

## SHERIFF'S SALES

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

### To all parties in interest and claimants:

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

### Second Publication

By virtue of a Writ of Execution **No. 2011-07657**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point the Southeasterly side of Green Street, one hundred forty feet Northeasterly from the East corner of Chestnut Street and Green Street, a corner of this and a four feet wide alley; thence, along said alley, Southeasterly, seventy-three feet six inches to a three feet wide alley; thence, along the side thereof, Southwesterly, parallel to Green Street, thirteen feet eight inches to the line of land, now or late of Samuel L. Butz; thence, along the same, Northwesterly, parallel to the first side and also to Chestnut Street, aforesaid, seventy-three feet six inches to the Southeast side of said Green Street; thence, along said side of Green Street, Northeasterly, thirteen feet eight inches to the place of beginning.

BEING the same premises which Commonwealth Federal Savings and Loan Association, of Norristown, by Deed, dated 7/19/79, and recorded at Montgomery County Recorder of Deeds Office, on 7/20/79, in Deed Book 4433 at Page 179, granted and conveyed unto New Hope Baptist Church.

Parcel Number: 13-00-14112-00-5.

Location of property: 710 Green Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **New Hope Baptist Church** at the suit of Municipality of Norristown. Debt: \$908.53.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-05935**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 3402 on a Certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds, of Montgomery County, in Plan Book A26 at Page 19A, described according to a situation Survey of the 3400 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son, Engineering Co., as endorsed hereon, as follows:

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

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

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

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

The improvements thereon are: Residential, single-family.

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

**Matthew C. Fallings**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-20690**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

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

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

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

By virtue of a Writ of Execution **No. 2021-02712**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN UNIT, designated as Unit Number 21G, being a Unit in Chatham Village of Towamencin Condominium, situate in **Towamencin Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Chatham Village of Towamencin Condominiums, including the Plans attached thereto as an Exhibit, being dated the 15th day of June, A.D. 1981, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on the 22nd day of June A.D. 1981, in Deed Book 4634 at Page 170 etc.

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

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

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

Location of property: Residential, condominium townhouse.

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

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

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

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

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

By virtue of a Writ of Execution **No. 2021-16974**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in Upper Frederick Township, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of "Kerwicz Subdivision", prepared for Kerwicz Associates, by International Environmental Engineers, Inc., dated July 5, 1978, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-33 at Page 14, as follows, to wit:

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

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

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

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

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

The improvements thereon are: Single-family.

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

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-16514**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared as part of Rhinestone Knoll, prepared for Penn Gwyn, L.P., made by Richard C. Mast Associates, P.C., Consulting Engineers, dated 12/4/2000, last revised 11/1/2001, and recorded in Plan Book A-60 at Page 297, as follows, to wit:

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

CONTAINING in area 37,159 square feet.

BEING Lot No. 2 as shown on above Plan.

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

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

The improvements thereon are: Single-family.

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

**Parker McCay, P.A.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-18507**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate on the North side of Sixth Street in **Red Hill Borough**, Montgomery County, Pennsylvania, and lying contiguous to the property of the parties of the second part, bounded and described as follows, to wit:

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

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

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

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

The improvements thereon are: Single-family.

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

**Parker McCay, P.A.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21634**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

#### PREMISES "A"

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

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

BEING Lot No. 101 Norwyn Road.

#### PREMISES "B"

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

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

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

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

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

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

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

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

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

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

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By virtue of a Writ of Execution **No. 2023-02450**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

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By virtue of a Writ of Execution **No. 2023-04837**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan thereof, made by Charles E. Shoemaker, Registered Professional Engineer, Abington, PA, and dated 9/6/1950, as follows, to wit:

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2023-04941**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

Seized and taken in execution as the property of **Leanne M. Emig, Executrix of the Estate of Jeffrey L. Morgan a/k/a Jeffrey Lewis Morgan, deceased 12/28/20217** at the suit of Firstrust Bank. Debt: \$152,555.47.

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

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

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

By virtue of a Writ of Execution **No. 2023-06238**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

BEING Lot No 2 on said Plan.

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2023-09487**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon to be erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey by Carl H. Maring, Registered Professional Engineer, dated April 26, 1960, and recorded August 17, 1960, in the Office of the Recorder of Deeds, in and for Montgomery County at Norristown, Pennsylvania, in Plan Book B-6 at Page 17, as follows, to wit:

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

CONTAINING 1.005 acres, more or less.

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2023-10526**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, drawn according to a Final Plan of Subdivision, prepared for New Hanover Associates, by Urwiler & Walter, Inc., dated 4/24/90, last revised 7/3/91, and recorded in Norristown, PA, in Plan Book A52 at Page 479, as follows, to wit:

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

BEING Lot No. 3 on said Plan.

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

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

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

The improvements thereon are: Single-family dwelling.

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

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-10616**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

BEING the same premises which Oleg Khramov, by Deed, dated 4/14/2022, and recorded 5/19/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6283 at Page 429, granted and conveyed unto Same Amir Laghzaoui.

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

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

The improvements thereon are: Residential property.

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

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

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

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

By virtue of a Writ of Execution **No. 2023-17450**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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



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

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

By virtue of a Writ of Execution **No. 2023-24480**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

BEGINNING at a point, located on the South line of Lot No. 1, said point being situated South 18 degrees 8 minutes 00 seconds East, a distance of 52.24 feet, South 22 degrees 4 minutes and 52 seconds East, a distance of 157.87 feet, North 56 degrees 30 minutes 00 seconds East, 281.13 feet form a point located at the intersection of the centerline of Bartman Avenue, with the East right-of-way line of East Philadelphia Avenue (PennDOT Traffic Route 73-Main Street); thence, extending from said point of beginning, along the abovementioned parcel, to be included with Lot No. 1, North 56 degrees 30 minutes 00 seconds East, 25.00 feet to a point, in the bed of a drainage easement; thence, crossing same and extending South 33 degrees 08 minutes 00 seconds East, 181.44 feet to a point; thence, extending South 54 degrees 25 minutes 00 seconds West, 25.02 feet to a point on the said Northeasterly side of an 18 feet wide unimproved alley and right-of-way; thence, extending along the same and re-crossing said easement, North 33 degrees 08 minutes 00 seconds West, 182.35 feet to the first mentioned point and place of beginning.

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2023-25581**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2024-00033**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Arthur Michael Gelembiuk and Lisa Marie Gelembiuk** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1. Debt: \$766,460.07.

**Matthew C. Fallings**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2024-03714**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

BEING Lot 59 as shown on said Plan.

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

By virtue of a Writ of Execution **No. 2024-05485**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEING the same premises which Mary Whelan Sweeney, by Deed, dated 11/18/2003, and recorded at Montgomery County Recorder of Deeds Office, on 1/23/2004, in Deed Book 5491 at Page 2063, granted and conveyed unto Brian McShea. Parcel Number: 65-00-09978-32-5.

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2024-07867**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereon, known as "Part of Rolling Glen Section Number 2", made by Haggerty Boucher and Hagan Inc., Engineers dated January 3, 1958, as follows, to wit:

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2024-08057**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Rockledge Borough**, Montgomery County, Pennsylvania, described according to a lot Plan and Survey thereof, made on July 26, 1924, by William T. Muldrew, Esquire, Borough Engineer of Jenkintown, and recorded at Norristown, in the County of Montgomery in the State of Pennsylvania in Plan Book 6055 at Page 613, as follows, to wit:

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-08408**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision for Charles C. Knox Home, made by Yerkes Associates, Inc., dated 2/28/1977, last revised 05/12/1977, and recorded in Montgomery County, in Plan Book A-30 at Page 21, as follows, to wit:

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

By virtue of a Writ of Execution **No. 2024-08494**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, described according to a Record Plan, made for Lexington Commons Limited, by Chambers Associates, dated 2/21/1983, and last revised 8/27/1985, and recorded 8/30/1985, in Plan Book A-46 at Pages 392 to 398, and described as follows, to wit:

BEGINNING at a point on the Southeast side of Stoneham Circle, said point also being the Northernmost terminus of a round corner, connecting the Southeast side of Stoneham Circle, with the Northeast side of Independence Way (50 feet wide); thence, from said place of beginning and continuing along the Southeast side of Stoneham Circle, North 43 degrees 12 minutes 30 seconds East, 62.72 feet to a point, a corner of Lot No. 136; thence, leaving the

Southeast side of Stoneham Circle, and along Lot No. 136; South 46 degrees 44 minutes 30 seconds East, 145.56 feet to a point, a corner of Lot No. 134; thence, along Lot No. 134, South 39 degrees 3 minutes 26 seconds West, 72.19 feet to a point on the Northeast side of Independence Way; thence, along the Northeast side of Independence Way, the three following courses and distances: (1) North 46 degrees 44 minutes 30 seconds West, 121.57 feet to a point of curve; (2) on the arc of a circle, curving to the left, having a radius of 250.00 feet, the arc distance of 18.50 feet to a point of reverse curve; (3) on the arc of a circle, curving to the right, having a radius of 10.00 feet, the arc distance of 16.44 feet to a point, on the Southeast side of Stoneham Circle, and first mentioned point and place of beginning.

BEING Lot No. 135 on said Plan.

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2024-09115**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of "Brittany Farms at Equus", for Equus Limited Partnership, by Stout, Tacconelli & Associates, Inc. Civil Engineering and Land Surveying, dated January 2, 1990, last revised November 21, 1990, recorded in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Plan Book A-52 at Page 50, as follows, to wit:

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**Marc A. Hess (Henry & Beaver LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2024-09617**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2024-13809**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan thereof, made by Donald H. Schurr, Civil Engineer, and Surveyor of Norristown, Pa., on 2/12/62, as follows, to wit:

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2024-14551**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN frame message, and tenement, and parcel of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-14664**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a certain Proposed Plan, known as Walton Park, made by Edward A. Cardwell, Registered Surveyor, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Deed Book 2221, erroneously described in prior Deed as 2201 at Page 601, as follows, to wit:

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

**To all parties in interest and claimants:**

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

**ARTICLES OF 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.*

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended. The name of the corporation is: **Prosperity Plymouth Inc.**

Articles of Incorporation have been filed on October 28, 2024.

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.

The name of the proposed corporation is: **SCB Moyer Inc.**

And has been delivered to the Secretary of State for filing.

The initial registered office of the corporation is located at: 156 Josephine Avenue, Conshohocken, PA 19428-2834 (Montgomery County).

BY: Shaun P. Moyer

**ARTICLE OF INCORPORATION  
NONPROFIT**

**Miko's Place** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**Matthew DeNucci, Esquire**

31 Bryn Mawr Avenue  
Newtown Square, PA 19073

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-24130

NOTICE IS HEREBY GIVEN that the Petition of Angela McArthur Lutin was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ANGELA LUTIN HANKIN.

The Court has fixed January 8, 2025, at 9:00 AM in Courtroom "TBD" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**CIVIL ACTION**

**PUBLIC NOTICE**

**THERE WILL BE A COURT HEARING  
TO APPROVE THE PRIVATE SALE  
OF LAND BY THE LOWER MERION  
SCHOOL DISTRICT**

1. Properties to be Sold: **1835 County Line, Villanova, PA and 1800 West Montgomery Avenue, Villanova, PA**
2. Date of Hearing: **January 10, 2025 at 1:00 P.M.**
3. Hearing Location: **Montgomery County Courthouse, Norristown, PA 19401, Court Room To Be Determined**

A civil hearing shall be held in a courtroom to be determined of the Montgomery County Courthouse, Norristown, PA on January 10, 2025, at 1:00 P.M. to approve the private sale of 1835 County Line, Villanova, PA and 1800 West Montgomery Avenue, Villanova, PA by the Board of School Directors of Lower Merion School District. This civil hearing is open to the public.

A copy of the Petition of Board of School Directors of the Lower Merion School District to Make Private Sale of Unused and Unnecessary Land is available for review during regular business hours at the District's Administrative Offices at 301 East Montgomery Avenue, Ardmore, PA 19003.

**ESTATE NOTICES**

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

**First Publication**

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

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

**BULGARELLI, AMELIA C., dec'd.**

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



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

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

**DUFFY, MARIE, dec'd.**

Late of Upper Merion Township.  
 Executrix: MELISSA COLLINS,  
 218 Louis Drive,  
 Exton, PA 19341.

ATTORNEY: FRANK W. DALY,  
 DALY LAW FIRM,  
 100 W. 6th Street, Suite #204,  
 Media, PA 19063

**ETHRIDGE, MICHAEL SWAN, dec'd.**

Late of Cheltenham Township.  
 Administratrix: REBECCA BUBB,  
 127 Township Line Road,  
 Jenkintown, PA 19046.

ATTORNEY: THOMAS A. MASTROIANNI,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

**FOY III, WILLIAM P., dec'd.**

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

ATTORNEY: ASHLEY HAN,  
 HIGHPOINT LAW OFFICES,  
 200 Highpoint Drive, Suite 211,  
 Chalfont, PA 18914

**KUZMA, RICHARD EDWARD, dec'd.**

Late of Montgomery Township.  
 Executrix: CHELSEA MAUREEN KUZMA,  
 913 Fraser Road,  
 Erdenheim, PA 19038.

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

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

Late of Hatfield, PA.  
 Executor: DEAN R. LOMONACO,  
 37 Highland Drive,  
 Telford, PA 18969.

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

**MASTRANGELO, JUDITH A., dec'd.**

Late of Montgomery Township.  
 Administrator: CHARLES A. J. HALPIN, III,  
 The Land Title Building, Suite 1830,  
 100 S. Broad Street,  
 Philadelphia, PA 19110.

ATTORNEY: CHARLES A. J. HALPIN, III,  
 The Land Title Building, Suite 1830,  
 100 S. Broad Street,  
 Philadelphia, PA 19110

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

Late of Abington Township.  
 Executrix: ANNE M. SUSS,  
 c/o Nicole B. LaBletta, Esquire,  
 4745 W. Lincoln Highway,  
 Parkesburg, PA 19365.  
 ATTORNEY: NICOLE B. LaBLETTA,  
 RANDY HOPE STEEN LAW OFFICES,  
 4745 W. Lincoln Highway,  
 Parkesburg, PA 19365

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

Late of Upper Gwynedd Township.  
 Executrix: SUSAN P. McMENAMIN,  
 1156 Wayne Avenue,  
 Lansdale, PA 19446,  
 COLLEEN P. McMENAMIN,  
 404 Central Drive,  
 Lansdale, PA 19446

**MOORE, PATRICK JOHN, dec'd.**

Late of Lower Merion Township.  
 Administrator: KEVIN MOORE,  
 c/o Patrick D. McDonnell, Esquire,  
 527 Main Street,  
 Royersford, PA 19468.

ATTORNEY: PATRICK D. McDONNELL,  
 WOLPERT, SCHREIBER McDONNELL P.C.,  
 527 Main Street,  
 Royersford, PA 19468

**PORTER, THOMAS CHARLES, dec'd.**

Late of Pottstown, PA.  
 Executor: EVELYN SPAAR,  
 26377 Meadow Drive,  
 Pioneer, CA 95666.

**ROGALIN, ROGER R., dec'd.**

Late of Montgomery County, PA.  
 Executrix: JEANNE ROGALIN,  
 506 Jennifer Drive,  
 Upper Dublin, PA 19025.  
 ATTORNEY: JAMES P. BENSTEAD,  
 BENSTEAD, MABON & MITSCH, P.C.,  
 124 E. Court Street,  
 Doylestown, PA 18901

**SEMAN, GEORGE W., dec'd.**

Late of Middlesex County, New Jersey and  
 Abington Township, Montgomery County, PA.  
 Executrix: MARCELLA M. FECZKO,  
 2815 Byberry Road, Apt. 217,  
 Hatboro, PA 19040.  
 ATTORNEY: RYAN A. KROCKER,  
 ROTHKOFF LAW GROUP,  
 Seven Neshaminy Interplex, Suite 116,  
 Treviso, PA 19053

**SHAW, JAMES B., dec'd.**

Late of Worcester Township.  
 Executrix: BONNIE E. BUCHAK,  
 c/o Danielle M. Yacono, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.  
 ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, P.C.,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446

**SIMONDS, THERESA M., dec'd.**

Late of West Norriton Township.  
 Administrator: ROY H. SIMONDS,  
 2045 Berkley Road,  
 West Norriton, PA 19403.

**STALLINGS, GEORGE ROBERT LEE, dec'd.**

Late of Montgomery Township.  
 Administratrix: DANA BURNLEY,  
 c/o Latisha Bernard Schuenemann, Esquire,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610.

ATTORNEY: LATISHA BERNARD  
 SCHUENEMANN,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**STROHM, ROBERT L., dec'd.**

Late of Harleysville, PA.  
 Administrator: ROBERT K. STROHM,  
 218 Brookside Circle,  
 Harleysville, PA 19438.

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

**SULLOCK, ANNE C., dec'd.**

Late of Whitmarsh Township.  
 Executor: MICHAEL S. CONNOR,  
 229 Richard Drive,  
 Chestertown, MD 21620.

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

**WASTLE, Jo ANN, dec'd.**

Late of Roslyn, PA.  
 Executor: BRIAN M. WASTLE,  
 1086 Church Street,  
 Abington, PA 19001.

**WHITAKER, JAMES W., dec'd.**

Late of Borough of Conshohocken.  
 Executrix: PATRICIA ANN BLANKEMEYER,  
 958 Scarlet Oak Drive,  
 Chalfont, PA 18914.

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

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

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

ATTORNEY: MICHAEL C. McBRATNIE,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341-0673

**BRIGGS, JOHN M., dec'd.**

Late of Lower Merion Township.  
 Executor: DAVID SMITH,  
 118 Chalfont Road,  
 Kennett Square, PA 19348.

ATTORNEY: SUSAN W. O'DONNELL,  
 REARDON & ASSOCIATES, LLC,  
 985 Old Eagle School Road, #516,  
 Wayne, PA 19087

**BROZENSKE, ANN M., dec'd.**

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

**BUTTARO, DONNA RENEE, dec'd.**

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

**CAPODANNO, COURTNEY LYNNE, dec'd.**

Late of Borough of Collegeville.  
 Administratrix: JEANINE DIEMIDIO,  
 c/o Lesley M. Mehalick, Esquire,  
 30 Cassatt Avenue,  
 Berwyn, PA 19312.

ATTORNEY: LESLEY M. MEHALICK,  
 McANDREWS, MEHALICK, CONNOLLY,  
 HULSE and RYAN P.C.,  
 30 Cassatt Avenue,  
 Berwyn, PA 19312

**CHRISTMAN-GREENLEE, JOYANNE, dec'd.**

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

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

Late of Lower Merion Township.  
 Executors: WILLIAM T. CURRAN AND  
 CHARLES C. CURRAN,  
 c/o Jill R. Fowler, Esquire,

1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: JILL R. FOWLER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

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

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

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

- DIEROLF, ELEANOR M. also known as ELEANOR DIEROLF, dec'd.**  
Late of Montgomery County, PA.  
Executrix: KERANN MARIE DIEROLF-BAUS,  
1156 Highland Avenue,  
Abington, PA 19001.  
ATTORNEY: DAVID A. SCHWEIZER,  
MANIACI, CICCOTTA & SCHWEIZER,  
6720 Frankford Avenue,  
Philadelphia, PA 19135,  
215-332-2626
- ELDREDGE, BAMBINA, dec'd.**  
Late of West Norriton Township.  
Administrator: PETER ELDRIDGE,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446
- FREDERICK, GLENN D., dec'd.**  
Late of Lower Gwynedd Township.  
Executrix: LORI E. FREDERICK-IMBROGULIO,  
760 Hickory Limb Circle, W,  
Bel Air, MD 21014.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- GARBER, ROBIN Z., dec'd.**  
Late of Red Hill, PA.  
Executor: STEFY BEURY.  
ATTORNEY: JANET K. LUBON,  
516 Main Street,  
Pennsburg, PA 18073
- GRIM, JEANETTE, dec'd.**  
Late of Upper Frederick Township.  
Executrix: WENDY YAMBOR,  
51 Sunset Drive,  
Boyertown, PA 19512.  
ATTORNEY: JANNA M. PELLETIER,  
535 N. Church Street, Suite 115,  
West Chester, PA 19380
- HALLIDAY, JOHN HENRY, dec'd.**  
Late of Montgomery County, PA.  
Executor: KEVIN HALLIDAY,  
104 Maple Avenue,  
Hatboro, PA 19040.
- HARKER, ELAINE A., dec'd.**  
Late of Whitmarsh Township.  
Co-Executors: JOHN A. HARKER AND  
ROBERT E. HARKER, JR.,  
c/o James F. Crotty, Esquire,  
P.O. Box 262,  
Blue Bell, PA 19422.  
ATTORNEY: JAMES F. CROTTY,  
P.O. Box 262,  
Blue Bell, PA 19422,  
215-643-2992
- HARTMAN, PHYLLIS M., dec'd.**  
Late of Lower Merion Township.  
Executrix: CAROLYN R. HARTMAN,  
c/o Lawrence S. Chane, Esquire,  
One Logan Square, 130 N. 18th Street,  
Philadelphia, PA 19103-6998.  
ATTORNEY: LAWRENCE S. CHANE,  
BLANK ROME LLP,  
One Logan Square, 130 N. 18th Street,  
Philadelphia, PA 19103-6998
- HAWKINS, ROSE CONNORS also known as ROSE C. HAWKINS and ROSE HAWKINS, dec'd.**  
Late of Whitmarsh Township.  
Executrix: JACQUELINE K. ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118.  
ATTORNEY: JACQUELINE K. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118
- JONES JR., DONALD S., dec'd.**  
Late of Borough of Souderton.  
Administratrix: JANET JONES,  
c/o Amy R. Stern, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.
- JORDAN, EARLENE, dec'd.**  
Late of Borough of Telford.  
Executor: ASHLEY BROMLEY,  
c/o Jonathan Atkinson, Esquire,  
408 Acorn Avenue,  
Telford, PA 18969.  
ATTORNEY: JONATHAN ATKINSON,  
408 Acorn Avenue,  
Telford, PA 18969
- KILGARRIFF, JOHN JOSEPH, dec'd.**  
Late of West Norriton Township.  
Executor: JOHN KILGARRIFF, JR.,  
645 Hickory Lane,  
Berwyn, PA 19312.
- KIMBALL, SUZANNE, dec'd.**  
Late of Lower Merion Township.  
Executor: JUSTIN KIMBALL,  
1522 Monticello Drive,  
Gladwyne, PA 19035.  
ATTORNEY: L. GERALD RIGBY,  
ARCHER & GREINER P.C.,  
1717 Arch Street, Suite 3500,  
Philadelphia, PA 19103
- LASHCHYK, VERA, dec'd.**  
Late of Cheltenham Township.  
Administrator, CTA: ANDREW TYTLA,  
c/o Paul J. Perpiglia, Esquire,  
Perpiglia & Associates, PC,  
1332 Jackson Street,  
Philadelphia, PA 19148.  
ATTORNEY: PAUL J. PERPIGLIA,  
PERPIGLIA & ASSOCIATES, PC,  
1332 Jackson Street,  
Philadelphia, PA 19148
- LEVIN, ANNE PHOEBE also known as ANNE LEVIN and ANNE P. LEVIN, dec'd.**  
Late of Lower Merion Township.  
Executors: DEL BRUCE LEVIN AND  
JACQUELINE E. BROCKMAN,  
c/o John A. Terrill, II, Esquire,  
1001 Conshohocken State Road, Suite 1-300,  
West Conshohocken, PA 19428.  
ATTORNEY: JOHN A. TERRILL, II,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
1001 Conshohocken State Road, Suite 1-300,  
West Conshohocken, PA 19428
- LOWRY, JUDITH GENE, dec'd.**  
Late of Worcester Township.  
Executor: BENJAMIN R. LOWRY,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.

ATTORNEY: CARLA TRONGONE,  
LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446

**LYKES, HAROLD JOSEPH, dec'd.**

Late of Upper Providence Township.  
Executrix: JAIME E. LYKES,  
16 Vernon Street,  
Sewaren, NJ 07077.

ATTORNEY: RYAN A. KROCKER,  
ROTHKOFF LAW GROUP,  
Seven Neshaminy Interplex, Suite 116,  
Trevose, PA 19053

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

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

**MARTIN, KENNETH EUGENE, dec'd.**

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

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

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

ATTORNEY: STEPHEN H. KALIS,  
FOX ROTHSCHILD LLP,  
P.O. Box 673,  
Exton, PA 19341-0673

**MISSIMER, GAIL E., dec'd.**

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

**MOSER, RUSSELL R., dec'd.**

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

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

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

**OSBORNE, JOYCE IRENE, dec'd.**

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

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

Late of Lower Merion Township.  
Executors: PATRICK J. O'CONNOR,  
DEBORAH BURKE AND  
DAVID ADAMS,

c/o Michael A. Corgan, Esquire,  
1650 Market Street, Suite 2800,  
Philadelphia, PA 19103.  
ATTORNEY: MICHAEL A. CORGAN,  
COZEN O'CONNOR,  
1650 Market Street, Suite 2800,  
Philadelphia, PA 19103

**PROBERT II, EDWIN N., dec'd.**

Late of Borough of Ambler.  
Administratrix CTA: CARLIE A. ZAROFF,  
c/o George M. Riter, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**RATHSMILL, ROBERT H., dec'd.**

Late of Abington, PA.  
Executor: GARY LEE RATHSMILL,  
213 E. Beechtree Lane,  
Wayne, PA 19087.

ATTORNEY: JAMES CUNILIO,  
CUNILIO & CUNILIO,  
P.O. Box 989,  
Bryn Mawr, PA 19010

**ROSEN, CYRILLA G., dec'd.**

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

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

**SILVER, DENNIS, dec'd.**

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

**SPUNGEN, DEBORAH, dec'd.**

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

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

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

**TALACKI, PETER, dec'd.**

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

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

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

**WAHL, CONSTANCE T., dec'd.**

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

**Third and Final Publication****BLAKE, VERONICA J., dec'd.**

Late of Montgomery County, PA.  
 Executor: JANICE GEIGER,  
 1236 Lois Road,  
 Ambler, PA 19002.

**BLUE-WILLIAMS, PATRICIA H., dec'd.**

Late of Upper Dublin Township.  
 Executor: MELISSA R. BROWN,  
 102 Annabel Road,  
 North Wales, PA 19454.

**BOWEN SR., CARLOS JUAN, dec'd.**

Late of North Wales, PA.  
 Administratrix: CHRISTINA HICKS,  
 North Wales, PA.

**BRITCHER, LAWRENCE G., dec'd.**

Late of Limerick Township.  
 Executrix: JANE F. BRITCHER,  
 17 Rumler Drive,  
 Linfield, PA 19468.  
 ATTORNEY: GARY P. LEWIS,  
 LEWIS & McINTOSH, LLC,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**BROOKS, RONALD E., dec'd.**

Late of Lower Merion Township.  
 Administrator CTA: ROBERT SLUTSKY,  
 600 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 SLUTSKY ELDER LAW, P.C.,  
 600 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**BROWN, ANITA E., dec'd.**

Late of Upper Moreland Township.  
 Executor: BRUCE H. BROWN, JR.,  
 c/o Alice Hart Hughes, Esquire,  
 4 Terry Drive, Suite 3,  
 Newtown, PA 18940.

ATTORNEY: ALICE HART HUGHES,  
 4 Terry Drive, Suite 3,  
 Newtown, PA 18940

**CHRISTALDI, MARY ELLEN, dec'd.**

Late of Upper Moreland Township.  
 Administratrix: DONNA MARIE GRECO,  
 1725 Arlington Road,  
 Blue Bell, PA 19422.  
 ATTORNEY: HARRIET R. LITZ,  
 1495 Alan Wood Road, Suite 102 A,  
 Conshohocken, PA 19428

**DEBBS, MARILYN, dec'd.**

Late of Cheltenham Township.  
 Executor: ROBERT H. DEBBS,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**DEVITT, BEVERLY P., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: LAWRENCE SKAHAN,  
 1642 Eldridge Drive,  
 West Chester, PA 19380.  
 ATTORNEY: GARTH G. HOYT,  
 McNEES, WALLACE & NURICK, LLC,  
 426 W. Lancaster Avenue, Suite 110,  
 Devon, PA 19333

**DIESINGER, RAYMOND DOUGLAS, dec'd.**

Late of Limerick Township.  
 Administrator: SUSAN ANNE DIESINGER,  
 1326 Clemmers Mill Road,  
 Schwenksville, PA 19473.  
 ATTORNEY: VALERIE ROSENBLUTH ANGST,  
 ANGST & ANGST, P.C.,  
 878 Main Street,  
 Harleysville, PA 19438

**DIETTERICH, SUSAN M. also known as SUSAN MARIE DIETTERICH, dec'd.**

Late of Upper Hanover Township.  
 Executor: RICHARD E. DIETTERICH,  
 c/o Grim, Biehn & Thatcher,  
 P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: JOEL STEINMAN,  
 GRIM, BIEHN & THATCHER,  
 104 S. Sixth Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**DUNGAN, BARBARA S., dec'd.**

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

**DURBIN, LORETTA, dec'd.**

Late of Flourtown, PA.  
 Executors: LOUIS CALISE,  
 925 Belmont Avenue,  
 Secane, PA 19018,  
 FRANK CALISE,  
 260 Blanchard Road,  
 Drexel Hill, PA 19026.

- EDSALL, MARY ANN D. also known as MARY ANN D. KEEFE, dec'd.**  
Late of Upper Frederick Township.  
Executrices: AMY M. KEEFE,  
1629 Swamp Pike,  
Gilbertsville, PA 19525,  
NORA E. HOUSER,  
524 Creek Road,  
Port Royal, PA 17082.  
ATTORNEY: DAVID A. MEGAY,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464
- FLAD, JOANNE C. also known as JOANNE FLAD, dec'd.**  
Late of Lower Salford Township.  
Executrix: DEBORAH A. FLAD,  
7 Locust Street,  
Malvern, PA 19355.  
ATTORNEY: JASON B. MARTIN,  
THE MARTIN LAW FIRM, P.C.,  
725 Skippack Pike, Suite 337,  
Blue Bell, PA 19422
- FREEMAN, HAYWARD LEE, dec'd.**  
Late of Lower Merion Township.  
Administrator: ROBERT FREEMAN,  
c/o Clair M. Stewart, Esquire,  
The Land Title Building, #1523,  
100 S. Broad Street,  
Philadelphia, PA 19102.  
ATTORNEY: CLAIR M. STEWART,  
The Land Title Building, #1523,  
100 S. Broad Street,  
Philadelphia, PA 19102
- GRIDLEY, JANET K., dec'd.**  
Late of Blue Bell, PA.  
Executrix: JUDITH E. PARR,  
376 Salt Marsh Lane,  
Groveland, FL 34736.
- GROPPER, AMY SUE NATHAN, dec'd.**  
Late of Cheltenham Township.  
Executor: ZACHARY GROPPER,  
c/o Erin Saulino, Esquire,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ERIN SAULINO,  
SAULINO LAW, LLC,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462
- HARRIS, WILLIAM SIXTO, dec'd.**  
Late of Norristown, PA.  
Executor: MICHAEL HARRIS,  
8 Tannery Road,  
Bernville, PA 19506.
- HARVEY, DOROTHY JEAN, dec'd.**  
Late of Upper Moreland Township.  
Executor: RICHARD HARVEY,  
7 School Hill Drive,  
Doylestown, PA 18901.
- HUERTIA, JOSE LUIS MONTIEL, dec'd.**  
Late of Cheltenham Township.  
Executor: JOSE MANUEL PEREIRO OTERO,  
c/o Robert W. Maher, Esquire,  
400 Greenwood Avenue, 1st Floor,  
Wyncote, PA 19095.  
ATTORNEY: ROBERT W. MAHER,  
DYER & MAHER,  
400 Greenwood Avenue, 1st Floor,  
Wyncote, PA 19095
- JANSSEN, CATHERINE, dec'd.**  
Late of Whippain Township.  
Executrix: CHRISTOPHER JANSSEN,  
c/o 807 Bethlehem Pike,  
Erdenheim, PA 19038.  
ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
McLAFFERTY & KROBERGER, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038
- JONES, CAROLINE RUTH, dec'd.**  
Late of Douglass Township.  
Executor: JANINE MILBOURN,  
288 Hoffmansville Road,  
Bechtelsville, PA 19505.
- KATZ, GAIL also known as GAIL L. KATZ, dec'd.**  
Late of Whitemarsh Township.  
Executor: DAVID J. GORBERG,  
c/o Wendy Fein Cooper, Esquire,  
2617 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: WENDY FEIN COOPER,  
SEMANOFF ORMSBY GREENBERG &  
TORCHIA, LLC,  
2617 Huntingdon Pike,  
Huntingdon Valley, PA 19006
- KEMPTER, ANN R., dec'd.**  
Late of Borough of Collegeville.  
Executrix: KATHLEEN M. OZARK,  
315 Carmen Drive,  
Collegeville, PA 19426.  
ATTORNEY: HARRIET R. LITZ,  
1495 Alan Wood Road, Suite 102 A,  
Conshohocken, PA 19428
- KILGORE, ROBERT WAKEFIELD, dec'd.**  
Late of Lower Moreland Township.  
Executrix: MEGAN McCREA,  
1 Summit Street,  
Philadelphia, PA 19118.  
ATTORNEY: MEGAN McCREA,  
ROSS & McCREA LLP,  
1 Summit Street,  
Philadelphia, PA 19118
- KORZ, BARBARA A., dec'd.**  
Late of Lower Gwynedd Township.  
Executrix: JANET KOVACS,  
c/o Roman J. Koropey, Esquire,  
237 S. Bryn Mawr Avenue, Suite 100,  
Bryn Mawr, PA 19010.  
ATTORNEY: ROMAN J. KOROPEY,  
TIMONEY KNOX LLP,  
237 S. Bryn Mawr Avenue, Suite 100,  
Bryn Mawr, PA 19010
- KRAMER, IRENE E., dec'd.**  
Late of Hatfield Township.  
Administrator: RICHARD T. KRAMER, JR.,  
33 E. Cherry Lane,  
Limerick, PA 19468.  
ATTORNEY: MARY KAY KELM,  
2326 N. Broad Street, Suite 200,  
Colmar, PA 18915
- KUSCIN, LOIS JOAN, dec'd.**  
Late of Willow Grove, PA.  
Administratrix: LOIS FARABELLA,  
16 Abbeyview Avenue,  
Willow Grove, PA 19090.
- McGRATH, MARIE T., dec'd.**  
Late of Borough of Conshohocken.  
Administrator: MARK N. GRIFE,  
4303 Wendy Way,  
Schwenksville, PA 19473.

- ATTORNEY: DIANE M. ZABOWSKI,  
1001 Conshohocken State Road, Suite 1-210,  
West Conshohocken, PA 19428
- McLafferty, Bernard J., dec'd.**  
Late of Whitemarsh Township.  
Co-Executors: EDWARD A. McLAFFERTY AND  
IRENE McLAFFERTY O'NEILL,  
c/o 807 Bethlehem Pike,  
Erdenheim, PA 19038.  
ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
McLafferty & Kroberger, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038
- Merves, Audrey, dec'd.**  
Late of Lower Merion Township.  
Executrices: ELIZABETH BEIN,  
AMY FRIEDMAN AND  
JENNIFER MERVES ROBBINS,  
c/o Andrew J. Haas, Esquire,  
One Logan Square,  
130 N. 18th Street,  
Philadelphia, PA 19103-6998.  
ATTORNEY: ANDREW J. HAAS,  
BLANK ROME LLP,  
One Logan Square,  
130 N. 18th Street,  
Philadelphia, PA 19103-6998
- Miller, Beatrice M., dec'd.**  
Late of Abington Township.  
Administrator: CHARLES A. J. HALPIN, III,  
The Land Title Building, Suite 1830,  
100 S. Broad Street,  
Philadelphia, PA 19110.  
ATTORNEY: CHARLES A. J. HALPIN, III,  
The Land Title Building, Suite 1830,  
100 S. Broad Street,  
Philadelphia, PA 19110
- Nguyen, Ky Van, dec'd.**  
Late of Montgomery Township.  
Executrix: THANH-THAO THI THIEU,  
c/o Mathew A. Levitsky, Esquire,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001.  
ATTORNEY: MATHEW A. LEVITSKY,  
FOX ROTHSCHILD LLP,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001
- Niness, Joan M., dec'd.**  
Late of Lower Providence Township.  
Executor: SAMUEL F. NINESS, III,  
c/o 104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040
- Nyce, Cherolyn D., dec'd.**  
Late of Borough of Souderton.  
Executor: CHAD NYCE,  
41577 White Yarrow Court,  
Ashburn, VA 20148.  
ATTORNEY: KIRSTEN B. MINISCALCO,  
190 Bethlehem Pike, Suite 1, P.O. Box 564,  
Colmar, PA 18915
- O'Reilly, James A. also known as  
Jim O'Reilly, dec'd.**  
Late of Towamencin Township.  
Executor: GREGORY J. PAVLOVITZ,  
408 W. Market Street, 1st Floor,  
Pottsville, PA 17901.
- ATTORNEY: GREGORY J. PAVLOVITZ,  
PAVLOVITZ & FACKENTHAL LLC,  
408 W. Market Street, 1st Floor,  
Pottsville, PA 17901
- Octaviano, Albert, dec'd.**  
Late of Flourtown, PA.  
Executor: BRIAN J. OCTAVIANO,  
4310 McMenamy Street,  
Philadelphia, PA 19136.
- Palmer, Charles T., dec'd.**  
Late of Borough of North Wales.  
Executrix: PATRICIA FERRI,  
236 Rolling Hills Road,  
Pipersville, PA 18947.  
ATTORNEY: STEVEN A. COTLAR,  
23 W. Court Street,  
Doylestown, PA 18901
- Pastore, Maryann E., dec'd.**  
Late of Upper Merion Township.  
Executrix: MARYANN ORVIETO,  
421 General Washington Road,  
Wayne, PA 19087.
- Renn, Colleen A., dec'd.**  
Late of Montgomery Township.  
Executor: CONOR J. RENN,  
29418 Enchanted Breeze Lane,  
Katy, TX 77494.  
ATTORNEY: LAUREN P. BUTTERWORTH,  
LAUREN P. BUTTERWORTH, ESQUIRE, PLLC,  
P.O. Box 113,  
Adamstown, PA 19501
- Root, Frederick Louis, dec'd.**  
Late of West Norriton Township.  
Executrix: KATSUKO WATANABE. ROOT,  
c/o Maza, David & Hoeffel,  
P.O. Box 369,  
Lederach, PA 19450-0369.  
ATTORNEY: JAMES W. MAZA,  
MAZA, DAVID & HOEFFEL,  
P.O. Box 369,  
Lederach, PA 19450-0369,  
215-256-0007
- Rose, Richard A. also known as  
Richard A. Rose, Sr., dec'd.**  
Late of Abington Township.  
Executors: SUZANNE R. WECKENMAN,  
63 Florence Drive,  
Richboro, PA 18954,  
RICHARD A. ROSE, JR.,  
225 Old Field Road,  
Shavertown, PA 18708.  
ATTORNEY: ANDREW P. GRAU,  
THE GRAU LAW FIRM,  
911 Easton Road, P.O. Box 209,  
Willow Grove, PA 19090
- Soskin, Milton also known as  
Milt Soskin, dec'd.**  
Late of Whitpain Township.  
Executors: ROBERT B. SIMPSON AND  
PHILIP R. ROSENFELDT,  
c/o Michael F. Rogers, Esquire,  
301 E. Germantown Pike, 1st Floor,  
East Norriton, PA 19401.  
ATTORNEY: MICHAEL F. ROGERS,  
SALVO ROGERS ELINSKI & SCULLIN,  
301 E. Germantown Pike, 1st Floor,  
East Norriton, PA 19401
- Subber, Josephine M., dec'd.**  
Late of Whitpain Township.  
Executrix: ELAINE E. KELLY,  
4220 Thistlewood Road,  
Hatboro, PA 19040.

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

**TALESE, CATERINA, dec'd.**  
Late of Ambler, PA.

Executor: VINCENT TALESE, JR.,  
c/o Stern & Eisenberg,  
1581 Main Street, Suite 200,  
Warrington, PA 18976.

ATTORNEY: THOMAS E. SHEA,  
1581 Main Street, Suite 200,  
Warrington, PA 18976

**TAYLOR JR., ALEXANDER J., dec'd.**  
Late of Borough of Lansdale.

Administrator: MICHAEL A. TAYLOR,  
303 W. Montgomery Avenue,  
North Wales, PA 19454.

ATTORNEY: MARY KAY KELM,  
2326 N. Broad Street, Suite 200,  
Colmar, PA 18915

**THOMPSON, ARTHUR F., dec'd.**  
Late of Montgomery Township.

Executor: DONALD R. THOMPSON,  
c/o Lisa A. Shearman, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.

ATTORNEY: LISA A. SHEARMAN,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446

**VIGNEAULT, BARBARA ANN, dec'd.**  
Late of West Pottsgrove Township.

Executrix: MICHELLE L. VIGNEAULT,  
1315 Pleasant Hill Road,  
Fleetwood, PA 19522.

**WELLIVER, WILLIAM RUSSELL, dec'd.**  
Late of Plymouth Township.

Executor: SCOTT RUSSELL WELLIVER,  
6 Blue Ridge Road,  
Plymouth Meeting, PA 19426.

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

**YACKO, DAVID FRANCIS, dec'd.**  
Late of Lansdale, PA.

Executrix: DEBRA A. YACKO,  
825 N. Broad Street,  
Lansdale, PA 19446.

ATTORNEY: WENDY J. ASHBY,  
314 W. Broad Street, Suite 118,  
Quakertown, PA 18951

**YEAGER SR., ROBERT, dec'd.**  
Late of Abington Township.

Executor: ROBERT A. YEAGER, JR.,  
3865 Brian Court,  
Collegetown, PA 19426.

ATTORNEY: HARRIET R. LITZ,  
1495 Alan Wood Road, Suite 102 A,  
Conshohocken, PA 19428

**YOUNG, DANIEL R. also known as DANIEL ROY YOUNG, dec'd.**  
Late of Horsham Township.

Administratrix CTA: KRISTIN ANN YOUNG,  
1001 Whispering Brooke Drive,  
Newtown Square, PA 19073.

ATTORNEY: ELIZABETH ZWAAN MILNE,  
ELIZABETH ZWAAN MILNE, LLC,  
P.O. Box 161,  
Berwyn, PA 19312

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**FICTITIOUS NAME**

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

**Roxborough Orchestra** with its principal place of business at 410 Baird Road, Merion Station, PA 19066.

The name and address of the entity owning or interested in said business is: Roxborough Chamber Symphony, 410 Baird Road, Merion Station, PA 19066.

The application was filed on November 4, 2024.

**Bryan W. Shook, Esquire**

**Shook Legal, Ltd.**

P.O. Box 84  
Lewisburg, PA 17837

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**TRUST NOTICES**

First Publication

**THE BARBARA L. COHEN  
REVOCABLE TRUST AGREEMENT  
DATED NOVEMBER 27, 1993,  
AS AMENDED NOVEMBER 3, 1995,  
SEPTEMBER 27, 2000 AND MAY 1, 2018**

**Barbara Cohen Kroungold, Deceased  
Late of Upper Dublin Twp., Montgomery County, PA**

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

**Trustee:** Gail Caryn Cohen

c/o E. Marc Miller, Esq.  
100 Front St., #100, Conshohocken, PA 19428

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

Second Publication

**LIVING TRUST OF VIRGINIA BUSTARD  
DATED FEBRUARY 23, 1998**

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

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

**Trustee:** Glenn A. Bustard

c/o Brook Hastings, Esquire  
275 S. Main Street, Suite 11, Doylestown, PA 18901

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



**EXECUTIONS ISSUED**

**Week Ending November 4, 2024**

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

A.U. PHARMACY, INC.: ROTH, DENNIS: ACQUAH, DENNIS: WFSF BANK, GRNSH. - Cencora; 202326585.

BLEILER, RUSSEL: SHEINTOCH, EVERETT: PNC BANK, N.A., GRNSH. - Branch Banking and Trust Company, et al.; 201720565; \$353,825.65.

CHAZAK, TAHLYA: CITIZENS BANK, GRNSH. - LVNV Funding, LLC, et al.; 202305303; \$2,473.51.

CHILBERTI, ANGELA: BANK OF AMERICA, GRNSH. - Jefferson Capital System, LLC; 202015943; \$957.42.

COSENTINO, LYNNE: CITIZENS BANK, GRNSH. - Synchrony Bank; 202225252.

CROOKER, KEVIN: CHASE BANK, GRNSH. - Main Street Acquisition Corporation; 201200887; WRIT/EXEC.

CUETO, ALELI: BANK OF AMERICA, GRNSH. - Discover Bank; 202318145.

DEMCHUK, DMITRY: TD BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202100477; \$3,741.36.

DOWMAN, AUDREY: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202101248; \$9,337.99.

ESTATE OF BARNEY STEAD: ANY AND ALL KNOWN AND UNKNOWN HEIRS OF THE ESTATE OF BARNEY STEAD - NewRez, LLC d/b/a Shellpoint Mortgage Servicing; 202416833.

FORD, JAMES: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201403500; \$1,758.88.

GEORGE, MATTHEW: CHASE BANK, GRNSH. - Northridge Estates Condominium Association; 202416261; \$6,051.39.

GIORGIO, MICHAEL: APEX COMMUNITY FCU, GRNSH. - Unifund Corporation; 201123982; WRIT/EXEC.

GREEN, MARCUS: CITIZENS BANK, GRNSH. - Synchrony Bank c/o Patenaude & Felix; 202107098; \$5,705.22.

GREEN, MARY: FULTON BANK, GRNSH. - CKS Prime Investments, LLC; 202327079.

HAPP, PHETSAMONE: WELLS FARGO BANK, GRNSH. - TD Bank USA, N.A.; 202123403; \$1,431.51.

HEILEMAN, KEVIN: TD BANK, GRNSH. - CKS Prime Investments, LLC; 202403709.

MARRERO, JOSE: WELLS FARGO BANK, GRNSH. - Discover Bank; 202121706.

MARSETT, AYESHA: PNC BANK, GRNSH. - Elite Recovery Services, Inc.; 200811830; \$1,006.79.

MATEO, ELIJAH: BANK OF AMERICA, GRNSH. - Velocity Investments, LLC; 202414931.

McCONNELL, ALEX: UNIVEST BANK AND TRUST CO., GRNSH. - Technology Insurance Company; 202410240; \$8,268.63.

MOORE, TERRENCE: NAVY FEDERAL CREDIT UNION, GRNSH. - PYOD, LLC; 202322563; \$1,042.88.

MUSTAFA, KHITAM: TD BANK, GRNSH. - TD Bank USA, N.A.; 202309866; \$1,918.93.

NEELSON, DEANNA: WELLS FARGO BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202309883; \$2,819.61.

PRUITT, KESHA: KEYBANK, N.A., GRNSH. - Discover Bank; 202323877.

PUGLIESE, EMANUELA: SANTANDER BANK, GRNSH. - TD Bank USA, N.A.; 202310026; \$4,314.68.

PURPOSE RESIDENTIAL, LLC: JPMORGAN CHASE BANK, N.A., GRNSH. - Shelton, James; 202424912; \$5,037.50.

RICHARDSON, MARYLYNN: MERCK SHARP & DOHME FCU, GRNSH. - LVNV Funding, LLC; 202410150; \$4,320.17.

ROTHSTEIN, ADAM - United Wholesale Mortgage, LLC; 202325751; WRIT.

SCHOEMAN, KRISTINA: NAVY FEDERAL CREDIT UNION, GRNSH. - Valentino, Kathryn; 202424819; \$211,666.67.

SHERIDAN, DANIEL: KEY BANK, GRNSH. - CKS Prime Investments, LLC; 202403708.

SHUPP, MEGHAN: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201808328; \$7,214.10.

SIKORA, MARIANO: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201702959; \$5,574.36.

SIMMONDS, JENNIFER: TRUIST BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201417261.

SMALLS, DIANTHE: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - CKS Prime Investments, LLC; 202403712.

STEINBERG, MELISSA: SANTANDER BANK, GRNSH. - LVNV Funding, LLC; 202318029; \$2,755.02.

STERN, RYAN: TD BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201506516; \$1,092.81.

THOMAS, ROBERT: SANTANDER BANK, GRNSH. - LVNV Funding, LLC; 202310013; \$988.81.

VELASQUEZ, STEVE: BSAV FINANCIAL SOLUTIONS, LLC: NAVY FEDERAL CREDIT UNION, GRNSH. - Bankers Healthcare Group, LLC; 202417200; \$88,467.00.

WALL, LAURA: TD BANK, GRNSH. - CKS Prime Investments, LLC; 202325937.

WHITE, KAREN: CITIZENS BANK, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National Bank; 202305211; \$9,539.41.

**JUDGMENTS AND LIENS ENTERED**

**Week Ending November 4, 2024**

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

ANDERSON, STEPHANIE - LVNV Funding, LLC; 202424793; Judgment fr. District Justice; \$1,831.84.

BROWN, LORI - Midland Credit Management, Inc.; 202424668; Judgment fr. District Justice; \$1,267.46.

BYERLY, ADRIENE - Crown Asset Management, LLC; 202424799; Judgment fr. District Justice; \$3,741.55.

CAVALIERE, JOSEPH: TAMMY - Edling, Paul; 202424958; Judgment fr. District Justice; \$11,138.55.

DE GREGORY, MEGAN - LVNV Funding, LLC; 202424767; Judgment fr. District Justice; \$875.17.

DUKES, ZAMIR - Caldwell, Dennis; 202425238; Judgment fr. District Justice; \$7501.75.

ERICKSON, JOSHUA - Barclays Bank Delaware; 202425020; Certification of Judgment; \$4991.64.

EVERETT, STEVE; GLENNON, DAN - D.P. Valley Retail, LLC; 202424930; Complaint in Confession of Judgment; \$119,211.14.

FARINA, RAYMOND - Midland Credit Management, Inc.; 202424664; Judgment fr. District Justice; \$1,276.21.

GILLEN, THOMAS - Midland Credit Management, Inc.; 202424751; Judgment fr. District Justice; \$1,305.74.

GRUMET, THOMAS - Capital One, N.A.; 202425036; Certification of Judgment; \$2,118.25.

HAGIEN, LLC; PARK, JONG - TD Bank, N.A.; 202424859; Complaint in Confession of Judgment; \$185,734.20.

HARRISON, CRYSTAL - Midland Credit Management, Inc.; 202424683; Judgment fr. District Justice; \$1,847.15.

HOUSTON, GISELLE - Midland Credit Management, Inc.; 202424675; Judgment fr. District Justice; \$3,479.57.

JACKSON, STEPHANIE - LVNV Funding, LLC; 202424822; Judgment fr. District Justice; \$1,835.07.

KIM, TEAKSEUGN - Gwynedd TAC, LLC; 202425083; Complaint in Confession of Judgment; \$POSSESSION.

LaMORE, ROBYN - Midland Credit Management, Inc.; 202424657; Judgment fr. District Justice; \$1,692.95.

LOWE, GREGORY - Midland Credit Management, Inc.; 202424686; Judgment fr. District Justice; \$5,610.51.

McCLAIN, JANET; JANET - Miller, Barry; 202424953; Judgment fr. District Justice; \$4,612.63.

McGRATH, CHRISTINE - Crown Asset Management, LLC, Pressler, Felt & Warshaw, LLP; 202424817; Judgment fr. District Justice; \$2,200.95.

MISSIMER, ANDREA - Midland Credit Management, Inc.; 202424659; Judgment fr. District Justice; \$5,253.23.

NANO IONIC MANUFACTURING, INC.; JABLOKOV, EUGENE - TD Bank, N.A.; 202424666; Complaint in Confession of Judgment; \$127,971.02.

RIVERA, LISETTE - Capital One, N.A.; 202425045; Certification of Judgment; \$4,646.83.

SAPIENT INDUSTRIES, INC. - 401 Fourth Street, Inc.; 202425089; Complaint in Confession of Judgment; \$61,972.38.

SAPIENT INDUSTRIES INC - 401 Fourth Street, Inc.; 202425093; Complaint in Confession of Judgment; \$POSSESSION.

SHAFER, LINDSEY - Midland Credit Management, Inc.; 202424654; Judgment fr. District Justice; \$1,111.39.

SMITH, DOUGLAS - Barclays Bank Delaware; 202425062; Certification of Judgment; \$5,523.89.

WAYBRIGHT, COLEEN - Barclays Bank Delaware; 202425026; Certification of Judgment; \$5,797.51.

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

Abundant Life Family Services, LLC; 202470399; \$12,373.26.

Antonello Ianieri & C. Ianieri, M.D.; 202470392; \$77,834.18.

Brown, Maurice; Tranea; 202470394; \$8,813.71.

ERT Construction Company, LLC; 202470398; \$49,665.48.

Howard, Terrence; 202470396; \$377,118.23.

James Cimbak, LLC; 202470393; \$1,028.38.

Katowitz, Jeffrey; 202470391; \$112,130.88.

M.V. Homes, Inc.; 202470401; \$172.28.

McNamara, Kevin; 202470397; \$86,448.49.

Teets Insurance Group, Inc.; 202470400; \$18,217.65.

Vesta VFO, Inc.; 202470395; \$8,797.44.

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

3 Davisville Lotus Holding, LLC; 202425258; \$331.13.

Ashe, Claude; Tierra; 202425259; \$821.32.

ASP Development, LLC; 202425260; \$355.27.

Bubb, Karen; 202425261; \$379.17.

Coyle, Jonathan; 202425262; \$447.51.

Crooker, Kevin; Gradel, Rebecca; 202425263; \$457.27.

Dolsen, Janice; 202425285; \$401.99.

Durham, Desmond; 202425264; \$384.64.

Galgon, Daniel; 202425265; \$333.55.

Godorecci, Dorothy; 202425266; \$355.73.

Goodson, Douglas; 202425267; \$389.47.

Hasty, Jesse; 202425268; \$340.45.

Lobach, Robach; Marie; 202425269; \$427.70.

Man, Cheol; Park, Kyong; 202425274; \$335.18.

Matta, Lori; Gabriel; Gabrielle; 202425275; \$492.65.

Mccormick, Kimberly; 202425276; \$353.73.

Nicholson, Grace; Daniel; Shane, et al.; 202425277; \$371.53.

O'Connor, Niall; Carrie; 202425278; \$328.79.

Owie, Gaius; Sims, Elyse; 202425283; \$367.55.

Papadopolous, Thomas; 202425284; \$761.75.

Vega, Yarelie; 202425286; \$422.52.

Weber, Tiffany; 202425287; \$733.03.

Yi, Paul; Nicole; 202425288; \$398.75.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending November 4, 2024**

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

AMBACH, MICHELLE C. - Upper Moreland Township; Rhoads, Dolores J., 411 Manor Road, Hatboro, PA 19040.

ASHENBRENNER, JOSEPH - Abington Township; Sulock, Kelly A., 1113 Churchville Road, Southampton, PA 18966.

BAIRD, MARY E. - Lower Pottsgrove Township; Bielecki, Patricia, 334 Rosecliff Drive, Douglassville, PA 19518.

BRUNO, ANTHONY F. - Cheltenham Township; Bruno, Joanne R., 309 Florene Avenue, Jenkintown, PA 19046.

CAPUZZI, DAVID M. - Upper Merion Township; Capuzzi, Ruth J., 590 Fletcher Road, Wayne, PA 19087.

DINKINS SR., RONALD - Abington Township; Alston, Rennee J., 104 Magella Court, North Wales, PA 19454; Dinkins Jr., Ronald H., 410 Sterling Avenue, New Castle, DE 19720.

FIELDS, BARBARA C. - West Norriton Township; Conte, Patrick, 29 Douglas Street, Ambler, PA 19002.

GINER, ROBERT J. - Pottstown Borough; Giner, Mark F., 209 Quail Drive, Gilbertsville, PA 19525.

GREENE, RICHARD - Abington Township; Greene, Natalie, 2718 Ivy Lane, Glenside, PA 19038.

- KINCADE III, CHARLES H. - Plymouth Township; Kincaide IV, Charles H., 1046 DeKalb Pike, Bridgeport, PA 19405.
- LAURENCE, PAUL R. - Limerick Township; Laurence, Lesley, 1207 Duchess Court, Royersford, PA 19468.
- MALLIS, DAVID G. - Cheltenham Township; Mallis, Jana B., 53 Dewey Road, Cheltenham, PA 19012.
- MILLER, ELLIS - Upper Dublin Township; Miller, Sandra B., 1316 Barton Drive, Fort Washington, PA 19034.
- MOORE, PATRICK J. - Lower Merion Township; Moore, Kevin, 455 E. 14th Street, New York, NY 10009.
- MOULDEN, YVONNE M. - Hatfield Township; Farmer, Terris, 1610 School Road, Hatfield Township, PA 19441.
- NGUYEN, HOA T. - Hatfield Township; Nguyen, Peter X., 604 Christian Street, Philadelphia, PA 19147.
- NOVITSKI, CHARLES P. - Upper Providence Township; Delahanty, Patrick A., 55 Windsor Place, Collegeville, PA 19426.
- PENNYPACKER, BARBARA J. - Upper Dublin Township; Pennypacker, Stuart, 270 Camphill Road, Fort Washington, PA 19034.
- ROCCO, MARY ANN - Rocco, Julius K., 150 Cassell Road, Harleysville, PA 19438.
- SANDY JR., NORMAN M. - Abington Township; Sandy, Jeannie L., 928 Cricket Avenue, Glenside, PA 19038.
- SMITH, JAMES V. - Cheltenham Township; Smith, Brendan J., 2501 Maryland Road, Willow Grove, PA 19090.
- STRELECKI, PAULA - Telford Borough; Strelecki, James T., 331 W. Broad Street, Telford, PA 18969.
- DIORIO, JENNIFER - Blumberg, David; 202424625; Complaint Divorce.
- EMSWILER, BRITTANY - Wolfe, Jonathan; 202424688; Complaint for Custody/Visitation.
- FAHEY, AMANDA - Fahey, Matthew; 202425302; Complaint Divorce.
- FINNEY, GLYNISE - Bromell, Jarmaine; 202424636; Complaint for Custody/Visitation; Jordan, Nefertiti C.
- GARCÉS, JESLEY - Melendez, Jovanni; 202425025; Complaint for Custody/Visitation.
- GONZALEZ, ANDRE - Bank of America, N.A.; 202424670; Civil Action; Cawley, Jonathan Paul.
- GRAHAM, RICHARD - Sody, Christina; 202425095; Complaint for Custody/Visitation.
- GREEN, NICOLE - Green, Keith; 202424635; Complaint for Custody/Visitation.
- HAHN, MICHAEL - Hahn, Kathie; 202424893; Complaint Divorce.
- JONES, LATOYA - Jenkintown Gardens Apartments, LLC; 202424913; Defendants Appeal from District Justice.
- KEHOE CONSTRUCTION, INC.: EXELON CORPORATION; JOHN DOE DEFENDANT, ET AL. - Donofrio, Michael; 202424660; Civil Action; Campbell, Charles W.
- KEMPSTER, DEBRA - Kempster, Michael; 202425082; Complaint Divorce.
- KETTERER, JOSEPH - Wieder, Danielle; 202424633; Complaint for Custody/Visitation.
- MARTINEZ CORDON, CESIA - Castro, Juan; 202424881; Complaint for Custody/Visitation; Burns, F. Tighe.
- MICHEL, ANDIE; STEPHANIE - 100 York Holdings, LLC; 202424701; Defendants Appeal from District Justice.
- MOORE, FREDERICK - Perez, Evelyn; 202424031; Complaint for Custody/Visitation.
- MURRAY, BRIAN - Bank of America, N.A.; 202424671; Civil Action; Cawley, Jonathan Paul.
- NEELY, BROOKE - Bank of America, N.A.; 202425169; Civil Action; Polas, Bryan J.
- NICE, HUNTER - Nice, Hannah; 202424942; Complaint Divorce.
- O'LEARY, PATRICK - Nolen, Brooke; 202424925; Complaint for Custody/Visitation.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cybart, Mary; 202424673; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Enoch-Ivery, Dianah; 202424648; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Werschulz, Nathaniel; 202424624; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Fountain, Cody; 202424995; Appeal from Suspension/Registration/Insp.; Doherty, Patrick.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Zieger, David; 202425038; Appeal from Suspension/Registration/Insp.
- RODRIGUEZ, LEO - Stine, Gretchen; 202424957; Petition for Protection from Sexual Viol.
- TATE, CHYENNE - Armstrong, Christopher; 202424628; Complaint for Custody/Visitation.
- WESTON, TANYA - Weston, Frank; 202424896; Complaint Divorce.
- WHITE, KATIE - Lewis, Andres; 202424982; Complaint for Custody/Visitation.

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## SUITS BROUGHT

**Week Ending November 4, 2024**

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

- ADAPTHEALTH - Keith, Coery; 202424853; Civil Action.
- ANDERSON, ROXANNE - Pileggi, Salvatore; 202424903; Petition to Appeal Nunc Pro Tunc.
- BARK, JOHN - Bark, Heather; 202424983; Complaint Divorce.
- BAZEMORE, CHARLES - Qawwam, Ayara; 202423938; Complaint for Custody/Visitation.
- BLOEMKER, CHRISTOPHER - Bloemker, Linda; 202424763; Complaint Divorce.
- BRANNIGAN, STEPHEN - Brannigan, Collette; 202424952; Complaint Divorce.
- CARNEY, LAURIE - LVNV Funding, LLC; 202425027; Civil Action; Carfagno, Christopher B.
- CARRASQUILLO, DEIDEL - Carrasquillo, Daisy; 202425001; Complaint Divorce.
- CORDOBA, ANDREEA - Bank of America, N.A.; 202424667; Civil Action.
- CRUTCHFIELD, TERRI: JACKSON, LETITIA - PGM Real Estate; 202424692; Defendants Appeal from District Justice.
- D'ALESSIO, NICOLE - 11 West Schuylkill Road, Ltd.; 202424507; Petition to Appeal Nunc Pro Tunc.
- DAVINO, RICHARD - Davino, Kimberly; 202425032; Complaint Divorce.

WILBORN, TERELL - Lynnwood Gardens; 202424880;  
Petition to Appeal Nunc Pro Tunc.  
WISLOSKI, DREW; KEASHON, JENNIFER -  
Noman, M.D.; 202424920; Civil Action; Braitman,  
Arthur R.

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## WILLS PROBATED

### Granted Week Ending November 4, 2024

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

ALLETAG, JOAN R. - Towamencin Township;  
D'Agostino, Denise, 1588 Heebner Way, Lansdale,  
PA 19446.

BAGNELL JR., THOMAS J. - Whitpain Township;  
Laprise, Marie B., 571 Gramercy Lane,  
Downingtown, PA 19335.

BICKNESE, MARGARET H. - Lower Providence  
Township; Bicknese, Frederick H.,  
137 N. Hillside Avenue, Chatham, PA 07928.

BOZZELLI, EDWARD V. - East Greenville Borough;  
Bozzelli, Beverly J., 311 W. 4th Street,  
East Greenville, PA 18041.

BRAUER, CARL - Upper Frederick Township;  
Langdon, Heidi, 3408 Foxfield Circle,  
Perkiomenville, PA 18074.

BRUCKER, ELEANOR - Upper Dublin Township;  
Asher, Janine, 215 Belmont Avenue, Oreland,  
PA 19075; Greilich, Karen, 3251 Afton Road,  
Dresher, PA 19025.

CHUN, JACK C. - Plymouth Township; Chen, Thomas C.,  
593 Township Line Road, Blue Bell, PA 19422.

CRAIG, MARY E. - Abington Township; Hunt,  
David E., 114 Cedar Lane, Lansdale, PA 19446.

CUMMINS, JOYCE K. - Upper Moreland Township;  
Gansky, Kari A., 6805 Spruce Mill Drive, Yardley,  
PA 19067.

GEHMAN, SANDRA J. - West Norriton Township;  
Nitka, Sherri, 324 Alberts Way, Langhorne, PA 19047.

GORDON, ELIZABETH W. - Norristown Borough;  
Gordon Jr., Oscar R., 804 Arch Street, Norristown,  
PA 19401.

JOYCE, WILLIAM F. - Horsham Township; Joyce,  
Brian W., 224 E. Glenside Avenue, Glenside, PA 19038.

KALATA, EDWARD A. - Montgomery Township;  
Volk, Jacqueline A., 124 Mallard Drive, W.,  
North Wales, PA 19454.

KATRINAK, FAY C. - Upper Frederick Township;  
Katrinak, Steven J., 546 Dotts Street, Pennsburg,  
PA 18073; Katrinak, Thomas P., 1502 Ide Drive,  
Lansdale, PA 19446.

LANDIS, WARREN B. - Souderton Borough; Landis,  
Linda I., 668 Lower Road, Souderton, PA 18964.

LAWS, CAROL A. - Cheltenham Township; Tanimola,  
Jade, 100 Breyer Drive, Elkins Park, PA 19027.

MANLEY, PAULINE D. - Lower Merion Township;  
Manley, Philip M., 1421 Orchard Way, Bryn Mawr,  
PA 19010.

McMENAMIN SR., MICHAEL F. - Upper Gwynedd  
Township; McMEnamin, Colleen P., 404 Central Drive,  
Lansdale, PA 19446; McMEnamin, Susan P.,  
1156 Wayne Avenue, Lansdale, PA 19446.

MING, LAI Y. - Horsham Township; Ming, Carolyn,  
277 Country Club Drive, Telford, PA 18969.

MOORE JR., JOSEPH P. - Lower Merion Township;  
Moore, Harriet, 400 Williamson Road, Gladwyne,  
PA 19035; Moore III, Joseph P., 2142 Welsh Valley Road,  
Phoenixville, PA 19460.

NESBITT III, HARRY J. - Horsham Township; Buccino,  
Samantha J., 47 Wynnere Drive, Horsham, PA 19044.

PALESADO, PATRICIA M. - Lansdale Borough;  
Pressimone, Ann Marie, 1680 Forest Hills Drive,  
Hatfield, PA 19440.

PORTER, THOMAS C. - Pottstown Borough; Spaar,  
Evelyn M., 26377 Meadow Drive, Pioneer, CA 95666.

POWELL, NANCY L. - Montgomery Township;  
Powell, Harold D., 2512 Cold Point Hill Road,  
Plymouth Meeting, PA 19462.

RAFALKO, LEONARD G. - Pennsburg Borough;  
Rafalko, Jessica C., 426 N. Holly Street, Philadelphia,  
PA 19104.

SMOYER, JAMES R. - Ambler Borough; Penecale,  
George A., 513 Sylvania Avenue, Glenside, PA 19038.

STOFFLET, DANIEL L. - Perkiomen Township;  
Bean, Linda L., 327 Bridge Street, Collegeville,  
PA 19426.

SUHR, HARRY J. - Upper Frederick Township;  
Schiaivone, Heidi J., 6520 Blue Church Road, S.,  
Coopersburg, PA 18036.

UMSTEAD, ARLENE K. - Limerick Township;  
Barbod, Linda J., 9519 El Granito Avenue,  
La Mesa, CA 91941; Scheck Jr., William E.,  
33 Steinmetz Road, Schwenksville, PA 19473.

VAZQUEZ, LUIS A. - Cheltenham Township; Vazquez,  
Shirly, 8229 Highschool Road, Cheltenham, PA 19027.

VILLANO, PHYLLIS P. - West Pottsgrove Township;  
Villano, Anthony P., 704 Brainerd Road, Exton,  
PA 19341.

WEBSTER, DORIS - Upper Merion Township;  
Webster, Gregory J., 8128 Saint Martin's Lane,  
Philadelphia, PA 19118.

WHITAKER, JAMES W. - Conshohocken Borough;  
Blankemeyer, Patricia A., 958 Scarlet Oak Drive,  
Chalfont, PA 18914.