15.71 feet, having a radius of 10 feet from another point of tangent on the Northwesterly side of Stuart Lane (50 feet wide); thence, extending from first mentioned point, extending along the Northeasterly side of Ambler Road, aforesaid, North 15 degrees 00 minutes 00 seconds West, 104.16 feet to a point, in the center line of a certain 40 foot wide township drainage right-of-way, extending into and from Ambler Road; thence, extending along the center line of said drainage right-of-way, North 89 degrees 44 minutes 00 seconds East, 186.12 feet to a point; thence, extending South 15 degrees 00 minutes 00 seconds East, 56.83 feet to a point; thence, extending along line of Lot Number 20, on said Plan, South 75 degrees 00 minutes 00 seconds West, 180 feet to the first mentioned point and place of beginning.

BEING Known as Lot 19 Ambler Road on the above-mentioned Plan.

BEING the same premises, which Andrea Fabiani a/k/a Andre Fabiani, married to Mary R. Fabiani, by Deed, dated October 13, 2008, and recorded in the Office of Recorder of Deeds, of Montgomery County, on April 2, 2009, in Book 5725 at Page 02429, granted and conveyed unto Andre Fabiani and Mary R. Fabiani, husband and wife, Tenants by the Entirety with Rights of Survivorship. Mary R. Fabiani deceased January 8, 2019. Andre Fabiani deceased May 21, 2020.

Parcel Number: 54-00-00376-00-2.

Location of property: 100 Ambler Road, Ambler, PA 19002.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Andre Fabiani, Solely in his capacity as known Heir of Andrea Fabiani a/k/a Andre Fabiani, deceased; Dominic Fabiani, Solely in his capacity as known Heir of Andrea Fabiani a/k/a Andre Fabiani, deceased, Patricia Fabiani, Solely in her capacity as known Heir of Andrea Fabiani a/k/a Andre Fabiani, deceased; and The Unknown Heirs of Andrea Fabiani a/k/a Andre Fabiani, deceased** at the suit of Seattle Bank. Debt: \$293,280.55.

Stern & Eisenberg, PC, 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. 2022-19656**, 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 place of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Certain Plan of Property, made for Henry O. MacCulloch, by Charles E. Shoemaker, Registered Professional Engineer, dated October 25th, 1957, and last revised October 2nd, 1958, as follows, to wit:

BEGINNING at a point, formed by the intersection of the Northeasterly side of Miriam Avenue (forty feet wide), with the Northwesterly side of Osbourne Avenue (forty feet wide); thence, extending from said point of beginning, North forty seven degrees, fifty five minutes West, along the Northeasterly side of Miriam Avenue, eighty one feet to a point; thence, extending North forty two degrees, five minutes East, sixty two and fifty one-hundredths feet to a point; thence, extending South forty seven degrees, fifty five minutes East, eighty one feet to a point on the Northwesterly side of Osbourne Avenue, aforesaid; thence, extending South forty two degrees, five minutes West, along the Northwesterly side of Osbourne Avenue, sixty two and fifty one-hundredths feet to the first mentioned and place of beginning.

BEING Parts of Lots #48, 49, 50 and 51 Block 20 of "Ever-Green Manor", as shown on the above-mentioned plan. BEING the same premises, which Lorenzo Lodise and Julia M. Lodise, his wife, by Deed, dated 12/5/1974 and recorded 12/10/1974, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 3994 at Page 00427, granted and conveyed unto Julia M. Lodise.

Parcel Number: 30-00-50448-00-3.

Location of property: 1578 Osbourne Avenue, Abington, PA 19001.

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

Seized and taken in execution as the property of **Maryann Bunje, as Administratrix to the Estate of Julia M. Lodise, Deceased 12/09/2020** at the suit of Mortgage Assets Management, LLC. Debt: \$212,500.98.

KML Law Group, P.C., Attorneys.

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Carlos Q. James** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust. Debt: \$227,072.27.

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

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

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

By virtue of a Writ of Execution **No. 2022-22386**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, located in **Conshohocken Borough**, Montgomery County, Pennsylvania, being Unit No. 2417 in the Grande at Riverview Condominium, as shown on a Plan recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania in Plan Book 24 at Page 197 and Plan Book 24 at Page 229.

TOGETHER WITH a proportionate undivided percentage interest in the Common Elements assigned to said Unit, in the Declaration of Condominium for The Grande at Riverview Condominium, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., same being recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5570 at Page 1950, and any all Amendments thereto, as the same may change from time to time.

TOGETHER WITH the parking space No. 11 & 12, Garage No. 2, Upper Level.

BEING the same premises, which D.R. Horton, Inc. - New Jersey, by Deed, Dated September 23, 2011, and recorded October 3, 2011, in Montgomery County, in Deed Book 5815 at Page 00100, conveyed unto Vikrant Nadkarni. On or about July 7, 2020, Vikrant Nadkarni passed away, whereby leaving title vested in Prem Nadkarni, in her capacity as Heir of Vikrant Nadkarni, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Vikrant Nadkarni, Deceased.

Parcel Number: 05-00-02693-45-4.

Location of property: 300 W. Elm Street a/k/a 300 W. Elm Street, #2417, Conshohocken, PA 19428.

The improvements thereon are: Residential - Condominium, mid-rise, 4-6 stories.

Seized and taken in execution as the property of **Prem Nadkarni, in her capacity as Heir of Vikrant Nadkarni, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Vikrant Nadkarni, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$189,761.83.

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

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

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

By virtue of a Writ of Execution **No. 2022-23640**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **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.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas, or mineral rights of record, if any.

BEING the same property conveyed to Ranendu Dastider and Luna Dastider, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Raymond E. Walton, dated August 24, 2015, recorded August 25, 2015, at Instrument Number 2015064286, and recorded in Book 5967, Page 02275, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

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

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

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Ranendu Dastider and Luna Dastider, husband and wife** at the suit of KeyBank, N.A. Debt: \$30,448.78.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-24910**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, situate in **Trappe Borough**, Montgomery County, Pennsylvania, being a lot in Phase I, shown on Plan of Rittenhouse Square, made by Czop/Specter, Inc., Consulting Engineers and Surveyors for Valley Forge Developers, A.P., dated 3/7/1984 and last revised 6/27/1984, and recorded in Plan Book A-46 at Page 74, being Lot No. 192 on Phase "I", As-built Plan of Rittenhouse Square, dated 9/23/1985, and attached hereto as an exhibit.

TOGETHER with appurtenances to the above-described premises, which encroach into or upon the common area.

BEING the same premises, which Michael Dructor and Jeanette Dructor, by Deed, dated 8/28/1997, and recorded at Montgomery County Recorder of Deeds Office, on 9/5/1997, in Deed Book 5198 at Page 2049, granted and conveyed unto Timothy Limbach.

Parcel Number: 23-00-00499-56-7.

Location of property: 112 Lafayette Court, Trappe, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Timothy Limbach** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$22,523.90.

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. 2023-05462**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by Franklin and Lindsey, Registered Engineers, Philadelphia, on the Twenty-fifth Day of August 1952, as follows, to wit:

BEGINNING at a point on the Southeast side of Brookfield Road (fifty feet wide), which point is measured on the arc of a circle, curving to the left, having a radius of twenty feet, the arc distance of twenty-four and ten one-hundredths feet from a point on the Southwest side of Andrea Road (fifty feet wide; thence, extending along the Southeast side of Brookfield Road, South fifty-nine degrees, forty-four minutes, thirty seconds West, eighty-two and fifty-six one hundredths feet to a point; thence, extending South thirty degrees, fifteen minutes seconds East, one hundred and twenty feet to a point; thence, extending North fifty-nine degrees, forty-four minutes, thirty seconds East, one hundred forty-two and twenty-eight one-hundredths feet to a point on the Southwest side of Andrea Road; thence, extending along the Southwest side of Andrea Road, North fifty-one degrees, thirteen minutes and no seconds West, one hundred and fourteen and seven hundred and forty-six one-thousandths feet to a point of curve; thence, extending along the arc of a circle, to the left, having a radius of twenty feet, the arc distance of twenty-four and ten one-hundredths feet to a point on the Southeast side of Brookfield Road, the first mentioned point and place of beginning.

BEING the same premises, which Jadgish S. Ghuman and Maria Ghuman, by Deed, dated 02/23/2007, and recorded in the Office of Recorder of Deeds, of Montgomery County, on 03/01/2007 at Deed Book 5637 at Page 00897, granted and conveyed unto Paul Lewis Ezeukwu.

Parcel Number: 31-00-03517-00-7.

Location of property: 7643 Brookfield Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling/Commercial property.

Seized and taken in execution as the property of **Paul Lewis Ezeukwu** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust, National Association. Debt: \$373,608.65.

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

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

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

By virtue of a Writ of Execution **No. 2023-09378**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of New Second Street (as laid out 25 feet East of and parallel with the center line of said Street), said point being at the distance of 285 feet, measured North 29 degrees 56 minutes 30 seconds East, along the said East side of New Second Street from a point of curve of a 15 foot radius round corner into the North side of Tookany Drive Spur (now Carter Lane) (40 feet wide).

CONTAINING in front or breadth on the said side of New Second Street 67.5 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said New Second Street, 125 feet to the side of a 10-foot wide right of way.

BEING the same premises which Mary Lou Tillman and Rebecca A. Kane, Executrices of the Estate of Joseph M. Tillman, Jr. Deceased by deed dated 9/22/1989 and recorded at Montgomery County Recorder of Deeds Office on 10/11/1989 in Deed Book 4925 at Page 2401 granted and Conveyed unto Anna C. Dillon.

Parcel Number: 31-00-20365-00-7.

Location of property: 8025 New Second Street, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Anna C. Dillon** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$304,873.82.

Gregory Javardian (Law Office of Gregory Javardian, LLC), Attorney. 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. 2023-12193**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of land, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described in accordance with Plan of Subdivision made for Garden Circle Estates, by Urwiler and Walter, Inc., dated 1/25/1973, last revised 7/17/1975 and recorded in Plan Book B-25 at Page 64, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac of Garden Circle, which point is measured along the arc of a circle, curving to the left, having a radius of 60 feet, the arc distance of 42.09 feet from a point of reverse curve, which point is measured along the arc of a circle, curving to the right, having a radius of 50 feet, the arc distance of 41.03 feet from a point of curve on the Northeasterly side of Garden Circle, which point is measured North 46 degrees 07 minutes 31 seconds West, 190.58 feet from a point of tangent in the same, which point is measured along the arc of a circle, curving to the right, having a radius of 275 feet, the arc distance of 54 feet from a point of curve in the same, which point is measured North 57 degrees 06 minutes 05 seconds West, 50 feet from a point of tangent in the same, which point is measured along the arc of a circle, curving to the left, having a radius of 325 feet, the arc distance of 73.74 feet from a point of curve in the same, which point is measured North 44 degrees 06 minutes 05 seconds West, 180.11 feet from the point of intersection of the said Northeasterly side of Garden Circle, extended, with the centerline of Orvilla Road (33 feet wide); thence, from said point of beginning, extending along the cul-de-sac, aforesaid, along the arc of a circle, curving to the left, having a radius of 60 feet, the arc distance of 100 feet to a point, a corner of Lot No. 6 on said plan; thence, extending along the same, North 44 degrees 50 minutes West, 80.28 feet to a point, in line of lands of Solwen Corp.; thence, extending along the same, North 41 degrees 49 minutes East, 213.39 feet to a point, a corner of lands of Clayton Myers; thence, extending along the same, South 44 degrees 06 minutes 05 seconds East, 115.30 feet to a point, a corner of Lot No. 8 on said Plan; thence, extending along the same, the two following courses and distances, viz: (1) South 43 degrees 52 minutes 29 seconds West, 80 feet; (2) South 15 degrees 13 minutes West, 82.92 feet to the first mentioned point and place of beginning.

BEING the same premises, which The Estate of Harry F. Gebbie, by Thomas J. Gebbie, Executor, by Deed, dated July 6, 2007, and recorded in the Office of Recorder of Deeds, of Montgomery County, on July 20, 2007, in Deed Book 5656 at Page 01304, granted and conveyed unto Dolly Hautz.

Parcel Number: 35-00-11462-06-8.

Location of property: 1539 West Lane, Hatfield, PA 19440-3550.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dolly Hautz and Dolly M. Hautz** at the suit of Mortgage Assets Management, LLC. Debt: \$474,155.89.

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

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

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

By virtue of a Writ of Execution **No. 2023-15924**, 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 pieces of ground with the buildings and improvements thereon erected, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, and is described as follows:

BEGINNING at a point on the Northwest side of Surrey Lane, fifty feet wide, at the distance of three hundred eighty six and sixty five one-hundredths feet, measured South, forty seven degrees, twenty five minutes, thirty five seconds West, along said side of Surrey Lane, from the center line of Yoder Road, thirty three feet wide; thence, along the Northwest side of Surrey Lane, South forty seven degrees, twenty five minutes, thirty five seconds West, one hundred feet to a point, a corner of Lot No. 14; thence, along Lot No. 14, North forty two degrees, thirty four minutes, twenty five seconds West, three hundred ninety five and seventy two one-hundredths feet to a point in line of Lot "A"; thence, along the same, North twelve degrees, sixteen minutes, forty nine seconds East, one hundred twenty two and thirty one-hundredths feet to a point, a corner of Lot No. 16; thence, along Lot No. 16, South forty two degrees, thirty four minutes, twenty five seconds East, four hundred sixty six and twelve one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan.

TOGETHER WITH the free and common use, right, liberty and privilege of the said driveways as and for driveways, passageways and water courses at all times hereafter forever in common with the owners, tenants and occupiers of other lots of ground having the use thereof, subject, however, to the proportionate part of expense of keeping said driveways in good order and repair.

BEING the same property, conveyed from Scott W. Appoldt and Kim J. Appoldt, to Kim J. Appoldt, by Deed dated 04-28-2017 and recorded 05/05-2017 in Book: 6043, Page: 1176, Instrument: 2017032375, in the Recorder's Office of Montgomery, County, Pennsylvania.

Parcel Number: 50-00-04393-82-2.

Location of property: 117 Surrey Lane, Harleysville, PA 19438.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Kim J. Appoldt** at the suit of Souderton Area School District. Debt: \$87,082.11.

Amar A. Agrawal (Eisenberg Gold & Agrawal PC), 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. 2023-16386**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a Surveyor and Plan thereof, made by Will D. Hiltner, Reg. Surveyor, Norristown, Pennsylvania, in August 1949, as follows:

BEGINNING at a point from on the Northwesterly side of Butler Pike, at the distance of 1003.4 feet, Southwestwardly from the Southwestly side of Ridge Pike, said point also being at the distance of 200 feet, Southeastwardly from the Southwestly side of Key Street, (60 feet wide), a corner of land, now or late of John McNeil; thence, along the Northwesterly side of Butler Pike, South 36 degrees West, 41.3 feet to a point; thence, by other land of Warren P. Geisinger and Jane, his wife, the three following courses and distances: North 54 degrees West, the line for a portion of the distance, passing thru the center line of the partition wall of the house hereon erected and the house on said adjoining premises, 31.3 feet to a point; thence, along the outer face of a one story concrete block addition to the house thereon erected, South 36 degrees West .9 feet to a point; thence, continuing by the same for a part of the distance and for a part of the distance along the Southwest side of a frame shed, erected on the rear of this lot, North 54 degrees West 128.7 feet to a point, in line of land of T. J. Foley; thence, along said land and for part of the distance along said frame shed, North 36 degrees East, 42.2 feet to a point, in line of land of John McNeil; thence, along said land, South 54 degrees East, 160 feet to the place of beginning.

TITLE VESTED IN Joseph Picard and Rebekah A. Picard from Rebekah A. Picard, f/k/a Rebekah A. Phipps and M. Lenore Phipps. Deed dated 2/23/2006, recorded on 3/14/2006 in Deed Book 5693 at Page 1272, in the Montgomery County Recorder of Deeds Office.

Parcel Number: 49-00-01423-00-4.

Location of property: 1802 Butler Pike, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Picard and Rebekah A. Picard** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificate Holders of CWALT, Inc. Alternative Loan Trust 2006-1 2CB, Mortgage Pass-Thru Certificates Series 2006-12CB. Debt: \$175,914.99 plus interest to Sale date.

Pamela Harris-Williams (Pincus Law Group, PLLC), Attorney(s). I.D. #82780

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. 2023-17190**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or piece of land, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described in that certain Plan of Survey, made for Clare Bridge of Montgomery, an Assisted Living Facility, by Gilmore & Associates, Inc., Consulting Engineers & Land Surveyors, Montgomery Township, Montgomery County, Pennsylvania, dated 10/29/1996, last revised 11/27/1996, Job No. 94-1114, as follows, to wit:

BEGINNING at a point on the Northwesterly right-of-way (50 feet wide) of Horsham Road (S.R. 463), said point marking the most Westerly corner of land, now or late of Daniel MacCauley; thence, along the Northeasterly side of Horsham Road (S.R. 463), North 50 degrees 15 minutes 00 seconds West, 479 and 80/100 feet to a point in line of land, now or late of

James E. Barr; thence, the two following courses and distances along lands, now or late of James E. Barr: (1) North 39 degrees 47 minutes 32 seconds East, crossing a concrete monument, set 20 and 91/100 feet from the beginning of this for a distance of 284 and 26/100 feet to a point stone found; (2) North 50 degrees 12 minutes 28 seconds West, 148 and 50/100 feet to a point in line of lands, now or late of Arthur J. and Clare A. Moore, a concrete monument set; thence, along said lands of Moore, North 39 degrees 47 minutes 32 seconds East, 194 and 12/100 feet to a point, a concrete monument set in line of lands, now or late of McKee Group, Village of Neshaminy Falls; thence, the three following courses and distances along said lands of McKee: (1) South 50 degrees 15 minutes 00 seconds East, 185 and 96/100 feet to a point, a corner; (2) North 39 degrees 35 minutes 00 seconds East, 372 and 91/100 feet to a point, a concrete monument set; (3) South 50 degrees 15 minutes 00 seconds East, 440 and 60/100 feet to a point, a concrete monument set in line of lands, now or late of Mahn Dong Ja Sook Kim; thence, along said lands of Dong and Kim and also along lands, now or late of Robert and Linda Vietri; and lands, now or late of Seth and Diane Braverman; and lands, now or late of Daniel MacCauley; South 39 degrees 35 minutes 00 seconds West, 851 and 40/100 feet, crossing a concrete monument, 24 and 11/100 feet from the end of this line, to the point of beginning.

BEING the same premises conveyed by AHC Purchaser Inc. to North Wales BG PROPCO LLC, a Delaware limited liability company, by a Special Warranty Deed, dated October 25, 2016, and recorded on November 2, 2016, in Book 6021 at Page 02123.

Parcel Number: 46-00-01108-00-7.

Location of property: 1089/1091 Horsham Road, North Wales, PA 19454.

The improvements thereon are: Commercial - Taxable nursing homes, sanitoriums.

Seized and taken in execution as the property of **North Wales BG Propco LLC** at the suit of Fannie Mae. Debt: \$143,454,857.02.

Derek M. Osei-Bonsu (Reed Smith 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. 2023-18672**, 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 piece, or parcel of land, and the buildings and improvements thereon, known as 974 North Washington Street, located in **Pottstown Borough**, Montgomery County, Pennsylvania, and being more particularly described in a Deed Recorded on June 27, 1962 in Book 3248 at Page 108 of the Montgomery County Land Records.

BEING the same premises, which Walter J. Gdowik and Annetta M. Godwik, his wife, by Deed dated June 25, 1962, and recorded in the Office of Recorder of Deeds of Montgomery County, on June 27, 1962, in Book 3248 at Page 108, granted and conveyed unto Robert L. Hetrick and Leatrice M. Hetrick, his wife, as Tenants by the Entireties with the Right of Survivorship. Robert L. Hetrick departed this life on July 20, 2018, passing right, title and interest to Leatrice M. Hetrick, his wife. Leatrice M. Hetrick departed this life on August 9, 2021.

Parcel Number: 16-00-32224-00-7.

Location of property: 974 N. Washington Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **All Unknown Heirs of the Estate of Leatrice M. Hetrick, deceased; Dennis L. Creasy, as Heir of the Estate of Leatrice M. Hetrick and Robert L. Hetrick, now deceased; Gary D. Hetrick, Leatrice M. Hetrick, Robert L. Hetrick, Todd J. Hetrick, as Heir of the Estate of Leatrice M. Hetrick and Robert L. Hetrick, now deceased** at the suit of DLJ Mortgage Capital, Inc. Debt: \$209,751.89.

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

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

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

By virtue of a Writ of Execution **No. 2023-20092**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Plymouth Hill, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, of Bryn Mawr, Pennsylvania, dated December 16, A.D. 1954 and last revised February 7, A.D. 1956, recorded at Norristown, Pennsylvania, in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, on July 25, A.D. 1956, in Plan Book A-3 at Page 19, as follows, to wit:

BEGINNING at a point formed by the intersection of the middle line of Launfall Road and Red Rowan Lane (each fifty feet wide); thence, extending from said point of beginning, South eighteen degrees, thirty five minutes East,

along the middle line of Launfall Road, one hundred and seventy-seven feet and fifty one hundredths of a foot to a point; thence, extending South seventy one degrees twenty five minutes West, one hundred forty one feet and seventeen one-hundredths of a foot to a point; thence, extending North eighteen degrees thirty five minutes West, along the middle line of utility easement (ten feet wide), one hundred thirty four feet and ten one hundredths of a foot to a point, in the middle line of Red Rowen Lane; thence, extending along the middle line of Red Rowen Lane, the following courses and distance, viz: (1) North forty two degrees fifty five minutes East, twenty seven feet and ninety four one hundredths of a foot to a point of curve; and (2) Northeastwardly, on the arc of a circle, having a radius of two hundred forty eight feet and fourteen one hundredths of a foot (chord bearing to the right), the arc distance of one hundred twenty one feet and sixty two one hundredths of a foot to the first mentioned point and place beginning.

BEING the same premises, which Barbara Anne Hastings, by Deed, dated 9/22/2021 and recorded 10/11/2021, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6251 at Page 970, granted and conveyed unto Stephanie Popper.

Parcel Number: 49-00-09724-00-1.

Location of property: 9 Red Rowan Lane, Plymouth Meeting, PA 19462.

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

Seized and taken in execution as the property of **Stephanie Popper** at the suit of LOANDEPOT.COM, LLC. Debt: \$292,481.03.

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. 2023-22162**, 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 **Upper Dublin Township**, Montgomery County, Pennsylvania, described in accordance with a plot plan, prepared by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated August 12th, 1958, as follows, to wit:

BEGINNING at a point at the intersection of the Southeast side of Washington Lane (50 feet wide), with the Southwest side of Prospect Avenue (50 feet wide); thence, along the Southwest side of Prospect Avenue, South 44 degrees 17 minutes East, 166 feet to a point; thence, extending South 45 degrees 43 minutes West, 100 feet to a point, a corner; thence, extending North 44 degrees 17 minutes West, 166 feet to a point on the Southeast side of Washington Lane, aforesaid; thence, extending along the Southeast side of Washington Lane, North 45 degrees 43 minutes East, 100 feet to the first mentioned point and place of beginning.

BEING Lots Nos. 1 and 2, Section 10, on a Plan of Lots of Elliger Park.

BEING the same premises, which Jane Wade Wiler and Kathleen Freedman, by Deed dated 6/30/2005, and recorded at Montgomery County Recorder of Deeds Office, on 7/12/2005, in Deed Book 5561 at Page 1772, granted and conveyed unto Marc A. Deragon and Kerrie H. Deragon.

Parcel Number: 54-00-16483-00-5.

Location of property: 315 Washington Lane, Fort Washington, PA 19034.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marc A. Deragon and Kerrie H. Deragon** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 c/o Carrington Mortgage Services, LLC. Debt: \$567,429.19.

Gregory Javardian (Law Offices of Gregory Javardian, LLC), Attorney. 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. 2023-22930**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and tract of land, situate on the easterly side of Kraussdale Road, North of Gravel Pike (Route 29) in **Upper Hanover Township**, Montgomery County, Pennsylvania, shown as Parcel One on a Plan of Lot Line Adjustment and Minor Subdivision for Viola M. Marks and Violet M. Bartholomew, last dated July 06, 1989, as prepared by Brian J. Nixon and Associates, Pensburg, PA, recorded in Plan Book A-51 at Page 153, and being more fully described, as follows, to wit:

BEGINNING at an iron pin, on the existing right of way of Kraussdale Road (existing right of way width of 40-foot, ultimate right-of-way width of 50 feet), said point, being a corner of lands of Violet M. Bartholomew (DBV 3578 at Page 755, TMP 57-16-21), and of John E. Austin (DBV 4901 at Page 2233, TMP 57-16-20); thence, along lands of John E. Austin, the following two courses: (1) South 57 degrees 00 minutes 00 seconds East (passing over

concrete monument; 5.00 feet from the beginning), the distance of 154.82 feet to an iron pipe; (2) South 45 degrees 30 minutes 00 seconds East, the distance of 158.70 feet to an iron pipe; thence, along Parcel One A, South 44 degrees 30 minutes 00 seconds West, the distance of 135.72 feet to an iron pin; thence, along the lands of Viola M. Marks (DBV 1254 at Page 243, TMP 57-16-22) the following two courses: (1) North 47 degrees 16 minutes 00 seconds West, the distance of 158.11 feet to an iron pin; (2) North 56 degrees 22 minutes 00 seconds West (passing over a concrete monument 5.00 feet from the from the end), the distance of 127.45 feet to an iron pin, on the existing right-of-way line of Kraussdale Road; thence, along the same on a line 20.00 feet, parallel from the center-line, North 33 degrees 00 minutes 00 seconds East, the distance of 136.50 feet to a point and place of the beginning.

CONTAINING 41,252 square feet of land more or less.

GRANTOR further does hereby release, revise and quitclaim to Grantee, their heirs and assigns forever, all of her interest in the following:

ALL THAT CERTAIN tract of land, situate North of Gravel Pike (Route 29) and East of Kraussdale Road, in **Upper Hanover Township**, Montgomery County, Pennsylvania, shown as Parcel One-A, on a Plan of Lot Line Adjustment and Minor Subdivision for Viola Mars and Violet Bartholomew, last dated July 06, 1989, as prepared by Brian J. Nixon and Associates, Pennsburg, PA recorded in Plan Book A-51 at Page 153, and being more fully described as follows, to wit:

PARCEL ONE-A

BEGINNING at an iron pin, a corner of lands of Violet M. Bartholomew (DBV 3578 at Page 755, TMP 57-16-21), and of lands of John E. and Jane D. Austin (DBV 4901 at Page 2233, TMP 57-16-20); thence, along lands of John E. and Jane D. Austin, North 44 degrees 30 minutes 00 seconds East, 191.32 feet to a point; thence, South 51 degrees 14 minutes 00 seconds East, 25.13 feet to a point; thence, South 44 degrees 30 minutes 00 seconds West, 328.78 feet to a point; thence, North 47 degrees 16 minutes 00 seconds West, 25.01 feet to a point; thence, along Parcel One, North 44 degrees 30 minutes 00 seconds West, 135.72 feet to the point and place of beginning.

CONTAINING 8,198 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED in Early Brey and Violet Bartholomew, his wife, by Deed from Violet Bartholomew, dated March 14, 1995, recorded March 21, 1995, in Book No. 5108 at Page 392. Violet Bartholomew is deceased, date of death was August 20, 2019. Early Brey is deceased, date of death was February 5, 1998.

Parcel Number: 57-00-01825-00-8.

Location of property: 1004 Kraussdale Road, East Greenville, PA 18041.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Bonadeen Thompson, in her capacity as Heir of Violet Bartholomew; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Violet Bartholomew** at the suit of AVAIL 1, LLC. Debt: \$364,409.64.

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

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

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

By virtue of a Writ of Execution **No. 2023-23079**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of land, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described in accordance with a Plan, made John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated March 25, 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Germantown Pike (50 feet wide), at the distance of 1639.23 feet, Southwestwardly from the center line of Thomas Road; thence, extending by land, now or late of Francis T. Dennis, North 17 degrees 25 minutes 20 seconds West, 409.60 feet to a point; thence, extending by land, now or late of Henry S. Houston, North 69 degrees 39 minutes 50 seconds East, 249.09 feet to a monument; thence, extending by land, now or late of W.A. Fuller, South 11 degrees 40 minutes 40 seconds East, 451.59 feet to the Northwesterly side of Germantown Pike, aforesaid; thence, extending along the same, South 80 degrees 11 minutes West, 205.30 feet to the first mentioned point and place of beginning.

BEING the same premises, which RFR Properties LLC, by Deed, dated 11/15/2004, and recorded in the Office of Recorder of Deeds, of Montgomery County, on 12/08/2004, in Deed Book 05536 at Page 2237, granted and conveyed unto Eric Lamback, as sole owner.

Parcel Number: 65-00-04231-00-6.

Location of property: 751 Germantown Pike, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling/Commercial property.

Seized and taken in execution as the property of **Eric Lamback** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust, National Association. Debt: \$921,643.99.

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

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

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

By virtue of a Writ of Execution **No. 2023-23103**, 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 pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, being Lots No. 189, 190 and 191 on the plan thereof known as "Hatboro Farms", made by William, Civil Engineer and Surveyor, Jenkintown, PA on May 11, 1922, and recorded in Plan Book No. 843 Page 600.

TITLE TO SAID PREMISES IS VESTED IN Meryl Davis a/k/a Meryl J. Davis by deed from The Kwik House Buyer, LLC dated October 4, 2007, and recorded October 19, 2007, in Deed Book 5669, Page 00646 Instrument Number 2007126861.

Parcel Number: 08-00-05884-00-3.

Location of property: 348 W. Warren Road, Hatboro, PA 19040 a/k/a 348 Warren Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Meryl Davis a/k/a Meryl J. Davis** at the suit of Citizens Bank, N.A. Debt: \$248,300.84.

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. 2023-23689**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Unit D-100, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium, hearing date the 14th day of January A.D. 1982, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on the 19th day of January A.D. 1982, in Deed Book 4676 at Page 443 etc., and Plats and Plans for the 1600 Church Road Condominium hearing date of the 14th of January A.D. 1982, and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium, in Deed Book 4676 at Page 443.

BEING the same property conveyed to Shannon Smith, as Sole Owner, by Deed from Geno Simone and Liberty Simone of record under (Book) 6112 / (Page) 1843, Recorder's Office for Montgomery County, Pennsylvania, dated October 24, 2018, and recorded on October 26, 2018.

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

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND the said Grantor, for himself and his heirs, executors and administrators, does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said Grantor, and his heirs, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof shall and will Warrant and Forever Defend.

Parcel Number: 31-00-06896-02-1.

Location of property: 1600 Church Road Condominium, Unit D100, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **L&S Realty, LLC** at the suit of 1600 Church Road Condominium Association. Debt: \$20,729.26.

Brady & Cissne Law, 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. 2023-23736**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Unit No. C-104, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium, hearing date the ___ day of January 1982, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 19th day of January 1982, in Deed Book 4676 at Page 443, and Plats and Plans for the 1600 Church Road Condominium, hearing date of the 14th of January 1982, and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium, in Deed Book 4676 at Page 443.

TOGETHER with all right, title and interest being a 1.4018 percent undivided interest of in and to the Common Elements as set forth in the aforesaid Declaration as Condominium.

BEING the same premises, which Clare M. Hodgson, by Deed, dated July 1, 2003, and recorded August 3, 2002, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5464 at Page 995, granted and conveyed unto Arcadia University, in fee.

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

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND THE SAID Grantor, for itself, its successors and assigns, does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

Parcel Number: 31-00-06895-05-8.

Location of property: 1600 Church Road Condominium, Unit C104, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **L&S Realty, LLC** at the suit of 1600 Church Road Condominium Association. Debt: \$27,664.46.

Brady & Cissne Law, 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. 2023-24608**, 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 following described tract of land, the building lot, or piece of ground, situate, lying and being in Ringing Rocks Park, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, known as and by Lot No. 6, in Block A, on tract of the property known as Ringing Rocks Realty Company, recorded in the Office for the Recording of Deeds, etc., in and for the said County of Montgomery, at Norristown, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Southeast corner or intersection of Lots Nos. 5 and 6 of Section A; thence, Northwesterly direction, along Lot 5, 84 feet 7 inches to an iron pin; thence, in a Southerly direction, along Lot No. 3, Section 1, 87 feet 6 inches to an iron pin, being the intersection of Lot No. 3, Section I and Lots Nos. 6 and 7, Section B, and Lots Nos. 6 and 7 Section A; thence, in an Easterly direction 111 feet 8 inches to an iron pin; thence, in the Northerly direction, the two following courses and distances; 21 feet 6 inches and 5 feet to the place of beginning.

PREMISES B:

ALL THAT CERTAIN tract, or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey dated November 3, 1971, by A.G. Newbold, P.E. as follows:

BEGINNING at a pin, marking a corner common to lands, now or late of Karl D. Kohler and lands, now or late of Vernon Anderson; thence, by lands, intended to be conveyed to Karl D. Kohler, the following two courses and distance: (1) North 59 degrees West, 44.00 feet to a pin; (2) North 16 degrees 14 minutes East, 74.68 feet to a pin; thence, by lands of the grantor, South 88 degrees 25 minutes East, 45.00 feet to a pin; thence, by other lands of John J. Clammer, South 16 degrees, 49 minutes West, 97.25 feet to the place of beginning.

BEING the same premises, which Wells Fargo Bank, N.A., by Deed, dated January 14, 2020, and recorded at Montgomery County Recorder of Deeds Office, on May 12, 2020, in Deed Book 6180 at Page 00677, granted and conveyed unto Patmos Property Group LLC.

Parcel Number: 42-00-03760-00-5.

Location of property: 1267 Ringing Rocks Park, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Patmos Property Group LLC** at the suit of Civic Real Estate Holdings III, LLC. Debt: \$223,340.37.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-25367**, 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 frame message or tenement and lot, or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point, which point is situate at the distance of 104.6 feet, measured along a line extending North 48 degrees 39 minutes West from a point, in the center line of Keenan Street, which last mentioned point is situate at the distance of 58.81 feet, Northeastwardly from the intersection of the middle line of Keenan Street, with the middle line of Cheltenham Avenue; thence, from said beginning point, North 48 degrees 39 minutes West, 100 feet to a point, in line of land, now or late of James Corr and Damel McGrath; thence, by said line, North 41 degrees 21 minutes East, 42.7 feet to land, now or late of Benjamin Anderson; thence, by Anderson's ground, South 48 degrees 39 minutes East, 100 feet to a point; thence, South 41 degrees 21 minutes West, 42.7 feet to the first mentioned point and place of beginning.

TOGETHER WITH the free right of ingress and egress to and from Keenan Street over, along and upon the lands lying between the tract herein conveyed and the said Keenan Street.

BEING the same property conveyed to Roody Incorporated, who acquired Title by Virtue of a Deed from Eccentric Investments LLC, dated May 27, 2021, recorded August 12, 2021, at Instrument Number 2021095522, and recorded in Book 6240 at Page 1600, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-15964-00-7.

Location of property: 7302 Keenan Street, Unit A (Rear), Elkins Park, PA 19027.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Roody Incorporated** at the suit of VMC REO, LLC. Debt: \$215,719.52.

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. 2023-25669**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot or piece of ground, situated in **East Greenville Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, in Fourth Street, in the line of Frank Snyder's, now Elmer Roth's land, and running along said Fourth Street, North 63 and 1/2 degrees East, 40 feet to a corner, in line of Frank DeLong's land; thence, along the same, South 26 and 1/4 degrees East, 164 and 1/3 feet to a corner in Cherry Alley; thence, along the same, South 63 and 1/2 degrees West, 40 feet to a point, a corner, in line of Frank Snyder's, now Elmer Roth's land; thence, along the same, North 26 and 1/4 degrees West, 164 feet to the place of beginning.

BEING the same premises, which Travis T. Clemens and Amanda M. Boyer, by Deed, dated 08/24/2009, and recorded 10/06/2009, in Montgomery County, in Deed Book 5746 at Page 233, conveyed unto Jonathon B. Replogle and Christine E. Long, in fee.

BEING the same premises, which Jonathan B. Replogle and Christine E. Long, by Deed, dated 9/29/2016, and recorded 10/31/2016, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6021 at Page 00548, granted and conveyed unto Joseph W. Grau and Lizzie Grau, in fee.

Parcel Number: 06-00-01340-00-4.

Location of property: 120 W. 4th Street a/k/a 120 4th Street, East Greenville, PA 18041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph W. Grau and Lizzie Grau** at the suit of Lakeview Loan Servicing LLC. Debt: \$148,703.91.

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. 2023-25756**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to Lot Subdivision Plan of Holly Manor Phase I, prepared for WB Homes, Inc., by Herbert H. Metz, Inc., dated 12/23/1988, and last revised 10/24/1994, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Lansdale Avenue (as shown on said Plan), said point, being located the arc distance of 31.00 feet from a point of curve, curving to the right, having a radius of 20.00 feet on the Southwesterly side of Manor Drive (50 feet wide); thence, extending from said point and place of beginning and extending along the Northwesterly side of Lansdale Avenue, South 43 degrees 45 minutes 00 seconds West, 164.04 feet to a point, a corner of lands, now or late of Richard W. Harris, Jr; thence, extending along the same, North 44 degrees 15 minutes 00 seconds West, 158.85 feet to a point, a corner of Lot#11; thence, extending along the same, North 44 degrees 57 minutes 00 seconds East, 181.37 feet to a point, a corner on the Southwesterly side of Manor Drive; thence, extending along the same, South 45 degrees 03 minutes 00 seconds East, 135.41 feet to a point of curve; thence, leaving the Southwesterly side of Manor Drive, on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.00 feet to the point and place of beginning.

BEING Lot#12.

BEING the same premises, which Richard E. Murphy, by Deed, dated December 6, 2005, and recorded in the Office of Recorder of Deeds of Montgomery County on December 30, 2005, in Book 5585 at Page 674, granted and conveyed unto Susan Murphy and Richard E. Murphy, wife and husband.

Parcel Number: 46-00-02580-28-1.

Location of property: 1014 Lansdale Avenue, Lansdale, PA 19446-1622.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard E. Murphy and Susan Murphy a/k/a Susan E. Murphy** at the suit of Wells Fargo Bank, National Association, as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2, by its Servicer PHH Mortgage Corporation. Debt: \$453,272.39.

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

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

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

By virtue of a Writ of Execution **No. 2023-25958**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, Montgomery County, Pennsylvania, described accordance with a Sub-division Plan of "Hunter Hill", made by Yerkes Engineering Company, Bryn Mawr, Pa., dated April 17, 1970, and last revised April 13, 1970, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Flintlock Circle (50 feet wide), said point being measured, the four following courses and distances along Flintlock Circle, from a point on the Southwesterly side of Anders Road: (1) on the arc of a circle, curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent; (2) South 41 degrees 55 minutes 40 seconds West, 156.64 feet to a point of curve; (3) on the arc of a circle, curving to the left, having a radius of 224.14 feet, the arc distance of 243.11 feet to a point of tangent; (4) South 20 degrees 13 minutes East, 477 feet to a point; thence, extending from said point, beginning along the aforesaid Southwesterly side of Flintlock Circle, the two following courses and distances: (1) South 20 degrees 13 minutes East, 43 feet to a point of curve; (2) on the arc of a circle, curving to the left, having a radius of 190.08 feet, the arc distance of 49.10 feet to a point, a corner of Lot #83 on said Plan; thence, extending along Lot #83, South 54 degrees 59 minutes West, 258.78 feet to a point, in line of lands of Pennsylvania Turnpike Commission Northeast Extension; thence, extending along said lands, North 17 degrees 40 minutes 20 seconds West, 157.81 feet to a point, a corner of Lot #85 on said Plan; thence, extending along Lot #85, North 69 degrees 47 minutes East, 236.88 feet to a point on the Southwesterly side of Flintlock Circle, the first mentioned point and place of beginning.

BEING known as 1848 Flintlock Circle, Lansdale, Pennsylvania 19446.

BEING THE SAME PREMISES which John F. Leo, by Deed, dated 10/4/2021, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 12/10/2021, in Deed Book Volume 6258 at Page 00630, Instrument No. 2021137952, granted and conveyed unto Andrea Garay and Brian Courchain.

Parcel Number: 53-00-02856-00-7.

Location of property: 1848 Flintlock Circle, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrea Garay and Brian Courchain** at the suit of Lakeview Loan Servicing, LLC. Debt: \$378,689.10.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-26649**, 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.

THE LAND referred to herein below is situated in the city of Bala Cynwyd, Montgomery County, Pennsylvania and described as follows:

PREMISES "A"

ALL THAT CERTAIN unit in the property known, identified and described in Declaration Plan referred to below as 191 Presidential Condominium, located at 191 Presidential Boulevard, in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, of the following documents: (1) A Declaration creating and establishing 191 Presidential Condominium, dated 7/18/1973 and recorded in said office on 7/30/1973, in Deed Book 3873 at Page 139, etc., as Amended by a First Amendment to Declaration, dated 8/29/1973 and recorded in said Office on 9/10/1973, in Deed Book 3885 at Page 577, etc. and as Amended by a Second Amendment to Declaration, dated 9/24/1973 and recorded in said Office on 9/27/1973, in Deed Book 3891 at Page 131, etc., and as Amended by a Third Amendment to Declaration, dated 10/9/1973 and record in said Office on 10/23/1973, in Deed Book 3897 at Page 282, etc., and as Amended by a Fourth Amendment to Declaration, dated 10/25/1973 and recorded in said Office on 10/31/1973, in Deed Book 3899 at Page 258, etc., and as Amended by a Fifth Amendment to Declaration, dated 1/16/1980 and recorded in said Office on 1/16/1980, in Deed Book 4492 at Page 94, etc., and as Amended by an Amendment to Declaration and Declaration Plan, dated 12/4/1981, recorded in Deed Book 4679 at Page 1164, etc., (said Declaration as Amended in the "Declaration") and as further Amended by a Second Amendment to Declaration and Plan, dated 6/24/1983 and recorded 6/29/1983, in Deed Book 4710 at Page 1851, etc., (said Declaration as Amended in the Declaration); and (2) a Declaration Plan dated 7/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3973 at Page 111, etc., and in Condominium Plan Book 1 at Page 85, etc., and as Amended by a First Amendment to Declaration Plan, dated 10/9/1973 and recorded in said Office on 10/23/1973, in Deed Book 3897 at Page 252, etc., and in Condominium Plan Book 2 at Page 30, etc., and as Amended by a Second Amendment to Declaration Plan, dated 1/16/1980 and recorded in said Office on 2/7/1980, in Condominium Plan Book 7 at Page 37, etc., and as Amended by the Amendment to Declaration Plan, dated 2/1/1982 and recorded on 2/18/1982, in Condominium Plan Book 9 at Page 21 (said Declaration Plan as Amended the "Declaration Plan"); and as further Amended by the Amendment to Declaration Plan, dated 7/18/1973 and last revised 6/20/1983 and recorded 6/29/1983, in Condominium Plan Book 9 at Page 56 and 57 (said Declaration Plan as Amended the "Declaration Plan"); and (3) A Code of Regulations, dated 7/18/1973, and recorded in said Office on 7/20/1973, in Deed Book 3373 at Page 193, etc., and as Amended by a First Amendment to Code of Regulations, dated 9/24/1973 and recorded in said Office on 9/27/1973, in Deed Book 3891 at Page 123, etc., (said Code of Regulations as Amended the "Code Of Regulations"), being designated on Declaration Plan as Unit No. R-219, described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such a Declaration of .0033696%).

BEING Assessment Parcel Number 40-00-47568-19-1.

PREMISES "B"

ALL THAT CERTAIN Unit, in the property known, identified and described in Declaration Plan referred to below as 191 Presidential Condominium, located at 191 Presidential Boulevard, in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196., by the recording in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, of the following documents: (1) a Declaration creating and establishing 191 Presidential Condominium, dated 7/18/1973 and recorded in said Office on 7/30/1973 in Deed Book 3873 at Page 139, etc., as Amended by a First Amendment to Declaration, dated 8/29/1973 and recorded in said Office on 09/10/1973, in Deed Book 3885 at Page 577, etc., and as Amended by A Second Amendment to Declaration, dated 09/24/1973 and recorded in said Office on 09/27/1973, in Deed Book 3891 at Page 131, etc., and as Amended by a Third Amendment to Declaration, dated 10/9/1973 and recorded in said Office on 10/23/1973, in Deed Book 3897 at Page 282, etc., and as Amended by a Fourth Amendment to Declaration, dated 10/25/1973 and recorded in said Office on 10/31/1973, in Deed Book 3899 at Page, 258, etc., and as Amended by a Fifth Amendment to Declaration, dated 1/16/1980 and recorded in said Office on 1/16/1980, in Deed Book 4492 at Page 94, etc., and as Amended by an Amendment to Declaration and Declaration Plan,

dated 12/4/1981 and recorded in Deed Book 4679 at Page 1164, etc., (said Declaration as Amended in the "Declaration") and as further Amended by a Second Amendment to Declaration and Plan, dated 6/24/1983 and recorded 6/29/1983, in Deed Book 4710 at Page 1851, Etc., (said Declaration as Amended in the "Declaration"); and (2) a Declaration Plan, dated 07/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3973 at Page 111, etc., and in Condominium Plan Book 1 at Page 85, etc., and as Amended by a First Amendment to Declaration Plan, dated 10/9/1973 and recorded in said Office on 10/23/1973, in Deed Book 3897 at Page 252, etc., and in Condominium Plan Book 2 at Page 30, etc., and as Amended by a Second Amendment to Declaration Plan, dated 1/16/1980 and recorded in said Office on 2/7/1980, in Condominium Plan Book 7 at Page 37, etc., and as Amended by the Agreement to Declaration Plan, dated 2/1/1982 and recorded on 2/18/1982, in Condominium Plan Book 9 at Page 21 (said Declaration Plan as Amended the 'Declaration Plan'), and as further Amended by the Agreement to Declaration Plan, dated 7/18/1973 and last revised 6/20/1983 and recorded 6/29/1983, in Condominium Plan Book 9 at Page 56 and 57 (said Declaration Plan as Amended the 'Declaration Plan'); and (3) a Code of Regulations dated 7/18/1973 and recorded in said Office on 7/30/1973, in Deed Book 3373 At Page ___, etc., and as Amended by a First Amendment to Code of Regulations, dated 09/24/1973 and recorded in said Office on 9/27/1973, in Deed Book 3891 at Page 123, etc., (said Code of Regulations as Amended the 'Code Of Regulations'), being designated on Declaration Plan as Unit No. P-37, described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration Of. 000115%).

BEING the same premises, which Arnold Smerilson, by Deed, dated 07/27/1987, and recorded 07/29/1987, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4845 at Page 2398, granted and conveyed unto Maria O. Arguello, in fee.

ALSO BEING the same premises, which Gail G. Cohen, Executor for the Estate of Jennie Greenberg, a married person, by Deed, dated 01/11/2012 and recorded 01/13/2012, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5824 at Page 02896, as Instrument #2012004394, granted and conveyed unto Maria Arguello, a single person.

Parcel Numbers: 40-00-47570-35-1 and 40-00-47571-36-8.

Location of property: 191 Presidential Boulevard, Unit 915B, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elvia R. Montalvo, in her capacity, as Executrix and Devisee of the Estate of Maria O. Arguello** at the suit of Freedom Mortgage Corporation. Debt: \$103,030.92.

Carolyn Treglia, Attorney. 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.

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 **Eastern Pennsylvania Professional Horsemen's Association**, a Pennsylvania nonprofit corporation, with its registered office at 2100 Line Avenue, Unit U201, Lansdale, PA 19446, is dissolving and winding up its business under the provisions of the Nonprofit Corporation Law of 1988, as amended. Any claims must be sent in writing to: c/o Todd Stephens, Esq., 3500 Reading Way, Huntingdon Valley, PA 19006. All claims must be received within sixty (60) days of this notice.

NOTICE IS HEREBY GIVEN by **North Wales Physician Services, Inc.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

**John H. Filice, Esquire, Solicitor
Rubin, Glickman, Steinberg and Gifford**
2605 N. Broad Street, P.O. Box 1277
Lansdale, PA 19446

Notice is hereby given by **Singular Grape, Inc.** a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

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.

Gabrielorr Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Matthew Konchel, Esquire
Law Offices of Konchel & Associates, P.C.**
13 Davenport Drive
Downingtown, PA 19335

MFS Knorr, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
Clementa Amazan, Esquire
Zarwin Baum DeVito Kaplan Schaer & Toddy, PC
 One Commerce Square, 16th Floor
 2005 Market Street
 Philadelphia, PA 19103

AUDIT LIST

Second and Final Publication

NOTICE

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

VIRTUAL AUDIT

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of June 3, 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 10:00 AM on Monday, June 3, 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, JUNE 3, 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. GUGGER, MILDRE A., DECEASED - (2023-X2745) First Account of Gregory W. Philips Esq., Administrator for Estate of Mildred A. Gugger, Deceased.
2. HYSER, CHARLES L, DECEASED - (2022-X3011) First and Final Accountings of Bayard H. Graf, Executor for Estate of Charles L. Hyser, Deceased.
3. PINCUS, NATHAN DAVID, DECEASED - (2020-X1231) First and Final Accounting of Lester E. Lipschutz, Administrator for Estate of Nathan Pincus.
4. SPEKTER GREENBURG, RUTH, DECEASED - (2023-X1034) First and Final Account filed by Barbara Spekter Ghen, Executor.

Relisted Accounts

1. BODINE, SAMUEL T., TRUST UNDER WILL - (1993-X0615) Sixth Account of Wells Fargo Bank, N.A., Trustee under Will of Samuel T. Bodine, Residuary Trust for Eleanor Gray Baird, et al.
2. RUBIN, SEYMORE, DECEASED - (2019-X0371) First and Final Account stated by Mark Rubin, Personal Representative for Estate.

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2024-08024

NOTICE IS HEREBY GIVEN that a Petition for a Change of Name has been filed in the above-named Court, praying for a decree to change the name of CHRISTINE GLUCH to CHRISTINE ANN GLUCH.

The Court has fixed July 17, 2024, at 9:30 AM, in Court Room 13, Montgomery County Courthouse, Norristown, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Linda F. Berman, Atty. for Petitioner
 630 Freedom Business Drive, 3rd Floor
 King of Prussia, PA 19406
 610-205-2950

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2024-08653

NOTICE IS HEREBY GIVEN that on April 26, 2024, the Petition of Dawn Marie Kore was filed in the above-named Court, praying for a Decree to change the Petitioner's name to DAWN MARIE DeFILIPPO.

The Court has fixed July 17, 2024, at 10:30 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. 2023-03486

NOTICE IS HEREBY GIVEN that a Petition for a Change of Name has been filed in the above-named Court, praying for a decree to change the name of EVAN MICHAEL SCHMID to EVAN MICHAEL HAGERTY.

The Court has fixed July 17, 2024, at 9:30 AM, in Court Room 13, Montgomery County Courthouse, Norristown, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

**Edward A. Stern, Atty. for Petitioner
McBrien, Montalto & Stern**
325 Swede Street
Norristown, PA 19401
610-272-5300

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-09607

NOTICE IS HEREBY GIVEN that on May 10, 2024, the Petition of Sandhya Sharma, on behalf of Shuvam Sharma Amatya, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to SUNNY SHARMA AMATYA.

The Court has fixed July 24, 2024, at 10:30 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. 2024-07939

NOTICE IS HEREBY GIVEN that on April 17, 2024, the Petition of Aaron Gabriel Santiago, Jr., was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to ASHER JACE OWEN.

The Court has fixed July 3, 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. 2024-05612

NOTICE IS HEREBY GIVEN that on March 29, 2024, the Petition of Shari Dutkin was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to SHARI HEATHER DUTKIN-SILVERMAN MAURIELLO.

The Court has fixed June 5, 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. 2024-09117

NOTICE IS HEREBY GIVEN that on May 2, 2024, the Petition of Tiffany Suesz was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to TIFFANY SCOTT.

The Court has fixed July 17, 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.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-05626

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

Wells Fargo Bank, N.A.,
Plaintiff

vs.

**Eric S. Kretschman; Aimee Kretschman;
The United States of America, Department of
Treasury, Internal Revenue Service,**
Defendants

TO: Aimee Kretschman

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure, endorsed with a Notice to Defend, in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2024-05626, seeking to foreclose the mortgage secured by the real estate located at 1428 Scrope Road, Rydal, PA 19046.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

NOTICE

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

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

ADJIP, ABRAHAM ANTHONY, dec'd.

Late of Horsham Township.
Administratrix: SANDRA J. ADJIP,
c/o David E. Schwager, Esquire,
183 Market Street, Suite 100,
Kingston, PA 18704-5444.
ATTORNEY: DAVID E. SCHWAGER,
183 Market Street, Suite 100,
Kingston, PA 18704-5444

AMSTERDAM, LEONARD, dec'd.

Late of Upper Gwynedd Township.
Executor: STEPHEN L. AMSTERDAM,
c/o Roy S. Ross, Esquire,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102.
ATTORNEY: ROY S. ROSS,
DILWORTH PAXSON, LLP,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102

BADALAMENTI, GIOVANNI, dec'd.

Late of Lower Providence Township.
Executor: GIACOMO BADALAMENTI,
c/o Nicole B. LaBletta, Esquire,
200 Barr Harbor Drive, Suite 400,
Conshohocken, PA 19428.
ATTORNEY: NICOLE B. LABLETTA,
LABLETTA & WALTERS LLC,
200 Barr Harbor Drive, Suite 400,
Conshohocken, PA 19428

BETZ, EVELYN G. also known as

EVELYN BETZ, dec'd.
Late of Whitpain Township.
Executrix: LOIS SPEROW,
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

CIRINO, LENA C., dec'd.

Late of Borough of Lansdale.
Executor: STEPHEN L. AMSTERDAM,
c/o Roy S. Ross, Esquire,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102.
ATTORNEY: ROY S. ROSS,
DILWORTH PAXSON, LLP,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102

**COHEN, NANCY S. also known as
NANCY SANTUCCI COHEN and
NANCY SUSAN COHEN, dec'd.**

Late of Lower Merion Township.
Executor: JOSHUA J. COHEN,
c/o Francis J. Mirabello, Esquire,
2222 Market Street,
Philadelphia, PA 19103.
ATTORNEY: FRANCIS J. MIRABELLO,
MORGAN, LEWIS & BOCKIUS LLP,
2222 Market Street,
Philadelphia, PA 19103

CRAVEN, MARY C., dec'd.

Late of Lower Gwynedd Township.
Executor: RANDAL J. McDOWELL,
801 Old York Road, Suite 221,
Jenkintown, PA 19046.
ATTORNEY: RANDAL J. McDOWELL,
801 Old York Road, Suite 221,
Jenkintown, PA 19046

CUTLER, JOEL L., dec'd.

Late of Whitpain Township.
Administratrix: ANN H. CUTLER,
c/o John R. Lolio, Jr., Esquire,
308 Harper Drive, Suite 200,
Moorestown, NJ 08057.
ATTORNEY: JOHN R. LOLIO, JR.,
SHERMAN, SILVERSTEIN, KOHL,
ROSE & PODOLSKY, P.A.,
308 Harper Drive, Suite 200,
Moorestown, NJ 08057

DiCARLO, PETER R., dec'd.

Late of Lafayette Hill, PA.
Executor: PETER F. DiCARLO.
545 W. Ellet Street,
Philadelphia, PA 19119.

DULISSE, VANESSA, dec'd.

Late of Royersford, PA.
Administrator: RICHARD DULISSE,
216 Lakeview Drive,
Royersford, PA 19468.

**GERSTEMEIER, MARY E. also known as
MARY GERSTEMEIER, dec'd.**

Late of Borough of Red Hill.
Executrix: DONNA WYSE.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073

GIAGNACOVA SR., PHILIP J., dec'd.

Late of Lower Gwynedd Township.
Executor: PHILIP GIAGNACOVA, JR.,
c/o D. Keith Brown, Esquire,
2 N. State Street, P.O. Box 70,
Newtown, PA 18940.
ATTORNEY: D. KEITH BROWN,
STUCKERT AND YATES,
2 N. State Street, P.O. Box 70,
Newtown, PA 18940

GRETZULA, SHERRY MARIE, dec'd.

Late of Upper Moreland Township.
 Administratrix: ABBY LEE AVERSA,
 349 Seminary Street,
 Pennsburg, PA 18073.

ATTORNEY: S. STACY MOGUL,
 HEILIGMAN AND MOGUL, P.C.,
 135 S. 19th Street, Suite 200,
 Philadelphia, PA 19103-4907

GREY SR., ROBERT J., dec'd.

Late of Abington Township.
 Executrix: DEBORAH KALBFLEISCH,
 c/o Brook Hastings, Esquire,
 Hastings Law, LLC,
 275 S. Main Street, Suite 11,
 Doylestown, PA 18901.

ATTORNEY: BROOK HASTINGS,
 HASTINGS LAW, LLC,
 275 S. Main Street, Suite 11,
 Doylestown, PA 18901

HARRISON, PHILLIP, dec'd.

Late of Lower Merion Township.
 Executrix: ZENA DUCKETT.

HOUP, RUTH A., dec'd.

Late of Green Lane, PA.
 Executrix: SUSAN PANZARELLA.
 ATTORNEY: CHRISTOPHER H. MEINZER,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

IRVIN, TANGIE C., dec'd.

Late of Springfield Township.
 Executrix: SERENITY A. IRVIN,
 459 Oak Court,
 Bensalem, PA 19020.

ATTORNEY: LINDA MCGRIER,
 2211 Chichester Avenue, Suite 201,
 Upper Chichester, PA 19061

KELLEY, ELEANOR C., dec'd.

Late of Borough of Lansdale.
 Administrator: BRUCE KELLEY,
 c/o David M. Rapoport, Esquire,
 One Liberty Place, 55th Floor,
 1650 Market Street,
 Philadelphia, PA 19103.

ATTORNEY: DAVID M. RAPOPORT,
 RAPOPORT LAW OFFICES,
 One Liberty Place, 55th Floor,
 1650 Market Street,
 Philadelphia, PA 19103

KIMMEL, BARRY E., dec'd.

Late of Whitpain Township.
 Executrix: ANGELA D. GIAMPOLO, ESQUIRE,
 1221 Locust Street, Suite 202,
 Philadelphia, PA 19107.

ATTORNEY: ANGELA D. GIAMPOLO,
 GIAMPOLO LAW GROUP, LLC,
 1221 Locust Street, Suite 202,
 Philadelphia, PA 19107

KINGSLEY, CLIFFORD E., dec'd.

Late of West Norriton Township.
 Executrix: BARBARA ANN KINGSLEY,
 201 School Lane,
 Norristown, PA 19403.

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

LEARY, LORI ANN, dec'd.

Late of Upper Dublin Township.
 Administrator: RONALD LEARY,
 843 G Avenue,
 Glenside, PA 19038.

MARIANNI, GIRARD, dec'd.

Late of Huntingdon Valley, PA.
 Executrix: ALICE STAMM,
 95 Liberty Drive,
 Bensalem, PA 19020.
 ATTORNEY: RENO J. CICCOTTA,
 MANIACI, CICCOTTA & SCHWEIZER, LLP,
 6720 Frankford Avenue,
 Philadelphia, PA 19135

MATTHEWS, JOHN S., dec'd.

Late of New Hanover Township.
 Executrix: CAROLA. HUNSICKER,
 c/o David G. Garner, Esquire,
 2129 E. High Street,
 Pottstown, PA 19464.

ATTORNEY: DAVID G. GARNER,
 2129 E. High Street,
 Pottstown, PA 19464

McGOVERN JR., CHARLES J., dec'd.

Late of Abington Township.
 Executrix: ELIZABETH FINERGHY,
 218 Minosa Lane,
 Hatboro, PA 19040.

ATTORNEY: JILLIAN E. BARTON,
 BARTON LAW, LLC,
 300 Welsh Road, Building One, Suite 100,
 Horsham, PA 19044

MORELLO, CATHERINE ANN, dec'd.

Late of West Norriton Township.
 Administratrix: AMANDA MORELLO,
 c/o Vincent M. Vangrossi, Esquire,
 Vangrossi and Recchuiti,
 319 Swede Street,
 Norristown, PA 19401.

ATTORNEY: VINCENT M. VANGROSSI,
 VANGROSSI AND RECCHUITI,
 319 Swede Street,
 Norristown, PA 19401

MORELLO, SALVATORE DANIEL, dec'd.

Late of Borough of Norristown.
 Executrix: AMANDA MORELLO,
 c/o Vincent M. Vangrossi, Esquire,
 Vangrossi and Recchuiti,
 319 Swede Street,
 Norristown, PA 19401.

ATTORNEY: VINCENT M. VANGROSSI,
 VANGROSSI AND RECCHUITI,
 319 Swede Street,
 Norristown, PA 19401

PLATT, JACK, dec'd.

Late of Elkins Park, PA.
 Executrix: ANDREA PLATT,
 c/o Gary Tannenbaum, Esquire,
 The Tannenbaum Law Group,
 60 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462.

ATTORNEY: GARY TANNENBAUM,
 THE TANNENBAUM LAW GROUP,
 60 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

PUGLIESE, JOHN ANTHONY, dec'd.

Late of Borough of Ambler.
 Executrix: MARIA CHIGER,
 c/o John G. Blumberg, Esquire,
 25 E. Butler Avenue,
 Ambler, PA 19002.
 ATTORNEY: JOHN G. BLUMBERG,
 BLUMBERG & RATH,
 25 E. Butler Avenue,
 Ambler, PA 19002

RAMBO, SANDRA also known as SANDY RAMBO, dec'd.

Late of Norristown, PA.
 Executrix: VICKI THOMPSON,
 24 Oaklyn Avenue,
 Norristown, PA 19403.

ROSS, MILLICENT also known as MILLICENT S. ROSS, dec'd.

Late of Lower Gwynedd Township.
 Administrator: TODD ROSS,
 c/o Nicole B. LaBletta, Esquire,
 200 Barr Harbor Drive, Suite 400,
 Conshohocken, PA 19428.
 ATTORNEY: NICOLE B. LaBLETTA,
 LaBLETTA & WALTERS LLC,
 200 Barr Harbor Drive, Suite 400,
 Conshohocken, PA 19428

SARACENI, JOSEPH J. also known as BUDDY SARACENI, dec'd.

Late of East Norriton Township.
 Administrator DBN/CTA: PAUL SARACENI,
 3114 Sycamore Lane,
 East Norriton, PA 19401.
 ATTORNEY: ROBERT A. SARACENI, JR.,
 548 1/2 E. Main Street,
 Norristown, PA 19401

SHERVIN, STEPHEN ALAN, dec'd.

Late of Lower Moreland Township.
 Executor: EDWARD GUSS,
 472 Roparka Trail,
 Warminster, PA 18974.

SMILEY-SILVA, LESLEE A., dec'd.

Late of Lower Providence Township.
 Executrix: LYNDA HOWARD,
 c/o Gilbert P. High, Jr., Esquire,
 40 E. Airy Street,
 Norristown, PA 19401.
 ATTORNEY: GILBERT P. HIGH, JR.,
 HIGH SWARTZ, LLP,
 40 E. Airy Street,
 Norristown, PA 19401

SMITH, RANDOLPH V., dec'd.

Late of Abington Township.
 Administratrix: BARBARA MARIE SMITH,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike,
 Montgomeryville, PA 18936

VARVOLIS, MARGARET J., dec'd.

Late of Horsham Township.
 Executrix: LISA BARRON,
 11 Claremont Circle,
 Horsham, PA 19044.

VOLIN, RUTH R., dec'd.

Late of Upper Gwynedd Township.
 Co-Executrices: JAN VOLIN AND
 HOPE RABINOVITZ,
 c/o Gary A. Zlotnick, Esquire,
 Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,
 One Commerce Square, 16th Floor,
 2005 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: GARY A. ZLOTNICK,
 ZARWIN BAUM DeVITO KAPLAN
 SCHAER & TODDY, PC,
 One Commerce Square, 16th Floor,
 2005 Market Street,
 Philadelphia, PA 19103

WYNNE, BARBARA J. also known as BARBARA WYNNE, dec'd.

Late of Borough of Souderton.
 Executors: MICHAEL E. WYNNE,
 c/o Nikolaos I. Tsouros, Esquire,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406.
 ATTORNEY: NIKOLAOS I. TSOUROS,
 LAW OFFICES OF WENDY F. BLECZINSKI,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406

Second Publication**BARRY JR., ROBERT J., dec'd.**

Late of Upper Merion Township.
 Executrix: ANN PILCICKI,
 c/o Mark Ryan, Esquire,
 618 Swede Street,
 Norristown, PA 19401.

BOORAEM, CHARLES H., dec'd.

Late of Limerick Township.
 Executrix: BETTY H. BOORAEM,
 c/o Unruh, Turner, Burke & Frees, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460.
 ATTORNEY: DOUGLAS L. KAUNE,
 UNRUH, TURNER, BURKE & FREES, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460

BUSSER, ROBERT ARCHBALD also known as ROBERT A. BUSSER and ROBERT BUSSER, dec'd.

Late of Upper Dublin Township.
 Executor: JONATHAN COX BUSSER,
 878 N. 19th Street,
 Philadelphia, PA 19130.
 ATTORNEY: MARY BETH MELSO,
 COMMONS & COMMONS LLP,
 30 Pelham Road,
 Philadelphia, PA 19119

COLLOM JR., GERALD G., dec'd.

Late of Borough of Trappe.
 Administratrix: AGNES G. COLLOM,
 c/o Sommar, Tracy & Sommar,
 210 S. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: KEVIN J. SOMMAR,
 SOMMAR, TRACY & SOMMAR,
 210 S. Broad Street,
 Lansdale, PA 19446

FIORE, ELENA, dec'd.

Late of West Norristown Township.
 Executors: DANIELA WEXLER,
 1418 Walnut Street,
 Blue Bell, PA 19422,
 ANTHONY FIORE,
 406 Laurel Lane,
 Norristown, PA 19403.
 ATTORNEY: HARRIET R. LITZ,
 1495 Alan Wood Road, Suite 102 A,
 Conshohocken, PA 19428

FLEDERBACH, RITA MAE, dec'd.

Late of Norristown, PA.
 Co-Executors: WENDY MARCOLINA,
 246 Tomstock Road,
 Norristown, PA 19403,
 GERALD FLEDERBACH, JR.,
 250 Tomstock Road,
 Norristown, PA 19403.
 ATTORNEY: DAVID T. SCHNARRS,
 DAVID T. SCHNARRS LAW OFFICE, P.C.,
 P.O. Box 1186,
 Pottstown, PA 19464

GILLAN, JOHN PATRICK, dec'd.

Late of Worcester Township.
 Administrator: JAY GLICKMAN, ESQUIRE,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

GINTHER, GEORGE E., dec'd.

Late of Whitmarsh Township.
 Executor: JOHN A. GINTHER, SR.,
 c/o Nicholas W. Stathes, Esquire,
 899 Cassatt Road, Suite 320,
 Berwyn, PA 19312.
 ATTORNEY: NICHOLAS W. STATHES,
 TOSCANI, STATHES & ZOELLER, LLC,
 899 Cassatt Road, Suite 320,
 Berwyn, PA 19312

**HAGERTY, ARNOLD J. also known as
ARNOLD JOSEPH HAGERTY, dec'd.**

Late of Upper Dublin Township.
 Executor: DANIEL M. HAGERTY,
 c/o Neal R. Pearlstine, Esquire,
 P.O. Box 1514,
 North Wales, PA 19454-1514.
 ATTORNEY: NEAL R. PEARLSTINE,
 PEARLSTINE & ASSOCIATES, P.C.,
 P.O. Box 1514,
 North Wales, PA 19454-1514

HECKMAN, MARTIN V., dec'd.

Late of Abington Township.
 Executor: JOHN W. HECKMAN, JR.,
 c/o John N. Schaeffer, III, Esquire,
 60 E. Court Street,
 Doylestown, PA 18901.
 ATTORNEY: JOHN N. SCHAEFFER, III,
 EASTBURN AND GRAY, P.C.,
 60 E. Court Street,
 Doylestown, PA 18901

JACKSON, CAROLYN M., dec'd.

Late of Lower Salford Township.
 Executrix: PATRICIA PUTERA,
 c/o Danielle M. Yacono, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.

ATTORNEY: DANIELLE M. YACONO,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

JONES, EARTHEL, dec'd.

Late of Cheltenham Township.
 Executrix: DOLORES JONES,
 c/o Larry Scott Auerbach, Esquire,
 1000 Easton Road,
 Abington, PA 19001.

ATTORNEY: LARRY SCOTT AUERBACH,
 1000 Easton Road,
 Abington, PA 19001

KIM, ANTHONY YOUNG CHA, dec'd.

Late of Borough of North Wales.
 Administrator: SANG MIN KIM,
 750 W. 2nd Street,
 Lansdale, PA 19446.
 ATTORNEY: GRACE COOMBS,
 PAK & ASSOCIATES, P.C.,
 1349 W. Cheltenham Avenue, Suite 103,
 Elkins Park, PA 19027

KINDT, ALBERTA R., dec'd.

Late of Lower Merion Township.
 Executrix: CATHERINE C. LOCKYER-MOULTON,
 c/o Warren J. Kauffman, Esquire,
 1650 Market Street, Suite 1800,
 Philadelphia, PA 19103.

ATTORNEY: WARREN J. KAUFFMAN,
 WHITE AND WILLIAMS LLP,
 1650 Market Street, Suite 1800,
 Philadelphia, PA 19103

KULCZYNSKI, JASON V., dec'd.

Late of Springfield Township.
 Administrator: DAVID TRICKETT,
 106 Ferry Road,
 Doylestown, PA 18901.
 ATTORNEY: CHRISTOPHER MAZULLO,
 MAZULLO & MURPHY, P.C.,
 2003 Lower State Road, Suite 120,
 Doylestown, PA 18901

LEEDOM, PATRICIA ANN, dec'd.

Late of Whitpain Township.
 Executor: MARK McDONNELL,
 3805 Old Easton Road,
 Doylestown, PA 18902.

LIGHTKEP, HOLLY ANNE, dec'd.

Late of Borough of Lansdale.
 Executor: ROBERT N. CARSON,
 c/o Kelly C. Hayes, Esquire,
 30 Cassatt Avenue,
 Berwyn, PA 19312.
 ATTORNEY: KELLY C. HAYES,
 McANDREWS, MEHALICK, CONNOLLY,
 HULSE & RYAN, P.C.,
 30 Cassatt Avenue,
 Berwyn, PA 19312

**MAXWELL, SARAH M. also known as
SARAH MARY HEADLY MAXWELL,
SARAH MARY MAXWELL,
SARAH HEADLY MAXWELL and
SARAH MAXWELL, dec'd.**

Late of Lower Gwynedd Township.
 Executor: TIMOTHY MAXWELL,
 c/o Karen M. Stockmal, Esquire,
 1235 Westlakes Drive, Suite 320,
 Berwyn, PA 19312.

- ATTORNEY: KAREN M. STOCKMAL,
KMS LAW OFFICES, LLC,
1235 Westlakes Drive, Suite 320,
Berwyn, PA 19312
- MAYBERRY, ALFRED J., dec'd.**
Late of Plymouth Township.
Administrator: F&M TRUST COMPANY,
c/o Ryan M. Bornstein, Esquire,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312.
- ATTORNEY: RYAN M. BORNSTEIN,
HARVEY BALLARD & BORNSTEIN, LLC,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312
- McPARLAND, THOMAS J., dec'd.**
Late of Lower Merion Township.
Executor: THOMAS J. McPARLAND, JR.,
c/o Jennifer A. Kosteva, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
- ATTORNEY: JENNIFER A. KOSTEVA,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428
- NANNA, MARIANNE also known as
MARIANNE T. NANNA, dec'd.**
Late of Towamencin Township.
Executor: MICHAEL JOHN ZINKAND,
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
- NEAS, AGNES G., dec'd.**
Late of Willow Grove, PA.
Executor: ROBERT E. NEAS,
201 Kintner Hill Road,
Upper Black Eddy, PA 18972.
- ATTORNEY: STEVEN A. COLLAR,
23 W. Court Street,
Doylestown, PA 18901
- PALMER, JOSEPH J., dec'd.**
Late of Whippen Township.
Executrices: ASHLEY A. MATOZZO AND
STEPHANIE N. BONGARTZ,
c/o William L. Landsburg, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.
- ATTORNEY: WILLIAM L. LANDSBURG,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323
- PEARLSTEIN, ELAINE FAYE also known as
ELAINE F. PEARLSTEIN, dec'd.**
Late of Whippen Township.
Executors: MEGAN G. MCGOWAN AND
MICHAEL S. PEARLSTEIN,
c/o Kenneth R. Pugh, Esquire,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422-3037.
- ATTORNEY: KENNETH R. PUGH,
KAPLIN STEWART MELOFF REITER & STEIN, PC,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422-3037
- REINHEIMER, ROBERT EDWARD also known as
ROBERT E. REINHEIMER and
ROBERT REINHEIMER, dec'd.**
Late of Upper Pottsgrove Township.
Executrix: BETTY JEAN WORTHINGTON,
923 W. Broad Street,
Quakertown, PA 18951.
- ATTORNEY: WENDY J. ASHBY,
314 W. Broad Street, Suite 118,
Quakertown, PA 18951
- REUBE, RICHARD, dec'd.**
Late of Hatfield Township.
Executor: MARK A. REUBE,
c/o Danielle M. Yacono, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
- ATTORNEY: DANIELLE M. YACONO,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446
- REUTEMANN, DOROTHY W., dec'd.**
Late of Borough of Ambler.
Co-Executors: STEPHEN REUTEMANN,
WILLIAM REUTEMANN AND
PATRICIA REUTEMANN,
c/o Dilts, Macary & Calvin, LLC,
455 Pennsylvania Avenue, Suite 220,
Fort Washington, PA 19034.
- ATTORNEY: NEIL J. HUNT,
DILTS, MACARY & CALVIN, LLC,
455 Pennsylvania Avenue, Suite 220,
Fort Washington, PA 19034
- RHOADS, ANN L., dec'd.**
Late of Gilbertsville, PA.
Executor: DEBBIE WARY,
1237 Miller Court,
New Berlinville, PA 19545.
- ATTORNEY: WARREN H. PRINCE,
PRINCE LAW OFFICES PC,
646 Lenape Road,
Bechtelsville, PA 19505
- RICHTER, MARCIA J., dec'd.**
Late of New Hanover Township.
Executor: ALLEN RICHTER,
2579 Romig Road,
Gilbertsville, PA 19525.
- ATTORNEY: HARRIET R. LITZ,
1495 Alan Wood Road, Suite 102 A,
Conshohocken, PA 19428
- SCHWADRON, DAVID MARC, dec'd.**
Late of Lower Merion Township.
Administrator: BRAM R. SCHWADRON,
250 E. Wynnwood Road, H-2,
Wynnwood, PA 19096.
- ATTORNEY: WHITNEY P. O'REILLY,
1600 Market Street, Floor 32,
Philadelphia, PA 19103
- SMITH, ROBIN E., dec'd.**
Late of Worcester Township.
Executors: SARAH A. HEISER,
2024 Second Avenue,
Toms River, NJ 08757,
DAVID B. BEEGHLEY,
339 Overlook Lane,
Gulph Mills, PA 19428.

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

STRATTEN, DOROTHY C., dec'd.

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

SULLIVAN, ELIZABETH ANNE, dec'd.

Late of Skippack Township.
Administratrix: MARY ELLEN SHERIDAN,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

VARGA, JOSEPH J., dec'd.

Late of Upper Gwynedd Township.
Executrix: ROSE MARIE T. MOROZOWICH,
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

WEBER, CATHERINE E., dec'd.

Late of Borough of Narberth.
Executor: ROBERT T. WEBER,
c/o Adam D. Zucker, Esquire,
325 Sentry Parkway, Building 5 W., Suite 320,
Blue Bell, PA 19422.
ATTORNEY: ADAM D. ZUCKER,
MUDRICK & ZUCKER, P.C.,
325 Sentry Parkway, Building 5 W., Suite 320,
Blue Bell, PA 19422

WINES, ELIZABETH M. P., dec'd.

Late of Towamencin Township.
Executrix: KAREN W. ROUHANI,
5 Cynthia Road,
Needham, MA 02494.

Third and Final Publication

BAUER, DENNIS A., dec'd.

Late of Borough of Lansdale.
Executrix: DENISE M. BAUER-BREY,
c/o Rachel Benner DeAngelo, Esquire,
P.O. Box 1104,
Kulpsville, PA 19443.
ATTORNEY: RACHEL BENNER DeANGELO,
P.O. Box 1104,
Kulpsville, PA 19443

BAUER, SALLY ANN, dec'd.

Late of Borough of Lansdale.
Executrix: MARYANNE DASSLER,
c/o Rachel Benner DeAngelo, Esquire,
P.O. Box 1104,
Kulpsville, PA 19443.
ATTORNEY: RACHEL BENNER DeANGELO,
P.O. Box 1104,
Kulpsville, PA 19443

BRUNO, JAMES P., dec'd.

Late of Skippack Township.
Executrix: MADELINE SEIWELL.
ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

CARSON, JUDITH S., dec'd.

Late of Whippain Township.
Executrix: CAREN GUTMAN,
c/o Robert A. Cohen, Esquire,
717 Constitution Drive, Suite 201,
P.O. Box 1265,
Exton, PA 19341.
ATTORNEY: ROBERT A. COHEN,
RILEY RIPER HOLLIN & COLAGRECO,
717 Constitution Drive, Suite 201,
P.O. Box 1265,
Exton, PA 19341

**CONRAD, RICHARD L. also known as
RICHARD LAVERNE CONRAD, dec'd.**

Late of Borough of East Greenville.
Co-Executors: DAVID S. CONRAD AND
ADAM K. CONRAD.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073

**COULTER, BRUCE R. also known as
BRUCE RICHARD COULTER, dec'd.**

Late of Abington Township.
Executor: BENTON ROBERT COULTER, JR.,
8 Edgewood Drive, #3235,
Edgartown, MA 02539.
ATTORNEY: ANDREW P. GRAU,
THE GRAU LAW FIRM,
911 Easton Road, P.O. Box 209,
Willow Grove, PA 19090

DePAUL, JOHN A., dec'd.

Late of Plymouth Township.
Executor: EDWARD A. ORTLIEB,
c/o George J. Ozorowski, Esquire,
1250 Germantown Pike, Suite 205,
Plymouth Meeting, PA 19462.
ATTORNEY: GEORGE J. OZOROWSKI,
HUGHES, KALKBRENNER & OZOROWSKI, LLP,
1250 Germantown Pike, Suite 205,
Plymouth Meeting, PA 19462

FEDESCO, CLARE, dec'd.

Late of Montgomery County, PA.
Executor: CAROLYN GALETTE,
305 W. 10th Avenue,
Conshohocken, PA 19428.

FORREST, ANDREA, dec'd.

Late of Whitmarsh Township.
Administrator: WILLIAM J. FORREST,
143 E. 14th Avenue,
Conshohocken, PA 19428.
ATTORNEY: LATISHA B. SCHUENEMANN,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

HAINES, PATRICIA ANN, dec'd.

Late of Marlborough Township.
Administratrix: SHIRLEY TRUMBAUER,
908 Lakeview Drive,
Green Lane, PA 18054.
ATTORNEY: VALERIE ROSENBLUTH ANGST,
878 Main Street,
Harleysville, PA 19438

HARRIS, JOAN DALE, dec'd.

Late of Upper Merion Township.
 Executor: JAMES HARRIS,
 87 Keen Road,
 Linfield, PA 19468.

HENNIGAR, MARIE, dec'd.

Late of Horsham Township.
 Executor: SEAN HENNIGAR,
 1435 Stephen Road,
 Meadowbrook, PA 19046.

HOLLY, ROBERT F. also known as**ROBERT HOLLY, dec'd.**

Late of Borough of Souderton.
 Co-Executors: BLAKE T. HOLLY AND
 NICOLE S. WHALEN,
 c/o Grim, Biehn & Thatcher,
 104 S. Sixth Street, P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: DANIEL J. PACI,
 GRIM, BIEHN & THATCHER,
 104 S. Sixth Street, P.O. Box 215,
 Perkasio, PA 18944-0215

JOHNSON, DERON R., dec'd.

Late of Borough of Schwenksville.
 Administratrix: DEBORAH A. BARTLETT,
 c/o David G. Garner, Esquire,
 2129 E. High Street,
 Pottstown, PA 19464.
 ATTORNEY: DAVID G. GARNER,
 2129 E. High Street,
 Pottstown, PA 19464

JOSHI, ASHOK, dec'd.

Late of Upper Dublin Township.
 Executor: RAVINDRA JOSHI,
 108 Apley Drive,
 Cherry Hill, NJ 08003.
 ATTORNEY: CHRISTOPHER S. YOUNG,
 ARCHER & GREINER, P.C.,
 1025 Laurel Oak Drive,
 Voorhees, NJ 08043

KAPLAN, ROSS H. also known as**ROSS HARRY KAPLAN, dec'd.**

Late of Cheltenham Township.
 Administratrix: MARY C. BLACK,
 34 Brookside Road,
 Glenside, PA 19038.
 ATTORNEY: MILES B. RITTMASER,
 LAW OFFICES OF MILES B. RITTMASER,
 1495 Alan Wood Road, Suite 4, 2nd Floor,
 Conshohocken, PA 19428

KLEINGUNTER, ERIKA EMMA, dec'd.

Late of Borough of Rockledge.
 Executrix: KAREN LINDA BRABAZON,
 c/o Dennis R. Primavera, Esquire,
 3200 Magee Avenue,
 Philadelphia, PA 19149.
 ATTORNEY: DENNIS R. PRIMAVERA,
 3200 Magee Avenue,
 Philadelphia, PA 19149

KOEPFLER, MARY LOU, dec'd.

Late of Worcester Township.
 Executrix: LAUREN KOEPFLER,
 9801 Germantown Pike, #419,
 Lafayette Hill, PA 19444.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

LARSEN, MARGARET L., dec'd.

Late of Lower Gwynedd Township.
 Executrix: KELLY L. BAUGHMAN,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

LORENZ, THEODORE ERNEST, dec'd.

Late of Lower Merion Township.
 Executrix: ANNE P. LORENZ,
 606 Old Gulph Road,
 Penn Valley, PA 19072.

LOUIS, DOLORES M. also known as**DOLORES MARIE LOUIS, dec'd.**

Late of Lower Pottsgrove Township.
 Executor: FRANCIS J. LOUIS, JR.,
 318 Aronimink Drive,
 Royersford, PA 19468.
 ATTORNEY: JOHN A. KOURY, JR.,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

LYONS, HELEN, dec'd.

Late of Abington Township.
 Executor: HAROLD YAHR,
 4636 E. Desert Cactus Street,
 Phoenix, AZ 85032-1572.
 ATTORNEY: PHILIP M. LICHT,
 150 Monument Road, Suite 101,
 Bala Cynwyd, PA 19004

MALONE, JOHN F. also known as**JOHN FRANCIS MALONE, dec'd.**

Late of Borough of Pottstown.
 Executor: CHARLES T. LAUER, JR.,
 12 Mills Road,
 Oley, PA 19547.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

MARCHESE, MICHAEL R., dec'd.

Late of Plymouth Meeting, PA.
 Executors: MARK S. HALTZMAN,
 900 E. 8th Avenue, Suite 300,
 King of Prussia, PA 19406,
 LUCILLE MARCHESE,
 P.O. Box 1984,
 West Chester, PA 19380.
 ATTORNEY: MARK S. HALTZMAN,
 SILVERANG, ROSENZWEIG & HALTZMAN, LLC,
 900 E. Eighth Avenue, Suite 300,
 King of Prussia, PA 19406

McCARTHY, ROBERTA SANDRA, dec'd.

Late of Lower Merion Township.
 Administratrix: MELANIE-JO FRICK,
 c/o Joan D. Gallagher, Esquire,
 1600 Market Street, Suite 1320,
 Philadelphia, PA 19103-4104.
 ATTORNEY: JOAN D. GALLAGHER,
 GALLAGHER LAW, P.C.,
 1600 Market Street, Suite 1320,
 Philadelphia, PA 19103-4104

McDEVITT, JOSEPH BERNARD, dec'd.

Late of San Francisco, CA &
Montgomery County, PA.
Executor: AMY McDEVITT,
673 Oak Street,
San Francisco, CA 94117.

MEASE, JAMES ROBERT, dec'd.

Late of Hatfield Township.
Executrix: ELIZABETH ANN LEWIS,
2344 W. Union Street,
Allentown, PA 18104.
ATTORNEY: KIRSTEN B. MINISCALCO,
WINTER & DUFFY LAW,
190 Bethlehem Pike, Suite 1,
P.O. Box 564,
Colmar, PA 18915-0564

MIDDLETON, GAIL FOWLER, dec'd.

Late of Cheltenham Township.
Executors: JAMES L. HEILAND AND
ROY S. ROSS,
c/o Hilary Fuelleborn, Esquire,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102.
ATTORNEY: HILARY FUELLEBORN,
DILWORTH PAXSON LLP,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102

NEWMAYER, ELECTA WHITED, dec'd.

Late of Plymouth Meeting, PA.
Administrator C.T.A.: NANCY JEAN
NEWMAYER,
43 Traverse Drive,
Plymouth Meeting, PA 19462.

O'BRIEN, RONALD J., dec'd.

Late of Penllyn, PA.
Executrix: MELISSA D. CIATTO,
c/o Joseph P. Caracappa, Esquire,
Caracappa Cook Scott & Ramagli P.C.,
6 Penns Trail, Suite 202,
Newtown, PA 18940.
ATTORNEY: JOSEPH P. CARACAPPA,
CARACAPPA COOK SCOTT & RAMAGLI P.C.,
6 Penns Trail, Suite 202,
Newtown, PA 18940

PAESANI, DANIEL J., dec'd.

Late of East Norriton Township.
Executors: MILES B. RITTMASER,
1495 Alan Wood Road, Suite 4, 2nd Floor,
Conshohocken, PA 19428,
DAVID L. SHARP,
2174 Herblew Road,
Warrington, PA 18976.
ATTORNEY: MILES B. RITTMASER,
LAW OFFICES OF MILES B. RITTMASER,
1495 Alan Wood Road, Suite 4, 2nd Floor,
Conshohocken, PA 19428

POLIS, ELEANOR RUTH, dec'd.

Late of Plymouth Meeting, PA.
Executrix: KAREN POLIS,
c/o John W. Richey, Esquire,
The Tannenbaum Law Group,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462.
ATTORNEY: JOHN W. RICHEY,
THE TANNENBAUM LAW GROUP,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

REICH, EDITH also known as**EDITH ANN REICH, dec'd.**

Late of Lower Providence Township.
Executrix: EDITH A. PEARCE,
c/o Joseph N. Frabizzio, Esquire,
2200 Renaissance Boulevard, Suite 270,
King of Prussia, PA 19406.
ATTORNEY: JOSEPH N. FRABIZZIO,
ROBSON & ROBSON P.C.,
2200 Renaissance Boulevard, Suite 270,
King of Prussia, PA 19406

RENNER, KAY L., dec'd.

Late of Borough of Lansdale.
Executors: WILLIAM F. HAMMAKER AND
MARY C. BAUSMAN,
c/o Karen F. Angelucci, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: KAREN F. ANGELUCCI,
SEMANOFF ORMSBY GREENBERG &
TORCHIA LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006

ROSAMOS, MARLENE M., dec'd.

Late of Limerick Township.
Executor: RALPH KAPPENSTEIN,
1675 Yarnall Road,
Pottstown, PA 19464.
ATTORNEY: JAMES C. KOVALESKI,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

SALIMI, BADRZAMAN also known as**BARBARA SALIMI, dec'd.**

Late of Skippack Township.
Executrix: ATOUSSA SALIMI,
c/o Kathleen A. Farrell, Esquire.
ATTORNEY: KATHLEEN A. FARRELL,
116 W. Baltimore Avenue,
Media, PA 19063

**SCARDECCHIO, JASON R. also known as
JASON ROBERT SCARDECCHIO, dec'd.**

Late of Douglass Township.
Administrator: TYLER C. SCARDECCHIO.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073

SCHMITT, AMY R., dec'd.

Late of Cheltenham Township.
Executrix: ANITA M. SCHMITT,
c/o Kristen L. Behrens, Esquire,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102.
ATTORNEY: KRISTEN L. BEHRENS,
DILWORTH PAXSON LLP,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102

**SMITH, R. KARLTON also known as
ROBERT KARLTON SMITH, dec'd.**

Late of Upper Providence Township.
Executor: GARY W. SMITH,
16 Lakeside Drive,
Marlton, NJ 08053.
ATTORNEY: JAMES C. KOVALESKI,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

STAUFFER, MARIE L. also known as MARIE STAUFFER, dec'd.
 Late of Upper Frederick Township.
 Executor: DANA J. STAUFFER,
 c/o Helen Z. Stauffer, Esquire,
 70 Hemlock Drive,
 Gilbertsville, PA 19525.
 ATTORNEY: HELEN Z. STAUFFER,
 70 Hemlock Drive,
 Gilbertsville, PA 19525

STRAUSS, RUTH P. also known as RUTH PALLER STRAUSS, dec'd.
 Late of Abington Township.
 Executrices: ANNE STRAUSS-WIEDER AND JAINÉ STRAUSS,
 c/o M. Howard Vigderman, Esquire,
 1735 Market Street, 21st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: M. HOWARD VIGDERMAN,
 MONTGOMERY McCracken Walker & Rhoads, LLP,
 1735 Market Street, 21st Floor,
 Philadelphia, PA 19103

STUPP, GERALDINE S., dec'd.
 Late of Cheltenham Township.
 Executrix: JODIE WAKIM,
 c/o Jonathan H. Ellis, Esquire,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428

SUNDERVILLE, THERESA, dec'd.
 Late of Towamencin Township.
 Executor: MICHAEL SUNDERVILLE,
 1051 Snyder Road,
 Lansdale, PA 19446.
 ATTORNEY: JUDITH P. STUTMAN IZES,
 GAZAN & JOHN, P.C.,
 30 W. Airy Street,
 Norristown, PA 19401

WEISS, MARY LOUISE, dec'd.
 Late of Plymouth Township.
 Administrator: DOUGLAS C. WEISS,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215

YASSI, SYLVIA, dec'd.
 Late of Upper Merion Township.
 Executrix: NORMA YASSI BRACCIA.
 ATTORNEY: THOMAS J. PROFY, IV,
 BEGLEY, CARLIN & MANDIO, LLP,
 680 Middletown Boulevard,
 Langhorne, PA 19047

MISCELLANEOUS

COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PA
 ORPHANS' COURT DIV.
 NO. 2024-X2267

IN RE: THE REHABILITATION GROUP OF PENNSYLVANIA, INC, A NONPROFIT CORPORATION

NOTICE OF FILING OF PETITION FOR ORDER PURSUANT TO 15 PA. C.S. § 5547(b) APPROVING SALE

Notice is hereby given that on May 16, 2024, The Rehabilitation Group of Pennsylvania, Inc., a nonprofit corporation, filed a Petition for Order Pursuant to 15 Pa. C.S. § 5547(b) Approving Sale with the Court of Common Pleas of Montgomery County, Orphans' Court Division, requesting the Court to issue an Order approving the sale of the properties and the nursing facilities Towne Manor East located at 2004 Old Arch Road, Norristown, Pennsylvania 19401 and Towne Manor West located 205 E. Johnson Highway, Norristown, Pennsylvania 19401 (the "SNFs") to Onyx Ivory PropCo LLC and the transfer of the SNFs' operations to Ivory Wellness Center and Onyx Wellness Center. A copy of the Petition may be obtained by contacting the Clerk of the Orphans' Court of Montgomery County at ROWSupport@montgomerycountypa.gov.

TERMINATION OF PARENTAL RIGHTS

TO: JOHN DOE, or any other person claiming paternity
 In Re: X.L.B. No. 2024-A9034
 In Re: X.L.B. No. 2024-A9035

Petitions have been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to children, X.L.B. and X.L.B., female children born, on April 22, 2023, in Montgomery County, Pennsylvania, to mother C. Brown. A Hearing on the Petition has been fixed for **July 8, 2024, at 9:30 a.m., in Courtroom 260** of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. Should you wish to defend the Petition, you should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, call the Bucks County Bar Association at 215-348-9413 or Legal Aid of Southeastern Pennsylvania at 215-340-1818.

Please contact Farzana Edward, your caseworker from the Bucks County Children and Youth Social Services Agency at 215-348-6900 to obtain a copy of the petition prior to the hearing.

Kelly L. Reilly, Esq.
Attorney for Petitioner
 Bucks County Law Department
 55 E. Court Street
 Doylestown, PA 18901
 215-348-6460

TRUST NOTICES
Third and Final Publication

**THE AMENDED AND RESTATED
CYNTHIA KATZ 2015 TRUST
Cynthia Katz, Deceased
Late of Lower Merion Twp.,
Montgomery County, PA**

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

Trustee: Scott Isdaner
c/o Lawrence S. Chane, Esq.
One Logan Sq., 130 N. 18th St., Phila., PA 19103-6988

**Att’y.: Lawrence S. Chane
Blank Rome LLP**
130 N. 18th St., Phila., PA 19103-6988

EXECUTIONS ISSUED**Week Ending May 21, 2024****The Defendant’s Name Appears
First in Capital Letters**

- ANDERSON, LORI: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - Centurian Capital Corp.; 200607184; \$1,580.80.
- BELL, ALYSSA: MULQUEEN, MICHAEL - Rocket Mortgage, LLC; 202402385.
- BRANCH, ADRIENNE: TYRONE: TYRONE - Lakeview Loan Servicing, LLC; 202323733; WRIT/EXEC.
- BREWER, JANE: JANE: Law Office of Alan R. Mege, et al.; 201629654; WRIT/EXEC.
- BUCHAN, KELLI: BANK OF AMERICA, GRNSH. - Palisades Collection, et al.; 201722797; WRIT/EXEC.
- CONCHADO, ELIZABETH: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201828485; \$5,418.85.
- DAVIS, KIERRA: NAVY FEDERAL CREDIT UNION, GRNSH. - American Heritage Federal Credit Union; 202408688; \$13,679.91.
- DEVINE, TIERA: ARDENT CREDIT UNION, GRNSH. - LVNV Funding, LLC; 202404831; WRIT/EXEC.
- FELDER-HUTSON, FELICIA - PHH Mortgage Corporation; 202322410.
- FENTON, CHRISTINA: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201624417; \$1,533.40.
- FORD, WILLIAM: TIMOTHY: UNKNOWN HEIRS OF MARLENE FORD DECEASED - Deutsche Bank, National Trust Company, as Trustee for Argent; 202221641; \$167,360.92.
- GIOVANNI’S DILLICIOUS PICKLES, INC.: FAVOROSO, ANTHONY - SYSCO Philadelphia, LLC; 202327753; WRIT/EXEC.
- GOLDSTEIN, ALEXANDRA: WELLS FARGO BANK, N.A., GRNSH. - Gladwyne Montessori School; 202408696; \$762.59.
- GOODWIN, ALFEIA: NAVY FEDERAL CREDIT UNION, GRNSH. - Elfant Pontz Properties; 202410123; \$9,000.00.
- GOODWIN, ALFEIA: NAVY FEDERAL CREDIT UNION, GRNSH. - Elfant Pontz Properties; 202410134; \$9,000.00.
- GUTCHES, WILLIAM - Giannon Services, Inc., et al.; 202305087; ORDER/JUDGMENT/\$12,810.00.
- HAHN, SOPHIE: SHIN, EDWARD - Wilmington Savings Fund Society, FSB, not in its Individual, et al.; 202014368; ORDER/AMEND/\$465,510.08.
- ISMAIL, DALIA: WSFS BANK, GRNSH. - Discover Bank; 202327507.
- JERMANY, JAMES: NAVY FEDERAL CREDIT UNION, GRNSH. - Commonwealth Financial Systems, Inc.; 202409886; \$43,535.27.
- KARPOVICH, SARAH: FREEDOM C.U., GRNSH. - Citibank, N.A.; 202324913.
- KEIM, JAMES: KEYBANK, GRNSH. - Portfolio Recovery Associates, LLC; 201321211; \$1,086.38.
- KOVOLSKI, WILLIAM: KATHLEEN - U.S. Bank, National Association, et al.; 201523571.
- LABAR, JAMES: PNC BANK, GRNSH. - Autovest, LLC; 202408906; WRIT/EXEC.
- LINDA PESTCOE: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202413777; \$6,622.40.
- LLEDO, AVA: JAMES: JACK, ET AL. - Allied First Bank, SB; 202323142.
- McKEOWN HOME IMPROVEMENTS, LLC - Custom Tops, Inc.; 202328110.
- MYERS, PHILIP: TD BANK, N.A., GRNSH. - Ally Financial, Inc.; 201920393; \$6,844.81.
- PAVULURI, SAPNA: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201531407; \$1,119.68.
- PONDER, ERIC: WELLS FARGO BANK, GRNSH. - Marina District Development Co., LLC, et al.; 201026381; \$5,297.50.
- RIVELLI, NICHOLAS - Ditech Financial, LLC, et al.; 201815559.
- ROMEO, JOHN: WENDY - Perkiomen Crossing Homeowners Association; 202406182; ORDER/ REASSESS/\$6,417.40.
- SALAHUDDIN, MISHAN: MISHAN: MISHAN: WELLS FARGO BANK, N.A., GRNSH. - Sun East Federal Credit Union; 202324625; \$2,699.50.
- SALYATI, RONALD: AMY - U.S. Bank Trust, National Association, not in its Individual Cap., et al.; 202221943; ORDER/IN REM/\$249,344.49.
- SIMS, DUANE: ESTATE OF ARMITA B. SIMS - Cheltenham Township School District; 201719678; WRIT/EXEC.
- STANFORD JR., MONCEZ: BANK OF AMERICA, GRNSH. - East Coast Funding Group, Inc., d/b/a Wisdom Financial; 201918373; WRIT/EXEC.
- VIOLA, LINDA: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201406724; \$1,248.92.

JUDGMENTS AND LIENS ENTERED
Week Ending May 21, 2024**The Defendant’s Name Appears
First in Capital Letters**

- ADDISON, TAREN - LVNV Funding, LLC; 202409892; Judgment fr. District Justice; \$893.18.
- ANGI LEADS - Yuan, John; 202413805; Judgment fr. District Justice; \$869.07.

BALL, ROBERT - Autovest, LLC; 202413776;
Certification of Judgment; \$9,554.42.
BOLUKBAS, ALIRIZA: ALIRIZA BOLUKBAS, LLC:
BOLUKBAS, ALIRIZA - 380 Red Lion Road
Associates, L.P.; 202413785; Complaint in Confession
of Judgment; \$1,620,229.28.
BUNN, JAMES - Autovest, LLC; 202413782; Certification
of Judgment; \$7,417.16.
BUTLER, AMEMOHIS - Autovest, LLC; 202413783;
Certification of Judgment; \$2,727.15.
GLOVER, JAMAR - Autovest, LLC; 202413779;
Certification of Judgment; \$7,603.42.
MYERS, THOMAS - Cavalry Spv. I, LLC; 202410106;
Judgment fr. District Justice; \$968.04.
N.R. PENNSYLVANIA ASSOCIATES, LLC -
Montellas Walnut Street Associates, L.P.; 202413004;
Complaint in Confession of Judgment; \$107,236.50.
NICHOLAS, SARA - Palisades Collection, LLC;
202413784; Certification of Judgment; \$7,320.46.
SMYTH, COLIN - Yuan, John; 202413803;
Certification of Judgment; \$15,059.00.
WILLITS, JASON - Capital One Bank; 202413774;
Certification of Judgment; \$2,678.73.

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

Cardinal Point Homeland Security Group, Inc.; 202470132;
\$13,707.42.
Gorelick, Marianne; 202470133; \$23,934.42.
Kania, Arthur; 202470137; \$18,954.26.
Marcus, Jerome; Lori; 202470129; \$66,427.18.
Marinkov, George; 202470135; \$109,837.37.
Picillip, Daniel; Alyssa; 202470131; \$1,152,934.60.
Precious Life Ministries; 202470136; \$5,664.95.
Sweet Peas Child Daycare; 202470134; \$51,645.93.
Walton, Roger; Glasgow-Walton, G.; 202470130;
\$23,430.15.

LETTERS OF ADMINISTRATION

Granted Week Ending May 21, 2024

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

ADJIP, ABRAHAM A. - Horsham Township; Adjip,
Sandra J., 183 Market Street, Kingston, PA 18704.
BARRETT, DEVON J. - Montgomery Township;
Barrett, Nicole, 1130 Congo Road, Gilbertsville,
PA 19525.
BIZZOZERO, PATRICIA - Royersford Borough;
Bizzozero, William, 109 Aubrey Lane, Royersford,
PA 19468.
BROOKS, RUSSELL H. - Montgomery Township;
Korngut, Richard, 7019 Gold Rush Lane,
University Park, FL 34201.
CONICELLI, KATHLEEN - Norristown Borough;
Conicelli, William, 513 Buttonwood Street,
Norristown, PA 19401.
FORTUNATO, MERYLE - Lower Merion Township;
Goldberg, Yale F., 2125 E. Pasadena Avenue,
Phoenix, AZ 85016.
GALLO, JEAN - Whitpain Township; Mittman,
Jeremy Z., 593 Bethlehem Pike, Montgomeryville,
PA 18936.

GRETZULA, SHERRY M. - Upper Moreland Township;
Aversa, Abby L., 135 S. 19th Street, Philadelphia,
PA 19103.
HETRICK, SAMUEL S. - Lower Providence Township;
Hobbs, Rebecca A., 41 E. High Street, Pottstown,
PA 19464.
HILL-SMITH, LYNNEICE N. - Pottstown Borough;
Smith, Dennis, 1200 Wilson Street, Pottstown,
PA 19464.
HUGHES, MARY L. - Cheltenham Township;
Ellerby, Dorothy, 7430 E. Walnut Lane, Philadelphia,
PA 19138.
LARKIN, CHRISTINE - Whitpain Township; Walker,
Shannon, 205 Acorn Lane, North Wales, PA 19454.
LIN, EDWARD S. - Montgomery Township; Lin,
Eric W., 3414 260th Avenue, NE, Redmond,
WA 98053; Lin, John W., 2307 Old Glenview Road,
Wilmette, IL 60091.
MASON, DEBRA A. - Douglass Township; Mason,
Steven, 132 Franklin Avenue, Apt. #10, Scranton,
PA 18503.
MERGEN, RICHARD J. - Montgomery Township;
Mergen, Kenneth S., 3494 Longview Lane,
Doylestown, PA 18902.
RASK, MICHAEL E. - West Norriton Township;
Raskiewicz, Brian A., 293 Sweetbriar Circle,
King of Prussia, PA 19406.
RILEY, MARY J. - Abington Township; Sand, Richard,
1138 W. Saw Mill Road, Quakertown, PA 18951.
YOUNG, JAMES - Montgomery Township; Hill-Young,
Pamela, 289 Jan Drive, Harleysville, PA 19438.

SUITS BROUGHT

Week Ending May 21, 2024

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

AKAN, MERVE - Bank of America, N.A.; 202410124;
Civil Action; Polas, Bryan J.
ANTON, NECHOMO - Bank of America, N.A.;
202409955; Civil Action; Polas, Bryan J.
ATKINSON, AIMEE - Harvey, Sarah; 202410048;
Complaint Divorce.
BAKER, ERIC - Baker, Theresa; 202413799; Complaint
in Ejectment.
BALYEMEZ, LINA - Bank of America, N.A.; 202410125;
Civil Action; Polas, Bryan J.
BARNDT, SANDRA - Walker, Shawn; 202410059;
Civil Action.
BELLOCK, HERBERT: MIBEAM LOGISTICS, LLC -
American Express National Bank; 202410100;
Civil Action; Felzer, Jordan W.
BENKO, JOHN - Benko, Jennifer; 202410140;
Complaint for Custody/Visitation.
BROWN, MICHAEL - Brown, Tiffany; 202413758;
Complaint Divorce.
BYRD, BROOK - Eckhoff, Nicholas; 202409996;
Complaint Divorce.
COYLE, JOHN - American Express National Bank;
202410105; Civil Action; Felzer, Jordan W.
DE LEON PEREZ, AMILCAR - De Leon Lopez, Steven;
202410081; Complaint for Custody/Visitation;
Cheung, Elaine.
FAUST, VICTORIA: JOHNSON, WILLIAM - Pluck,
Ruth; 202409763; Complaint for Custody/Visitation.

FRISBY, JAHLA - Ballard, Rumere; 202410141; Complaint for Custody/Visitation.
 FURLONG, SAMANTHA - Furlong, Robert; 202411929; Complaint Divorce.
 HAIRSTON, LETRECIA - Robinson, Chavar; 202410097; Complaint for Custody/Visitation.
 HALLMAN, MEGHAN - Daywalt, Carl; 202413819; Complaint for Custody/Visitation; Zitomer, Deborah G.
 HARBOR FREIGHT TOOLS USA, INC. - Extract, Gary; 202410056; Foreign Subpoena.
 HODGE, ALICIA - American Express National Bank; 202410111; Civil Action; Felzer, Jordan W.
 KERICK, GEORGE; SEXTON, JENNIFER - Pham, Trang; 202413793; Defendants Appeal from District Justice.
 MADARA, RANDY - Bank of America, N.A.; 202410085; Civil Action; Polas, Bryan J.
 MARTUSCIELLO, NICOLE - Edwards, Michael; 202409978; Complaint for Custody/Visitation; Goldberg, Elissa C.
 McCLAIN, ANDREW - McClain, Kelly; 202410142; Complaint Divorce.
 MIDLAND MORTGAGE - Hitchens, Elizabeth; 202413768; Petition to Appeal Nunc Pro Tunc.
 MILLER-PIENTRANTONIO, RACHEL - Pietrantonio, Alex; 202410219; Complaint for Custody/Visitation; Vachhani, Sonam.
 MITCHELL, AMANDA - American Express National Bank; 202409973; Civil Action; Felzer, Jordan W.
 MONASTERO, CHARLES - Vinson, James; 202409716; Petition.
 NELSON, LATEYIA - BW Norristown Homes, LLC; 202413789; Petition to Appeal Nunc Pro Tunc.
 NGUYEN, TAN - American Express National Bank; 202409965; Civil Action; Felzer, Jordan W.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Miller, Gabrielle; 202410749; Appeal from Suspension/Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gomez, Angel; 202410135; Appeal from Suspension/Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Erwin, Mark; 202410168; Appeal from Suspension/Registration/Insp.; Jones, Steven.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Erwin, Mark; 202410170; Appeal from Suspension/Registration/Insp.; Jones, Steven.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Lincoln, Christopher; 202410091; Appeal from Suspension/Registration/Insp.; Sommar, James C.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Erwin, Mark; 202410169; Appeal from Suspension/Registration/Insp.; Jones, Steven.
 QUILLEN, MINERVA - Fullard, Anthony; 202412862; Complaint Divorce.
 RAMOS ORTIZ, MARIA - Lopez Fernandez, Javier; 202410242; Complaint in Partition; DiFiore, Anthony D.
 RAMOS, SAMANTHA - Bank of America, N.A.; 202410130; Civil Action; Polas, Bryan J.
 REUBE, CORY - Moore, Tinesha; 202409709; Complaint for Custody/Visitation.

RUFFIN, MARLA - Park Place Apartments, LLC; 202409855; Defendants Appeal from District Justice.
 STATE FARM AUTO INSURANCE - Griffin, Avis; 202410131; Civil Action.
 SUAREZ, JHONATAN - Mora, Rosalinda; 202412658; Complaint for Custody/Visitation.
 TEAM GLOBAL NETWORK PLUS, LLC - Uniberse, LLC; 202409196; Petition; Slade, Kerry E.
 THOMAS, ALEXANDER - Brown, Carrie; 202413804; Complaint for Custody/Visitation; Kolsky, Rebecca L.
 WHITMAN, LISA - Whitman, Michael; 202410210; Complaint Divorce.

WILLS PROBATED

Granted Week Ending May 21, 2024

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

ADALIST-ESTRIN, ANN - Cheltenham Township; Estrin, Aubrey, 508 Division Street, Jenkintown, PA 19046; Estrin, Whitney, 442 45th Street, Brooklyn, NY 11220.
 ALEXANDER, LORRAINE R. - Abington Township; McDowell, Randal J., 1843 Harte Road, Jenkintown, PA 19046; Tieger, Trish, 115 North Road, Tivoli, NY 12583.
 BARBO, RENA A. - Lower Merion Township; Barbo, Andrea J., 59 E. 2nd Avenue, Parkesburg, PA 19365; Barbo, George A., 229 Campbell Avenue, Havertown, PA 19083.
 BARR, LEONA L. - Towamencin Township; Lutz, Virginia D., 163 Ardwick Terrace, Lansdale, PA 19446.
 BAZELA, FRANCIS J. - West Norriton Township; Bazela, Francis, 8026 Fair View Lane, Norristown, PA 19403; Reichenbach, Marcia, 221 Jefferson Street, Bridgeport, PA 19405.
 BERGEY, ELAINE L. - Franconia Township; Dougherty, Nancy B., 42 Heron Hill Road, Downingtown, PA 19335.
 BERZINS, JOHN G. - Upper Moreland Township; Berzins, Ilze R., 3920 Countrywood Lane, Hatboro, PA 19404.
 BETZ, EVELYN G. - Whitpain Township; Sperow, Lois, 624 Arcade Way, Dresher, PA 19025.
 BOHORAD-LEFF, NANCY - Upper Gwynedd Township; Leff, Andrew I., 2979 Hollowbrook Lane, Frisco, TX 75033.
 BRADBURY, JESSICA - Lower Providence Township; Bradbury, Mark A., 37 S. Park Avenue, Audubon, PA 19403.
 CHAMBERS, BARBARA A. - Lower Providence Township; Gleason, Jacqueline M., 20 Mulberry Lane, Gilbertsville, PA 19525.
 CLAYTON, LINDA J. - Plymouth Township; Clayton, Robert, 515 Plymouth Road, X-7, Plymouth Meeting, PA 19462.
 CLEGHORN, HELEN H. - Upper Dublin Township; Schill, Laura C., 1841 Thornbury Drive, Maple Glen, PA 19002.
 DANSAK, HENRY J. - Upper Dublin Township; Dansak, Jacqueline A., 1271 S. Bonsall Street, Philadelphia, PA 19146.
 DAUBERT, CLAYTON H. - Worcester Township; Brasberger, Dana E., 206 Stone Ridge Drive, Norristown, PA 19401.

- DELLAQUILA, JENEEN M. - Upper Providence Township; Dellaquila, John A., 250 Hudson Drive, Phoenixville, PA 19460.
- DIMITRY JR., JAMES J. - Norristown Borough; Dimitry, Steve A., 210 Liberty Avenue, West Norriton, PA 19403; Kidd, Linda M., 3212 Nottingham Road, East Norriton, PA 19403.
- DIMITRY, MARY T. - Norristown Borough; Dimitry, Steven A., 210 Liberty Avenue Norristown, PA 19403.
- ENGRO, MARY - Norristown Borough; Engro, Francis, 1239 Ridgeview Road, Phoenixville, PA 19460; Engro, Stephen, 17300 Preston Road, Suite 120, Dallas, TX 75252.
- FITZGERALD, DONNA A. - Lansdale Borough; Pennypacker, Carol W., 612 Driftwood Lane, Downingtown, PA 19336.
- FLANNERY, THOMAS A. - Lower Merion Township; Flannery, Susan B., 200 N. Wynnewood Avenue, Wynnewood, PA 19096.
- GEFTMAN, JERRY - Montgomery Township; Geftman, Michael, 600 Pond Vista Lane, Apt. C, Manheim, PA 17545; Geftman, William, 1107 Rodman Street, Philadelphia, PA 19147; Sussman, Rita, 1527 Shoemaker Road, Abington, PA 19001.
- GRAY, JERRYLDEANE B. - Narberth Borough; Gray III, George W., 229 W. Wayne Avenue, Wayne, PA 19087.
- GROSS, JOHN B. - Lower Gwynedd Township; Medaglio, Jeffrey M., 4032 Diane Way, Doylestown, PA 18902.
- HALLMAN, ELIZABETH A. - Lower Providence Township; Hallman, James, 59 Crawford Drive, Jeffersonville, PA 19403.
- HARTMAN, JAMES E. - Montgomery Township; Hartman, Alisa, 2 N. State Street, Newtown, PA 18940.
- HINDIN, MARILYN - Lower Merion Township; Jarin, Kenneth M., 1 Greenbriar Circle, Newtown, PA 18940.
- HOVIS, FRANCES D. - Abington Township; Hovis, James F., 161 Becky's Corner, Chalfont, PA 18914.
- IRVINE, JAMES G. - Upper Merion Township; Irvine, Timothy T., 1125 Kolbe Lane, West Chester, PA 19382; Irvine, Michael F., 708 Canterbury Lane, Villanova, PA 19085.
- JAMES, WANDA A. - Plymouth Township; Speers, Thomas J., 651 W. Germantown Pike, Plymouth Meeting, PA 19462.
- JONES, CAROLINE R. - Douglass Township; Milbourn, Janine I., 288 Hoffmansville Road, Bechtelsville, PA 19505.
- KAUFFMAN, GARY S. - Plymouth Township; Banyascki, Jennifer H., 3106 Plymouth Rock Road, Plymouth Meeting, PA 19462.
- KAVALUSKY JR., JOHN S. - Plymouth Township; Black, Mary T., 663 Fulton Street, Conshohocken, PA 19428.
- KINGSLEY, CLIFFORD E. - West Norriton Township; Kingsley, Barbara A., 201 School Lane, Norristown, PA 19403.
- LAWSON, KATHRYN A. - Narberth Borough; Pillart, Mary K., 1828 Woodberry Circle, Melbourne, FL 32935.
- LEEDOM, ANN - Limerick Township; Shuster, Elizabeth M., 302 Pebble Beach Drive, Linfield, PA 19468.
- LOWENTHAL, ROBERT A. - Cheltenham Township; Ufberg, Wendi, 801 Old York Road, Jenkintown, PA 19046.
- MCDONALD, BRYAN - Upper Moreland Township; McDonald, Michael, 926 Red Coat Farm Drive, Chalfont, PA 18914.
- MENALDI, DEBORAH A. - Norristown Borough; Hecht, Ashley B., 908 E. Fornance Street, Norristown, PA 19401.
- MILLER, MARY J. - Montgomery Township; Dimartile, Leslie M., 209 Elliger Avenue, Fort Washington, PA 19034.
- MORTIMER, ELIZABETH L. - Lansdale Borough; Mortimer, George J., 112 Birchwood Drive, Chalfont, PA 18914.
- MYERS, ROBERT E. - Lower Gwynedd Township; McAneney, John J., Esq., 400 Maryland Drive, Fort Washington, PA 19034; Myers, Richard E., 145 Tennis Avenue, Ambler, PA 19002.
- PARISEAU, RICHARD J. - Lower Merion Township; Pariseau, Robert S., 602 Crossing Court, Kennett Square, PA 19348.
- PARNES, SUSAN B. - Upper Dublin Township; Parnes, Curt I., 1426 Treectop Lane, Ambler, PA 19002.
- PAYTON JR., MARTIN J. - Upper Gwynedd Township; Payton III, Martin J., 134 Rue Street, Line Lexington, PA 18932.
- PRINGLE, ANNE N. - Whitemarsh Township; Pringle IV, Arthur E., 583 Deer Ridge Drive, Bayfield, CO 81122.
- PUPPO, HEIDI A. - Upper Salford Township; Pingitore, Wendy S., 315 Woods Edge Drive, Douglassville, PA 19518.
- RAMBO, SANDRA J. - Norristown Borough; Thompson, Vickii B., 191 Laver Road, Schwensville, PA 19473.
- REINERT, FRANCIS R. - Hatboro Borough; Reinert, Doris F., 530 Street Road, Southampton, PA 18966.
- SAYLOR, MARY F. - Towamencin Township; Saylor, Bryan D., 3200 Patricia Circle, Norristown, PA 19401.
- SCHRAMM, DOREEN K. - Abington Township; Schimpf, Stacy S., 40 Marian Road, Collegeville, PA 19426.
- SCHULTZ, WILLIAM J. - Lower Pottsgrove Township; Schultz, Nancy L., 2461 High Street, Pottstown, PA 19464.
- SCUTTI, MICHELLE L. - Springfield Township; Thomas, Mackenzie S., 404 Burton Road, Oreland, PA 19075.
- SHINNERS, ANNE P. - Conshohocken Borough; Shinners, Francis J., 211 E. Tenth Avenue, Conshohocken, PA 19428.
- SIEGEL, MARLENE K. - Abington Township; Perkiss, Gary M., 801 Old York Road, Jenkintown, PA 19046.
- STECK, TRUDY N. - Lansdale Borough; Carlo, Tara, 832 Yorktown Road, Lansdale, PA 19446.
- STRAUSS, LOUISE A. - Lower Merion Township; 1600 Market Street, 6th Floor, Philadelphia, PA 19103.
- STRECK, LAWRENCE V. - Perkiomen Township; Rodden, Sandra, 207 Clarion Drive, Douglassville, PA 19518.
- VEITH, DANIEL A. - Springfield Township; Veith, Richard B., 1719 Edge Hill Road, Abington, PA 19001.
- WILSON, DAVID L. - Abington Township; Cook, Steven, 48 Leffler Hill Road, Flemington, NJ 08822.
- YALE, IVAN F. - Limerick Township; Noble, Dorothy E., 34 Mill Lane, Linfield, PA 19468.