

SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, February 26, 2025.

To all parties in interest and claimants:

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

First Publication

By virtue of a Writ of Execution **No. 2016-05508**, 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 thereon erected, being Lot No. 20 on a Plan of Lots, laid out by Mike Tose, according to a Survey, made June 1914, by James Cresson, C.E., and now lodged for record, situate in the Village of Swedesburg, in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described as one Lot as follows, to wit:

BEGINNING at a point on the Northeast side of Tose Road, laid out on said Plan, at the distance of 396.95 feet, Northwesterly from the Northwest side of Church Road; thence, along said side of said Tose Road, North 23 degrees 45 minutes West, 20 feet to a point, a corner of Lot No. 21 on said Plan; thence, along said Lot No. 21, North 66 degrees 15 minutes East, 119.82 feet to the Southwest side of an alley, laid out 10 feet, and running from Church Road to Stewart Street, as laid out in said Plan; thence, along said side of said alley, South 23 degrees 45 minutes East, 20 feet to a point, a corner of this and Lot No. 19, being land, now or late of Jan Kopacs and Mary, his wife; thence, along said Lot No. 19 and land, aforesaid, the line passing through the middle of the partition wall, between this house and the house are the adjoining Lot, South 66 degrees 15 minutes West, 119.62 to the place of beginning.

BEING the same premises, which Anna Narvich, by Deed, dated May 29, 2002, and recorded in the Office of Recorder of Deeds of Montgomery County on August 7, 2002, in Deed Book 5418 at Page 2245, granted and conveyed unto Patricia A. Gahm.

Parcel Number: 58-00-18976-00-1.

Location of property: 707 Tose Street, Bridgeport, PA 19405.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Darrell J. Gahm and Patricia A. Gahm** at the suit of U.S. Bank, N.A., Successor Trustee to Bank of America, N.A., Successor in Interest to LaSalle Bank, National Association, on behalf of the Registered Holders of Bear Stearns, Asset Backed Securities I Trust 2005-AQ1, Asset-Backed Certificates, Series 2005-AQ1. Debt: \$229,438.81.

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. 2017-10426**, 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 about to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan (Phasing) of Pleasantview Estates Phase, II, prepared by Bursich Associates, Inc., Consulting Engineers, dated 9/20/1989, last revised 9/27/1993, and recorded in Plan Book A54 at Page 344, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deer Ridge Drive (50 feet wide), a corner of this and Lot No. 95 on said Plan; thence, extending from said point of beginning and along the Southeasterly side of Deer Ridge Drive, aforesaid, along the arc of a circle, curving to the right, having a radius of 175.00 feet, the arc distance of 136.03 feet to a point, a corner of Lot No. 93 on said Plan; thence, extending along the same, South, 26 degrees 51 minutes 48 seconds West, 146.41 feet to a point, in line of Lot No. 113 on said Plan; thence, extending along the same and along Lot No. 112 on said plan, North 63 degrees 08 minutes 12 seconds West, 38.53 feet to a point, a corner of Lot No 95, aforesaid; thence, extending along the same, North, 12 degrees 33 minutes 29 seconds West, 138.89 feet to the first mentioned point and place of beginning.

BEING Lot No. 94 on said Plan.

BEING THE SAME PREMISES which Francis M. Summerill and Rosalie Summerill, husband and wife, by Deed, dated May 31, 2006, and recorded on June 7, 2006, in the Office of the Montgomery County, Recorder of Deeds, in Deed Book Volume 5804, at Page 247, as Instrument No. 2006071154, granted and conveyed unto Ibrahim A. Srour and Wafaa Mohammad Zein.

Parcel Number: 42-00-01253-77-5.

Location of property: 2024 Deer Ridge Drive, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Wafaa Mohammad Zein a/k/a Wafaa M. Zein and Ibrahim A. Srour** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan Trust 2006-OC6, Mortgage Pass-Through Certificates, Series 2006-OC6. Debt: \$338,070.91.

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. 2017-27834**, 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 **Plymouth Township**, Montgomery County, Pennsylvania, described according to a Plan of Plymouth Estates, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown PA, on the 21st day of August A.O. 1961, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, PA, in Plan Book A7 at Page 54, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Arrow Head Lane (fifty feet wide), at the distance of four hundred fifty feet, measured South forty three degrees twenty minutes West, along the said side of Arrow Head Lane, from a point of tangent therein, which point of tangent is measured on the arc of a curve, curving to the right, having a radius of twenty feet, the arc distance of thirty one and forty-two one hundredths feet, point of curve on the Southwesterly side of Township Line Road (forty-six and five tenths feet wide).

CONTAINING IN FRONT OR BREADTH on the said side of Arrow Head Lane, ninety-four feet and extending of that width, in length or depth, Southeasterly, between parallel lines at right angles to the said Arrow Head Lane one hundred twenty feet.

BEING the same premises, which Jason Krause and Tracey Krause, by Deed, dated March 21, 2008, and recorded at Montgomery County Recorder of Deeds Office on April 16, 2008, in Deed Book 5689 at Page 1224, granted and conveyed unto Tracey Krause.

Parcel Number: 49-00-00235-00-4.

Location of property: 3034 Arrow Head Lane, Plymouth Meeting, Pennsylvania 19462.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Tracey Krause** at the suit of U.S. Bank Trust, National Association, as Trustee of the Bungalow Series IV Trust. Debt: \$342,406.02.

Dana Marks (Friedman Vartolo, LLP), Attorney(s). I.D. #205165

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. 2021-03472**, 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 Providence Township**, Montgomery County, Pennsylvania, and described according to a Final Plan of Donny Brook Estates, made by CZOP/Spector, Consulting Engineers and Surveyors, dated 1/10/1997 and last revised 5/21/1998 and recorded in Montgomery County, Plan Book A-58, Page 494, as follows, to wit:

BEGINNING at a point in the Southeasterly side of Donny Brook Way, which point of beginning is at the distance of 31.42 feet, measured on the arc of a circle, curving to the right, having a radius of 20.00 feet from a point on the Northeasterly side of D Road; thence, extending from said point of beginning, North 46 degrees 16 minutes 05 seconds East 79.73 feet to a point, a corner of Lot No. 9 as shown on said plan; thence, extending along the same, the three following courses and distances, viz: 1 South 42 degrees 15 minutes 46 seconds East 78.45 feet to a point, and 2 north 72 degrees 15 minutes 46 seconds West 111.11 feet to a point, and 3 South 42 degrees 15 minutes 46 seconds East, crossing the bed of a certain storm drainage easement, also the bed of a certain landscape buffer easement (of variable width), also crossing the bed of Donny Brook Run, also crossing the bed of an existing 20 feet wide sanitary sewer easement, 184.00 feet to a point in line of land now or late of Kenneth F. and Virginia Mazuk; thence, extending along the same, the two following courses and distance, viz: 1 South 47 degrees 44 minutes 14 seconds West 67.05 feet to a point, and 2 South 30 degrees 33 minutes 14 seconds West 84.59 feet to a point on the Northeasterly side of Donny Brook Way; thence, extending along the same, North 43 degrees 43 minutes 55 seconds West 337.89 feet to a point of radial round curve thereon; thence, extending on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on said Plan.

BEING the same premises, which Kelvin Alvin Lashley, by Deed, dated 3/14/2007, and recorded 3/29/2007, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5641 at Page 00271, granted and conveyed unto Kelvin Alvin Lashley and Alice Lashley.

Parcel Number: 61-00-00898-99-4.

Location of property: 4 Donny Brook Way, Collegetown, PA 19426.

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

Seized and taken in execution as the property of **Alice Lashley and Kelvin Alvin Lashley** at the suit of The Bank of New York Mellon, Successor to the Bank of New York, not in its Individual Capacity, but Solely as Trustee, on Behalf of the Holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1. Debt: \$637,973.20.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21728**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

TRACT NO. 1 - BEGINNING at a stone, a corner in the middle of West Broad Street (formerly Poplar Street); thence, extending along land of Ezra Zeigner and Abram S. Gerhart, now Ira S. Reed, North 49 degrees and 1/4 West, 167 feet and 6 inches to a stone, a corner on the line of Franklin Street; thence, extending along the same and land of Jacob G. Leidy, now Henry Haldeman, North 47 degrees East, 50 feet to a corner; thence, by land of Hannah Hemsing, South 43 degrees East, 166 feet and 6 inches to a corner, in the middle of said West Broad Street (formerly Poplar Street); thence, along the middle thereof, South 47 degrees West, 32 feet to the place of beginning.

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

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

BEING the same property as conveyed from Michael D. Murphy to Carlos Q. James, as Sole Owner, as described in Deed Book 5873 at Page 2841, being Instrument # 2013054201, dated 05/16/2013, recorded 05/21/2013, in Montgomery County Records.

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

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

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Carlos Q. James** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust. Debt: \$208,887.21.

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

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

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

By virtue of a Writ of Execution **No. 2022-23229**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan for West Development, by Chester Valley Engineers, Inc., Paoli, Pa., dated 6/7/2000, and last revised 12/6/2000, and recorded at Norristown, Pa., in Plan Book A-59 at Page 453, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Gulph Hills Road (50 feet wide), a corner of lands, now or late of Ronald J. and Joy Kern; thence, from said beginning point, along land, now or late of Kern, North 39 degrees 29 minutes 0 seconds West, 317.20 feet to an iron pin (f), in line of land, now or late of Christopher Carnall and Linda Cruz; thence, partly along land of Carnall & Cruz, and partly along land, now or late of Jonathan D. and Mary K. Pusher, North 58 degrees 36 minutes 0 seconds East, 126.16 feet to an iron pin, a corner of Lot 1 on said Plan; thence,

along line of Lot 1, the two following courses and distances: (1) South 29 degrees 25 minutes 40 seconds East, 142.66 feet to an iron pin; and, (2) South 39 degrees 29 minutes 0 seconds East, 132.82 feet to a point on the Northwesterly side of Gulph Hills Road; thence, along the Northwesterly side of Gulph Hills Road, on the arc of a circle, curving to the left, having a radius of 525 feet, the arc distance of 103.53 feet to a monument, a corner of land, now or late of Kern, the first mentioned point and place of beginning.

BEING Lot 2 as shown on said Plan.

UNDER AND SUBJECT TO a certain easement to be granted to the Township of Upper Merlon for the right, but not the obligation, to enter upon Lot No. 2, herein described to improve stormwater facilities to be located thereon.

UNDER AND SUBJECT TO the restriction any and all stormwater management facilities located on Lot No. 2, shall not be altered and/or removed.

UNDER AND SUBJECT TO all notes and restrictions as set forth and noted on the above mentioned and recorded Plan in Plan Book A-59 at Page 453, as the same relate to the aforementioned stormwater management facilities.

TITLE TO SAID PREMISES IS VESTED IN John J. Kolea and Patricia S. Kolea, husband and wife, by Deed from John J. Kolea and Patricia S. Kolea, husband and wife, dated February 9, 2009, and recorded February 9, 2009, in Deed Book 5721 at Page 1416, being Instrument Number 2009010334.

Parcel Number: 58-00-08719-01-6.

Location of property: 375 Gulph Hills Road f/k/a 330 Gulph Hills Road, Wayne, PA 19087.

The improvements thereon are: Residential - residential vacant land, 30,001-40,000 square feet.

Seized and taken in execution as the property of **John J. Kolea and Patricia S. Kolea** at the suit of Truist formerly known as Branch Banking & Trust Company. Debt: \$324,246.38.

Chelsea A. Nixon (McCabe, Weisberg & Conway, LLC), Attorney. 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. 2022-25214**, 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.

PREMISES "A"

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan thereof, made by Sydney B. Barnes, Registered Engineer, on November 5, 1953, as follows, viz:

THE distance of 1237.75 feet, Northeastwardly, from the center distance of 92.38 feet to a point; thence, extending South 50 degrees 52 minutes 12 seconds East, a distance of 240.61 feet to a point; thence, extending South 39 degrees 07 minutes 48 seconds West, a distance of 120 feet to a point; thence, extending North 50 degrees 52 minutes 12 seconds West, a distance of 36.22 feet to a point; thence, extending North 34 degrees 50 minutes 14 seconds West, a distance of 94.07 feet to a point; thence, extending North 46 degrees 05 minutes 16 seconds West, a distance of 159.43 feet to a point, on the center line of Warminster Road, the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot, or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof, made by Barnes & McLaughlin, Civil Engineers, dated May 19, 1955:

BEGINNING at a point, on the title line, in the bed of Warminster Road, at the distance of 1330,129 feet, measured along said title line through the bed of Warminster Road from York Road; thence from said beginning point and extending along the title line through the bed of Warminster Road, the next 2 following courses and distances: (1) North 68 degrees 12 minutes 48 seconds East, 26.79 feet to a point, an angle; (2) North 55 degrees 45 minutes 48 seconds East, 52,938 feet to a point, a corner of Lot No. 5; thence, extending South 41 degrees 58 minutes 12 seconds East, crossing the Southeasterly side of Warminster Road, and extending along line of Lot No. 5 on said Plan, 273.00 feet to a point; thence, extending South 23 degrees 24 minutes 40 seconds West, 157.80 feet to a point, a corner of Lot No. 3; thence, extending along the said Lot No. 3, North 50 degrees 52 minutes 12 seconds West, 100.03 feet to a point; thence, extending North 39 degrees 07 minutes 48 seconds East, 120.00 feet to a point; thence, extending North 50 degrees 52 minutes 12 seconds West, recrossing the Southeasterly side of Warminster Road, 240.71 feet to a point, in the title line in the bed of said Warminster Road, the first mentioned point and place of beginning.

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

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made February 21, 1957, and last revised November 11, 1960, by Russell S. Lyman, Registered Engineer and Surveyor of Huntingdon Valley, PA, as follows, to wit:

BEGINNING at a point in the center line of Warminster Road (45 feet wide, formerly 33.00 feet wide, widened 8.50 feet on the Southeasterly side and 3.50 feet on the Northwesterly side), said the intersection of the center line of York Road (60.00 feet wide), with the center line of aforesaid Warminster Road; thence, from the first mentioned point and place of beginning and extending along the center line of said Warminster Road, North 55 degrees 45 minutes 48 seconds East, 30.28 feet to a point; thence, crossing ___ degrees 58 minutes 12 seconds East, 273.00 feet to a point in the Northwesterly line of land, now or late of John Jensen; thence, along same, South 23 degrees 24 minutes 40 seconds West, 33.00 feet to a point; thence, a new line cutting through the land, now or late of John J. Quigg of which this was a part, North 41 degrees 58 minutes 12 seconds West, 290.83 feet, recrossing the Southeasterly side of aforesaid Warminster Road to a point, in the centerline thereof, the point and place of beginning.

BEING the same premises, which Bonnie Lynn MacDonald and John R. MacDonald, by Deed, dated 10/31/2003, and recorded 1/8/2004, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 05489 at Page 0604, granted and conveyed unto Bonnie Lynn MacDonald.

Parcel Number: 59-00-17923-00-9; 59-00-17920-00-3.

Location of property: 529-531 Warminster Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Bonnie Lynn MacDonald** at the suit of U.S. Bank, National Association, as Trustee, in Trust for the Registered Holders of Citigroup Mortgage Loan Trust 2007-AHL2, Asset-Backed Pass-Through Certificates, Series 2007-AHL2. Debt: \$1,018,441.78.

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. 2023-01186**, 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 buildings and improvements thereon erected situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to Parcel "A" Record Plan (4 of 6), prepared for Philomeno and Salomone, made by Robert E. Blue, Consulting Engineers, P.C., dated March 10, 1994, said Plan being recorded in the Office of the Recorder of Deeds, at Norristown, Montgomery County, Pennsylvania, in Plan Book A55 at Page 407, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Yorkshire Drive (50 feet wide), said point of beginning, a point, a corner of Lot No. 64 as shown on the above-mentioned Plan; thence, extending from said point of curve, along the said side of Yorkshire Drive, the two following courses and distances: (1) on the arc of a circle, curving left, having a radius of 325.00 feet, and the arc distance of 49.41 feet to point of tangent on the same; and, (2) South 00 degrees 47 minutes 06 seconds East, 16.69 feet to a point, a corner of Lot No. 62, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, North 64 degrees 50 minutes 37 seconds West, 137.04 feet to a point, a corner Lot No. 95, as shown on the above-mentioned Plan; thence, extending along the foresaid Lot, North 25 degrees 09 minutes 23 seconds East, 54.98 feet to a point, a corner of Lot No. 64, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, the two following courses and distances: (1) South 64 degrees 50 minutes 37 seconds East, 92.48 feet to a point; and, (2) South 82 degrees 04 minutes 29 seconds East, 20.00 feet to the first mentioned point of curve place of the beginning.

BEING Lot No. 63, as shown on the above-mentioned Plan.

BEING the same premises, which Baiju E. Jacob and Shushan Jacob, by Deed, dated June 16, 2018, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on August 8, 2018, in Deed Book 6102 at Page 00811, et seq., granted and conveyed unto Joanna Biello, in fee.

Parcel Number: 66-00-08478-22-2.

Location of property: 1910 Yorkshires Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joanna Biello** at the suit of Yorkshires of Blue Bell Homeowners Association. Debt: \$6,519.10.

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

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

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

By virtue of a Writ of Execution **No. 2023-01523**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey and Plan thereof, made by Hiltner and Hitchcock, Civil Engineers, dated April 1926 as follows, to wit:

SITUATE on the Southwesterly side of Williams Way (50 feet wide), at the distance of 160 feet Northwestwardly from the Northwesterly side of Rittenhouse Boulevard (50 feet wide), containing in front or breadth along the said side of Williams Way, North 45 degrees 25 minutes West, 85 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to said Williams Way, 200 feet.

BEING the Northwesterlymost 65 feet of Lot No. 3 and the Southeasternmost 20 feet of Lot No. 2, Block "B" on the aforesaid Plan.

BEING the same premises, which Harry Butera and Anna Butera, his wife, by indenture bearing date of October 9, 1942, and recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery on October 10, 1942, in Deed Book No. 1488 at Page 473 etc., granted and surveyed unto Melvin L. Carl and Mildred N. Car, his wife, in feet.

UNDER AND SUBJECT TO certain building restrictions and conditions.

ALSO, ALL THAT CERTAIN tract of piece of land, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being the Southeasterly 10 feet of Lot No. 3, Block "B" on Plan of Fur View Farms, made by Will D. Hiltner, Registered Engineer, Norristown, Pennsylvania, in July 1942, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Williams Way (50 feet wide), at the distance of 174 feet, South 45 degrees 25 minutes East from the Southeasterly side of South Whitehall Road, a corner of Lot No. 3 of which this is part; thence, extending through Lot No. 3, aforesaid; South 44 degrees 35 minutes West, 200 feet to line of land of Harry Butera; thence, by the same, South 45 degrees 25 minutes East, 10 feet to a corner of Lot No. 4 on said Plan; thence, extending along said Lot No. 4, North 44 degrees 35 minutes East, 200 feet to a point on the Southwesterly side of Williams Way, aforesaid, which point is at the distance of 150 feet, Northwestwardly from the Northwestly side of Rittenhouse Boulevard; thence, extending along said Southwesterly side of Williams Way, North 45 degrees 25 minutes West, 10 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Casey, by Deed from Joseph M. Morabito, dated June 17, 2016, and recorded July 19, 2016, in Deed Book 6007 at Page 02267, being Instrument Number 2016052896.

Parcel Number: 63-00-09538-00-2.

Location of property: 1742 Williams Way, Norristown, PA 19403.

The improvements thereon are: Residential, residential vacant land under 5,000 square feet.

Seized and taken in execution as the property of **Michael Casey** at the suit of Lakeview Loan Servicing, LLC. Debt: \$286,541.59.

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

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

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

By virtue of a Writ of Execution No. **2023-01628**, 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 **Norristown Borough**, Montgomery County, Pennsylvania, described according to a plan known as Norriswood Homes, made by Damon and Foster, Civil Engineers, dated July 24, 1955, and last revised June 14, 1957, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dartmouth Drive (fifty feet wide), at the distance of sixty two feet, measured along said Dartmouth Drive, on a course of South thirty eight degrees forty minutes East from a point of tangent in the same, which point of tangent is measured on the arc of a circle, on a line curving to the left, having a radius of twenty feet, the arc distance of thirty one and forty two one hundredths feet from a point on the Southeasterly side of Arch Street (sixty six feet wide); thence, from said beginning point, extending along the Northeasterly side of Dartmouth Drive, South thirty-eight degrees forty minutes East, thirty two feet to a point; thence, extending of that width, in length or depth, North fifty one degrees twenty minutes East, between two parallel lines at right angles with the said Dartmouth Drive, one hundred feet, the Southeasterly line of which passes partly through the title line in the party wall of the house erected on this lot and the house erected on Lot No. 28 on said plan to the Southeast and the Northwestly line thereof, extending through the title line in the bed of a certain driveway erected on this Lot and Lot No. 26 on said plan to the Northwest.

BEING known as Lot No. 27 on said Plan.

BEING the same premises, which Kevin Byron O'Toole and Karen M. O'Toole, by Deed dated July 31, 1996, and recorded in the Office of Recorder of Deeds of Montgomery County on August 6, 1996, in Book 5156 at Page 2113, granted and conveyed unto Victor Badoo and Victoria Badoo.

Parcel Number: 13-00-09288-00-5.

Location of property: 305 Darmouth Drive, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Victor Badoo and Victoria Badoo** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-In-Interest to U.S. Bank, National Association, as Trustee, on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Corp. 2006-WMC1 Asset Backed Pass-Through Certificates, Series 2006-WMC1. Debt: \$156,402.53.

Matthew C. Fallings, Attorney.

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

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

By virtue of a Writ of Execution **No. 2023-02435**, 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, and described in accordance with Plan of Subdivision, prepared for Cobblestone Crossing, by Urwiler & Walter, Inc., dated 09/21/1987 and 6/23/1999, last revised 12/17/1999.

BEGINNING at a point on the Southwesterly side of Cobblestone Drive, 5 feet wide, said point, being a corner of this and Lot No. 77 as shown on said Plan; thence, extending from said point of beginning, along the Southwesterly side of Cobblestone Drive, along the arc of a circle, curving to the right, having a radius of 25 feet, the arc distance of 14 feet to a point, a corner of Lot No. 7, as shown on said Plan; thence, extending along Lot No. 7, North 88 degrees 58 minutes 1 seconds West, 13 feet to a point, in line of Lot No. 71, as shown on said Plan; thence, extending along Lot No. 71 and partly along Lot No. 72, as shown on said Plan, North 45 degrees 54 minutes 33 seconds West, 46.87 feet to a point, a corner of Lot No. 77, as shown on said Plan; thence, extending along Lot No. 77, North 49 degrees 32 minutes 5 seconds East, and partly passing through storm sewer easement, 14 feet to a point, on the Southwesterly side of Cobblestone Drive, being the first mentioned point and place of beginning.

BEING Lot No. 78 Cobblestone Crossing.

BEING the same premises which T.H. Properties, a PA Limited Partnership, by Deed, dated 4/25/2001, and recorded 6/1/2001, in Montgomery County, in Deed Book 5361 at Page 2480, conveyed unto Brian Peragine and Gail L. Peragine, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN George R. Morgan and Maureen Morgan, as Tenants by the Entirety by Deed from Brian Peragine and Gail L. Peragine, dated April 27, 2007, recorded May 22, 2007, in Book No. 5648 at Page 00241, being Instrument No. 2007062169. George R. Morgan is deceased, date of death was October 22, 2012 Parcel Number: 32-00-00807-30-4.

Location of property: 112 Cobblestone Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Maureen Morgan** at the suit of Specialized Loan Servicing LLC. Debt: \$403,385.47.

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

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

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

By virtue of a Writ of Execution **No. 2023-15000**, 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 **Rockledge Borough**, Montgomery County, Pennsylvania, described according to a Plan thereof made by William T. Muldrew, Civil Engineer, dated the 15th of February, A.D. 1936, as follows:

BEGINNING at a point on the Northwesterly side of Fillmore Street (sixty feet wide), at the distance of seventy and five one hundredths feet, Northwestwardly from the Northeasterly side of Chandler Street (forty feet wide); thence, North 47 degrees 19 minutes West, one hundred two and seventy-seven one hundredths feet to a point; thence, extending North 42 degrees 41 minutes East, thirty-five feet to a point; thence, extending 47 degrees 19 minutes East, one hundred one and fifty-one one-hundredths feet to the point on the Northwesterly side of Fillmore Street, South 40 degrees 37 minutes 11 seconds West, thirty five and two hundredths feet to the first mentioned point and place of beginning.

BEING the same premises, which Stephen McGough and Cathy McGough, by Deed, dated 5/27/2008, and recorded 6/12/2008, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5695 at Page 2827, granted and conveyed unto Stephen McGough.

Parcel Number: 18-00-01018-00-8.

Location of property: 7822 Fillmore Street, Rockledge, PA 19046.

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

Seized and taken in execution as the property of **Stephen McGough** at the suit of MidFirst Bank. Debt: \$211,699.85. **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. 2023-15169**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point, in the center line of Sharpless Road, at the distance of 339.45 feet from the point of intersection of the center line of the said road, with the line dividing the Counties of Montgomery and Philadelphia; thence, North 43 degrees 48 minutes West, leaving the said Sharpless Road and along land, now or late of E. Clarence Miller, 228.80 feet to a point; thence, North 46 degrees 12 minutes East, still along the same, 86.00 feet to a point; thence, South 43 degrees 48 minutes East, along the same, and land, now or late of J.M. Holmes, 247.47 feet to a point, in the center line of Sharpless Road, aforesaid; thence, along the center line and curving to the Southwest, with a radius of 741.90 feet, a distance of 88.06 feet to the place of beginning.

BEING the same premises, which Peter A. Puchek and Sherry M. Puchek, husband and wife, by Deed dated July 27, 2007, and recorded on September 10, 2007, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5663 at Page 02436, being Instrument No. 2007109517, granted and conveyed unto Robert J. Burns, Jr.

Parcel Number: 31-00-24448-00-1.

Location of property: 7304 Sharpless Road, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Robert J. Burns, Jr.** at the suit of Elizon Master Participation Trust I, U.S. Bank Trust, National Association, as Owner Trustee. Debt: \$372,097.19.

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. 2023-20451**, 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 Huntingdon Place, a Condominium, situated in **Lower Moreland Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA. C.S.A. 3101, et seq., by the Recording of a Declaration of Condominium, recorded in the Montgomery County Office of Recorder of Deeds, Norristown, Pa., on November 29, 2007, in Deed Book No. 5673 at Page 1244.

BEING designated as Unit No. 206.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

SUBJECT TO covenants, conditions and easements of record.

TITLE TO SAID PREMISES IS VESTED IN Jerry Olson and Inna Olson, husband and wife, by Deed from Toll PA X, L.P., date recorded December 31, 2007, in Book No. 5677 at Page 350, being Instrument No. 2007151402.

Parcel Number: 41-00-09897-06-3.

Location of property: 206 Carson Terrace, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, condominium (mid-rise, 4-6 stories).

Seized and taken in execution as the property of **Inna Olson and Jerry Olson** at the suit of Specialized Loan Servicing LLC. Debt: \$290,976.43.

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

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

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

By virtue of a Writ of Execution **No. 2023-22456**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by Barton and Martin Engineers, Philadelphia, Pennsylvania, on January 24, 1952, as follows to wit:

BEGINNING at a point on the Southwesterly side of Elizabeth Road (forty feet wide), which point is measured South forty-four degrees three minutes six seconds East, one hundred feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of ten feet, the arc distance of twelve and twenty-eight one-hundredths feet from a point on the Southeasterly side of Marie Road (forty feet wide).

CONTAINING IN FRONT OR BREADTH on said Elizabeth Road, one hundred feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to the said Elizabeth Road, one hundred and fifty feet.

BEING Lot No. 31 Elizabeth Road.

Parcel Number: 30-00-17860-00-2.

Location of property: 748 Elizabeth Road a/k/a 31 Elizabeth Road, Jenkintown, PA 19046.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Victor J. Szwanki and Norma L. Szwanki** at the suit of Planet Home Lending LLC. Debt: \$313,888.02.

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

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

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

By virtue of a Writ of Execution **No. 2023-25751**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, or tract of land, with one-half of a double house and other improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania, being more particularly bounded and described according to a survey, made by C. Raymond Weir, Registered Surveyor, on May 26, 1953, as follows:

BEGINNING at a point on the Northeasterly side line of North Spring Garden Street (40 feet wide), at distance of 73.21 feet, Southeast of the intersection of the said side line at North Spring Garden Street, with the Southeasterly side line of Walnut Street (40 feet wide); thence, along other land of the Grantor herein, but about to be conveyed to Donato Calvano, and for a portion of the distance extending through the center of the party wall of a double dwelling erected on this and the adjoining premises, North 57 degrees 01 minute East, 75.50 feet to the rear wall of a certain two and one-half story addition to said dwelling; thence, North 56 degrees 08 minutes East, 74.30 feet to a point on the Southwesterly side line of Ford Street (20 feet wide) (said point being at the distance of 79.44 feet, Southeast from the intersection of the said side line of Ford Street, with the side of Walnut Street); thence, along the said side of Ford Street, South 32 degrees 20 minutes East, 20.56 feet to a point, in line of land, now or late of Antonio Rocchino; thence, along said land, South 54 degrees 30 minutes West, 150 feet to a point on line of the Northeasterly side line of North Spring Garden Street, aforesaid; thence, North 32 degrees 20 minutes West, 26.29 feet to the first mentioned point and place of beginning.

BEING the same premises, which Joyce A. Hare, by Deed, dated 07/19/2021 and recorded 08/12/2021, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6240 at Page 1699, granted and conveyed unto Adam Rothstein, in fee.

Parcel Number: 01-00-05164-00-1.

Location of property: 37 N. Spring Garden Street, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adam Rothstein a/k/a Adam M. Rothstein** at the suit of United Wholesale Mortgage, LLC. Debt: \$314,523.73.

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. 2023-26976**, 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, described as Building No. EE, Unit No. 219, being a Unit in Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium of Green Hill Condominium, bearing the date of 1/29/1981, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on 2/5/1981, in Deed Book 4603 at Page 176, etc., and Plats and Plans for Green Hill Condominium, bearing date of 1/29/1981, and recorded as Exhibit "B" of the Declaration of Condominium of Green Hill Condominium, dated 6/30/1981, and recorded 7/1/1981, in Deed Book 4638 at Page 56, in the Office for the Recording of Deeds of Montgomery County, and as amended by Second Corrective Amendment to Declaration of Condominium, dated 7/10/1981, in Deed Book 4642 at Page 534, also in the Office for the Recording of Deeds of Montgomery County.

TOGETHER with all rights, title and interest, being a 0.186522% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Mohamed Bamba and Fatim Raissa Diomande, by Deed, dated 3/10/2018, and recorded at Montgomery County Recorder of Deeds Office on 3/14/2018, in Deed Book 6082 at Page 1764, granted and conveyed unto Fatima Raissa Diomande

Parcel Number: 40-00-11154-98-3.

Location of property: 1001 City Avenue, Unit EE-219 a/k/a Unit E-219, Wynnewood, PA 19096.

The improvements thereon are: Residential, condominium (high-rise, 7+ stories).

Seized and taken in execution as the property of **Fatima Raissa Diomande a/k/a Raissa Diomande and Mohamed Bamba** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$95,237.65.

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. 2024-01416, 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.

PREMISES "A"

ALL THOSE THREE CERTAIN lots or pieces of land, situated in McKinley (Fourth Ward), Abington Township, Montgomery County, Pennsylvania, on a certain Plan of Lots, known and designated as The East Ogontz Land Company Plan, which Plan is recorded in Montgomery County, Pennsylvania, Recorder of Deeds Office, at Norristown, in Deed Book No. 342 at Page 500, and particularly known and designated on said Plan as Lots Numbers 222, 223, 224 on Cadwalader Avenue.

PREMISES "B"

ALL THOSE TWO CERTAIN lots or pieces of land, situated in McKinley, in Abington Township, Montgomery County, Pennsylvania, on a certain Plan of Lots, known and designated as The East Ogontz Land Company Plan, which Plan is recorded in Montgomery County, Pennsylvania, Recorder of Deeds Office, at Norristown, in Deed Book Number 342 at Page 50, and particularly known and designated on said Plan as Lots Numbered 220 and 221 on Cadwalader Avenue.

THE East Ogontz Land Company Plan, which Plan is recorded in Montgomery, Pennsylvania, Recorder of Deeds Office, at Norristown, in Deed Book Number 342 at Page 500, and particularly known and designated on said Plan as Lots Unnumbered 220 and 221 on Cadwalader Avenue.

ABOVE said premises are both known as Parcel #30-00-06060-00-3.

BEING the same premises which Donna Randolph of the Estate of Evelyn H. Randolph a/k/a Evelyn Randolph, Deceased, by Deed, dated February 25, 2005, and recorded in the Office of Recorder of Deeds of Montgomery County, on March 11, 2005, in Book 5548 at Page 1288, granted and conveyed unto Robyn M. Perkins and Cornelius B. Burgess, Sr. Cornelius Burgess departed this life on October 24, 2013.

Parcel Number: 30-00-06060-00-3.

Location of property: 344 Cadwalader Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of Robyn M. Perkins at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2. Debt: \$260,810.13.

Andrew J. Marley, 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. 2024-05357, 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 Montgomery Township, Montgomery County, Pennsylvania, described according to a Plan of Subdivision of Montgomery Pointe, made for Cutler Group, Inc., by Stout, Tacconelli & Associates Inc., dated July 15, 2009, and last revised November 30, 2009, and recorded in Plan Book 35 at Pages 169-174, bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of Bishop Drive, a corner of this and Lot No. 103 on the above-mentioned Plan; thence, along Lot No. 103, North 51 degrees 54 minutes 30 seconds West, 110.00 feet to a point, a corner of Lot Nos. 71 & 72 on the above Plan; thence, extending along Lot No. 72, North 38 degrees 05 minutes 30 seconds East, 54.00 feet to a point on the Southwesterly side of Ellison Drive; thence, extending along Ellison Drive, the two following courses and distances: (1) South 51 degrees 54 minutes 30 seconds East, 85 feet, more or less to a point of curve; (2) along the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent on the aforesaid side of Bishop Drive; thence, extending along Bishop Drive, South 38 degrees 05 minutes 30 seconds West, 29.00 feet to a point, a corner of Lot No. 103, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 102 on the above Plan.

BEING part of the same premises which Glasgow Inc., a Pennsylvania Corporation, by Deed, dated April 30, 2010, and recorded May 6, 2010, in Montgomery County, in Deed Book 5766 at Page 369, conveyed unto Pulte Homes of PA, Limited Partnership, a Michigan Limited Partnership, in fee.

SUBJECT TO a Parking Easement.

BEING the same premises which Pulte Homes of PA LP, by Deed, dated 08/22/2011, and recorded 08/24/2011, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5811 at Page 391, granted and conveyed unto Brooke R. Slutzky, in fee.

Parcel Number: 46-00-01160-00-9.

Location of property: 215 Bishop Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brooke R. Slutzky a/k/a Brooke R. Mullen** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Debt: \$330,172.69.

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

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

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

By virtue of a Writ of Execution **No. 2024-08164**, 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 improvement thereon erected, Hereditaments and Appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a certain Plan of Property made for Charles A. Bates, by Charles E. Shoemaker, Registered Professional Engineer, dated 4/27/1954, and revised 12/3/1963, as follows, to wit:

BEGINNING at a stone, an angle in the Northeasterly side of Butler Avenue (formerly known as Decatur Avenue) (40 feet wide), said point, being at the distance of 100 feet, measured Northwesterly, along the Northeasterly side of Butler Avenue from its point of intersection with the Northwesterly side of Edge Hill Road (33 feet wide); thence, extending from said point of beginning, North 57 degrees, 4 minutes, 40 seconds West, along the Northeasterly side of Butler Avenue, 40 feet to a point; thence, extending North 3 degrees, 55 minutes, 20 seconds East, 104.13 feet to a point; thence, extending South 50 degrees, 54 minutes, 30 seconds East, 83.42 feet to a stone; thence, extending South 57 degrees, 33 minutes, 20 seconds West, 104.60 feet to the first mentioned point and place of beginning.

BEING Lot Nos. 613 and 614 on a Plan of Crestmont as shown on said Plan.

BEING the same premises which Rosemary E. DiMaria, by Deed, dated 04/26/2004, and recorded 06/10/2004, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5511 at Page 1041, granted and conveyed unto Michael D. Szekely and Courtney E. Parker, husband and wife, their heirs and assigns, as Tenants by the entireties.

Parcel Number: 30-00-05936-00-1.

Location of property: 2009 Butler Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael D. Szekely a/k/a Michael Szekely and Courtney E. Parker a/k/a Courtney Parker** at the suit of Santander Bank, N.A. Debt: \$15,648.34.

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

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

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

By virtue of a Writ of Execution **No. 2024-14414**, 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 Salford Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Building Lots of Harley Manor, made by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, Souderton, Pennsylvania, dated April 12, 1958, and last revised December 12, 1963, as follows, to wit:

BEGINNING at a point on the Southwest side of Park Avenue (fifty feet wide), at the distance of one hundred fifty two and eighty one-hundredths feet, measured South thirty eight degrees, twenty five minutes East along said side of Park Avenue, from its intersection with the Southeast side of Kulp Road (State Road Route #46050) (thirty three feet wide); thence, along the Southwest side of Park Avenue, South thirty eight degrees, twenty five minutes East, one hundred twenty five feet to a corner of Lot #12; thence, along Lot #12, South forty eight degrees, twenty five minutes West, three hundred feet to a point, in line of Lot #35; thence, along Lot #35, North thirty eight degrees, twenty five minutes West, one hundred twenty five feet to a corner of Lot #14; thence, along Lot #14, North forty eight degrees, twenty five minutes East, three hundred feet to the first mentioned point and place of beginning.

CONTAINING eight hundred fifty-nine one-thousandths of an acre of land, more or less.

BEING Lot #13 on said Plan.

BEING the same premises which George Lauderback, III, Executor of the Estate of George Lauderback, Jr., Deceased, by Deed, dated March 27, 2019, and recorded on March 29, 2019, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 6130 at Page 1238, as Instrument No. 2019018692, granted and conveyed unto Sherrie L. Stafford.

Parcel Number: 50-00-03307-00-9.

Location of property: 392 Park Avenue, Harleysville, PA 19438.

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

Seized and taken in execution as the property of **Sherrie L. Stafford** at the suit of Lakeview Loan Servicing, LLC. Debt: \$157,903.20.

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. 2024-17675**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on a Subdivision Plan known as "Brookside Estates", made by Nave, Newell, dated 5/14/2004, and last revised 6/22/2004, and recorded in Plan Book 23 at Page 355, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ivy Lane (50 feet wide), a corner of Lot No. 13 on said Plan; thence, extending along the Southeasterly, changing to the Northeasterly side of Ivy Lane, on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 48.27 feet to a point of tangent; thence, extending along the Northeasterly side of Ivy Lane, North 54 degrees 6 minutes 0 seconds West, 21.53 feet to a point; thence, extending along Lot No. 11 on said Plan, North 35 degrees 54 minutes 0 seconds East, 170 feet to a point; thence, extending South 54 degrees 6 minutes 0 seconds East, 211.78 feet to a point on the Northwesterly side of North Keim Street, as shown on said Plan; thence, extending along the same, South 23 degrees 42 minutes 30 seconds West, 40.86 feet to a point; thence, extending along the same, South 66 degrees 17 minutes 30 seconds East, 5 feet to a point, thence, extending along the same, South 23 degrees 42 minutes 30 seconds West, 35.70 feet to a point; thence, extending along Lot No. 13 and through an Easement on said Plan, North 88 degrees 46 minutes 54 seconds West, 206.97 feet to the point and place of beginning.

BEING Lot No. 12 on said Plan.

(A) A restriction to the effect that no signs of any nature shall be displayed on the exterior of the Premises including, but no limited to, "For Sale" signs.

(B) The reservation of a right by Seller to enter upon the exterior of the Premises in the event Buyer violates any term, provision or condition of any item listed in Paragraph 4 of the Agreement after settlement hereunder, and with or without process of law, forthwith to terminate any such violation. The Buyer hereby assumes full liability for, and agrees to indemnify Seller, against any loss or damage resulting from any such violation.

(C) A prohibition on the alteration or change of existing grades on the Premises or in any way impeding, altering or disturbing the drainage flow of ground water or surface water.

(D) A restriction to the effect that no buildings, structures, walls, fences, swimming pools, paving or other improvements shall be installed or erected on the Premises which would impair vehicular or pedestrian access to any portion of any easement on the Premises as necessary for the exercise of any party's easement rights.

(E) A prohibition on construction, installation, or placement of any wall or fence in the front yard of the Premises.

(F) A prohibition of vinyl or aluminum siding on the front facade of each home.

(G) The Stormwater Management Facilities shown on these plans (i.e. Swales and Detention Basin) are permanent and are not to be removed by owner(s). The individual Lot Owner(s), their Successor(s) or Assign(s) shall be responsible for the perpetual maintenance of the said facilities located within respective property boundaries. If the property Owner(s) their Successor(s) or Assign(s) fail in any way to maintain the said facilities or causes the facility to be altered or removed, upon notification by the Municipality, the defect(s) shall promptly be corrected at the expense of the property Owner(s). Upon the Owner(s) failed to correct the defect within the time specified by the Municipality, the Owner(s), their Successor(s) or Assign(s) do hereby authorize the Municipality to enter upon the said property and cause the repairs, maintenance and/or corrections to be made. A lien may be filed against the property for the costs of all corrections including applicable engineering and/or Attorney's fees.

Home Owner(s) shall be responsible for the perpetual maintenance of detention basin located on their lot(s). Grass shall be regularly mowed, rip-rap maintained, and pipes and endwalls inspected and repaired as needed.

BEING the same premises which Scott A. Exley an unmarried man and Denise S. Exley, in Deed Book 6203 at Page 1202 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 6203, Page 1202, granted and conveyed unto **Nakia Grant** and **Crystal Grant**, as tenants by the entirety.

Parcel Number: 42-00-02335-12-5.

Location of property: 946 Ivy Lane, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nakia Grant and Crystal Grant** at the suit of Freedom Mortgage Corporation. Debt: \$406,513.65.

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

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

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

By virtue of a Writ of Execution **No. 2024-17950**, 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 2-story brick and stone messuage or tenement thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by Chester E. Albright, Esquire, Civil Engineer, on 5/11/1937, as follows, to wit:

BEGINNING on the Southwesterly side of Erlen Road (50 feet wide), at the distance of 264 feet, Northwestwardly from the concrete monument, marking the intersection of the produced Southwesterly side of Erlen Road, the produced Northwestery side of Cedar Lane (40 feet wide).

CONTAINING in front or breadth on the said Erlen Road, 23.92 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to said Erlen Road, 102 feet to the center line of a certain 12 feet wide driveway, which extends Southeastwardly from Penrose Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for an automobile 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.

BEING the same property as conveyed from Morenike McGill to Ada M. Simbo as set forth, in Deed Book 5676 at Page 02500, dated 12/12/2007, recorded 12/27/2007, Montgomery County, Pennsylvania.

Parcel Number: 31-00-09601-00-7.

Location of property: 1822 Erlen Road, Elkins Park, PA 19027.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Ada M. Simbo** at the suit of Wilmington Savings Fund Society, FSB, as Owner Trustee of The Residential Credit Opportunities Trust VI-A. Debt: \$312,677.81.

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

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

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

By virtue of a Writ of Execution **No. 2024-18181**, 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 Elkins Park, **Cheltenham Township**, Montgomery County, Pennsylvania, described as follows:

BEGINNING at a point on the Northeasterly side of Church Road (33 feet wide), at the distance of 41.62 feet, Southeastwardly from the Southeastery side of Stockton Road (40 feet wide); thence, extending South 85 degrees, 41 minutes East, along the said Northeasterly side of Church Road, 63.24 feet to a point; thence, extending North 20 degrees, 19 minutes 28 seconds East, 114.563 feet to a point; thence, extending North 78 degrees, 53 minutes, 32 seconds West, 61.568 feet to a point; thence, extending South 20 degrees, 19 minutes, 28 seconds West, 122.13 feet to the said Northeasterly side of Church Road and place of beginning.

BEING the same premises which Burton Siegal, by Deed, dated 06/19/2019, and recorded 06/24/2019, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6141 at Page 1072, granted and conveyed unto Troy Jeffries Jr, in fee.

Parcel Number: 31-00-06220-00-4.

Location of property: 215 Church Road, Elkins Park, PA 19027 a/k/a 215 E. Church Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Troy Jeffries, Jr.** at the suit of Lakeview Loan Servicing, LLC. Debt: \$233,947.33.

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

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

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

By virtue of a Writ of Execution **No. 2024-18518**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described according to a Record Plan of Norriton Knoll-Phase I, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-42 at Page 14, and re-recorded in Plan Book A-46 at Page 68, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dragon Circle (50 feet wide), a corner of this and Lot No. 67 as shown on said Plan, which point is measured, the 2 following courses and distances from a point of curve on the Southeastery side of Fieldcrest Avenue (50 feet wide): (1) leaving Fieldcrest Avenue, on the arc of a curve,

curving to the left, having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Northeasterly side of Dragon Circle; and (2) South 29 degrees 07 minutes 30 seconds East, along said side thereof, 60 feet to the point of beginning; thence, extending from said point of beginning, North 60 degrees 52 minutes 30 seconds East, along line of Lot No. 67, 118.84 feet to a point a corner in line of Open Space Area; thence, extending South 39 degrees 37 minutes 00 seconds East, along line of said Open Space Area, 20.34 feet to a point, a corner of Lot No. 69, as shown on said Plan; thence, extending South 60 degrees 52 minutes 30 seconds West, along line of Lot No. 69, 122.59 feet to a point, a corner on the Northeasterly side of Dragon Circle, aforesaid; thence, extending North 29 degrees 07 minutes 30 seconds West, along line of Dragon Circle, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 68 as shown on said Plan.

BEING the same premises which Andrew E. Dorley, by Deed, dated 2/15/2013, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 2/27/2013, in Deed Book Volume 5865 at Page 102, granted and conveyed unto Brian Lyons.

Parcel Number: 63-00-01914-30-9.

Location of property: 2491 Dragon Circle, Norristown, PA 19403

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian Lyons** at the suit of Lakeview Loan Servicing, LLC. Debt: \$185,381.98.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-19175**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as "Final Plan of Terwood Park Section C", made by Russell S. Lyman, Registered Professional Engineer, dated May 25, 1956, said Plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-3 at Page 18, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Turner Road (50 feet wide), said point of tangent being at the distance of 31.42 feet, measured on the arc of a circle, curving to the right, having a radius of 20 feet, from a point of curve on the Southwesterly side of Richard Road (50 feet wide); thence, extending from said point of beginning, along the Northwesterly side of Turner Road, the (3) following courses and distances: (1) South 69 degrees, 9 minutes West, 20 feet to a point of curve, in the same; (2) Southwestwardly, on the arc of a circle, curving to the left, having a radius of 200 feet, the arc distance of 80.97 feet to a point of tangent, in the same; and (3) South 45 degrees, 57 minutes, 10 seconds West, 46.17 feet to a point; thence, extending North 44 degrees, 2 minutes, 50 seconds West, 100 feet to a point; thence, extending North 45 degrees, 57 minutes, 10 seconds East, 228.25 feet to a point on the Southwesterly side of Richard Road, aforesaid; thence, extending South 20 degrees, 51 minutes East, along the Southwesterly side of Richard Road, 123.53 feet to a point of curve, in the same; thence, extending on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 28 as shown on the above-mentioned plan.

BEING the same property conveyed to Sabrina G. Harris, who acquired title by virtue of a Deed from Accurate Remodeling Services, LLC, a Pennsylvania Limited Liability Company, dated March 18, 2020, recorded March 27, 2020, as Instrument Number 2020022017, and recorded in Book 6176 at Page 923, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 59-00-15220-00-3.

Location of property: 2030 Richard Road, Willow Grove, PA 19090.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Sabrina G. Harris** at the suit of NewRez, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$351,521.78.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-19764**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, described according to a Subdivision of Soco/Skardek Properties, made by Bursich Associates, Inc., dated January 23, 2002, last revised November 1, 2005, and recorded in Plan Book 27 at Pages 412 to 415, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Green View Drive (50 feet wide), said point, being a corner of Lot No. 117, as shown on said Plan; thence, extending from said point of beginning, along the Northeasterly side of Green View Drive, the two (2) following courses and distances: (1) North 41 degrees 26 minutes 13 seconds West, 64.11 feet to a point of curve; and thence, (2) on the arc of a circle, curving to the right, having a radius of 125.00 feet, the arc distance of 39.54 feet to a point, a corner of Lot No. 142, as shown on said Plan; thence, extending along the same, and along Lots No. 143, No. 144, No. 145, No. 146 and No. 147, North 87 degrees 22 minutes 44 seconds East, 146.23 feet to a point, in line of Open Space "B" on said Plan; thence, extending along the same, South 34 degrees 30 minutes 05 seconds East, 11.42 feet to a point, a corner of Lot No. 117, as shown on said Plan; thence, extending along the same, South 48 degrees 33 minutes 47 seconds West, 118.76 feet to the first mentioned point and place of beginning.

BEING Lot No. 118, as shown on said Plan.

BEING the same premises which Marie D. Dlxton, now known as Marie Claxton Cohen, by Deed, dated 12/4/2020, and recorded 1/7/2021, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6208 at Page 01560, granted and conveyed unto Nicole Osborne and John Waters.

Parcel Number: 60-00-02596-45-4.

Location of property: 62 Green View Drive, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Nicole Osborne and John Waters** at the suit of PennyMac Loan Services, LLC. Debt: \$243,164.91.

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. **2024-23515**, 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 thereon erected, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by C. Roy Minnick, C.E., 76 Prospect Avenue, Norristown, PA, on April 5, 1950, as follows, to wit:

BEGINNING at a point on the Southwest side of Ninth Avenue (80 feet wide), at the distance of 240.00 feet, Southeastwardly from the Southeast side of Wells Street, a corner of land, now or late of Clifford L. Ramey and Regina M. Ramey, his wife; thence, along the Southwest side of Ninth Avenue, Southeastwardly, 21 feet to a point, a corner; thence, Southwest at right angles to Ninth Avenue, the line for a portion of the distance, passing through the adjoining premises, 140 feet to a point on the Northeast side of a 20 feet wide alley; thence, along said side of said alley, Northwest and parallel with Ninth Avenue, 21 feet to a point, a corner of land of Clifford L. Ramey and Regina M. Ramey, his wife, as aforesaid; thence, along said land, Northeastwardly, at right angles to the said 20 feet wide alley, 140 feet to the place of beginning.

BEING the same premises which Marilyn A. Heffron, now known as Marilyn A. Wheaton and John R. Wheaton, her husband, by Deed, dated June 15, 2006, and recorded on July 7, 2006, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5607 at Page 371, as Instrument No. 2006082302, granted and conveyed unto Andrew J. McCrudden. The said Andrew J. McCrudden a/k/a Andrew J. McCrudden, Jr. departed this life on or about April 29, 2018. Rebecca E. McCrudden has been appointed as the Administrator of the Estate of Andrew J. McCrudden a/k/a Andrew J. McCrudden, Jr., Deceased, as reflected under File No. 46-2018-X1929, filed with the Montgomery County Register of Wills. Whereby operation of law, title vested in Rebecca E. McCrudden, as Administrator of the Estate of Andrew J. McCrudden a/k/a Andrew J. McCrudden, Jr., Deceased.

Parcel Number: 05-00-07080-00-7.

Location of property: 325 E. 9th Avenue, Conshohocken, PA 19428.

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

Seized and taken in execution as the property of **Rebecca E. McCrudden, as Administrator of the Estate of Andrew J. McCrudden a/k/a Andrew J. McCrudden, Jr., Deceased** at the suit of Nationstar Mortgage LLC. Debt: \$195,985.33.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

To all parties in interest and claimants:

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

ARTICLE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that the officers of **Water’s Edge, Inc.**, a Pennsylvania corporation, with an address of 150 W. 8th Street, Pennsburg, PA 18073, have approved a proposal that the corporation voluntarily dissolve, and that the officers are now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**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.

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

Bergey’s Realty Holdings, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 12/20/2024, for:

Firm Foundation Management Company
having a registered office address of:
801-812 County Line Road
Horsham, PA 19044

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

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

**ARTICLE OF INCORPORATION
NONPROFIT**

Gwynedd Gate Professional Office Campus Condominium Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purposes of managing, maintaining, caring for, preserving and administering a condominium to be known as Gwynedd Gate Professional Office Campus Condominium Association located in Lower Gwynedd Township, Montgomery County, PA.

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

AUDIT LIST

Second and Final Publication

NOTICE
ORPHANS’ COURT DIVISION
COURT OF COMMON PLEAS
OF MONTGOMERY COUNTY, PA.

VIRTUAL AUDIT

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans’ Court Division of said County for audit in a Virtual Court Hearing during the week of February 3, 2025, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Monday, February 3, 2025.**

A list of Accounts scheduled to be called on each date is attached and invitations to Zoom Virtual Court hearings will be sent to the Counsel for each Accountant with an Account scheduled for each date.

To minimize the need for in-person contact with the Clerk of the Orphans’ Court personnel and Court Staff, all counsel and parties are encouraged to file Accounts, Objections, Certificates of Service, and all other legal papers electronically with the Clerk to the fullest extent possible.

The accounts will be heard for confirmation at the assigned times when the Honorable Lois E. Murphy and the Honorable Melissa S. Sterling, Judges, will sit to audit accounts, hear objections to the same and review the transactions and proposed distribution of the balances ascertained to be in the hands of accountants. The date on which each account will be called for audit in a virtual court hearing is indicated below. Objections to any Account may be the subject of a hearing on a later date, to be scheduled by order of the Court.

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS’ COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON Monday, February 3, 2025. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS’ COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

- 1. BLAIR, NANCY, DECEASED, (2023-X3588), First and Final Accounting of Mark Blair, Administrator.
- 2. BOWEN JR., LAURANCE, TRUST SETTLOR, (1986-X0054), Third Account of the Philadelphia Trust Company, Martha R. Hurt and Maurice D. Lee, III, Co-Trustees for the Laurance Bowen Residual Trust Under Agreement Dated September 21, 1967, as amended.

3. BRACCIA, ISABELLA, DECEASED, (2023-X1109), First Account of Vito N. Braccia, Sr., Administrator.
4. CONNOR, NINA, DECEASED, (2018-X1691), Amended First and Final Account of Caroline Futeral, Executrix.
5. ELKINS, GEORGE W. AND ELEANORE WIDENER F/B/O IDAA. ELKIN TYLER MEMORIAL FUND DATED 11/15/1910, TRUST SETTLOR, (2024-X4657), Second and Interim Account for Ida Elkins Tyler Memorial Fund.
6. ELKINS, GEORGE W. AND ELEANORE WIDENER TRUST DATED 11/15/1910, TRUST SETTLOR F/B/O TURNING POINTS FOR CHILDREN, (2024-X4659), G. W. Elkins & E. E. Widener Trust F/B/O Turning Points for Children.
7. FELTY, ANNA P., TRUST SETTLOR, (2021-X5015), First and Final Account of Barbara J. Fletcher and Jack J. Teed, Co-Trustees of the Anna P. Felty Revocable Trust Dated 5/8/2008.
8. FEINSTEIN, MARY CHRISTINE, PRINCIPAL, (2024-X2199), AMENDED, First and Final Account of the Holder of the POA for Mary Christine Feinstein, Principal, stated by Edwin M. Goldsmith, Esq.
9. HOY, JEANETTE N., DECEASED, (2023-X1968), First and Final Account of John J. Hoy III, Executor for Jeanette N. Hoy, Deceased.
10. LEIPER, DOROTHY H., AN INCAPACITATED PERSON (1954-X61273), First and Final Account of the Estate of Dorothy H. Leiper, An Incapacitated Person per Decree dated 9/10/1954), stated by PNC Bank, N.A., (formerly Continental Bank Guardian).
11. MANDELL, SAMUEL P., DECEASED, (1978-X1081), Accounts, current Co-Trustees for the Trust for Seymour G. Mandell and his descendants, Karen E. Kennedy, Jonathan Mandell, and Nathan Mandell, File Petition for Adjudication with the Contemporaneously filed account for audit seeking court approval for their resignation and replacement with Philadelphia Trust Company as sole Successor Trustee and further seeking all liability for their services as Trustees during the period of account.
12. MILTON NEWMAN IRREVOCABLE TRUST FOR DAVID J. NEWMAN, DATED 9/10/1992, TRUST SETTLOR, (2024-X4662), First Intermediate Accounting of Bernard Newman and E. Gerald Riesenbach.
13. QUINTRELL JR., RAYMOND, R., Deceased, (2022-X4747), First and Final Account of Lynn A. DeSimone, Executrix, Estate of Raymond R. Quintrell, Deceased.
14. REID, SHERMAN L., DECEASED (2022-X0922), First and Final Account, filed by LisaAnn Dupe (formerly LisaAnn Rozecki), Executrix
15. RUTLEDGE JR., CHARLES, (2018-X0720), AMENDED Account/Restated Account, First and Final Account of Charles E. Rutledge, III, Executor.
16. SABO, MELANIE J., TRUST SETTLOR, (2024-X3397), First and Final Account of Matthew J. Sabo, Trustee.
17. SAPONE, KAYLA, SETTLOR TRUST, (2016-X4284), First and Interim Account of Fiduciary Trust Company International of Pennsylvania, f/k/a The Pennsylvania Trust Company, Successor Trustee of the KS Special Needs Trust dated April 27, 2016.
18. SHRADER, JEAN, DECEASED, (2020-X1121), First and Final Account of Maurice D. Lee, III, Executor.
19. WAGNER, NANCY, DECEASED, (2022-X1639), First and Final Accounting of John Wagner, Administrator.
20. WALKER, CERISE ALEXANDRA, MINOR, (2017-X0399), First Account of Security National Trust Company, Guardian of the Estate of Cerise Alexandra Walker, A Minor.
21. WASCHKE, JOHN, TRUST SETTLOR'S, (2012-X3809), First and Final Account for the Trust Under The Agreement of John Waschke dated 6/19/00 Trust for John Waschke, Jr.

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

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

ABRAMS, DOROTHY D., dec'd.

Late of Ambler, PA.
Executor: SHERYL MILLIKEN,
1142 S. Leopard Road,
Berwyn, PA 19312.

AIKMAN, JEAN M., dec'd.

Late of Plymouth Township.
Executrix: LYNDA MARIE MESSANTONIO,
c/o The Bainbridge Law Firm, LLC,
921 Penlyn Blue Bell Pike, Suite A2,
Blue Bell, PA 19422.
ATTORNEY: JAMES S. BAINBRIDGE,
THE BAINBRIDGE LAW FIRM, LLC,
921 Penlyn Blue Bell Pike, Suite A2,
Plymouth Meeting, PA 19422

BENNER, JUDY CALVERT, dec'd.

Late of Upper Gwynedd Township.
Executor: TODD JASON BENNER,
213 Pinetown Road,
Audubon, PA 19403.

BOWEN, ZOE B. also known as ZOE BODEN BOWEN, dec'd.

Late of Abington Township.
Executors: MAURICE D. LEE, III AND
KARIN M. KINNEY,
1500 Centre Square West, 38th Floor,
Philadelphia, PA 19102-2186.
ATTORNEY: MAURICE D. LEE, III,
SAUL EWING LLP,
1500 Centre Square West, 38th Floor,
Philadelphia, PA 19102-2186

BRACCISCHI, GIACOMO, dec'd.

Late of Plymouth Township.
Executor: VINCENT M. VANGROSSI, ESQUIRE,
Vangrossi and Recchuiti,
319 Swede Street,
Norristown, PA 19401,
610-279-4200.

BRUNO, ANTHONY FRANCIS, dec'd.

Late of Cheltenham Township.
 Administratrix: JOANNE RÓCCO BRUNO,
 c/o Kristen L. Behrens, Esquire,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103.
 ATTORNEY: KRISTEN L. BEHRENS,
 DILWORTH PAXSON LLP,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103

CAIRNS III, BENJAMIN F., dec'd.

Late of Borough of Pottstown.
 Administratrix: HELEN R. CAIRNS,
 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

D'ORAZIO, MARY TERESA, dec'd.

Late of Lower Gwynedd Township.
 Administrator CTA: GAYL TOMPKINS,
 c/o Bernard J. McLafferty, Jr., Esquire,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

DINGES, THOMAS C., dec'd.

Late of Cheltenham Township.
 Executor: WALTER J. STANKUS, JR.,
 1509 Gwynedd View Road,
 North Wales, PA 19454.
 ATTORNEY: KENNETH C. RUSSELL,
 RUSSELL LAW, P.C.,
 3500 Reading Way,
 Huntingdon Valley, PA 19006

HAUSER, GWEN J., dec'd.

Late of Lower Merion Township.
 Administratrix: SAMANTHA J. EKERT,
 c/o Jonathan H. Ellis, Esquire,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428

HICKS, JOAN E., dec'd.

Late of Upper Merion Township.
 Executor: TAMMY L. WICKSTROM,
 27 Flintlock Lane,
 Phoenixville, PA 19460.

KITTREDGE, BRIDGET T., dec'd.

Late of Upper Dublin Township.
 Executor: JAMES F. KITTREDGE,
 c/o Don J. Solomon, Esquire,
 300 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: DON J. SOLOMON,
 300 N. York Road,
 Hatboro, PA 19040

KRIEBEL, VIOLET K., dec'd.

Late of Borough of Schwenksville.
 Executors: JOAN GIUNTA AND
 PAUL T. MINFORD,
 c/o William Morrow, Esquire,
 Swedesford Park, Suite 105,
 1255 Drummers Lane,
 Wayne, PA 19087.
 ATTORNEY: WILLIAM MORROW,
 PALMARELLA & RAAB, P.C.,
 Swedesford Park, Suite 105,
 1255 Drummers Lane,
 Wayne, PA 19087

**KUDER, SALLY L. also known as
SALLY LOUISE KUDER, dec'd.**

Late of Lower Merion Township.
 Co-Executors: JANE McNAMARA AND
 WHITNEY McNAMARA,
 c/o John R. Lundy, Esquire,
 Lundy Beldecos & Milby, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072.
 ATTORNEY: JOHN R. LUNDY,
 LUNDY BELDECOS & MILBY, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072

LAGOMARSINO, MICHAEL J., dec'd.

Late of Upper Dublin Township.
 Administratrix: KATHRYN A. LAGOMARSINO,
 247 Green Valley Road,
 Langhorne, PA 19047-1126.
 ATTORNEY: PHILIP LEVIN,
 THE LEVIN LAW FIRM,
 Radnor Financial Center, Suite F-200,
 150 N. Radnor Chester Road,
 Radnor, PA 19087

LARSEN, LILLIAN M., dec'd.

Late of Lower Frederick Township.
 Administratrix: CHRISTINA M. HAAS,
 2013 Greenes Way Circle,
 Collegeville, PA 19426.
 ATTORNEY: ANDREW P. GRAU,
 THE GRAU LAW FIRM,
 911 Easton Road, P.O. Box 209,
 Willow Grove, PA 19090

**MALANTONIO JR., CARLO P. also known as
CARLO MALANTONIO, dec'd.**

Late of West Norriton Township.
 Executrix: MARY ANN McGRATH.
 ATTORNEY: JAMES F. CARNEY,
 715 Twining Road, Suite 208,
 Dresher, PA 19025

MANGAN, RAE W., dec'd.

Late of Lower Gwynedd Township.
 Executrix: PATRICIA G. VOLLRATH,
 c/o Mary L. Buckman, Esquire,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: MARY L. BUCKMAN,
 FORD AND BUCKMAN, PC,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422

McCULLOUGH III, WARRINGTON B., dec'd.

Late of Lower Merion Township.
 Executrix: ANNE B. McCULLOUGH,
 c/o Tara M. Walsh, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355.

ATTORNEY: TARA M. WALSH,
STRADLEY RONON STEVENS & YOUNG, LLP,
30 Valley Stream Parkway,
Malvern, PA 19355

McGUIGAN, GLORIA L., dec'd.

Late of Upper Frederick Township.
Executrix: REGINA A. SHIRES.
ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegetown, PA 19426,
610-489-6170

**MENDICINO, BEVERLY also known as
BEVERLY ROTH, dec'd.**

Late of Lower Merion Township.
Executor: CHRISTOPHER ROTH,
c/o Friedman Schuman Laysner, P.C.,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034.
ATTORNEYS: FRIEDMAN SCHUMAN
LAYSNER, P.C.,

275 Commerce Drive, Suite 210,
Fort Washington, PA 19034

MOORE, KATHRYN L., dec'd.

Late of Lower Frederick Township.
Executors: ALBERT Y. HERR AND
DEBRA K. HERR,
560 Neiffer Road,
Schwenksville, PA 19473.
ATTORNEY: JOHN P. McGUIRE,
552 Ridge Road,
Telford, PA 18969

PETROKUBI, CAROLE A., dec'd.

Late of Whitmarsh Township.
Executor: STEPHEN J. PETROKUBI,
c/o Kenneth R. Pugh, Esquire,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422.
ATTORNEY: KENNETH R. PUGH,
KAPLIN STEWART MELOFF REITER & STEIN, PC,
910 Harvest Drive, P.O. Box 3037,
Blue Bell, PA 19422

PURVIS, GLADYS, dec'd.

Late of Springfield Township.
Executrix: ELIZABETH PURVIS,
c/o Karen L. Wolfe, Esquire,
30 Pelham Road,
Philadelphia, PA 19119.
ATTORNEY: KAREN L. WOLFE,
COMMONS & COMMONS LLP,
30 Pelham Road,
Philadelphia, PA 19119

RUBIN, RENEE, dec'd.

Late of Upper Dublin Township.
Executor: DAVID RUBIN,
4259 W. Swamp Road, Suite 240,
Doylestown, PA 18902.
ATTORNEY: BROOK HASTINGS,
HASTINGS LAW, LLC,
4259 W. Swamp Road,
Doylestown, PA 18902

RUCKER, ROBERT G., dec'd.

Late of Borough of Hatboro.
Administratrix: VIRGINIA J. BROOKE,
c/o Rebecca Sallen, Esquire,
325 Merion Road,
Merion Station, PA 19066.

ATTORNEY: REBECCA SALLEN,
SALLEN LAW, LLC,
325 Merion Road,
Merion Station, PA 19066

RUSS, ALLAN, dec'd.

Late of Abington Township.
Administratrix: CINDY ROBIN RUSS,
962 Frazier Road,
Rydal, PA 19046.

ATTORNEY: E. NEGRO PILE,
PILE LAW FIRM,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422

SAYRE, ELEANOR DEVORE, dec'd.

Late of Lower Merion Township.
Administrators: ROBERT D. SAYRE,
200 Fulton Street,
Riverton, NJ 08077,
WILLIAM H. SAYRE, JR.,
2421 Cold Storage Road,
New Bloomfield, PA 17068.

SAYRE, NEAL STUART, dec'd.

Late of Norristown, PA.
Administrator: ROBERT D. SAYRE,
200 Fulton Street,
Riverton, NJ 08077.

SIEGFRIED, RANDY C., dec'd.

Late of Douglass Township.
Executor: RYAN C. SIEGFRIED,
c/o E. Kenneth Nyce Law Office, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: NICOLE C. MANLEY,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

SMITH, JOAN ANN, dec'd.

Late of Upper Moreland Township.
Executor: KENNETH C. RUSSELL,
3500 Reading Way,
Huntingdon Valley, PA 19006.
ATTORNEY: KENNETH C. RUSSELL,
RUSSELL LAW P.C.,
3500 Reading Way,
Huntingdon Valley, PA 19006

SMITH, VIRGINIA E., dec'd.

Late of Lower Providence Township.
Administratrix: VIRGINIA M. MELVIN,
c/o James J. Ruggiero, Jr., Esquire,
16 Industrial Boulevard, Suite 211,
Paoli, PA 19301.
ATTORNEY: JAMES J. RUGGIERO, JR.,
RUGGIERO LAW OFFICES LLC,
16 Industrial Boulevard, Suite 211,
Paoli, PA 19301

WILLIAMS, JOYCE LYNN, dec'd.

Late of Borough of Lansdale.
Administrator: DYLAN E. MUNSEN,
c/o Jonathan B. Young, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JONATHAN B. YOUNG,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

WYKSTRA, JUDITH M., dec'd.

Late of Whitpain Township.
 Executrix: BONNIE JEAN MILLER,
 c/o William Morrow, Esquire,
 Swedesford Park, Suite 105,
 1255 Drummers Lane,
 Wayne, PA 19087.
 ATTORNEY: WILLIAM MORROW,
 PALMARELLA & RAAB, P.C.,
 Swedesford Park, Suite 105,
 1255 Drummers Lane,
 Wayne, PA 19087

YOST, KATHRINA DeWITT also known as KATHY YOST, dec'd.

Late of Skippack Township.
 Executor: RICHARD YOST,
 810 Cassel Road,
 Collegeville, PA 19426.

Second Publication**BATZEL, BEVERLY A., dec'd.**

Late of Limerick, PA.
 Executor: PETER J. GARDY,
 34 Brownback Road,
 Linfield, PA 19468-1004.
 ATTORNEY: NEIL M. HILKERT,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

CABOT, ANTOINETTE M., dec'd.

Late of Borough of Conshohocken.
 Administratrix: KATHLEEN KENNEDY,
 c/o William P. Culp, Jr., Esquire,
 614 Darby Road,
 Havertown, PA 19083.
 ATTORNEY: WILLIAM P. CULP, JR.,
 614 Darby Road,
 Havertown, PA 19083

CARLIN, CHARLES, dec'd.

Late of Abington Township.
 Executor: LARRY SCOTT AUERBACH,
 1000 Easton Road,
 Abington, PA 19001.
 ATTORNEY: LARRY SCOTT AUERBACH,
 1000 Easton Road,
 Abington, PA 19001

CORAPI, ROBERT ANGELO, dec'd.

Late of Abington Township.
 Executrix: ROSEMARIE CORAPI,
 c/o John R. Lolio, Jr., Esquire,
 308 Harper Drive, Suite 200,
 Moorestown, NJ 08057.
 ATTORNEY: JOHN R. LOLIO, JR.,
 SHERMAN, SILVERSTEIN, KOHL, ROSE &
 PODOLSKY, P.A.,
 308 Harper Drive, Suite 200,
 Moorestown, NJ 08057

deHAAN, LOUISE C., dec'd.

Late of Schwenksville, PA.
 Executor: ROBERT deHAAN,
 c/o David Onorato, Esquire,
 298 Wissahickon Avenue,
 North Wales, PA 19454.
 ATTORNEY: DAVID ONORATO,
 HLADIK, ONORATO & FEDERMAN, LLP,
 298 Wissahickon Avenue,
 North Wales, PA 19454

DEVLIN, REGINA A., dec'd.

Late of Whitemarsh Township.
 Executrix: SHEILA K. GEORGE,
 c/o William B. Cooper, III, Esquire,
 P.O. Box 673,
 Exton, PA 19341-0673.
 ATTORNEY: WILLIAM B. COOPER, III,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341-0673

FRETZ, JUNE K. also known as JUNE KATHRYN HASTINGS FRETZ, dec'd.

Late of Franconia Township.
 Executor: SIDNEY J. FRETZ,
 26 Stoneridge Drive,
 Elverson, PA 19520.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

GEISINGER, MICHAEL B., dec'd.

Late of West Norriton, PA.
 Executor: ROBERT D. RUTT,
 727 Blooming Glen Road, P.O. Box 223,
 Blooming Glen, PA 18911.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

GRAHAM, DANIEL F., dec'd.

Late of Franconia Township.
 Administratrix: BARBARA GRAHAM,
 257 Country Club Drive,
 Telford, PA 18969.

HOHENSTEIN, JOHN FRANCIS, dec'd.

Late of Horsham, PA.
 Personal Representative: WILLIAM GERALD
 HOHENSTEIN,
 4527 Brookside Drive,
 Alexandria, VA 22312.
 ATTORNEY: GERARD F. LIPSKI,
 DENGLER AND LIPSKI,
 2000 Market Street, Suite 1100,
 Philadelphia, PA 19103

HUMMER, WILLIAM ALLEN, dec'd.

Late of Upper Providence Township.
 Executrix: ALEXANDRA HUMMER BLACK,
 305 Walnut Street,
 Jermyn, PA 18433.
 ATTORNEY: JOSEPH L. QUINN,
 ROSS, QUINN & PLOPERT, P.C.,
 192 S. Hanover Street, Suite 101,
 Pottstown, PA 19464

HUNSBERGER, SHARON L., dec'd.

Late of Franconia, PA.
 Executrix: GLADYS C. HUNSBERGER,
 207 W. Summit Street,
 Souderton, PA 18964.
 ATTORNEY: DOROTHY K. WEIK-HANGE,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

HUTT, BEULAH, dec'd.

Late of Upper Frederick Township.
 Executor: WILLIAM HUTT,
 c/o Lee F. Mauger, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 800 E. High Street,
 Pottstown, PA 19464.

JASNOFF, MARCIA, dec'd.

Late of Borough of Jenkintown.
 Administratrix: JODI PACHTER,
 c/o Nathan Egner, Esquire,
 Radnor Station Two, Suite 110,
 290 King of Prussia Road,
 Radnor, PA 19087.
 ATTORNEY: NATHAN EGNER,
 DAVIDSON & EGNER,
 Radnor Station Two, Suite 110,
 290 King of Prussia Road,
 Radnor, PA 19087

KAYSON, SANDRA, dec'd.

Late of Abington Township.
 Executrix: RANDI HERSHGORDON
 (A/K/A RANDI MICHELE HERSHGORDON),
 c/o Jonathan E. Becker, Esquire,
 300 W. State Street, Suite 300,
 Media, PA 19063.
 ATTORNEY: JONATHAN E. BECKER,
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
 SLOANE, MATTHEWS & AUSLANDER, P.C.,
 300 W. State Street, Suite 300,
 Media, PA 19063

KELLER, MARGARET MARY, dec'd.

Late of Huntingdon Valley, PA.
 Executrix: MARLENE GEBRE,
 522 Saint Lawrence Way,
 Furlong, PA 18925.
 ATTORNEY: DON F. MARSHALL,
 STUCKERT & YATES,
 2 N. State Street, P.O. Box 70,
 Newtown, PA 18940

KERDEMAN, MARVIN LOUIS, dec'd.

Late of Upper Merion Township.
 Executor: DEAN ORLOFF,
 670 Dogwood Lane,
 Hardeeville, SC 29927.
 ATTORNEY: ANDREW I. ROSEMAN,
 1528 Walnut Street, Suite 1412,
 Philadelphia, PA 19102

KIRSCHNER SR., DENNIS W. also known as DENNIS W. KIRSCHNER, dec'd.

Late of Horsham Township.
 Executrix: HELENA V. KIRSCHNER,
 c/o Catherine L. Appel, Esquire,
 P.O. Box 673, Exton, PA 19341-0673.
 ATTORNEY: CATHERINE L. APPEL,
 FOX ROTHSCHILD LLP,
 P.O. Box 673, Exton, PA 19341-0673

KRAFT, BERYL, dec'd.

Late of Borough of Red Hill.
 Administrator C.T.A.: SHAWN KRAFT,
 c/o Heather A. Printz, Esquire,
 51 West End Trail, Box 424,
 Macungie, PA 18062.
 ATTORNEY: HEATHER A. PRINTZ,
 PRINTZ LAW,
 51 West End Trail, Box 424,
 Macungie, PA 18062

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

Late of Lower Gwynedd Township.
 Executrices: LAUREN ANN KRÖLICKI,
 10627 W. Cooper Drive,
 Littleton, CO 80127,
 JENNIFER LYNN KIMMEL,
 413 Knight Road,
 Ambler, PA 19002.
 ATTORNEY: E. NEGRO PILE,
 PILE LAW FIRM,
 930 Harvest Drive, Suite 360,
 Blue Bell, PA 19422

LATSHAW, DARLENE, dec'd.

Late of Douglass Township.
 Executor: STACEY MILLER,
 c/o Lee F. Mauger, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 800 E. High Street,
 Pottstown, PA 19464.

LEAVITT, PETER MICHAEL also known as PETER M. LEAVITT and HON. PETER M. LEAVITT, dec'd.

Late of Blue Bell, PA.
 Co-Executors: AMY LEAVITT AND
 KAREN DEBORAH LEAVITT,
 c/o A. Victor Meitner, Jr., Esquire,
 564 Skippack Pike,
 Blue Bell, PA 19422.
 ATTORNEY: A. VICTOR MEITNER, JR.,
 564 Skippack Pike,
 Blue Bell, PA 19422

LEISTER, BETTY S., dec'd.

Late of Lower Pottsgrove Township.
 Co-Executrices: AUDRY J. LEISTER STENGEL,
 326 Rosedale Drive,
 Pottstown, PA 19464, or
 DEBORAH J. HOUCK,
 607 Mt. Laurel Avenue,
 Temple, PA 19560.
 ATTORNEY: DOUGLAS B. BREIDENBACH, JR.,
 1200 E. High Street, Suite 301,
 Pottstown, PA 19464

LEISTER, CAROLYN E., dec'd.

Late of New Hanover Township.
 Executrix: CAROL L. BRIGGS,
 c/o Patricia Leisner Clements, Esquire,
 516 Falcon Road,
 Audubon, PA 19403.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

MACKENZIE, DORIS C., dec'd.

Late of Whitpain Township.
 Executrix: SANDRA LLOYD,
 c/o Michael A. Corgan, Jr., Esquire,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103.
 ATTORNEY: MICHAEL A. CORGAN, JR.,
 COZEN O'CONNOR,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103

MALLOZZI, JOHN J. also known as

JOHN J. MALLOZZI, JR. and JOHN MALLOZZI, dec'd.
 Late of Upper Dublin Township.
 Executrix: KIMBERLY MELE,
 1604 Cedar Hill Road,
 Ambler, PA 19002.

ATTORNEY: CHARLES J. ARENA,
583 Skippack Pike, Suite 100,
Blue Bell, PA 19422

**MARSHALL, CATHERINE M. also known as
CATHERINE M. McKAY, dec'd.**
Late of West Norriton Township.
Executrix: JEAN NAST,
20 Lehmann Drive,
Douglassville, PA 19518.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, PC,
1043 S. Park Avenue,
Audubon, PA 19403

MENG, CHARLOTTE ANDERSON, dec'd.
Late of Limerick, PA.
Executor: GEORGE JONATHAN MENG,
9519 Nile Way,
Arvada, CO 80007.

MILLER, BARBARA ANN, dec'd.
Late of Borough of Pottstown.
Executrix: KELSEY M. GLASS,
c/o Jessica R. Grater, Esquire,
Monastra & Grater, LLC,
740 E. High Street,
Pottstown, PA 19464.

**MURPHY, JERRY also known as
JERRY MURPHY, M.D., dec'd.**
Late of Dresher, PA.
Administrator: KIMBERLY NORTON PETTWAY,
1454 E. 75th Terrace,
Kansas City, MO 64131.
ATTORNEY: PATRICIA S. COATES,
PATRICIA S. COATES & ASSOCIATES, P.C.,
1700 Sansom Street, Suite 801,
Philadelphia, PA 19103

NAKAMURA, JANET Y., dec'd.
Late of Upper Merion Township.
Executrix: MARTHA L. NAKAMURA,
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

PALIDORA, MARY C., dec'd.
Late of Whitpain Township.
Executor: ROBERT PALIDORA,
820 Creekview Drive,
Blue Bell, PA 19422.
ATTORNEY: NEIL M. HILKERT,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

PERGAMENTER, ADELINE, dec'd.
Late of Lower Merion Township.
Administrator: CHRISTOPHER A. VOGEL,
c/o Supriya G. Philips, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

PERGAMENTER, LUCY, dec'd.
Late of Borough of Pottstown.
Administrator: CHRISTOPHER A. VOGEL,
c/o Supriya G. Philips, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

PIAZZA, DANA MARIE, dec'd.
Late of Borough of Bridgeport.
Administratrix: JANNA PELLETTIER,
535 Church Street, Suite 115,
West Chester, PA 19380.
ATTORNEY: JANNA M. PELLETTIER,
535 Church Street, Suite 115,
West Chester, PA 19380

RENNINGER, KENNETH F., dec'd.
Late of New Hanover Township.
Executors: NICOLE M. OTT,
2301 N. Charlotte Street,
Pottstown, PA 19464,
JUSTIN S. RENNINGER,
2620 Donald Drive,
Pottstown, PA 19464.
ATTORNEY: PHILIP J. EDWARDS,
KOCH & KOCH,
217 N. 6th Street,
Reading, PA 19601

RIETZKE, STEPHEN T., dec'd.
Late of Upper Gwynedd Township.
Executrix: KATHLEEN KOZIN RIETZKE,
c/o Joseph J. Fiandra, Esquire,
426 N. Easton Road, Front,
Glenside, PA 19038.
ATTORNEY: JOSEPH J. FIANDRA,
JOSEPH J. FIANDRA, LLC,
426 N. Easton Road, Front,
Glenside, PA 19038

ROSS, RONALD, dec'd.
Late of Ambler, PA.
Executor: RONALD ROSS, JR.,
1501 Summit Avenue,
Mount Dora, FL 32757.
ATTORNEY: ELLEN S. FISCHER,
BLOOM PETERS, LLC,
1126B Horsham Road, Suite J,
Maple Glen, PA 19002

SHAW, SALLY ELIZABETH, dec'd.
Late of Whitpain Township.
Executrix: PAMELA D. LOTSCH,
953 Ivy Lane,
Pottstown, PA 19464.

STOUT, PATRICIA, dec'd.
Late of Lower Pottsgrove Township.
Executors: NANCY DENNIS AND
LEE MAUGER,
c/o Lee F. Mauger, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

TICKNER, JAMES BRIAN, dec'd.
Late of East Norriton, PA.
Administrator: KEVIN C. TICKNER,
2204 Coles Boulevard,
Norristown, PA 19401.

TYSON, FRANCES L., dec'd.
Late of Worcester Township.
Executrix: KAREN WOODWARD,
c/o Matthew A. Levitsky, Esquire,
P.O. Box 3001,
Blue Bell, PA 19422-3001.
ATTORNEY: MATTHEW A. LEVITSKY,
FOX ROTHSCHILD LLP,
P.O. Box 3001,
Blue Bell, PA 19422-3001

WARREN, JANE A. also known as

**JANE WARREN and
JANE ANN WARREN, dec'd.**
Late of Borough of Norristown.
Executors: FRANK M. WARREN AND
BARBARA CUNNINGHAM,
c/o William Morrow, Esquire,
Swedesford Park, Suite 105,
1255 Drummers Lane,
Wayne, PA 19087.
ATTORNEY: WILLIAM MORROW,
PALMARELLA & RAAB, P.C.,
Swedesford Park, Suite 105,
1255 Drummers Lane,
Wayne, PA 19087

WEILERSTEIN, IRA MARVIN, dec'd.

Late of Jenkintown, PA.
Executor: AARON WEILERSTEIN,
1720A Bainbridge Street,
Philadelphia, PA 19146.

WILLMAN, LEE A., dec'd.

Late of Borough of Pottstown.
Executrix: AMY MIYAHIRA,
c/o Jessica R. Grater, Esquire,
Monastra & Grater, LLC,
740 E. High Street,
Pottstown, PA 19464.

WILSON-SCHOELLKOPF, LINDA MARIE, dec'd.

Late of Marlborough Township.
Executor: DEAN B. SCHOELLKOPF,
3162 Finland Road,
Pennsburg, PA 18073.

ZAWADA, ROBERT E., dec'd.

Late of Upper Frederick Township.
Executrix: EDITH M. ZAWADA,
890 Township Line Road,
Perkiomenville, PA 18074.
ATTORNEY: DOUGLAS B. BREIDENBACH, JR.,
1200 E. High Street, Suite 301,
Pottstown, PA 19464

ZIEGLER, ROBERT KEITH, dec'd.

Late of Upper Providence Township.
Administrator: JARROD K. BEASLEY,
612 Grant Street,
Pottstown, PA 19464.
ATTORNEY: DOUGLAS B. BREIDENBACH, JR.,
1200 E. High Street, Suite 301,
Pottstown, PA 19464

Third and Final Publication**ALBERTS, THOMAS FRANKLIN also known as
THOMAS F. ALBERTS, dec'd.**

Late of Limerick Township.
Executrix: RUTHANNE B. ALBERTS,
102 Pebble Beach Drive,
Linfield, PA 19468.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

ATIAS, SHALOM, dec'd.

Late of Cheltenham Township.
Executrix: KAREN ATIAS,
1601 Chattin Road,
Glenside, PA 19038.
ATTORNEY: KEITH LEVINSON,
BOULEVARD LAW CENTER,
1730 Welsh Road,
Philadelphia, PA 19115

BALL, VERONICA MARY, dec'd.

Late of Norristown, PA.
Administratrix: SHERICKA M. BALL-FRIDAY,
116 Glenn Oak Road,
West Norriton, PA 19403.

**BARRELL, BARBARA also known as
B. LYNN BARRELL, dec'd.**

Late of Lower Merion Township.
Executor: EDWARD BARRELL,
c/o Christina Roberts, Esquire,
3305 Edgmont Avenue,
Brookhaven, PA 19015.
ATTORNEY: CHRISTINA ROBERTS,
BRESLIN, MURPHY & ROBERTS,
3305 Edgmont Avenue,
Brookhaven, PA 19015

BARRY, JOHN EDWARD, dec'd.

Late of Lower Merion Township.
Administrator: JOSEPH F. BARRY,
543 Cynwyd Circle,
Bala Cynwyd, PA 19004.
ATTORNEY: COURTNEY E. DOLAWAY,
FLASTER GREENBERG PC,
1810 Chapel Avenue West,
Cherry Hill, NJ 08002

BERGMAN, MARGARET A., dec'd.

Late of Worcester Township.
Executor: JOHN O'HARA,
765 Belfry Drive,
Blue Bell, PA 19422.
ATTORNEY: CATHERINE M. HARPER,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

BLACK, LENNOX KINGMAN, dec'd.

Late of Upper Merion Township.
Executrix: BARBARA HANSEN CARPER,
c/o Kevin P. Gilboy, Esquire,
Two Logan Square, Suite 1825,
100 N. 18th Street,
Philadelphia, PA 19103.
ATTORNEY: KEVIN P. GILBOY,
GILBOY & GILBOY LLP,
Two Logan Square, Suite 1825,
100 N. 18th Street,
Philadelphia, PA 19103

BRACCIA, ISABELLA, dec'd.

Late of Brigantine, Atlantic City, NJ and
Montgomery Township, Montgomery County, PA.
Administrator: VITO BRACCIA,
420 Privet Lane,
Horsham, PA 19044.

ATTORNEY: SUSAN A. KAMENITZ,
LAW OFFICE OF SUSAN A. KAMENITZ, LLC,
7 Larkspur Lane,
Newtown, PA 18940

**BROWN, BRUCE W. also known as
BRUCE WALTER BROWN, dec'd.**

Late of Hatfield, PA.
Executors: THOMAS G. BROWN,
616 Lincoln Place,
Brooklyn, NY 11216,
ALISON S. BROWN,
321 W. 78th Street, Apt. 6A,
New York, NY 10024.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

BROWN, JAMES, dec'd.

Late of Whitemarsh Township.
 Executor: TANYA ZUMMO,
 50 E. Ridge Pike,
 Conshohocken, PA 19428.

BRUNNER, DAVID LAWRENCE also known as DAVID L. BRUNNER, dec'd.

Late of Upper Merion Township.
 Executrix: IDA MAY VENLET,
 220 20th Street S., Apt. 1204,
 Arlington, VA 22202.
 ATTORNEY: JAMES C. KOVALESKI,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

BUNTING, GAIL also known as GAIL EVANS BUNTING, dec'd.

Late of Cheltenham Township.
 Executrix: JAMILA EVAN,
 5919 N. 10th Street,
 Philadelphia, PA 19140.
 ATTORNEY: RHONDA ANDERSON,
 ANDERSON LAW GROUP,
 610 York Road, Suite 400,
 Jenkintown, PA 19046

BUSHU, GREGORY JUDE also known as GREGORY J. BUSHU, GREG BUSHU and GREGORY BUSHU, dec'd.

Late of Whitemarsh Township.
 Executrix: BRENDA MCGEE,
 c/o Wendy F. Bleczinski, Esquire and
 Nikolaos I. Tsouros, Esquire,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406.
 ATTORNEYS: WENDY F. BLECZINSKI, and
 NIKOLAOS I. TSOUROS,
 LAW OFFICES OF WENDY F. BLECZINSKI,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406

CAMPBELL, MICHAEL P., dec'd.

Late of Lower Salford Township.
 Administratrix: MARY ELLEN PICCARI,
 3031 N. Whitehall Road,
 East Norriton, PA 19403.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, PC,
 1043 S. Park Avenue,
 Audubon, PA 19403

CAUSAK, CHRISTOPHER, dec'd.

Late of Eagleville, PA.
 Administrator: KEVIN A. CAUSAK,
 2158 Colebrook Road,
 Lebanon, PA 17042.
 ATTORNEY: ANTHONY J. FITZGIBBONS,
 FITZGIBBONS LAW FIRM,
 279 N. Zinns Mill Road, Suite D,
 Lebanon, PA 17042

CORBO, PAOLA L. also known as PAOLA MAZZOTTI CORBO, dec'd.

Late of Collegeville, PA.
 Executor: JOSEPH P. CORBO,
 c/o Maza, David & Hoeffel,
 507 Salfordville Road, P.O. Box 369,
 Lederach, PA 19450-0369.

ATTORNEY: PATRICIA M. DAVID,
 MAZA, DAVID & HOEFFEL,
 507 Salfordville Road, P.O. Box 369,
 Lederach, PA 19450-0369,
 215-256-0007

DALEY JR., THOMAS J., dec'd.

Late of Lansdale, PA.
 Administratrix: MICHELLE LEA DALEY,
 408 Bonnie Lane,
 Lansdale, PA 19446.
 ATTORNEY: KIRSTEN B. MINISCALCO,
 WINTER & DUFFY LAW,
 190 Bethlehem Pike, Suite 1, P.O. Box 564,
 Colmar, PA 18915-0564

DEARDEN, JOHN ROGERS also known as JOHN R. DEARDEN, dec'd.

Late of Montgomery County, PA.
 Co-Executors: DAVID R. DEARDEN,
 8125 Eastern Avenue,
 Wyndmoor, PA 19038,
 JENNIFER VINCENT,
 420 Oreland Mill Road,
 Oreland, PA 19075.
 ATTORNEY: DAVID DEARDEN,
 SANSWEET, DEARDEN AND BURKE, LTD.,
 992 Old Eagle School Road, Suite 911,
 Wayne, PA 19087,
 610-687-8314

DEMPSEY, SANDRA H., dec'd.

Late of Borough of Narberth.
 Executrix: SUZANNE M. DAUB,
 c/o Benjamin L. Jerner, Esquire,
 5401 Wissahickon Avenue,
 Philadelphia, PA 19144.
 ATTORNEY: BENJAMIN L. JERNER,
 JERNER LAW GROUP, P.C.,
 5401 Wissahickon Avenue,
 Philadelphia, PA 19144

DeROSA, ANTHONY J., dec'd.

Late of Whitpain Township.
 Executor: CHRISTOPHER J. DeROSA,
 c/o Bernard J. McLafferty, Jr., Esquire,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

DESIMINE, AMY R., dec'd.

Late of Lower Frederick Township.
 Executrix: WENDY L. BOYER,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 THE LAW OFFICES OF CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

DITONDO, LINDA SUE, dec'd.

Late of East Greenville, PA.
 Administrator: DOUGLAS K. DITONDO,
 c/o Joseph P. Caracappa, Esquire,
 Caracappa Cook Scott & Ramagli P.C.,
 6 Penns Trail, Suite 202,
 Newtown, PA 18940.
 ATTORNEY: JOSEPH P. CARACAPPA,
 CARACAPPA COOK SCOTT & RAMAGLI P.C.,
 6 Penns Trail, Suite 202,
 Newtown, PA 18940

EMRICH, ANTHONY G., dec'd.

Late of Upper Merion Township.
 Administrator: JOHN J. EMRICH,
 c/o James J. Ruggiero, Jr., Esquire,
 16 Industrial Boulevard, Suite 211,
 Paoli, PA 19301.

ATTORNEY: JAMES J. RUGGIERO, JR.,
 RUGGIERO LAW OFFICES LLC,
 16 Industrial Boulevard, Suite 211,
 Paoli, PA 19301

FAGAN, JAMES CLEARY, dec'd.

Late of Ambler, PA.
 Executor: KATHLEEN RONNING,
 3021 Comfort Road,
 New Hope, PA 18938.

ATTORNEY: MARIANNE JOHNSTON,
 BEGLEY LAW FIRM,
 509 S. Lenola Road, Building 7,
 Moorestown, NJ 08057

FARNSWORTH JR., PAUL LANDON, dec'd.

Late of Skippack Township.
 Executor: PAUL L. FARNSWORTH, III,
 26 Spring Lake Road,
 Royersford, PA 19468.

ATTORNEY: KRISTEN R. MATTHEWS,
 KRISTEN MATTHEWS LAW,
 14 E. Welsh Pool Road,
 Exton, PA 19341

FASSHAUER, ALFRED HENRY, dec'd.

Late of Upper Dublin Township.
 Executrix: SUZANNE FASSHAUER,
 c/o Patrick J. McMonagle, Esquire,
 564 Skippack Pike,
 Blue Bell, PA 19422.

ATTORNEY: PATRICK J. McMONAGLE,
 564 Skippack Pike,
 Blue Bell, PA 19422

FORD, JEFFREY also known as**JEFFREY FORD, SR., dec'd.**

Late of Abington Township.
 Administratrix: KERLANGE FORD,
 1919 Smith Avenue,
 Willow Grove, PA 19090.

ATTORNEY: ANDREA B. PAUL,
 HARPER, PAUL & HARVEY,
 140 W. Maplewood Avenue,
 Philadelphia, PA 19144-3307

FOSTER, DAVID ALAN, dec'd.

Late of Upper Gwynedd Township.
 Administrator: MICHELE FOSTER,
 475 Primrose Drive,
 Upper Gwynedd, PA 19446.

FRIEL-NAYLOR, CAROL L., dec'd.

Late of Borough of North Wales.
 Executor: DUANE DARRELL,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.

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

GARVIN, ANDREW N., dec'd.

Late of Montgomery County, PA.
 Executrix: PATRICIA A. CLARKE,
 c/o Bowen & Burns,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966.

ATTORNEY: GERALD L. BOWEN, JR.,
 BOWEN & BURNS,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966

GUZZI, GLORIA R., dec'd.

Late of Upper Dublin Township.
 Executor: LOUIS D. GUZZI,
 c/o William B. Cooper, III, Esquire,
 P.O. Box 673,
 Exton, PA 19341-0673.

ATTORNEY: WILLIAM B. COOPER, III,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341-0673

HARBISON, JOHN L., dec'd.

Late of Abington Township.
 Executor: SEAN P. HARBISON,
 c/o Danielle M. Yacono, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.

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

HOULE, DONALD A., dec'd.

Late of Borough of Hatboro.
 Administratrix: DONNA JEAN HOULE,
 c/o Daniella A. Horn, Esquire,
 1 Roberts Avenue,
 Glenside, PA 19038.

ATTORNEY: DANIELLA A. HORN,
 KLENK LAW, LLC,
 1 Roberts Avenue,
 Glenside, PA 19038

HUDAK, DOROTHY J., dec'd.

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

HUROWITZ, MARY, dec'd.

Late of Penn Valley, PA.
 Executor: MARC HUROWITZ,
 1655 Oakwood Drive, N213,
 Penn Valley, PA 19072.

JORDAN, BRUCE M., dec'd.

Late of Borough of Telford.
 Administratrix: ASHLEY J. BROMLEY,
 c/o Jonathan Atkinson, Esquire,
 408 Acorn Avenue,
 Telford, PA 18969.

ATTORNEY: JONATHAN ATKINSON,
 ACORN LAW,
 408 Acorn Avenue,
 Telford, PA 18969

JOSTEN, JOHN also known as**JOHN LEONARD JOSTEN, JR., dec'd.**

Late of Borough of Lansdale.
 Executrix: MARY KATE CRAFT,
 109 Cedar Lane,
 Lansdale, PA 19446.

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

KROUTCH JR., ENOCH F., dec'd.

Late of Borough of Hatboro.
 Executors: MICHAEL SQUIERDO AND
 WILLIAM CIORLETTI,
 c/o Julia M. Parrish, Esquire,
 100 E. Market Street,
 York, PA 17401.
 ATTORNEY: JULIA M. PARRISH,
 BARLEY SNYDER,
 100 E. Market Street,
 York, PA 17401

LANIGAN, EDWARD J., dec'd.

Late of Borough of Royersford.
 Administratrix: ANITA FLYNN,
 c/o Dennis R. Primavera, Esquire,
 3200 Magee Avenue,
 Philadelphia, PA 19149.
 ATTORNEY: DENNIS R. PRIMAVERA,
 3200 Magee Avenue,
 Philadelphia, PA 19149

LINFOOT, GERALD R., dec'd.

Late of Norristown, PA.
 Executrix: DOREEN FORD,
 7682 Pine Knob Road,
 Pasadena, MD 21122.
 ATTORNEY: MICHAEL L. DAIELLO,
 DAIELLO LAW,
 2 W. Market Street,
 West Chester, PA 19382

LOVETT III, JAMES A., dec'd.

Late of Lower Providence Township.
 Executrix: JENNIFER L. LOVETT.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

**LUCHIE, LOUELLA MASON also known as
LOUELLA LUCHIE and
LOUELLA MASON, dec'd.**

Late of Upper Merion Township.
 Executrix: KRISTA LUCHIE BROWN,
 809 Ardmore Avenue,
 Ardmore, PA 19003.

LURIE, MILDRED C., dec'd.

Late of Lower Moreland Township.
 Executor: BRIAN LURIE,
 c/o Larry Scott Auerbach, Esquire,
 1000 Easton Road,
 Abington, PA 19001.
 ATTORNEY: LARRY SCOTT AUERBACH,
 1000 Easton Road,
 Abington, PA 19001

LUTON, PALMA, dec'd.

Late of Borough of Trappe.
 Executrix: NICOLE AMOROSO,
 300 Alexander Court, Apt. 1807,
 Philadelphia, PA 19103.
 ATTORNEY: GAIL P. ROTH,
 SALVO ROGERS ELINSKI & SCULLIN,
 301 E. Germantown Pike, 1st Floor,
 East Norriton, PA 19401

LYONS, JUDITH A., dec'd.

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

MacKENZIE, IRMA JOAN, dec'd.

Late of Lower Gwynedd Township.
 Executrix: ELIZABETH P. MacKENZIE,
 5905 Constitution Court,
 North Wales, PA 19454.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

MARTIN, MARGARET J., dec'd.

Late of Lower Merion Township.
 Executrix: JO-ANN MARTIN,
 200 N. Wynnwood Road, Unit 315,
 Wynnwood, PA 19096.
 ATTORNEY: HEATHER L. TURNER,
 LAW OFFICE HEATHER L. TURNER,
 137 N. Narberth Avenue,
 Narberth, PA 19072

McCOY, CAROLE D., dec'd.

Late of Borough of Lansdale.
 Executrix: SUSAN C. DOUGHERTY,
 c/o Elizabeth P. Mullaugh, Esquire,
 100 Pine Street,
 Harrisburg, PA 17101.
 ATTORNEY: ELIZABETH P. MULLAUGH,
 McNEES, WALLACE & NURICK, LLC,
 100 Pine Street,
 Harrisburg, PA 17101

McKELVEY, REGINA, dec'd.

Late of Borough of Lansdale.
 Executor: MICHAEL McKELVEY,
 2431 Overlook Drive,
 Gilbertsville, PA 19525.

MEEHAN, ELIZABETH J., dec'd.

Late of Whitemarsh Township.
 Executors: PATRICIA SINNOTT,
 3 Equestrian Lane,
 Blue Bell, PA 19422,
 WILLIAM MEEHAN, JR.,
 835 Herschel Road,
 Philadelphia, PA 19116.
 ATTORNEY: L. GERALD RIGBY,
 ARCHER & GREINER, P.C.,
 1717 Arch Street, Suite 3500,
 Philadelphia, PA 19103

MERLIN, HANNO M., dec'd.

Late of Lower Merion Township.
 Executrix: KARIN M. TANEY,
 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

MIRABELLA, ORLANDO M., dec'd.

Late of Souderton, PA.
 Executrix: LINDA C. MIRABELLA,
 135 Deerfield Drive,
 Souderton, PA 18964.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

MONTGOMERY, JOYCE, dec'd.

Late of Abington Township.
 Administratrix: TAMALA MONTGOMERY,
 1543 Lukens Avenue,
 Abington, PA 19001.

MOORE, KIM DARCELL, dec'd.

Late of Cheltenham Township.
 Administrators: SHENEICE PATRICIA MOORE AND
 DARCELL KIM MOORE,
 204 Somerset Circle,
 Chalfont, PA 18914.

**MOORE, MARGARET JANE also known as
MEG MOORE, dec'd.**

Late of Lansdale, PA.
 Executor: DYER HUYNH,
 427 Delaware Avenue,
 Lansdale, PA 19446.

MOURAR, DEANNA M., dec'd.

Late of Douglass Township.
 Executors: HILDY KULP AND
 RANDY J. MOURAR,
 c/o David G. Garner, Esquire,
 2129 E. High Street,
 Pottstown, PA 19464.

MUSNITSKY, MARILYN, dec'd.

Late of Lower Merion Township.
 Executor: LUNDY BELDECOS & MILBY, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072.
 ATTORNEYS: LUNDY BELDECOS & MILBY, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072

NEIFERT, PAUL EDWARD, dec'd.

Late of Springfield Township.
 Administratrix: VICTORIA NEIFERT,
 628 Tasker Street, Apt. 2,
 Philadelphia, PA 19148.
 ATTORNEY: DANIEL G. DOUGHERTY,
 881 3rd Street, Suite B-3,
 Whitehall, PA 18052

NOCERA, ANDREW, dec'd.

Late of Montgomery County, PA.
 Co-Administratrices: JULIA NOCERA AND
 PATRICIA NOCERA LITTLE,
 c/o Bowen and Burns,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966.
 ATTORNEY: GERALD L. BOWEN, JR.,
 BOWEN & BURNS,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966

**NOVAK, KAREN J. also known as
KAREN JEAN NOVAK, dec'd.**

Late of Green Lane, PA.
 Executor: NICHOLAS C. NOVAK,
 2842 Deep Creek Road,
 Green Lane, PA 18054.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

**OSBORNE, MARGARET ANN also known as
PEGGY ANN OSBORNE, dec'd.**

Late of Upper Dublin Township.
 Executor: KEVIN OSBORNE,
 1663 Jarrettown Road,
 Dresher, PA 19025.

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

PENNYPACKER, GAIL, dec'd.

Late of Horsham Township.
 Executor: DAVID PENNYPACKER,
 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

**POCELUJKO, MONICA also known as
MONICA ANN POCELUJKO, dec'd.**

Late of Upper Merion Township.
 Administrator: ROGER LEHMAN,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

POST, PHILIP O., dec'd.

Late of Lower Gwynedd Township.
 Administrator: ELAINE TALATIN,
 841 Waterford Drive,
 Souderton, PA 18964.
 ATTORNEYS: HARRIET R. LITZ P.C.,
 1495 Alan Wood Road, Suite 102 A,
 Conshohocken, PA 19428

PRESSMAN, AVRA S., dec'd.

Late of Lower Merion Township.
 Executors: JOSEPH BERSHAD AND
 MICHAEL BERSHAD,
 c/o Sarah M. Ford, Esquire,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: SARAH M. FORD,
 FORD AND BUCKMAN, PC,
 585 Skippack Pike, Suite 100,
 Blue Bell, PA 19422

PRITZ, MARGUERITE F., dec'd.

Late of Abington Township.
 Executors: PETER PRITZ AND
 WILLIAM PRITZ,
 c/o Hilary A. Fuelleborn, Esquire,
 1260 Bustleton Pike,
 Feasterville, PA 19053.
 ATTORNEY: HILARY A. FUELLEBORN,
 DILWORTH PAXSON LLP,
 1260 Bustleton Pike,
 Feasterville, PA 19053

REGIER, INGO, dec'd.

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

REIN, JANICE, dec'd.

Late of Montgomery County, PA.
 Co-Executors: DAVID C. REIN AND
 GWENN E. MURPHY,
 c/o Bowen & Burns,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966.
 ATTORNEY: GERALD L. BOWEN, JR.,
 BOWEN & BURNS,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966

RILEY, KRISTINE A., dec'd.

Late of Borough of North Wales.
 Executor: WILLIAM KENNETH HOWELL,
 c/o Paige Zirrieth, Esquire,
 1 Roberts Avenue,
 Glenside, PA 19038.
 ATTORNEY: PAIGE ZIRRITH,
 KLENK LAW, LLC,
 1 Roberts Avenue,
 Glenside, PA 19038

ROHLFING, WILLIAM P., dec'd.

Late of Whitpain Township.
 Administrator: WILLIAM F. ROHLFING,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: ANDREW C. LAIRD,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

RUSH, PHILOMENA T., dec'd.

Late of Springfield Township.
 Executor: DAVID G. RUSH,
 7912 Cheltenham Avenue,
 Wyndmoor, PA 19038.
 ATTORNEY: BRIAN P. McVAN,
 McVAN AND WEIDENBURNER,
 162 S. Easton Road,
 Glenside, PA 19038

SABIA, MARK A., dec'd.

Late of Rockledge, PA.
 Administrator: PAUL VIRTUE VITACOLONNA,
 14 Chandler Street,
 Rockledge, PA 19046.

**SCOTT, AUDREY LOU also known as
AUDREY S. SCOTT, dec'd.**

Late of Abington Township.
 Executrix: LESLIE S. RAZZI,
 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

**SHEA, ELIZABETH A. also known as
ELIZABETH ANN SHEA,
ELIZABETH BRADLEY,
ELIZABETH A. BRADLEY,
ELIZABETH ANN BRADLEY and
ELIZABETH BRADLEY-SHEA, dec'd.**

Late of Springfield Township.
 Administrator: ROBERT M. BRADLEY,
 1501 Lawnmont Drive, Apt. 410,
 Round Rock, TX 78664.

ATTORNEY: ELIZABETH L. ROMANO,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 544,
 Fort Washington, PA 19034-7544

SIMMONDS SR., VINCENT JOHN, dec'd.

Late of Borough of Lansdale.
 Executrix: ALYSSA G. MACK,
 c/o Francis Recchuiti, Esquire,
 Vangrossi and Recchuiti,
 319 Swede Street,
 Norristown, PA 19401,
 610-279-4200.

ATTORNEY: FRANCIS RECCHUITI,
 VANGROSSI AND RECCHUITI,
 319 Swede Street,
 Norristown, PA 19401,
 610-279-4200

SNYDER, FRANK, dec'd.

Late of Collegeville, PA.
 Executrix: JUDITH PELLEGRINO,
 430 Bridge Street,
 Collegeville, PA 19426.

SORENSEN, MARY R., dec'd.

Late of Lower Gwynedd Township.
 Executrix: ANN S. BENISE,
 221 Abbey Lane,
 Lansdale, PA 19446.
 ATTORNEY: MARY KAY KELM,
 2326 N. Broad Street, Suite 200,
 Colmar, PA 18915

SWEENEY, MICHAEL G., dec'd.

Late of Hatboro, PA.
 Administrator: HELEN KELLY,
 949 Sunset Drive,
 Blue Bell, PA 19422.

TURNER, MARILYN A., dec'd.

Late of Lower Providence Township.
 Executrix: EILEEN MITCHARD,
 c/o Rosemary R. Ferrino, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446-2012.
 ATTORNEY: ROSEMARY R. FERRINO,
 MONTCO ELDER LAW, LLP,
 608 W. Main Street,
 Lansdale, PA 19446-2012

VANDEGRIFT, CHARLA, dec'd.

Late of Whitpain Township.
 Administratrix: DEDRAJON VAN DUSEN,
 1890 Greenlane Road,
 Lansdale, PA 19446.
 ATTORNEY: ROBERT A. SARACENI, JR.,
 SARACENI LAW, PLLC,
 548 E. Main Street, Suite A,
 Norristown, PA 19401

WELTGE, SIGRID W., dec'd.

Late of Whitmarsh Township.
 Executrices: KARIN W. TATUM AND
 KIRSTEN B. HARE,
 c/o Nina B. Stryker, Esquire,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101.
 ATTORNEY: NINA B. STRYKER,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL, LLP,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101

WHITNEY, KENNETH L., dec'd.

Late of Abington Township.
 Executrix: JANE SHERIFF,
 64 Cormorant Drive,
 Bechtelsville, PA 19505.
 ATTORNEY: THOMAS J. BARNES,
 EGBERT & BARNES, P.C.,
 349 York Road, Suite 100,
 Willow Grove, PA 19090

**YI, YANG SOON also known as
YANG SOON PARK YI, dec'd.**

Late of Springfield Township.
 Executor: JOHN YI,
 1506 Lucon Road,
 Oreland, PA 19075.
 ATTORNEY: ANDREW P. GRAU,
 THE GRAU LAW FIRM,
 911 Easton Road, P.O. Box 209,
 Willow Grove, PA 19090

YOUNG JR., PAUL OSCAR, dec'd.

Late of Worcester Township.
 Administratrix: MEREDITH CHATBURN NOON,
 157 Ashmore Lake Court,
 Piedmont, NC 29673.
 ATTORNEY: LARRY A. HOUSHOLDER,
 1628 8th Avenue,
 Beaver Falls, PA 15010

YOUNG, JOSEPH A., dec'd.

Late of Abington Township.
 Executor: F. PAUL YOUNG,
 c/o William E. Scott, Esquire,
 Newtown Pavilion, Suite 202,
 6 Penns Trail,
 Newtown, PA 18940.
 ATTORNEY: WILLIAM E. SCOTT,
 CARACAPPA COOK SCOTT & RAMAGLI,
 Newtown Pavilion, Suite 202,
 6 Penns Trail,
 Newtown, PA 18940

**ZABEL, ANN M. also known as
ANN MURPHY ZABEL, dec'd.**

Late of Lower Merion Township.
 Executor: ANN L. SONNENFELD,
 c/o Robert A. Bacine, Esquire,
 Kaplin Stewart Meloff Reiter & Stein, PC,
 910 Harvest Drive,
 Blue Bell, PA 19422.
 ATTORNEY: ROBERT A. BACINE,
 KAPLAN STEWART MELOFF REITER &
 STEIN, PC,
 910 Harvest Drive,
 Blue Bell, PA 19422

TRUST NOTICE**Second Publication****LIVING TRUST OF TIMOTHY KEANE
DATED OCTOBER 21, 2024**

Notice is hereby given of the death of Timothy Keane, late of Gilbertsville, Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or the Living Trust of Timothy Keane dated October 21, 2024, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below:

Trustee: Justin Keane

c/o Brook Hastings, Esquire
 4259 W. Swamp Road, Suite 240, Doylestown, PA 18902

Trustee's Attorney: Brook Hastings

4259 W. Swamp Road, Suite 240, Doylestown, PA 18902

EXECUTIONS ISSUED**Week Ending January 21, 2025****The Defendant's Name Appears
First in Capital Letters**

BARBALICS, LASZLO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCS., ET AL. - Deutsche Bank National Trust Company; 202421851; \$246,266.88.
 BEREZANSKY, JAMIE: WELLS FARGO, GRNSH. - LVNV Funding, LLC; 202212030; WRIT/EXEC.
 BREECE, MICHAEL: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202424264.
 CLEAN CUT LAWN SERVICE, INC. - Siteone Landscape Supply, LLC; 202417672; WRIT/EXEC.
 EVERETT, STEVE; GLENNON, DAN: CITIZENS, GRNSH. - D.P. Valley Retail, LLC; 202424930; WRIT/EXEC.
 FOX, JAYCEE - Nationstar Mortgage, LLC; 202403354; \$423,780.08.
 GOLDSTEIN, BRIAN: SHANNON - Sawmill Village Condominium Association; 202419589.
 GRAHAM, KYLE: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202424263.
 GREEN, LEAZETTE: BANK OF AMERICA, GRNSH. - Palisades Collection, LLC; 201527286; WRIT/EXEC.
 H2FLOW, LLC: WATERS, PHILLIP: TRUIST BANK, GRNSH. - PNC Bank, N.A.; 202417174.
 HALF & HALF TRUCKING, INC.: CITIZENS BANK, N.A., GRNSH. - IPFS Corporation; 202325152.
 HASTINGS, ROBERT: ALISON - Athene Annuity and Life Company; 202425888.
 HUGHES, RAY - Pacific Union Financial, LLC, et al.; 201703557; \$283,247.88.
 LEGEND SPINE, LLC: ARGOVIAN TECHNOLOGIES, LLC: BLACK, MICHAEL: CITIZENS BANK, GRNSH., ET AL. - Duffield, William; 202501076; WRIT/EXEC.
 MAYS, TYRANA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202422157.
 MILLER, KRISTIN: RULEWICH, JOSEPH: LACY, WHALEY, GRNSH. - College Park Condominium Association; 202405880; \$7,101.76.
 MILLS, CURT: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202423001.
 MITCHELL, STEFFON - Pennymac Loan Services, LLC; 202300809.
 NABAY, ABUBAKARR - Genisys Credit Union; 202115558; WRIT/EXEC.
 REIFF, CHRISTY: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202423000.
 ROE RUNNER TRUCKING, LLC: CITIZENS BANK, GRNSH. - PNC Bank, National Association; 202416904.
 SHEFFIELD, ARTHUR: THE UNITED STATES OF AMERICA DEPARTMENT OF TREASURY INTERNA., ET AL.: SHEFFIELD, ARTHUR - Springleaf Home Equity, Inc., et al.; 201726374.

SLURRY PAVEMENT SYSTEMS, INC.: PNC BANK, GRNSH. - Upper Moreland Township; 202409909; \$1,390.04.
 SPOUTING ROCK ASSET MANAGEMENT, LLC: FIRSTRUST BANK, GRNSH. - Volar Advisory; 202416380.
 TRINKLEY FAMILY ENTERPRISES, LLC: TD BANK, GRNSH. - Upper Moreland Township; 202409910; \$396.94.
 WELSH, DANIEL: WOODFOREST NATIONAL BANK, GRNSH. - Great Seneca Financial Corporation, et al.; 201513426; WRIT/EXEC.
 YUN, WOEN: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202424265.

JUDGMENTS AND LIENS ENTERED

Week Ending January 21, 2025

The Defendant's Name Appears First in Capital Letters

AMA TRANS, INC.: AMA TRANS, INC. - Upper Moreland Township; 202500797; Complaint in Confession of Judgment; \$24,730.45.
 BROWN, MANAYZIA - Resurgent Receivables, LLC; 202500752; Judgment fr. District Justice; \$817.51.
 C.D. KALLER, INC.: C.D. KALLER, INC. - Upper Moreland Township; 202500794; Complaint in Confession of Judgment; \$3,187.32.
 J&K EXCAVATING, INC. - Federated Mutual Insurance Company; 202501002; Complaint in Confession of Judgment; \$12,575.04.
 LEGEND SPINE, LLC: ARGOVIAN TECHNOLOGIES, LLC: BLACK, MICHAEL, ET AL. - Duffield, William; 202501076; Certification of Judgment; SWRIT/EXEC.
 LOFASO, NICHOLAS: KATHLEEN - Kitchin, Glenn; 202500867; Mechanics Lien Claim; \$22,805.31.
 RJ2 CONSTRUCTION, INC. - Service Wholesale, Inc.; 202500747; Complaint in Confession of Judgment; \$217,444.64.
 ROSE BUD STUDIOS, LLC: ALL OTHER OCCUPANTS: HAMILTON, CURTIS, ET AL. - Bala Realty, LLC; 202500826; Complaint in Confession of Judgment Money; \$43,081.74.
 SISD, INC.: BENDER, GARY: GARDEN STATE ENGINEERING SURVEYING PLANNING, INC., ET AL. - Univest Bank and Trust Co.; 202500823; Complaint in Confession of Judgment; \$936,703.18.
 WILLOW NATURE DAY SCHOOL - Upper Moreland Township; 202500793; Complaint in Confession of Judgment; \$6,122.64.

UNITED STATES INTERNAL REV. - entered claims against:

Bennett, Tracey; 202570011; \$22,931.20.
 Danella Power Services, Inc.; 202570006; \$61,160.81.
 Donnelly, Joseph; 202570013; \$47,576.99.
 Durham Insurance Group, Inc.; 202570000; \$34,421.37.
 Freedom Fence, LLC; 202570014; \$73,785.61.
 Fridman, Henrietta; 202570004; \$3,768.92.
 Hatton, Wilkins; 202570015; \$212,264.08.
 Jamaican D's Jerk Chicken, LLC; 202570008; \$8,780.27.
 Long, Kevin; 202570009; \$114,176.28.
 Mosher, Kathleen; 202570002; \$12,384.69.
 Otto, Dirk: Laura; 202570010; \$127,800.58.
 PDM Construction, Inc.; 202570001; \$20,199.84.
 Rocco, Joseph: R; 202570012; \$8,997.82.
 Serenity II Day Spa, Inc.; 202570007; \$9,335.45.
 Watson Organization; 202570005; \$34,963.68.

LETTERS OF ADMINISTRATION

Granted Week Ending January 21, 2025

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

ABRAMS, MITCHEL L. - Souderton Borough; Ryan, Kevin J., 214 Village Way, Chalfont, PA 18914.
 ARMSTRONG III, THOMAS A. - Henrick, Stephanie A., 1001 Conshohocken State Road, West Conshohocken, PA 19428.
 BRODERICK, ANN P. - Hatboro Borough; Broderick, Maureen, 108 Maple Avenue, Hatboro, PA 19040.
 BROWN, DAVID W. - Plymouth Township; Kane-Brown, Lisa Ann, 1401 Oakland Boulevard, Plymouth Meeting, PA 19462.
 CAIRNS III, BENJAMIN F. - Pottstown Borough; Cairns, Helen R., 1105 Nicely Avenue, Montoursville, PA 17754.
 DEKUNCHAK, JACQUELINE E. - Upper Merion Township; Dekunchak, Kristina M., 53 Columbus Street, Bridgeport, PA 19405.
 DERDA, CAROL - Abington Township; Applegate, Russell S., 740 S. Columbus Boulevard, Philadelphia, PA 19147.
 ENGRO JR., MICHAEL A. - Souderton Borough; Engro, Lois, 475 Berkshire Drive, Souderton, PA 18964.
 FORD SR., HAROLD M. - Cheltenham Township; Lassiter, Fran L., 1308 Willow Avenue, Elkins Park, PA 19027.
 HAUSER, GWEN J. - Lower Merion Township; Ekert, Samantha J., 8 Oak Drive, Chatham, NJ 07928.
 HAZEL, LINDA - Lower Salford Township; Hazel, Diane, 706 Cherry Street, Lansdale, PA 19446.
 HECKER, TERRY L. - Norristown Borough; Lindsay, Deidre E., 1001 Radcliff Lane, Lower Gwynedd, PA 19002.
 JOHNSON, CARRIE M. - Cheltenham Township; Johnson, Warren, 10745 E. Sanctuary Ridge Lane, Tucson, AZ 85747.
 KULP, DAVID R. - Lansdale Borough; Kulp, John R., 213 Trillium Drive, Cranberry Township, PA 16066.
 LARSEN, LILLIAN M. - Lower Frederick Township; Haas, Christina M., 2013 Greens Way Circle, Collegeville, PA 19426.
 LOEPER, GREGORY J. - East Norriton Township; Loeper, Karen J., 1884 Pulaski Drive, Blue Bell, PA 19422.
 MARCHESANO, MARY L. - Upper Merion Township; Kolesar, Debra M., 394 Hughes Road, King of Prussia, PA 19406.
 MORSE, CATHERINE C. - Montgomery Township; Weikel, Tracy M., 444 Tall Oaks Drive, Warminster, PA 18974.
 NEWHARD, JOSEPHINE M. - Whitpain Township; Newhard, James J., 110 Lovell Lane, Glenmoore, PA 19343.
 PIGEON, ANNA L. - Norristown Borough; Pigeon, John A., 2 Embassy Circle, Norristown, PA 19403.
 PRIMAS SR., ALEX L. - West Norriton Township; Fulmer, Pamela E., 407 Brandon Road, Norristown, PA 19403.
 SALAH, SALEM F. - Pottstown Borough; Selim, Jamal T., 278 N. York Street, Pottstown, PA 19464.

SAYRE, NEAL S. - Norristown Borough; Sayre, Robert D., 200 Fulton Street, Riverton, NJ 08077.

SCHIFANO, VINCENT R. - Pennsburg Borough; Melmed, Monique S., 243 W. 8th Street, Pennsburg, PA 18073; Schifano, Anthony M., 243 W. 8th Street, Pennsburg, PA 18073.

SHEETZ, DOLORES E. - Souderton Borough; Bray, Pamela A., 437 Twining Ford Road, Richboro, PA 18954.

SHENHAV, NAOMI R. - Shenhav, Boaz B., 36 Anatot St., Tel Aviv-Yafo 69080-36.

SMITH, WILDER L. - Norristown Borough; Carroll, Tonya R., 560 Hamilton Street, Norristown, PA 19401.

STEPHENS, JENNY L. - Lansdale Borough; Stephens, Victor J., 525 Perkiomen Avenue, Lansdale, PA 19446.

TIERNEY, TREVOR J. - Lower Merion Township; Farach, Mariana S., 46 Rosedale Road, Wynnewood, PA 19096.

WELLS, LINETTA - Pottstown Borough; Hainey, Thelma Jane, 2826 W. 10th Street, Chester, PA 19013.

WILLIAMS, JOYCE L. - Lansdale Borough; Munsen, Dylan E., 105 Penn Street, Pennsburg, PA 18073.

ZALDO, EDWARD M. - Marlborough Township; Zaldo, Anthony J., 682 Pennfield Drive, Hatfield, PA 19440.

DALEY, JORDAN: D/B/A 484, LTD. - American Express National Bank; 202500741; Civil Action; Felzer, Jordan W.

FABIEL PINTO, VICTOR - Castrejon Ruiz, Yohana; 202501129; Petition for Protection from Sexual Viol.

FEDYNA, CHRYSITYNA - Midland Credit Management, Inc.; 202500862; Civil Action; Shean, Dennis E.

FORBES, CENTELIA - Midland Credit Management, Inc.; 202500852; Civil Action; Hannum, Kellie.

FRITZ, FRANCIS - American Express National Bank; 202500780; Civil Action; Felzer, Jordan W.

GOODE, SAMIA - Pangborn, Aaron; 202501095; Complaint for Custody/Visitation.

HADRICK, CARL - Elon at Montgomery Park I, L.P.; 202500863; Defendants Appeal from District Justice.

HEBERT, NICOLE - Fenton, Arik; 202500738; Petition for Protection from Intimidation.

HEISEY, STAN; BROWN, GRADY; HEISEY, DAWN - Fragale, Nicole; 202500784; Complaint for Custody/Visitation.

HETHERINGTON, PAMELA - American Express National Bank; 202500788; Civil Action; Felzer, Jordan W.

JACKSON, CARSTAIRS - Regency Towers; 202500836; Petition to Appeal Nunc Pro Tunc.

JAMES, RASHEEDA - Midland Credit Management, Inc.; 202500870; Civil Action; Shean, Dennis E.

JOHNSON CONTROLS-YORK; AINSWORTH - Pew, Alfonso; 202500740; Civil Action.

JOHNSON, CHARLES - Norris Hill II; 202501126; Defendants Appeal from District Justice.

KAISER, PETER - Midland Credit Management, Inc.; 202500855; Civil Action; Shean, Dennis E.

KELCY, JOSHUA - Scarlett, Karen; 202500766; Complaint for Custody/Visitation.

KILKENNY, SEAN; MONTGOMERY COUNTY SHERIFF DEPT. - Grogan, Christopher; 202500858; Petition; McClain, Cary B.

LEE, CLIFTON - Gilbert, Mitchell; 202500683; Petition.

LOGAN, RANDI - Logan, Michael; 202500838; Complaint Divorce.

LUTZ, CHRISTINA - Szczurek, Anthony; 202501065; Complaint for Custody/Visitation; Testa, Maria.

LYLE, SCOTT - American Express National Bank; 202500979; Civil Action; Felzer, Jordan W.

MAKS, MELISSA - Lesner, Brian; 202501104; Complaint for Custody/Visitation.

MALDONADO BAUZA, TATIANA - Rosario, Benjamin; 202501088; Complaint Divorce.

McCLAIN, ANGELIQUE - Executive Suites & Offices, L.P.; 202500913; Petition to Appeal Nunc Pro Tunc.

McGRATH, SARAH - Rosen, Tajmere; 202501073; Complaint for Custody/Visitation.

MILLER, DAVID - Domond, Keesha; 202500992; Complaint for Custody/Visitation.

MOODY, MALASIA; MOODY MOBILE DETAILING, LLC - American Express National Bank; 202500980; Civil Action; Felzer, Jordan W.

MOORE, AMANDA - Guarderas, Washington; 202500701; Complaint Divorce.

NERD STREET GAMERS, INC. - The Bank of Princeton; 202501016; Foreign Subpoena.

NOVITSKI, RAYMOND - 311 W. Marshall Street; 202501093; Defendants Appeal from District Justice.

PAOLUCCI, KATYLYN - Gill, Michael; 202501157; Complaint for Custody/Visitation.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Favors, Nathan; 202500736; Appeal from Suspension/Registration/Insp.

SUITS BROUGHT

Week Ending January 21, 2025
The Defendant's Name Appears
First in Capital Letters

ABBOTT, SARAH - Dowlin, Kevin; 202501032; Complaint Divorce; Marinari, Guy.

ADAMS, ALESIA; DUNCAN, CHARLES - Plymouth Pointe; 202501120; Defendants Appeal from District Justice.

ALEXANDER, DANIEL - American Express National Bank; 202500756; Civil Action; Felzer, Jordan W.

ANTHONY, MARY CATHERINE - E and E Properties, LLC; 202500824; Defendants Appeal from District Justice.

ANTON, NECHOMO - Midland Credit Management, Inc.; 202500859; Civil Action; Shean, Dennis E.

AQUILIAR, JOHN DOE; JOLIEFF, JANE DOE; THOMAS, ANDREW - Peterson, Alexander; 202500981; Civil Action.

ASMAN, RICHARD - Asman, Theresa; 202500837; Complaint Divorce.

BARNETT, JOSEPH - American Express National Bank; 202500760; Civil Action; Felzer, Jordan W.

BOLLAND, CHRISTOPHER - Midland Credit Management, Inc.; 202500865; Civil Action; Shean, Dennis E.

BORDERS, SHAMAYA - Howard, Alexa; 202501003; Petition for Protection from Intimidation.

BORGESE, PAUL - American Express National Bank; 202500767; Civil Action; Felzer, Jordan W.

BOROUGH OF POTTSTOWN - West Pottsgrove Township; 202501109; Declaration of Taking Eminent Domain Gov; Ottaviano, Jamie V.

BROOKS, JAZMIN; FREEMAN, HILTON - Thomas, Sharon; 202500742; Complaint for Custody/Visitation.

COHEN - SZAMBELAK, JENELL; SZAMBELAK, MICHAEL - Schweizererhof, Ian; 202501082; Defendants Appeal from District Justice.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Levinson, Jeffrey; 202500759;
Appeal from Suspension/Registration/Insp.; Sopin,
Craig A.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Robbins, Selina; 202500761;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Guzman, Stephano; 202500678;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Clothe, Javon; 202500764;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Sluwar, James; 202500995;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - James, Gregory; 202500986;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Bezold, Robert; 202501103;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Barnes, Kevin; 202501090;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Then, Carlos; 202500920;
Appeal from Suspension/Registration/Insp.;
Kelly, Joseph.

PEREZ, OMAR - American Express National Bank;
202500774; Civil Action; Felzer, Jordan W.

PIERRE-LOUIS, MARGARET - American Express
National Bank; 202500770; Civil Action; Felzer,
Jordan W.

POWELL, DAVID - Powell, Alexandra; 202501037;
Complaint for Custody/Visitation.

REIFF, THOMAS - Midland Credit Management, Inc.;
202500834; Civil Action; Shean, Dennis E.

RIVERA, JOSEPH - Rivera, Emilia; 202500750;
Complaint Divorce.

ROBERTS, LESLIE; HERMAN, ALEX; MIAMI
FINE ART GALLERY, INC. - Sofiac Associates, LLC;
202500932; Foreign Subpoena.

SALDANA, MARISELA - American Express
National Bank; 202500739; Civil Action; Felzer,
Jordan W.

SMITH, BRADLEY - Simpson, Kristle; 202500989;
Complaint Divorce.

SMITH, BRENDA - Magid, Martin; 202500785;
Defendants Appeal from District Justice.

SOK, DANIEL - Midland Credit Management, Inc.;
202500868; Civil Action; Shean, Dennis E.

STATE FARM INSURANCE COMPANY - Basketbill,
Robert; 202501038; Petition.

STOVALL, MARK - Lansdale Fee Owner, LLC;
202501043; Petition to Appeal Nunc Pro Tunc.

SWIFT, EDWARD - Midland Credit Management,
Inc.; 202500889; Civil Action; Shean, Dennis E.

TRIBBLE, ULYSSES - OMRI, LLC; 202500985;
Defendants Appeal from District Justice.

UNRUH TURNER BURKE FREES; FIORILLO,
JOHN - Klein, Robert; 202500993; Civil Action;
Klein, Robert A.

ZAMRIN, FRED - Zamrin, Joanne; 202500906;
Complaint Divorce.

ZIPSER, KARL - American Express National Bank;
202500777; Civil Action; Felzer, Jordan W.

WILLS PROBATED
Granted Week Ending January 21, 2025
**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

ABRAMS, DOROTHY D. - Ambler Borough; Milliken,
Sheryl A., 1142 S. Leopard Road, Berwyn, PA 19312.

BATES JR., CARL R. - Norristown Borough; Bates,
Stephen R., 523 Courtside Avenue, Gilbertsville,
PA 19525.

BENNER, JUDY C. - Upper Gwynedd Township;
Benner, Todd J., 213 Pinetown Road, Eagleville,
PA 19403.

BENZ, WILLIAM H. - Horsham Township; Cerise,
Amanda J., 117 Jerry's Way, Sagle, ID 83860.

BILYEU, EVELYN M. - Whitpain Township; Lux, Linda,
105 Clydesdale Circle, Norristown, PA 19403.

BOWEN, ZOE B. - Abington Township; Kinney,
Karin M., 18 Narbrook Park, Narberth, PA 19072;
Lee III, Maurice D., 1500 Market Street,
38th Floor West, Philadelphia, PA 19102.

BOWER, PERMA A. - New Hanover Township; Mastin,
Christine L., 4 Five Points Road, Barto, PA 19504;
Mastin, Emily A., 2155 Deep Creek Road,
Perkiomenville, PA 18074.

BRACCISCHI, GIACOMO - Plymouth Township;
Vangrossi, Vincent M., 319 Swede Street,
Norristown, PA 19401.

BRUNELL III, WILLIAM - Lewis, Margery J.,
524 Britton Drive, King of Prussia, PA 19406.

CARTWRIGHT, VERNOL B. - Jenkintown Borough;
Cartwright, Jeffrey S., 34 Stardust Drive, Holland,
PA 18966.

CASPER, BARBARA - Abington Township; Casper II,
David, 9415 Blind Pass Road, Suite 902,
St. Pete Beach, FL 33706.

CASU, EDITH E. - Abington Township; Porreca,
Danielle C., 36 Austin Circle, Ambler, PA 19002.

CHASEN, ILENE N. - Jenkintown Borough;
Blum, Marci C., 125 Meetinghouse Lane,
Plymouth Meeting, PA 19462.

CONDON, GILBERT P. - Worcester Township;
Grzywacz, Colleen, 3344 Mill Road, Collegeville,
PA 19426.

CONFER, MARY ANN - Hatfield Township; Christy,
Joseph S., 9501 Wheel Pump Lane, Philadelphia,
PA 19118.

CONNOLLY, MARY T. - Whitpain Township; Connolly Jr.,
John L., 3200 S. Ocean Boulevard, Highland Beach,
FL 33487.

CORNFELD, JOY K. - Lower Providence Township;
Becker, Ruth C., 1122 Berberry Court, Boulder,
CO 80303.

COSTELLO, MARY B. - Horsham Township; Costello,
Jeanne, 422A Avenue A, Horsham, PA 19044.

DEMIDONT, ANDREAS - Franconia Township;
Demidont, Joella J., 482 Cowpath Road, Telford,
PA 18969.

DePAUL, LOUIS J. - Lower Moreland Township;
DePaul, Louis, 863 Furrow Lane, Huntingdon Valley,
PA 19006.

DINGES, THOMAS C. - Cheltenham Township; Stankus,
Walter, 1509 Gwynedd View Road, North Wales,
PA 19454.

- DONATO, MARIE G. - Lansdale Borough; Monzo, Joseph P., 9325 Legacy Circle, Lafayette Hill, PA 19444.
- GRABER, DIANE - Abington Township; Graber, Martin A., 1012 Beverly Road, Jenkintown, PA 19046.
- HAYES, BETTY J. - Towamencin Township; Hayes, Kelly L., 115 Kimberly Way, Hatfield, PA 19440.
- HENNESSY, MARY N. - Upper Dublin Township; Hennessy, Murray E., 2634 N. Shore Road, Hadley, NY 12835; Sawyer, Elizabeth H., 1201 Montgomery Avenue, Fort Washington, PA 19034.
- HICKS, JOAN E. - Upper Merion Township; Wickstrom, Tammy L., 27 Flintlock Lane, Phoenixville, PA 19460.
- HOLMES, CHARLOTTE V. - Upper Moreland Township; John, Robert M., 76 Byberry Road, Hatboro, PA 19040.
- HULL III, KENNETH P. - Collegeville Borough; Hull, Mary K., 1007 Hoy Circle, Collegeville, PA 19426.
- IKONIAK, MARIJA D. - Abington Township; Ikoniak, Joseph P., 146 Willow Lane, Warrington, PA 18976.
- KEEGAN III, ROBERT J. - Hatboro Borough; McFadden, Mary, 1025 Fort Washington Avenue, Fort Washington, PA 19034.
- KONTRA, BARBARA - Pottstown Borough; Kuechler, Sharon A., 2849 Big Road, 4000, Zieglerville, PA 19492.
- KUDER, SALLY L. - Lower Merion Township; McNamara, Jane, 34-48 81st Street, Jackson Heights, NY 11137-2; McNamara, Whitney, 304 Clifton Place, Brooklyn, NY 11216.
- LANDES JR., WALTON E. - Upper Providence Township; Landes, Scott E., 6 Seeley Storm Drive, Glenwood, NJ 07418.
- LECKERMAN, PATRICIA R. - Abington Township; Rubin, Fredric D., Esq., 118 Mountain View Drive, West Chester, PA 19380.
- LEDDY, BRIDGET M. - Perkiomen Township; Wilson, Ellen, 17 Orchard Court, Royersford, PA 19468.
- LERNER, ELAINE G. - Lower Merion Township; Lerner, Paul, 216 S. Palm Drive, Beverly Hills, CA 90212.
- LEVINSON, VICKI - Upper Moreland Township; Levinson, Lewis M., 31518 Ann's Choice Way, Warminster, PA 18974.
- LOPRETO, RANDI E. - Conshohocken Borough; Lopreto, Daniel B., 400 Merion Hill Lane, Conshohocken, PA 19428.
- MARTOSELLA, HELEN G. - Whitemarsh Township; Martosella Jr., Joseph M., 749 Tennis Avenue, Lower Gwynedd, PA 19002; Martosella, Lynn M., 2044 Old Gulph Road, Villanova, PA 19085.
- McATEER, MARTHA - Lower Providence Township; McAteer, John, 634 Fawn Circle, King of Prussia, PA 19406.
- McKEON JR., HARRY R. - Lower Gwynedd Township; McKeon, Douglas A., 89 Asbury Avenue, Ocean Grove, NJ 07756; McKeon III, Harry R., 5812 SW 90th Court Road, Ocala, FL 34481.
- MENDICINO, BEVERLY - Lower Merion Township; Roth, Christopher, 2101 Market Street, Unit 2207, Philadelphia, PA 19103.
- MILAKEVE, FRANCES T. - West Norriton Township; Whitton, Karen M., 421 Alexandra Drive, West Norriton, PA 19403.
- MILLS, MARCIA C. - Lansdale Borough; Pierce Jr., Clifford R., 703 Eaton Court, Quakertown, PA 18951.
- MIRABELLI, MARIA C. - Lower Moreland Township; Mirabelli, Peter P., 3882 Whitman Road, Huntingdon Valley, PA 19006.
- MOORE, DAVID C. - Collegeville Borough; Moore, Bernard A., 3877 Arbours Avenue, Collegeville, PA 19426.
- MOYER, JAMES C. - Lower Frederick Township; Clawson, John R., 2319 Holly Drive, Gilbertsville, PA 19525.
- OSBORNE, ARLENE D. - Whitpain Township; Brown, Karen A., 613 Market Street, Pocomoke City, MD 21851.
- PISTON, HELEN W. - Horsham Township; Piston, Nancy L., 1220 Noble Page Lane, Ambler, PA 19002.
- POLK JR., JAMES C. - East Norriton Township; Polk, James R., 7949 Ridge Avenue, Apt. A12, Philadelphia, PA 19128.
- RITROVATO, ROBERT R. - Collegeville Borough; Ritrovato, Jean A., 17 Buckthorn Lane, Collegeville, PA 19426.
- RZESZOTARSKI, MARIA E. - Whitpain Township; Sheehan Jr., Eugene T., 2523 W. Township Line Road, Norristown, PA 19403; Sheehan, Mary A., 2523 W. Township Line Road, Norristown, PA 19403.
- RZESZOTARSKI, WACLAW J. - Whitpain Township; Sheehan Jr., Eugene T., 2523 W. Township Line Road, Norristown, PA 19403; Sheehan, Mary A., 2523 W. Township Line Road, Norristown, PA 19403.
- SCHWAB, ALBERT L. - Lower Merion Township; Schwab, Diane, 100 Grays Lane, Apt. 307, Haverford, PA 19041; Schwab-Smith, Angela, 16 Fahnestock Road, Malvern, PA 19355.
- SHANKROFF, HELEN W. - Upper Dublin Township; Kaufman, Rachel B., 7922 Park Avenue, Elkins Park, PA 19027.
- SMITH, JOAN A. - Hatboro Borough; Russell, Kenneth C., 3500 Reading Way, Huntingdon Valley, PA 19006.
- SPIVACK, CYNTHIA A. - Cheltenham Township; Hendrie, Stephanie M., 33201 Columbia Beach Lane, Warrenton, OR 97146.
- STAUFFER, DONALD D. - Pottstown Borough; Stauffer, James W., 648 N. Adams Street, Pottstown, PA 19464.
- SWEET, JOANN E. - Lansdale Borough; Palladino, Mary C., 50 Wheat Sheaf Lane, Eagleville, PA 19403.
- TOLOMEO, JOANNE F. - Upper Dublin Township; Tolomeo, Robert J., 1732 Aidenn Lair Road, Dresher, PA 19025.
- WARD, CLAUDETTE E. - West Norriton Township; Ward, James N., 15 Maple Glen Road, Mount Laurel, NJ 08054.
- WURTS, CLARENCE Z. - Whitemarsh Township; Wurts, Benjamin W., 1120 Park Avenue, Apt. 5B, New York, NY 10128-1242; Wurts, Charles S., 520 Jarden Road, Wyndmoor, PA 19038.
- YERGER, GLENN - Towamencin Township; Smith, Mark, 638 King Road, Royersford, PA 19468.