

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 April 30, 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. 1999-10749**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Final Plan of "Albidale" - Section 8, made for Golden Gate Development Corp., by Engineering and Planning Associates, Inc., Consulting Engineers, dated March 2, 1970, and last revised on June 2, 1971, as follows to wit:

BEGINNING at a point on the original centerline of the bed of Buck Road, said point being the four following courses and distances from a point of curve on the Northeasterly side of Pinney Road (50.0 feet wide): (1) leaving Pinney Road, on the arc of a circle, curving to the left, having a radius of 30.00 feet, the arc distance of 47.12 feet to a point of tangent on the Northwesterly ultimate right-of-way line of Buck Road; (2) South 31 degrees 59 minutes 45 seconds East through the bed of Buck Road, 30.00 feet to a point in the original centerline of Buck Road; (3) North 58 degrees 00 minutes 15 seconds East, along the original center line of Buck Road, 208.39 feet to a point; and (4) Northeastwardly, along the original center line of Buck Road, on the arc of a circle, curving to the left, having a radius of 590.00 feet, the arc distance of 50.95 feet to the point of beginning; thence, extending North 40 degrees 16 minutes 35 seconds West, crossing the Northwesterly side of Buck Road, 261.69 feet to a point; thence, extending North 34 degrees 19 minutes 30 seconds East, 104.11 feet to a point; thence, extending South 46 degrees 29 minutes 20 seconds East, recrossing the Northwesterly side of Buck Road, 284.94 feet to a point on the original centerline of Buck Road; thence, extending along the original centerline of Buck Road, the two following courses and distances: (1) South 43 degrees 30 minutes 40 seconds West, 33.25 feet to a point of curve; and (2) Southwestwardly, on the arc of a circle, curving to the right, having a radius of 590.00 feet, the arc distance of 98.29 feet to the first mentioned point and place of beginning.

BEING the same premises, which Kun Ho Cho and Jiyon Cho by Deed dated March 16, 1981, and recorded in the Office of Recorder of Deeds of Montgomery County on March 19, 1981, in Book 4611 at Page 404, being Instrument #000655, granted and conveyed unto Constantina Limberis, Efstratia Limberis.

Parcel Number: 41-00-01240-52-8.

Location of property: 3614 Buck Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Constantina Limberis and Efstratia Limberis** at the suit of The Bank of New York Mellon Trust Company, N.A., as Successor in interest to all permitted Successors and Assigns of The Chase Manhattan Bank, as Trustee for First Alliance Mortgage Loan Trust 1997-3, Mortgage Loan Asset Backed Certificates, Series 1997-3. Debt: \$216,343.15.

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. 2014-04007**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan thereof, made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated April 8, 1952, as follows, to wit:

BEGINNING at a point, at the intersection of the center line of Huntingdon Road, 40 feet wide, Welsh Road, 33 feet wide and Old Welsh Road, 33 feet wide; thence, extending along the said center line of Old Welsh Road, North 45 degrees, 3 minutes West, 493.04 feet to a point, a corner of land of Huntingdon Valley County Club; thence, extending along said land, North 86 degrees, 42 minutes East, crossing over an iron pin set at the side of Old Welsh Road, 383 feet to an iron pin set, at a corner of land, now or late of Mildred C. Marshall; thence, extending along said Marshall's land; South 3 degrees, 55 minutes East, crossing over an iron pin set on the side of Welsh Road, aforesaid; 340.27 feet to a point, in the center line thereof; thence, extending along said center line of Welsh Road, Southwestwardly, on the arc of a circle, curving to the left, having a radius of 75.33 feet, the arc distance of 55.54 feet to a point of tangent; thence, extending still along said center line of Welsh Road, South 43 degrees 42 minutes West, 11 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to John F. Beggin and Carla A. Beggin, husband and wife, who acquired title by virtue of a deed from Dolores M. Baratta, dated September 8, 2000, recorded September 18, 2000, in Deed Book 5332 at Page 0342, Montgomery County, Pennsylvania records.

Parcel Number: 30-00-48404-00-4.

Location of property: 1797 Old Welsh Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **John F. Beggin and Carla A. Beggin, husband and wife** at the suit of U.S. Bank, National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-7. Debt: \$1,006,526.78.

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. 2017-03557**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the building thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, and described according to certain Plan thereof, known as Section No. 1 Subdivision, Knoeller Farm, made for James Altemose, by Donald H. Schurr, Civil Engineer and Surveyor, dated 8/26/1964, being recorded in Plan Book A-8 at Page 54, as follows to wit:

BEGINNING at a point on the Southeast side of Nottingham Road (50 feet wide), a corner of Lot No. 10 on said Plan, which point is measured the 2 following courses and distances, along said side of Nottingham Road, from the Southeast side of Knoeller Road (50 feet wide), viz: (1) on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 16.80 feet to a point of reverse curve; and (2) on the arc of a circle, curving to the right, having a radius of 225 feet, the arc distance of 126.5 feet to a point; thence, leaving said Nottingham Road, along line of Lot No. 10, South 72 degrees 03 minutes East, 172.53 feet to a point, a corner of lands, now or late of Wales Village Subdivision; thence, along said lands, South 41 degrees 17 minutes 30 seconds West, 168.31 feet to point; thence, extending along said lands, North 51 degrees 19 minutes 30 seconds West, 140.15 feet to a point on the Southeast side of Nottingham Road; thence, extending along said lands, North 51 degrees 19 minutes 30 seconds West, 140.15 feet to a point on the Southeast side of Nottingham Road; thence, extending along said Nottingham Road, the 2 following courses and distances, viz: (1) North 41 degrees 17 minutes 30 seconds East, 17.21 feet to a point; and (2) on the arc of a circle, curving to the left, having a radius of 225 feet, the arc distance of 91.06 feet to a point, being the first mentioned point and place beginning.

BEING Lot No. II on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Ray B. Hughes III, by Deed from Richard J. Brady and Cynthia A. Brady, dated September 12, 2014, and recorded September 16, 2014, in Deed Book 5927 at Page 02569, being Instrument Number 2014061556.

Parcel Number: 33-00-06394-00-8.

Location of property: 3204 Nottingham Road, Norristown a/k/a East Norriton, PA 19403.

The improvements thereon are: Residential, duplex.

Seized and taken in execution as the property of **Ray B. Hughes, III** at the suit of Nationstar Mortgage LLC. Debt: \$283,247.88.

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. 2017-18244**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Plan of Property, made for Henry Hope, made by Charles E. Shoemaker, Inc., dated September 10, 1973, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-26 at Page 80, on January 2, 1975, as follows, to wit:

BEGINNING at an interior point, at a corner of Lot No. 4, said point being on the Easterly side of a certain 25 feet wide Access Easement and being 604.60 feet, North 18 degrees 00 minutes West from a point on the Northerly side of Huntingdon Road (41.50 feet wide); thence, extending South 72 degrees 00 minutes West, crossing the said Access Easement and along the said Lot No. 4, the distance of 300.00 feet to a point; thence, extending North 18 degrees 00 minutes West, along Lot No. 1, the distance of 129.42 feet to a point; thence, extending North 72 degrees 00 minutes East, and re-crossing the said Access Easement, the distance of 301.45 feet to a point; thence, extending South 18 degrees 00 minutes East, along the Easterly side of the said Access Easement, the distance of 160.98 feet to the first mentioned point and place of beginning.

CONTAINING therein 1.00 acre of land, more or less.

BEING all of Lot 5 as shown on the above-mentioned Plan.

TOGETHER with the use of a certain 25 feet wide Access Easement.

BEING the same premise which Virginia P. Pierie and Thomas W. Pierie, her husband, by Deed dated 02/09/1973 and recorded at Norristown in the Office for the Recorder of Deeds, in and for the County of Montgomery on 02/14/1973, in Deed Book 3827 at Page 484, granted and conveyed unto Henry Hope, his heirs and assigns, in fee.

ALSO BEING the same premise which Henry Hope and Hazel Hope, his wife, by Deed dated 07/09/1985 and recorded at Norristown in the Office for the Recorder of Deeds, in and for the County of Montgomery on 08/12/1985, in Deed Book 4775 at Page 98, granted and conveyed unto Henry Hope and Hazel Hope, his wife, their Heirs and Assigns, as tenants by the entireties, in fee.

AND the said Henry Hope has since departed this life on 10/06/1990, whereby title to said premises became vested unto Hazel Hope, his wife, by operation of law.

AND ALSO, BEING the same premise which Hazel Hope, by Deed dated 09/15/2003 and recorded 12/05/2023, in the Office for the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5184 at Page 2124, granted and conveyed unto John A. Hope, in fee.

BEING the same premises which John A. Hope, by Deed dated 09/17/2010 and recorded 10/14/2010, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5782 at Page 746, granted and conveyed unto John A. Hope and Yan Qun Hope, husband and wife, in fee.

Parcel Number: 59-00-09841-03-6.

Location of property: 1601 Huntingdon Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John A. Hope a/k/a John Hope and Yan Qun Hope, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$532,705.99.

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. 2017-20454**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message and lot or piece of ground, numbered according to the Plan of Numbering Houses in said Borough, number 547 E. Lafayette Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeast side of Lafayette Street, at the distance of two hundred twenty-five feet, three inches North, fifty-seven degrees forty-one minutes West from the North corner of Ford and Lafayette Streets, said point being in the middle of the partition wall between the message hereby conveyed and the premises adjoining known as Number 559 East Lafayette Street, now or late of Ann Ball and about to be conveyed to Guiseppe Dinenna; thence, North twenty-nine degrees twenty-eight minutes East, one hundred twenty-eight feet to the Southwest side of a proposed alley, sixteen feet wide, said line passing through the middle of the wall, partition wall between the premises hereby conveyed and the adjoining premises Number 559 East Lafayette Street, now or late of said Guiseppe Dinenna; thence, along Southwest side of said proposed alley, North fifty eight degrees West, fifteen feet nine inches to the line of land, now or late of J. Jay Corson, Jr.; and thence, along the line of said Corson's land, South twenty-nine degrees twenty-eight minutes West, one hundred twenty-eight feet to the Northwest side of Lafayette Street, aforesaid; and along said side of said Lafayette Street, South fifty-seven degrees forty-one minutes East, fifteen feet eleven inches to the place of beginning.

BEING the same premises which Samuel Matthews, Jr., by Indenture dated 4/24/1985 and recorded 7/31/1985, in the Office for the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 477 at Page 2158, granted and conveyed unto Katherine Jackson.

THE said Katherine Jackson departed this life on 1/21/2017 leaving title to surviving Heirs at law, Delores Arthur a/k/a Delores Jackson, Gloria Ramsey, Gail Grant, Shandea Upchurch, and Mae Howell a/k/a Mao Hawell.

Parcel Number: 13-00-19328-00-9.

Location of property: 547 E. Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Delores Arthur a/k/a Delores Jackson, in her capacity as Administratrix and Heir of the Estate of Katherine Jackson, Deceased; Gloria Ramsey, in her capacity as Heir of the Estate of Katherine Jackson, Deceased; Gail Grant, in her capacity as Heir of the Estate of Katherine Jackson, Deceased; Shandea Upchurch, in her capacity as Heir of the Estate of Katherine Jackson, Deceased; Mae Howell a/k/a Mao Hawell, in his capacity as Heir of the Estate of Katherine Jackson, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Katherine Jackson, Deceased** at the suit of Mortgage Assets Management, LLC. Debt: \$147,492.39, plus interest to Sale date.

Kiera McFadden-Roan (Pincus Law Group, PLLC), Attorney(s). I.D. #205514

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. 2017-26374**, 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 messuage or tenement thereon erected, situate on the Southeasterly side of Greenwood Avenue, at the distance of one hundred five (105) feet two and three-eighths (2-3/8) inches, Northeastwardly from the Northeasterly side of Limekiln Turnpike, in Cedarbrook Park, **Cheltenham Township**, Montgomery County, Pennsylvania; thence, extending Northeastwardly on a line at right angles to the said Greenwood Avenue, one hundred twelve (112) feet six and seven eighths (6- 7/8) inches to a point; thence, extending Southwestwardly, forty-four (44) feet eight and three-fourths (8 3/4) inches to a point; thence, extending Northwestwardly, thirty-nine (39) feet two and one-half (2 1/2) inches to a point, being an angles to the said Greenwood Avenue, eighty (80) feet three-fourths (3/4) of an inch to the first mentioned point and place of beginning.

BEING the same property conveyed to Arthur Sheffield, Jr., as Sole Owner, who acquired title by virtue of a Deed from Glenn D. Matthew, no marital status shown, dated May 31, 2001, recorded June 12, 2001, in Deed Book 5365 at Page 1906, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-12817-00-4.

Location of property: 8 Greenwood Avenue, Wyncote, PA 19095.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Arthur B. Sheffield a/k/a Arthur Sheffield, Jr., as Sole Owner** at the suit of OneMain Financial Services, Inc. Debt: \$387,970.71.

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. 2019-22591**, 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 ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Subdivision for Milton Blasband, by Joseph J. Estock, Registered Surveyor, dated September 22, 1977, last revised December 27, 1977, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book C-15 at Page 9, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Flint Hill Road (40.00 feet wide), at a corner of Parcel "A" as shown on said Plan, and which point is at the distance of 101.66 feet, measured South 30 degrees 40 minutes East, along the said Southwesterly side of Flint Hill Road, from its point of intersection with the Southeasterly side of Summit Street (33.00 feet wide); thence, extending from said point of beginnings, 30 degrees 40 minutes East, along the said side of Flint Hill Road, the distance of 68.94 feet, to point, a corner: thence, extending, South 52 degrees 45 minutes West, along the Northwesterly side of 20.00 feet wide road (not opened), as shown on said Plan, the distance of 50.22 feet to a point, a corner of lands, now or late of Helenski, as shown on said Plan; thence, extending North 30 degrees 40 minutes West, along said lands of Helenski, the distance of 74.60 feet to a point, a corner of Parcel "A", aforesaid; thence, extending North 59 degrees 20 minutes East, along Parcel "A", the distance of 49.89 feet to the first mentioned point on the said Southwesterly side of Flint Hill Road and place of beginning.

BEING Parcel "B" as shown on the above-mentioned Plan.

COMPRISING Parcel Numbers: 580007156004 and 580007156013, both as set forth in the Montgomery County Board of Assessments Appeals.

BEING, as to part, part of the same premises which Margaret Blasband, by Indenture Bearing Date the 3rd day of April, A.D. 1985, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4763 at Page 1040 &c., granted and conveyed unto Margaret Blasband, her Heirs and Assigns, in fee.

AND BEING as to the remaining part, the same premises which Swedeland Road Corporation (a Pennsylvania Corporation), by Indenture Bearing Date the 13th day of October, A.D. 1987, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4856 at Page 2392 &C., granted and conveyed unto Margaret Blasband, her Heirs and Assigns, in fee.

BEING the same premises which Margaret Blasband by Deed dated March 31, 1988, and recorded in the Office of Recorder of Deeds of Montgomery County on August 5, 1988, in Book 4879 at Page 168, granted and conveyed unto Leslie L. Barkley.

Parcel Numbers: 58-00-07156-00-4, 58-00-07156-01-3.

Location of property: 705 Flint Hill Road, King of Prussia, PA 19406.

The improvements thereon are: Residential, duplex.

Seized and taken in execution as the property of **Leslie L. Barkley** at the suit of Citibank, N.A. Debt: \$225,169.83.

Caroline Aprahamian, Attorney.

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

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

By virtue of a Writ of Execution **No. 2019-24473**, 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 **Narberth Borough, (formerly Lower Merion Township)**, Montgomery County, Pennsylvania, and bounded and described, as follows:

SITUATE on the West side of Essex Avenue, at the distance of 50 feet wide, Southward from the South side of Windsor Avenue.

CONTAINING in front or breadth on the said Essex Avenue, 50 feet and extending in length or depth of that width, Westward, between parallel lines at right angles with the said Essex Avenue, 125 feet.

BOUNDED on the North by Lot #170 on a certain Plan called Narberth Park, on the East by said Essex Avenue, on the South by Lot #174, and on the West by Lot #192 on said Plan.

UNDER AND SUBJECT to Conditions and Restriction as of record.

BEING the same premises which Community Housing, Inc., a Pennsylvania Corporation, by Deed dated May 21, 2003, and recorded on June 26, 2003, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5461 at Page 2157, being Instrument No. 2003012664, granted and conveyed unto Thomas G. Rice.

Parcel Number: 12-00-01174-00-2.

Location of property: 116 N. Essex Avenue a/k/a 116 Essex Avenue, Narberth, PA 19072.

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

Seized and taken in execution as the property of **Thomas G. Rice** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Trustee for RCAF Acquisition Trust. Debt: \$519,592.98.

Hladik, Onorato & 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. 2019-27970**, 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 **Springfield Township**, Montgomery County, Pennsylvania, being Lot 34 on a certain Plan of Lots of Chestnut Hill Heights, as laid out by J. Walter Ruddach, Civil Engineer, said Plan being recorded at Norristown, in Deed Book 623 at Page 500, being known as 34 Whitemarsh Avenue, and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Whitemarsh Avenue (40 feet wide), at the distance of 50 feet, measured South 54 degrees 10 minutes East, along the said side of Whitemarsh Avenue from an angle in the same, which angle is at the distance of 115.92 feet, measured Southwestwardly, along the said side of Whitemarsh Avenue, from its intersection with the Southwesterly side of Gordon Lane (33 feet wide).

CONTAINING in front or breadth on the said side of Whitemarsh Avenue, 50 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to said Whitemarsh Avenue, 150 feet.

BEING the same premises which Alexander A. Viele and Louisa C. Lee by Deed dated July 28, 2004, and recorded on September 2, 2004, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5524 at Page 387, being Instrument No. 2004177316, granted and conveyed unto Stephen Steinbrook and Katherine D. Steinbrook.

Parcel Number: 52-00-18094-00-7.

Location of property: 34 Whitemarsh Avenue, Erdenheim, PA 19038.

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

Seized and taken in execution as the property of **Stephen Steinbrook and Katherine D. Steinbrook** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$512,486.79.

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. 2020-00394**, 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 to be erected thereon, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property made for Commissioners of Abington Township, drawn by William Kalkbrenner, Professional Land Surveyor, Abington, PA., dated 12/11/1981, and recording in Plan Book B-40 at Page 129, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Dumont Avenue (40 feet wide), said point being at a point, a corner Lot No. 2 on said Plan, which said point is being measured South 29 degrees 22 minutes East,, 320.00 feet from the point of intersection of the said Southwesterly side of Dumont Avenue with the Southeasterly side of Egerton Avenue (50 feet wide); thence, extending from said point of beginning and extending along the said Southwesterly side of Dumont Avenue, the two following courses and distances, viz: (1) South 29 degrees 22 minutes East, 29.84 feet to a point of curve; and (2) extending in a Southeasterly direction, along the arc of a circle, curving to the right, having a radius of 75.00 feet, the arc distance of 8,343 feet to a point, another curve on the Westerly side of Houston Avenue (formerly Penbryn Avenue, 50 feet wide); thence, extending along the said Westerly side of Houston Avenue, in a Southwesterly direction, along the arc to a point, a corner of Lot No. 437 on said Plan; thence, extending along the line of said Lot No. 437, also extending along the line of Lot Numbers 436, 435, 434, 433 and 432 on said Plan, North 29 degrees 22 minutes West, 127.40 feet to a point, a corner of Lot 38 minutes East, 100.00 feet to a point on the Southwesterly side of Dumont Avenue, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 3 on said Plan.

CONTAINING in area 9775 square feet.

BEING the same premises which Cornelius McLanahan and Milly McLanahan by Deed dated 5/30/1991 and recorded 7/18/1991 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4981 at Page 1265, granted and conveyed unto Juanita Alexander.

Parcel Number: 30-00-13338-00-6.

Location of property: 138 Houston Avenue, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Juanita Alexander** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$218,250.74.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-15309**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, piece or parcel of land, and the improvements thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, described as follows:

BEING known and designated as Lot 149, as set forth on a Plan entitled, "Burbank Grove, Map of Subdivision Plan", filed with the Montgomery County Recorder of Deeds on May 23, 2008, in Plan Book 31 at Pages 307 - 314 and being further described in the Declaration of Planned Community - Burbank Grove Community Association, a Planned Community, in Deed Book 5689 at Page 1424; and Amendments thereto, in Deed Book 5719 at Page 1898; Deed Book 5824 at Page 2586 and Deed Book 5826 at Page 1666; Fourth Amendment, in Deed 5832 at Page 285 and re-recorded in Deed Book 5832 at Page 2004; and Fifth Amendment, in Deed Book 5876 at Page 105, and as same may be lawfully amended from time to time.

BEING the same premises which K. Hovnanian at Upper Providence, LLC, by Deed, dated January 28, 2014, and recorded March 7, 2014, in Book 5906 at Page 1106, Instrument #2014014003, granted and conveyed unto Garrett C. DuBois and Donna Vespa DuBois, husband and wife, in fee.

AND THE SAID Garrett C. DuBois passed away on or about January 18, 2019, thereby passing Title unto Donna Vespa DuBois, by Operation of Law.

Parcel Number: 61-00-04450-41-2.

Location of property: 317 Fairfield Circle, South, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna V. DuBois a/k/a Donna Vespa DuBois** at the suit of Freedom Credit Union. Debt: \$374,959.95.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-17218**, 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, parcel, tract or piece of land, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set, for a corner in the middle of a public road, leading from Sassamansville to Congo, PA, on the South side of a bridge and in a line of land, now or formerly of Reuben K. Erb; thence, by the same, North, along said road, 45 degrees West, 247 feet to an iron pin set, for a corner, in a line formerly of Peter Xander and subsequently of Congo and Vicinity Fire Protection Company; thence, by the same and partly by other land, now or formerly of Peter Xander, North 31 1/4 degrees East, 322 1/2 feet to an iron pin set, for a corner, in a line of other lands, now or formerly of Peter Xander; thence, by the same, South 71 1/2 degrees East, 115 feet to an iron pin set, for a corner, in a line of now or formerly Milton Hoffman's land; thence, by the same, South 13 degrees, West 66 feet to an iron pin set, for a corner, in a line of now or formerly Jonathan Hoffman's land; thence, by the same, South 32 degrees, West 207 feet to an iron pin set, for a corner, in a line of now or formerly Jonathan Hoffman's land, further on; thence, by the same, South 14 degrees, West 174 feet to the place of beginning.

CONTAINING 1 acre and 130 perches of land, more or less.

AND ALSO, ALL THAT CERTAIN message or tenement and tract of land, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone set, for a corner, in a public road, leading from Congo to Sassamansville, PA, and land formerly of Samuel Sweinhart, and subsequently of Chester Renninger; thence, by the same, North 35 3/4 degrees, East 69.8 perches to a stone set, for a corner in said line; thence, by the same, North 52 1/4 degrees, East 38.15 perches to a stone set, for a corner in a line of formerly of Edwin Hoffman's, and subsequently of Ammon Hoffman's land; thence, by the same, South 54 degrees, East 34.6 perches to a stone set, for a corner, in a line of now or formerly Milton Hoffman's land; thence, by the same, South 36 degrees, West 56 perches to a stone set, for a corner, in a line of aforesaid land; thence, by the same, South 24 degrees, East 24.8 perches to a corner in said line; thence, by the same, South 25 1/2 degrees, West 8.9 perches to a stone set, for a corner in aforesaid line; thence, by the same, South 13 1/2 degrees, West 10.6 perches to a stone set, for a corner in a line of formerly Jonathan Hoffman, and subsequently Wayne Koch's land; thence, by the same, North 71 3/4 degrees, West 6.95 perches to a stone set, for a corner in said line; thence, by the same, South 30 1/4 degrees, West 25.8 perches to a stone set, for a corner in the public road, leading from Congo to Sassamansville, PA; thence, by the same and land formerly of Jesse Geiger, Benjamin Kolb and Daniel Urfler, and subsequently of Jonathan Hoffman, M. Mathias, Charles Kerwer and others along said road, North 47 degrees, West 71.45 perches to the place of beginning.

CONTAINING 39 acres and 56 perches of land, be the same, more or less.

BEING the same premises which John G. Feather, Jr., Jean E. Feather and James M. Feather, by Deed dated November 19, 2015, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book No. 5979 at Page No. 02472, granted and conveyed unto John G. Feather, Jr. and Jean E. Feather, husband and wife, and James M. Feather and Michael A. Feather, in fee.

UNDER AND SUBJECT to criteria, conditions and restrictions, set forth in the Agricultural Conservation Easement Program of Act 43 of 1981 and its regulations ("farmland preservation program") and imposed upon the within conveyance, binding the land, including all future conveyances of all or any portion thereof, as more fully described on the attached Exhibit "A" consisting of eight (8) pages.

EXCEPT THEREOUT AND THEREFROM, ALL THAT CERTAIN parcel of land, located on the Northerly side of Hoffmansville Road (legal right-of-way 33 ft.; ultimate right-of-way 60 ft.), located in **Douglass Township**, Montgomery County, Pennsylvania, described according to the Final Plan of Minor Subdivision for Hidden Valley Farm, as prepared by Aston Surveyors/Engineers, Inc., of Boyertown, Pennsylvania, Plan No. 1483-HVF-2A, dated May 22, 2006, as last revised, being Lot 1 thereon, and being more fully described as follows:

BEGINNING at a point on the Northerly side of Hoffmansville Road, a corner of this and Lot 2 of the said Plan; thence, from the point of beginning, along the Northerly side of the road, leaving Lot 2, the next two courses and distances to wit: 1) North 48 degrees 32 minutes 54 seconds West, 114.34 feet to a point of tangent; 2) along a line, curving to the left, having a central angle of 01 degrees 46 minutes 35 seconds, a radius of 2,797.00 feet, an arc length of 86.72 feet, a tangent of 43.36 feet, a chord bearing and distance of North 49 degrees 26 minutes 12 seconds West, 86.71 feet to a point, a corner of this and the land of Warren and Rita Meek; thence, leaving the Northerly side of the road, along the land of Meek, North 35 degrees 13 minutes 18 seconds East, 425.84 feet to a point, a corner of this and Lot 2 of the said Plan; thence, along Lot 2, the next two courses and distances to wit: 1) South 54 degrees 46 minutes 42 seconds East, 200 feet to a point, a corner; 2) South 35 degrees 13 minutes 18 seconds West, 446.32 feet to the point of beginning.

CONTAINING 2.000 acres.

BEING new Parcel No. 32-00-02996-10-4.

BEING Assessment Parcel Number: 32-00-02996-00-5.

COMMONLY known as 265 Hoffmansville Road, Douglass Township, Pennsylvania.

BEING the same premises which John G. Feather, Jean E. Feather, Michael A. Feather and James M. Feather, by Deed dated 02/16/2016, and recorded at Montgomery County Recorder of Deeds Office on 02/22/2016, in Deed Book 5989 at Page 1458, granted and conveyed unto John G. Feather, Jean E. Feather, Michael A. Feather and James M. Feather. John G. Feather, Jr. departed this life on March 10, 2020, whereby title to said premises became vested in Jean E. Feather, Michael A. Feather and James M. Feather.

Parcel Number: 32-00-02996-00-5.

Location of property: 265 Hoffmansville Road, Douglass Township, PA 19505.

The improvements thereon are: Preferential assessment.

Seized and taken in execution as the property of **Jean E. Feather, Michael A. Feather and James M. Feather** at the suit of Boyertown Area School District. Debt: \$6,885.87.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-00809**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as "Map of Section C, Center Square Green, Inc. , made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated August 22, 1955, and last revised October 23, 1957, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Muhlenburg Drive (fifty feet wide), said point being the four following courses and distances from a point of compound curve to the Southeasterly side of Knox Road (fifty feet wide): (1) leaving Knox Road, on the arc of a circle, curving to the left, having a radius of twenty eight feet, the arc distance of fifty and eighty nine one-hundredths feet to a point of tangent on the Northeasterly side of Muhlenburg Drive; (2) South thirty six degrees, thirty nine minutes East, along the Northeasterly side of Muhlenburg Drive, forty five and ten one-hundredths feet to a point of curve, on the same; (3) Southeastwardly, along the Northeasterly side of Muhlenburg Drive, on the arc of a circle, curving to the left, having a radius of four hundred thirty one and fifty five one-hundredths feet, the arc distance of ninety four and fifteen one-hundredths feet to a point of tangent, on the same; and (4) South forty nine degrees, nine minutes East, along the Northeasterly side of Muhlenburg Drive, one hundred eighty seven and fifty nine one-hundredths feet to the place of beginning.

CONTAINING IN FRONT OR BREADTH on the Northeasterly side of Muhlenburg Drive, one hundred feet and extending of that width, in length of depth, Northeastwardly, between parallel lines at right angles to Muhlenburg Drive, one hundred twenty-eight and thirty-three one-hundredths feet.

BEING Lot #103, as shown on the above-mentioned Plan.

UNDER AND SUBJECT to building restrictions and agreement of record.

BEING the same premises which Delores Mitchell, by Deed dated 11/15/2018 and recorded 12/31/2018 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6120 at Page 1137, granted and conveyed unto Steffon D. Mitchell.

Parcel Number: 66-00-04483-00-5.

Location of property: 1673 Muhlenburg Drive, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Steffon D. Mitchell** at the suit of Pennymac Loan Services, LLC. Debt: \$270,826.90.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-06009**, 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, last revised December 31, 1994, said Plan being recorded in the Office of the Recorder of Deeds, at Norristown, Montgomery County, PA, in Plan Book A55 at Page 407, as follow, to wit:

BEGINNING at a point of curve on the Northwesterly side of Yorkshire Drive (50 feet wide), said point of beginning, being a point, a corner of Lot No. 64, as show 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 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 aforesaid 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 course 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 beginning.

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

BEING the same premises which Julius Olita and Suzanne M. Olita, husband and wife, by Deed dated 09/29/2004 and recorded 10/19/2004 in Montgomery County in Deed Book 5 5529 Page 1558 conveyed unto Baiju E. Jacob and Shushan Jacob, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Joanna Biello, by Deed from Baijue Jacob and Shushan Jacob, husband and wife, dated June 16, 2018, and recorded August 8, 2018, in Deed Book 6102 at Page 811, being Instrument Number 2018054142.

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joanna Biello** at the suit of Citizens Bank, N.A. Debt: \$465,696.13.

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. 2023-10883**, 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, and described according to a certain Plan thereof, known as "Plan of Property of Larry Gubb", made by Herbert H. Metz, Registered Engineer, dated July 11, 1956, and revised August 8, 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 25, as follows, to wit:

BEGINNING at a point on the center line of Meadowbrook Road (40 feet wide), said point being the two following courses and distance measured along the center line of Meadowbrook Road, from its point of intersection, with the center line of Washington Lane (33 feet wide): (1) leaving Washington Lane, Northwestwardly, on the arc of a circle, curving to the left, having a radius of 956.59 feet, the arc distance of 446.25 feet to a point of tangent, in the same; and (2) North 48 degrees 43 minutes West, 646.30 feet to the place of beginning; thence, extending from said point of beginning, South 41 degrees 1 minute West, crossing the Southwesterly side of Meadowbrook Road, 372.40 feet to a point; thence, extending North 48 degrees 41 minutes West, 192.47 feet to a point; thence, extending North 39 degrees 51 minutes 30 seconds East, re-crossing the Southwesterly side of Meadowbrook Road, 372.40 feet to a point on the center line of Meadowbrook Road; thence, extending South 48 degrees 43 minutes East, along the center line of Meadowbrook Road, 200 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.677 acres.

BEING the same premises which E. Lansing Ray, III, by his Attorney-in-Fact Jeffrey R. Abbott, duly constituted and appointed by Letter of Attorney, dated June 13, 1995, by Deed dated 1/30/1998, and recorded 2/27/1998, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5217 at Page 1301, granted and conveyed unto Harry W. Dean and Claire M. Dean.

Parcel Number: 30-00-42476-00-1.

Location of property: 1430 Meadowbrook Road, Lot 2, a/k/a 1430 Meadowbrook Road, Meadowbrook, PA 19046.

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

Seized and taken in execution as the property of **Claire M. Dean and Harry W. Dean** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$484,116.68.

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. 2023-14323**, 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, being Lot No. 32, according to a Plan of Wyncote Hills, made for Evans Construction Co., by George B. Mebus, Inc. Engineers, Glenside, Pennsylvania, on 1/17/1956, revised 9/14/1956, as follows:

BEGINNING at a point on the Easterly side of Evans Lane (50 feet wide), at the distance of 34.35 feet, measured on a line, curving to the right, having a radius of 20 feet, from a point of reverse curve on the Northerly side of Gribbel Road (50 feet wide); thence, extending from said beginning point, along the Easterly and Southeasterly side of Evans Lane, the two following courses and distances: (1) on a line, curving to the right, having a radius of 231.71 feet, the arc distance of 123.31 feet to a point of tangent; (2) North 21 degrees 59 minutes East, 80.01 feet to a point; thence, extending South 68 degrees 01 minutes East, 101.01 feet to a point; thence, extending South 10 degrees 13 minutes West, 156.01 feet to a point on the Northerly side of Gribbel Road, aforesaid; thence, extending along the same, Westwardly, on a line, curving to the left, having a radius of 800 feet, the arc distance of 86.93 feet to a point of reverse curve; thence, extending on a line, curving to the right, having a radius of 20 feet, the arc distance of 34.35 feet, to the first mentioned point and place of beginning.

BEING the same premises which Boardwalk 2001, LLC, a Maryland Limited Liability Company, by Deed dated 12/8/2018, and recorded 4/3/2019, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6131 at Page 00298, granted and conveyed unto Robert Willis, married, deceased 8/27/2019, and David F. Stephens, unmarried, as joint tenants with rights of survivorship and not as tenants in common.

Parcel Number: 31-00-22813-00-7.

Location of property: 1526 Redwood Lane, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **David F. Stephens** at the suit of Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Corporation. Debt: \$481,285.28.

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. 2023-16374**, 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, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, being known as Lot No. 2, as shown on a Certain Plan, entitled Proposed Two Lot Subdivision, prepared for The Tammaro Group, LLC, made by Borusiewicz Surveyors and Site Planners, as recorded in Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Plan Book Volume 40 at Page 474.

TITLE TO SAID PREMISES IS VESTED IN Sana Alvi and Faraz Aftab, husband and wife, by Deed from Tammaro Group, LLC, dated July 27, 2015, and recorded July 27, 2015, in Deed Book 5963 at Page 1636, being Instrument Number 2015055675.

Parcel Number: 58-00-13849-00-7.

Location of property: 1022 Mt. Pleasant Avenue, Wayne, PA 19087.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sana Alvi and Faraz Aftab** at the suit of Harleysville Bank. Debt: \$53,191.36.

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. 2023-27180**, 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 tenement or message thereon erected, situate in **North Wales Borough**, Montgomery County, Pennsylvania, and known as 139 West Walnut Street, and described according to a Survey thereof made by Metz & Weir, Civil Engineers, Lansdale, Pennsylvania, on February 23, 1921, as follows:

BEGINNING at a point in the Southeasterly side of Walnut Street (forty feet wide), at the distance of forty-four feet and twenty one-hundredths of a foot, Northeastwardly, from the Northeastly side of Pennsylvania Avenue (forty-five feet wide); thence, extending South sixty-six degrees, fifty-four minutes East, one hundred and thirty-eight feet and forty-three one-hundredths of a foot to a point; thence, extending North nineteen degrees forty-nine minutes East, twenty feet to a point; thence, extending North sixty-six degrees fifty-four minutes West, one hundred and thirty-five feet and fifty-eight one-hundredths of a foot, passing through the party wall of the premises, adjoining to the Northeast to a point in the Southeasterly side of Walnut Street; thence, along the Southeasterly side of Walnut Street, South twenty-eight degrees West, twenty feet and twenty one-hundredths of a foot to the first mentioned point and place of beginning.

AND ALSO, ALL THAT CERTAIN lot or piece of ground, situate in **North Wales Borough**, Montgomery County, Pennsylvania, and described according to a Survey thereof made by Metz & Weir, Civil Engineers, Lansdale, Pennsylvania, on February 23, 1921, as follows:

BEGINNING at the point of intersection of the Southeasterly side of Walnut Street (forty feet wide) and the Northeastly side of Pennsylvania Avenue (forty-five feet wide); thence extending along the Northeastly side of Pennsylvania Avenue, South seventy degrees one minute East one hundred and forty-four feet and fifty one-hundredths of a foot to a point; thence extending North nineteen degrees forty-nine minutes East thirty-six feet and twenty-five one-hundredths of a foot to point; thence extending North sixty-six degrees fifty-four minutes West one hundred and thirty-eight feet and forty-three one-hundredths of a foot to a point in the Southeasterly side of Walnut Street; thence extending along the Southeasterly side of Walnut Street South twenty-eight degrees West forty-four feet and twenty one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward Mirzoeff and Judy Mirzoeff, husband and wife, by Deed from Margaret M. Mitchell and David H. Shaffer, Jr., her husband, dated December 31, 1996, and recorded January 30, 1997, in Deed Book 5175 at Page 2012, being Instrument Number 001723. The said Edward Mirzoeff died on August 16, 2023, thereby vesting title in his surviving spouse Judy Mirzoeff, by operation of law. The said Judy Mirzoeff died on December 26, 2019, without a will or appointment of an Administrator, thereby vesting title in Unknown Surviving Heirs of Edward Mirzoeff by operation of law.

Parcel Number: 14-00-04108-00-9.

Location of property: 139 W. Walnut Street, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Surviving Heirs of Edward Mirzoeff, Deceased** at the suit of Carrington Mortgage Services LLC. Debt: \$321,203.75.

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

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

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

By virtue of a Writ of Execution **No. 2024-01546**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as "Plan showing Revision of Lots of Whitmarsh Downs," made by George B. Mebus, Registered Professional Engineer, dated September 10, 1952, and last revised April 7, 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bennett Road (50.00 feet wide), at the distance of 63.38 feet, measured on a bearing of North 62 degrees 42 minutes 31 seconds East, along the said side of Bennett Road, from a point of tangency, in same; said point of tangency, being at the distance of 178.61 feet, Northeastwardly, measured still along the said side of Bennett Road, on the arc of a circle, curving to the right, having a radius of 475.00 feet, from a point of curve, in the same; said point of curve, being at the distance of 69.87 feet, measured on a bearing of North 41 degrees 09 minutes 50 seconds East, still along the said side of Bennett Road, from a point of tangency, in same; said point of tangency, being at the distance of 31.43 feet, measured on the arc of a circle, curving to the right, having a radius of 20.00 feet, from a point of curve on the Northeasterly side of Mellon Road (50.00 feet wide); thence, extending from said point of beginning: (1) North 62 degrees 42 minutes 31 seconds East, along the said side of Bennett Road, 93.00 feet to a point; thence, extending (2) South 32 degrees 22 minutes 42 seconds East, 106.50 feet to a point; thence, extending (3) South 53 degrees 02 minutes 03 seconds West, 103.89 feet to a point; thence, extending (4) North 27 degrees 17 minutes 29 seconds West, 123.09 feet to the first mention point and place of beginning.

BEING the same premises which Gilbert Berkowitz and Carole Berkowitz, his wife, by Deed dated November 20, 1978, and recorded November 28, 1978, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 4365 at Page 335, granted and conveyed unto George R. Benson and Diane Benson, his wife, as tenants by the entirety, in fee.

Parcel Number: 31-00-02122-00-7.

Location of property: 7759 Bennett Road, Wyncote a/k/a Cheltenham, PA 19095-2301.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Christopher Benson, Trustee of the CB Irrevocable Trust dated 06/15/2023 and George R. Benson** at the suit of Mortgage Assets Management, LLC. Debt: \$478,748.55.

Caroline Aprahamian, Attorney.

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

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

By virtue of a Writ of Execution **No. 2024-03354**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof, known as Plan of "Huntingdon Meadows" Section 1, made by Charles E. Shoemaker, Registered Professional Engineer, dated January 30, 1962, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-6 at Page 78, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Moreland Road (46.50 feet wide), said point being the 2 following courses and distances to a point of curve on the Southeasterly side of Marjoram Road (50 feet wide): (1) leaving Marjoram Road, on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Moreland Road; and (2) South 48 degrees 35 minutes 3 seconds East, along the Northeasterly side of Moreland Road, 510.76 feet to a point of beginning.

CONTAINING IN FRONT OR BREADTH Southeastwardly, along the Northeasterly side of Moreland Road, 125 feet, and extending of that width, in length or depth, Northeastwardly, between parallel lines at right angles to Moreland Road, 150 feet.

BEING Lot No. 66 as shown on the above-mentioned Plan.

BEING the same premises which Edward C. Pitts III and Lillian Pitts, by Deed dated 10/09/2020, and recorded 11/13/2020, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6201 at Page 513, granted and conveyed unto Jaycee Fox, in fee.

Parcel Number: 41-00-05827-00-9.

Location of property: 269 Moreland Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jaycee Fox** at the suit of Nationstar Mortgage LLC. Debt: \$423,780.08.

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. 2024-08224**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, being bounded and described in accordance with a Revised Plan showing Subdivision of Portion of Property of John R. Wood, made by Will D. Hiltner, Registered Engineer, Norristown, PA, dated April 1956, as follows, to wit:

BEGINNING at a point on the Westerly side of Radar Drive (50 feet wide), which point is measured North 7 degrees 48 minutes West, 360 feet from the intersection of the Westerly side of Radar Drive with the Northerly side of Church Road (46.5 feet wide) (both lines extended); thence, from said point of beginning, South 82 degrees 12 minutes West, 176 feet to a point; thence, extending North 7 degrees 48 minutes West, 69.65 feet to a point, being a corner of this and Lot 102 on said Plan; thence, extending along said Lot 102, South 86 degrees 45 minutes 30 seconds East, 151.64 feet to the Westerly side of Radar Drive, aforesaid; thence, along the said Westerly side of Radar Drive, along the arc of a circle, curving to the right, having a radius of 50 feet, the arc distance of 47.61 feet to a point of reverse curve; thence, along the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 17.45 feet to the first mentioned point and place of beginning.

BEING the same premises which Norman L Simmons and Dorothy V. Simmons, his wife, by Deed dated July 10, 1985, and recorded in the Montgomery County Recorder of Deeds Office at Norristown, PA, in Deed Book 4772 at Page 407, granted and conveyed into Charles Wright, unmarried man, and Priscilla Cunningham, unmarried woman, in fee.

AND THE SAID Priscilla Cunningham has since departed this life on September 5, 1998, whereupon title to said premises became vested in Charles Wright by right of survivorship.

AND THE SAID Charles Wright has since married and conveyed the same premises from Charles Wright and Eleanor P. Wright, husband and wife, to Charles Wright and Eleanor P. Wright, husband and wife, by Deed dated March 21, 2006, and recorded in the Montgomery County Recorder of Deeds Office at Norristown, PA, on March 21, 2006, in Deed Book 5594-0821.

ALSO BEING the same premises which Charles Wright and Eleanor P. Wright, husband and wife, by Deed dated May 9, 2013, and recorded May 9, 2013, in Deed Book 5872 at Page 2327, in the Office of the Recorder of Deeds of Montgomery County, PA, granted and conveyed unto Eleanor P. Wright, in fee.

AND THE SAID Eleanor P. Wright departed this life on or about February 19, 2023, thereby vesting title of the premises unto Selina Johnson, Known Heir of Eleanor P. Wright, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Eleanor P. Wright, deceased; and Paul Stith, Known Heir of Eleanor P. Wright, deceased.

Parcel Number: 58-00-15436-00-4.

Location of property: 371 Radar Drive, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Selina Johnson, Known Heir of Eleanor P. Wright, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Eleanor P. Wright, deceased; and Paul Stith, Known Heir of Eleanor P. Wright, deceased** at the suit of Carrington Mortgage Services LLC. Debt: \$285,769.93.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-13949**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN brick dwelling house, and lot or piece of land, known and numbered as 38 East Oak Street, of **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwest side of Oak Street, at the distance of one hundred sixty-three feet, seven inches, Southeastwardly from Church Street, being a corner of this and a house and another lot of land, owned by the said Susan Boileau; and from thence, extending by the said house and lot, Southwardly, parallel to said Church Street, one hundred ten and four-tenths feet to a stake on Apple Tree Alley; thence, along said alley, Southeasterly, sixteen feet, five inches to a stake; thence, by Lot No. 82, now or formerly belonging to Alex McCorels, Northeasterly, one hundred ten and four-tenths feet to Oak Street, aforesaid; and thence, along the Southwest side of said Oak Street, Northerly, sixteen feet, five inches to the place of beginning.

TOGETHER WITH the right and privilege to use half of the wall of said Boileau's adjoining house and to build against and into the same.

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

BEING the same premises which Anthony G. Davenport, by Deed dated April 2, 2008, and recorded at Montgomery County Recorder of Deeds Office on April 21, 2008, in Deed Book 5689 at Page 2360, granted and conveyed unto Anthony G. Davenport and Jolanta Davenport.

Parcel Number: 13-00-28648-00-4.

Location of property: 38 E. Oak Street, Norristown, PA 19401-3960.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Jolanta Davenport and Anthony G. Davenport** 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: \$56,742.80.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-17653**, 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 **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan made for Joe-Do Corporation, by Yerkes Engineering Co., on April 17, 1970, which Plan has been duly recorded in the Office for the Recording of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-17 at Page 5, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hunter Hill Drive (50 feet wide), which point is 78.50 feet, measured North 46 degrees 46 minutes 30 seconds West, along said side of Hunter Hill Drive from a point of tangent thereon, which last mentioned point is at the arc distance of 150.79 feet, measured on the arc of a curve, curving to the left, having a radius of 190.90 feet from a point of curve, which last mentioned point is 87.18 feet, measured North 01 degrees 31 minutes West, along said side of Hunter Hill Drive from a point of tangent, which last mentioned point is at the arc distance of 206.05 feet, measured on the arc of a curve, curving to the right, having a radius of 255.26 feet from a point of curve on the said side of Hunter Hill Drive, which last mentioned point is 67.44 feet, measured North 47 degrees 46 minutes West from a point on the center line of Valley Forge Road (80 feet wide); thence, from said point of beginning, South 43 degrees 13 minutes 30 seconds West, along line of Lot No. 68, as shown on said Plan, 201.97 feet to a point, a corner in line of land of Trusteeship of the Schwenkfelder Society; thence, North 47 degrees 46 minutes West, along line of land of Trusteeship of the Schwenkfelder Society, 123.52 feet to a point, a corner of Lot No. 66, as shown on said Plan; thence, North 43 degrees 13 minutes 30 seconds East, along Lot No. 66, 204.11 feet to a point, a corner on the Southwesterly side of Hunter Hill Drive, aforesaid; thence, along said side thereof, South 46 degrees 46 minutes 30 seconds East, 123.50 feet to a point, a corner of Lot No. 68, as shown on said Plan, the first mentioned point and place of beginning.

BEING Lot No. 67 as shown on said Plan.

BEING the same premises which J. Bruce Tierney and Linda Tierney, by Deed dated February 20, 2004, and recorded in the Montgomery County Recorder of Deeds on March 3, 2004, in Deed Book 05498 at Page 0962, being Instrument No. 2004043592, granted and conveyed unto David S. Reno and Jennifer E. Reno.

Parcel Number: 53-00-03860-00-2.

Location of property: 1040 Hunter Hill Drive, Lansdale, Towamencin Township, Montgomery County, PA 19446.

The improvements thereon are: A single-family home.

Seized and taken in execution as the property of **David S. Reno and Jennifer E. Reno** at the suit of Tompkins Community Bank. Debt: \$63,925.81.

Matthew G. Brushwood (Barley Snyder), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2024-19011**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot of land, with the buildings thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being part of Lot 34, Lot 35 and part of Lot 36 on Plan of Lots, laid out for Heston R Tyson, by Will D. Hiltner, R.S., in February 1947, and bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Heston Avenue (fifty feet wide), at the distance of 838 feet and 69/100 of a foot, South 42 degrees West from the point of intersection of the Southeast side of Heston Avenue and the Southwest side of Mill Road (thirty-three feet wide), a corner of this and land of Anthony J. Gaeto and Virginia C., his wife; thence, along the Southeast side of Heston Avenue, North 42 degrees East, 81 feet and 67/100 of a foot to a stake, a corner of this and land about to be conveyed to Wayne Carl and Frances Carl, his wife; thence, along the said Carl's property, South 48 degrees East, 175 feet, a corner of this and Heston R. Tyson's land; thence, along said Tyson's property, South 42 degrees West, 81 feet and 67/100 of a foot to a corner of this and land of Anthony J. Gaeto and Virginia C., his wife (D.B. 2292 at Page 77); and thence, along said Gaeto's property, North 48 degrees West, 175 feet to the place of beginning.

BEING the same premises which Vivian A. Hinkle, Executrix of Estate of Anna T. Tanara by Deed dated November 28, 2000, and recorded in the Office of Recorder of Deeds of Montgomery County, on December 12, 2000, in Book 5341 at Page 2284, granted and conveyed unto John J. Fagan and Amy E. Fagan, as tenants by entireties.

Parcel Number: 63-00-02848-0-5.

Location of property: 328 Heston Avenue, Norristown a/k/a West Norriton Township, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Amy E. Fagan and John J. Fagan** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2006-2. Debt: \$247,190.88.

Matthew C. Fallings, Attorney.

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

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

By virtue of a Writ of Execution **No. 2024-19924**, 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, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan made by C. Ray Minnich, Registered Professional Engineer, Norristown, Pennsylvania, as follows, to wit:

BEGINNING at an iron pipe set for a corner in the Southwesterly side of Ninth Avenue (80 feet wide) at a distance of 139.2 feet Northwesterly from the intersection of the Southwesterly side of Ninth Avenue with the Northwesterly side of Jones Street (66 feet wide); thence South 46 degrees 30 minutes West (the line for a part of the distance passing through the center of the partition wall dividing the house hereon erected, and the house on the adjoining premises) 140 feet to an iron pipe, a corner in the Northeasterly side of a 20 feet wide alley; thence along the Northeasterly side of said 20 feet wide alley, North 43 degrees, 30 minutes West 17 feet to an iron pipe a corner; thence North 46 degrees 30 minutes East (the line for a part of the distance passing through the middle of the partition wall dividing the house thereon erected and the house on the adjoining premises) 140 feet to an iron pipe in the Southwesterly side of Ninth Avenue; thence along the Southwesterly side of Ninth Avenue, South 43 degrees 30 minutes East 17 feet to the place of beginning.

BEING the same premises which Douglas Distel and Patricia Distel, husband and wife by Deed dated 7/11/2011 and recorded 7/18/2011 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5807 at Page 00129 being Instrument #2011060925, granted and conveyed unto Patricia Distel

Parcel Number: 05-00-07104-00-1.

Location of property: 337 E. 9th Avenue a/k/a 337 E. Ninth Avenue, Conshohocken, PA 19428.

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

Seized and taken in execution as the property of **Patricia Distel** at the suit of Colonial Savings, F.A. Debt: \$194,426.51.

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. 2024-20229**, 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.

TRACT I:

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by H.D. Herbert, Reg. Prof. Engineer, Center Square, on August 24, 1948, as follows:

BEGINNING at a point on the Northwestern side of School Lane, thirty-three feet wide, at the distance of eight hundred sixty and three one hundredths feet, Northeastwardly, from the Northeastly side of Germantown Pike, a corner of land of Harry W. Moore; thence, along said land, North forty-six degrees West, two hundred fifty and one one-hundredths feet to a point; thence, by other land of Joseph L. Brady, the two following courses and distances: North forty-four degrees East, sixty feet to a point; thence, South forty-six degrees, East two hundred fifty and one one-hundredths feet to a point on the Northwestern side of School Lane, aforesaid; thence, along said side thereof, South forty-four degrees, West sixty feet to the place of beginning.

TRACT II:

ALL THAT CERTAIN lot or piece of land, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by John E. Burkhart and Associates, Lansdale, PA, on July 23, 1956, as follows:

BEGINNING at a point on the Northwestern side of Quarry Hall Road, or School Lane, thirty-three feet wide, at the distance of nine hundred twenty and three one-hundredths feet, Northeastwardly from the Northeastly side of Germantown Pike, a corner of land of Michael Yustak; thence, along said land, North forty-six degrees, West two hundred fifty and one one-hundredths feet to a pin; thence, South forty-four degrees, West sixty feet to a pin; thence, North forty-six degrees, West two hundred forty feet to a pin; thence, North forty-four degrees, East seventy-five feet to a pin, a corner of land about to be conveyed to Walter Rush; thence, along said land, South forty-six degrees, East two hundred forty feet to a pin; thence, North forty-four degrees, East thirty feet to a pin; thence, South forty-six degrees, East two hundred fifty feet to a pin on the Northwestern side of Quarry Hall Road or School Lane, aforesaid; thence, along the Northwestern side thereof, South forty-four degrees, West forty-five feet to the place of beginning.

BEING the same premises which Richard Weron and Barbara S. Weron, by Deed dated 1/23/2020, and recorded 1/29/2020 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6170 at Page 562, granted and conveyed unto Shawn G. Larrivee.

Parcel Number: 67-00-02908-00-4.

Location of property: 1035 Quarry Hall Road, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Shawn G. Larrivee** at the suit of AmeriHome Mortgage Company, LLC. Debt: \$221,006.30.

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. 2024-20385**, 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.

PARCEL A:

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

BEGINNING at a point, in the line of land of Albert J. Brett and Oscar B. Kottler, which point is situate South 43 degrees 47 minutes East, 160.61 feet from the Southeastly side of Joshua Road; thence, extending along, the following courses and distances: North 45 degrees 13 minutes East, 75 feet to a point; thence, being line of land of John Guiman; thence, South 43 degrees 47 minutes East, 173.58 feet to a point; thence, South 65 degrees 50 minutes West, 79.65 feet to a point; thence, North 43 degrees 47 minutes West, 146.87 feet to a point the place of beginning.

PARCEL B:

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made in March 1946, by Will D. Hiltner, R.E., as follows to wit:

BEGINNING at a point, said point being a corner of land of John Guiman and Oscar A. Kottler, said point being at a distance of 133.5 feet on a course, South 43 degrees 47 minutes East from a point on the Southeast side of Joshua Road; thence, extending along land of John Guiman, South 43 degrees 47 minutes West, 25 feet to a point; thence, South 46 degrees 13 minutes West, 75 feet to a point, along land owned by Albert J. Brett; thence, extending along said land of Albert J. Brett, North 43 degrees 47 minutes West, 25 feet to a point, being a corner of land of Albert J. Brett and Oscar A. Kottler; thence, extending along land of Oscar A. Kottler, North 46 degrees 13 minutes East, 75 feet to the point and place of beginning.

PARCEL C:

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

BEGINNING at a point in the middle of Joshua Road, otherwise known as the Road, from Spring Mill to Fort Washington, at the distance of 327 feet from the line of property of William Dick; thence, by and along other land of said Ward, South 44 degrees 07 minutes East, 150 feet; thence, by other land of the Ward, South 45 degrees 53 minutes West, 75 feet and North 44 degrees 07 minutes West, 150 feet to the middle of the said Joshua Road; thence, by and along the same, North 45 degrees 53 minutes East, 75 feet to place of beginning.

BEING the same premises which American Escrow & Closing Company, an Illinois Corporation, by Deed dated May 5, 2016, and recorded on June 3, 2016, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 6001 at Page 373, being Instrument No. 2016039036, granted and conveyed unto Paul A. Yaeger, Jr. Parcel Number: 65-00-06163-00-9.

Location of property: 2176 Joshua Road, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Paul A. Yaeger, Jr.** at the suit of Aurora Financial Group, Inc. Debt: \$364,465.59.

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. 2024-20990**, 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 ground, situate with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Patane Avenue (50 feet wide), at the distance of 325 feet, measured South 46 degrees 00 minutes East from the intersection, which said Northeasterly side of Patane Avenue makes with the Southeasterly side of Reservoir Avenue (50 feet wide); thence, from the first mentioned point and crossing Lots No. 248, 247, 246, 245 and 244 (as shown on Plan of Roslyn Homesteads), North 44 degrees 00 minutes East, 125 feet to a point; thence, along Lot No. 243 (as shown on above-mentioned Plan) South 46 degrees 00 minutes East, 50 feet to a point, in the center line of High Avenue (vacated June 9, 1950); thence, along the same, South 44 degrees 00 minutes West, 125 feet to point, in the said Northeasterly side of Patane Avenue; thence, along the same, North 46 degrees 00 minutes West, 50 feet to the place of beginning.

BEING part of Lots No. 244 to 248, and half the bed of High Avenue (vacated).

PREMISES "B"

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

BEGINNING at a point, on the center line of the former High Avenue (50 feet wide) (but vacated June 9, 1951), at the distance of 125 feet, measured North 44 degrees 00 minutes East from the intersection of the center of Patane Avenue (50 feet wide); thence, North 46 degrees 00 minutes West, 50 feet to a point; thence, North 44 degrees 00 minutes East, 100 feet to a point; thence, South 46 degrees 00 minutes East, 50 feet to a point on the aforementioned center line of the former High Avenue; thence, along the same, South 44 degrees 00 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING a portion of Lots No. 240, 241, 242 and 243, and a portion of the bed of the former High Avenue, on Plan of Roslyn Homesteads.

TITLE TO SAID PREMISES IS VESTED IN Martin S. Mattox and Danielle Marie Mattox, by Deed from Joseph A. Rogers-Petro and Amanda L. Rogers-Petro, husband and wife, dated September 12, 2016, and recorded September 14, 2016, in Deed Book 6015 at Page 00709, being Instrument Number 2016070032.

Parcel Number: 30-00-52100-00-7.

Location of property: 2501 Patane Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Martin S. Mattox and Danielle Marie Mattox** at the suit of Citizens Bank, N.A. Debt: \$178,451.60.

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. 2024-21358**, 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, bounded and described, according to a Survey of Section 2 of Section 4, of Wunderland, made by Herbert H. Metz, Registered Engineer, of Lansdale, PA, dated December 1953 and revised February 1954, recorded in the Office for the Recording of Deeds, in Norristown, PA, on September 2, 1954, in Plan Book B-1, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Doris Road (50 feet wide), at the distance of 401.59 feet, measured Northeastwardly, from the Northeasternmost terminus of the radial round corner connecting the said side of Doris Road with the Northeastly side of Norman Road (50 feet wide); thence, extending along the said Southeasterly side of Doris Road, the two (2) following courses and distances: (1) North 42 degrees 53 minutes 30 seconds East, 53.16 feet to a point of tangent, and; thence, (2) on the arc of a circle, curving to the right, having a radius of 435 feet, the arc distance of 14.99 feet to a point; thence, extending South 45 degrees 08 minutes East, 134.09 feet to a point in the center line of a certain twenty (20) feet wide right-of-way for sewers etc.; thence, extending along the center line of same, the two (2) following courses and distances: (1) South 25 degrees 58 minutes 30 seconds West, 54.10 feet to a point, and; thence, (2) South 42 degrees 53 minutes 30 seconds West, 11.78 feet to a point; thence, extending North 47 degrees 06 minutes 30 seconds West, 150 feet to the place of beginning.

UNDER AND SUBJECT TO certain rights, easements and restrictions as may now appear of record.

BEING known as Lot 33, as shown on the above-mentioned Plan.

TITLE VESTED IN Michael D. Will, by Deed from Michael D. Will, Executor of the Estate of Eva A. Will, dated August 20, 2007, recorded October 9, 2007, in the Montgomery County Clerk's/Register's Office, in Deed Book 5667 at Page 02561, being Instrument No. 2007122520.

Parcel Number: 30-00-13180-00-2.

Location of property: 1453 Doris Road, Abington, PA 19001-2029.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Michael D. Will** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely, as Trustee for the RMTP Trust, Series 2019-C. Debt: \$316,889.49.

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

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

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

By virtue of a Writ of Execution **No. 2024-22256**, 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 TRACT or parcel of land, situate in Montgomery County, Pennsylvania, to wit:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property, made for Henry G. McCulloch, by Charles E. Shoemaker, Registered Professional Engineer, dated October 25, 1957, and last revised October 2, 1958, as follows, to wit:

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

BEING the same premises which Suzanne K. Smith, by Deed dated 7/23/2020, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 8/4/2020, in Deed Book Volume 6189 at Page 415, granted and conveyed unto Alfred Goode.

Parcel Number: 30-00-50732-00-7.

Location of property: 1555 Osbourne Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alfred Goode** at the suit of PennyMac Loan Services, LLC. Debt: \$282,764.78.

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. 2024-22293**, 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 thereof, made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on March 28, 1958, and revised February 17, 1959, described as follows, to wit:

SITUATE on the Northwestern side of Lindbergh Avenue (fifty feet wide), at the distance of 116.08 feet, Northeastwardly from the Northeastly side of Woodland Road (forty feet wide); thence, extending North 46 degrees no minutes West, 155.04 feet to a point; thence, extending North 45 degrees 26 minutes 10 seconds East, 50 feet to a point; thence, extending South 46 degrees no minutes East, 153.78 feet to a point on the Northwestern side of Lindbergh Avenue; thence, extending along the Northwestern side of Lindbergh Avenue, South 44 degrees no minutes West, 50 feet to the first mentioned point and place of beginning.

BEING Lot No. 349 A Lindbergh Avenue; also, being all of Lot No. 7 and all of Lot No. 8, Block "A", as shown on a Plan of Roslyn Heights.

BEING the same premises which William H. Godshall and Rheyma L. Godshall, f/k/a Rheyma L. Zeth, by Deed dated December 29, 1978, and recorded in the Office of Recorder of Deeds, of Montgomery County, on January 23, 1979, in Book 4381 at Page 318, granted and conveyed unto James A. Mitchell and Lovenia Mitchell.

THE SAID Lovenia J. Mitchell deceased as of June 8, 2019.

Parcel Number: 30-00-38276-00-7.

Location of property: 1350 Lindbergh Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **James A. Mitchell a/k/a James Mitchell** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, in its Capacity as Indenture Trustee of CIM Trust 2022-R3. Debt: \$213,763.55.

Matthew C. Fallings, Attorney.

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

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

By virtue of a Writ of Execution **No. 2024-25721**, 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 **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by George F. Shaner, C.E., as follows, to wit:

BEGINNING at the Southwesterly property line intersection of Warren Street (40.00 feet wide) and Jefferson Avenue (50.00 feet wide); thence, along the Southerly side of Jefferson Avenue, North 74 degrees 45 minutes West, 58.25 feet to a point, a corner of other lands of the late William J. Eck; thence, along the same, South 54 degrees 46 minutes West, 120.24 feet to a corner on the Northerly side of a given twenty feet wide alley; thence, along the same, South 74 degrees 45 minutes East, 10.00 feet to a corner on the Westerly side of Warren Street; thence, along the same, North 42 degrees 09 minutes East, 134.84 feet to the first mentioned point of property line intersection and place of beginning.

BEING THE SAME PREMISES AS JCPR, LLC, by Deed from Patricia A. McGovern, dated May 20, 2022, recorded July 7, 2022, in Deed Book 6290 at Page 02322.

Parcel Number: 16-00-16228-00-1.

Location of property: 584 Jefferson Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **JCPR, LLC** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Trustee for IBIS Holdings, a Trust. Debt: \$105,301.71.

Orlans Law Group PLLC, 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. 2024-25888**, 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 Merion Township**, Montgomery County, Pennsylvania, described according to a Survey or Plan thereof, made for Charles S. Metzger, by Milton K. Yerkes, Civil Engineer, dated 1/3/1928, as follows, to wit:

BEGINNING at a point, in the center line of Ringwood Road (20 feet wide), which point is at the distance of 247.65 feet, measured along the center line of the said Ringwood Road, from its intersection with the center line of Montgomery Avenue, and being on the following courses and distances, to wit: South 60 degrees 23 feet West, 242.43 feet to a point of curve, in the center line of Ringwood Road; thence, extending along a line, curving to the right, with a radius of 60.70 feet, the arc distance of 5.22 feet; thence, extending from said beginning point; South 00 degrees 15 minutes 30 seconds West, 143.57 feet to a point, in line of land, now or late of W. W. Ramsey; thence, extending on a line, partly along Ramsey's land and partly along lands, now or late of F. F. Durang; South 57 degrees 45 minutes West, 134.50 feet to a point, a corner of lands, now or late of Catherine S. Lord; thence, extending along said Lord's land; North 26 degrees 35 minutes West, 106 feet to a point; thence, extending North 63 degrees 25 minutes East, 64.31 feet to point; thence, extending North 31 degrees 32 minutes East, 106.62 feet to a point, in the centerline of the said Ringwood Road; thence, extending Eastwardly, along the said center line of Ringwood Road, on a line curving to the left, with a radius of 60.70 feet, the arc distance of 50 feet to the first mentioned point and place of beginning.

TITLE IS VESTED WITH Robert T. Hastings and Alison R. M. Hasting, by Deed from CW Development 6 Holding, L.P., dated May 28, 2008, and recorded with the Montgomery County Recorder of Deeds, on June 20, 2008, in Book 5696 at Page 2992, and being Instrument No. 2008064015.

Parcel Number: 40-00-50444-00-6.

Location of property: 109 Ringwood Road, Bryn Mawr, PA 19010.

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

Seized and taken in execution as the property of **Robert T. Hastings and Alison R. M. Hastings** at the suit of Athene Annuity and Life Company. Debt: \$1,271,255.00.

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

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

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

By virtue of a Writ of Execution **No. 2025-00514**, 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 **Lansdale Borough**, Montgomery County, Pennsylvania bounded and described as follows:

BEGINNING at the point of intersection of the Northwestern side of Broad Street (64 feet wide), with the Southwesterly side of Main Street (52 feet wide); thence, extending along the Northwestern side of Broad Street, South 46 degrees 32 minutes West, 95.53 feet to a point, in line of land, formerly of Morton J. Thomas and Julius D. Fauch; thence, extending along the same, the following 2 courses and distances, viz: North 43 degrees 58 minutes West, 65.32 feet, and North 46 degrees 52 minutes East, the line extending through the middle of the party wall between the buildings located hereon and the building on the adjoining lot to the Northeast, 96.64 feet to a point on the Southwesterly side of Main Street; thence, extending along said side of Main Street; thence, extending along said side of Main Street, South 43 degrees East, 64.75 feet to the place of beginning.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey, made thereof, by William T. Muldrew, 7/8/1929, as follows, to wit:

BEGINNING at a point on the Southwestwardly side of Main Street (52 feet wide), at the distance of 62.21 feet, Northwestwardly from the Northwestern side of Broad Street (64 feet wide); thence, along Main Street, North 43 degrees no minutes West, 119.23 feet to a corner; thence, South 47 degrees no minutes West, 135.18 feet to a corner; thence, South 43 degrees 5 minutes East and passing through the center of a party wall, 182.54 feet to the Northwestern side of Broad Street; thence, along the same, North 46 degrees 32 minutes East, 39.38 feet to a corner; thence, North 43 degrees 58 minutes West, 62.56 feet to a point; thence, North 46 degrees 44 minutes 30 seconds East, passing through the center of a party wall, 96.58 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT ALL THAT CERTAIN strip of land, beginning at a point on the Southwesterly side of Main Street (52 feet wide), at the distance of 62.21 feet, Northwestwardly from the intersection of the said side of Main Street, with the Northwestern side of Broad Street (64 feet wide); thence, extending South 46 degrees 44 minutes 30 seconds West, 96.58 feet to a point, a corner; thence, extending North 43 degrees 58 minutes West, 2.54 feet, more or less to a point; thence, extending North 46 degrees 52 minutes East, the line for a portion of the distance, passing through the middle of a partition wall, dividing the buildings on these premises and the adjoining premises 96.64 feet to a point on the Southwesterly side of Main Street, aforesaid; thence, along the said side thereof, South 43 degrees East, 2.54 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN message or piece of land, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof, made by L.B. Thomas, by William T. Muldrew, Civil Engineer of Jenkintown, Pennsylvania, dated 7/8/1929, bounded and described as follows, to wit:

BEGINNING at the point of intersection of the Easterly right of way line of the North Pennsylvania Railroad Company, with the Southwesterly side of Main Street, 52 feet wide; thence, extending along the Northwestern side of said Main Street, South 43 degrees East, 140 feet to a point, in line of other land, now or late of said Julius B. Rauch; thence, by and along the same, South 47 degrees West, 135.18 feet to a point, and North 43 degrees 5 minutes West, 15.23 feet to a point on the Easterly right of way line of the North Pennsylvania Railroad Company, aforesaid; thence, along the same, the 2 following courses and distances, viz: (1) North 3 degrees 19 minutes East, 90.28 feet to a point; and (2) North 5 degrees 18 minutes East, 93.75 feet to the place of beginning.

AND ALSO, ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, described as follows, to wit:

BEGINNING at a point on the Northwestwardly side of Broad Street (64 feet wide), at the distance of 84.16 feet, measured Northwestwardly from a rail monument; thence, extending North 43 degrees 9 minutes West, along line of land, now or formerly of Theodore D. Keyser, 84.65 feet to an iron pin, in line of land of the North Pennsylvania Railroad Company; thence, extending North 3 degrees 19 minutes East, along line of land of the North Pennsylvania Railroad Company, 48.62 feet to the principal point of beginning of the parcel herein conveyed; thence, from said point of beginning and

continuing along said Railroad line, North 3 degrees 19 minutes East, 116.90 feet to an iron pin; thence, extending South 43 degrees 9 minutes East, along land, now or formerly of E.V. Schiesser, 80 feet to a point; thence, extending South 46 degrees 30 minutes West, through other lands of the Grantor, 84.75 feet to the principal point of beginning.

BEING the same premises which 1401 Tower Partners, L.P., a Pennsylvania limited partnership, by Deed dated 10/13/2014, and recorded 11/10/2014, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5934 at Page 1116, granted and conveyed unto HLC Lansdale, LLC, a Delaware limited liability company. Parcel Numbers: 11-00-09764-00-8 and 11-00-09768-00-4.

Location of property: 10 W. Main Street, Lansdale, PA 19446 and 20 W. Main Street, Lansdale, PA 19446.

The improvements thereon are: Commercial - Discount Department Stores (Vacant Retail Drugstore).

Seized and taken in execution as the property of **HLC Lansdale, LLC** at the suit of Wilmington Trust, National Association, as Trustee for Morgan Stanley Bank of America Merrill Lynch Trust 2015-C22, Commercial Mortgage Pass-Through Certificates, Series 2015-C22. Debt: \$2,247,806.28, plus interest and costs from September 1, 2024, through the date of sale.

Heath Khan (Ballard Spahr LLP), Attorney(s). I.D. #327301

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.

ADOPTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
CASE NO. 2024-40197

IN RE: **ADOPTION OF R.M.S. (D.O.B.: 11/11/2019)**
Child of Christina Mary Elizabeth Shawell

TO: **GREG AHERN**

A Petition has been filed asking the Court to put an end to all rights you have to your child, R.M.S. The Court has set a hearing to consider ending your rights to your children. That hearing will be held via ZOOM PLATFORM, on APRIL 8, 2025, at 9:30 A.M. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

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

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

Craig B. Bluestein, Esquire
1126B Horsham Road, Suite J
Maple Glen, PA 19002

ARTICLE OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **DLC Lexington Storage, Inc.**, a Pennsylvania corporation, located at 900 Bethlehem Pike, Line Lexington, PA 18932, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Kevin D. Birkhead, Solicitor
Timoney Knox, LLP
P.O. Box 7544
Fort Washington, PA 19034-7544

**ARTICLE OF INCORPORATION
PROFIT**

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

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

**ARTICLE OF INCORPORATION
NON-PROFIT**

Creekside at Mainland 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 Creekside at Mainland Condominium,

located in Lower Salford Township, Montgomery County, Pennsylvania.

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 April 7, 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, April 7, 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, April 7, 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. BROWN JR., WILLIAM HENRY, PRINCIPAL (2024-X1973), First and Final Informal Account of Keith M. Brown, Agent under Power of Attorney.
2. DeLUCA, MARILYN E., DECEASED (2023-X3861), First and Final Account of Andrea L. Grazioso and Charles F. Grazioso, Jr.
3. JOHNSON III, DONALD M., DECEASED (2023-X3196), Account of Kirstein E. Musick, Executrix.
4. MILANO, GIOVANNINA, DECEASED (2018-X1458), Partial Accounting of Maryann Mastrocola, Accountant/Administrator CTA.
5. NEVITT, DIANE, DECEASED (2023-X1307), First and Final Accounting of Robert A. Gehret, Administrator.
6. PATERSON, PATRICK, DECEASED (2024-X1179), First and Final Account of Erin P. Ranieri, Executor.
7. SABO, MELANIE J., TRUST SETTFLOR (2024-X3397), First and Final Account of Matthew J. Sabo, Trustee.
8. SACKS, SHIRLEE, DECEASED (2021-X0860), First and Partial Account of Charles H. Sacks, Executor.
9. SACKS, SHIRLEE, PRINCIPAL (2024-X2753), First and Final Account of Charles H. Sacks, Former Agent under Power of Attorney for Shirlee Sacks, Principal.
10. TAYLOR, TERRENCE T., DECEASED (2017-X4552), First and Final Account of Michael F. Rogers, Administrator.
11. THE LAURANCE BOWEN RESIDUARY TRUST UNDER AGREEMENT DATED SEPTEMBER 21, 1967, AS AMENDED (1986-X0054), Third Account of the Philadelphia Trust Company, Martha R. Hurt & Maurice D. Lee, III, Co-Trustees.
12. UFBERG, MARCY S., DECEASED (2008-X0718), First Account for the Corey & Amy Trust U/W Marcy S. Ufberg f/b/o Corey Oelbaum and Amy Segal, stated by Yuhnis T. Sydnor, Trustee.
13. WEST, JOHN LEWIS, DECEASED (2022-X4772), First and Final Account of Rosemarie DiLeo, Administratrix.

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

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04318

NOTICE IS HEREBY GIVEN that the Petition of Alyssa Michele Leffler was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ALYSSA MICHELE REED.

The Court has fixed May 7, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-01546

NOTICE IS HEREBY GIVEN that on January 24, 2025, the Petition of Andrew Brian Gerard Finger, on behalf of Jonah Ian Finger, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to JONAH IAN RAYMOND FINGER.

The Court has fixed May 14, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Scott J.G. Finger, Esquire
1600 Market Street, Suite 2650
Philadelphia, PA 19103

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04312

NOTICE IS HEREBY GIVEN that the Petition of Benjamin Thomas Hedrick, Jr. was filed in the above-named Court, praying for a Decree to change the Petitioner's name to AUBREY NICOLE HEDRICK.

The Court has fixed May 7, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04478

NOTICE IS HEREBY GIVEN that on February 28, 2025, the Petition of Elena Susan Quadt was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ELENA LORRAINE DIAZ.

The Court has fixed May 14, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04070

NOTICE IS HEREBY GIVEN that on February 25, 2025, the Petition of Jocelyn Symone Riley was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JOSEPH SIMON RILEY.

The Court has fixed June 4, 2025, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04306

NOTICE IS HEREBY GIVEN that the Petition of John Glenn Hill was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ABIGAIL JOAN HILL.

The Court has fixed May 7, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04307

NOTICE IS HEREBY GIVEN that the Petition of Joshua Alan Luetgendorf was filed in the above-named Court, praying for a Decree to change the Petitioner's name to YEHOSHUA JOALEMURIAH LUETGENDORF.

The Court has fixed May 7, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04311

NOTICE IS HEREBY GIVEN that the Petition of Kate Alina Hentschel was filed in the above-named Court, praying for a Decree to change the Petitioner's name to MAX EMERSON HENTSCHEL.

The Court has fixed May 7, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04229

NOTICE IS HEREBY GIVEN that on February 26, 2025, the Petition of Madeleine Leigh Huggins was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ROWAN HUGGINS BLACKWOOD.

The Court has fixed May 7, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04230

NOTICE IS HEREBY GIVEN that on February 26, 2025, the Petition of Paul Loiacono was filed in the above-named Court, praying for a Decree to change the Petitioner's name to PAUL A. LOIACONO.

The Court has fixed May 7, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04727

NOTICE IS HEREBY GIVEN that on March 5, 2025, the Petition of Rayna Shamira Nevarez was filed in the above-named Court, praying for a Decree to change the Petitioner's name to RAYNA SHAMIRA CANDELARIA.

The Court has fixed May 14, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04314

NOTICE IS HEREBY GIVEN that the Petition of Robert Elliott Compton, Jr. was filed in the above-named Court, praying for a Decree to change the Petitioner's name to VENESSA COMPTON.

The Court has fixed May 7, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-05816

NOTICE IS HEREBY GIVEN that on March 25, 2025, the Petition of Trenell Caleal Clements was filed in the above-named Court, praying for a Decree to change the Petitioner's name to TRENELL CALEAL HERDER.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04316

NOTICE IS HEREBY GIVEN that the Petition of Vincent John Pepitone was filed in the above-named Court, praying for a Decree to change the Petitioner's name to VINCENZA LEONA PEPITONE.

The Court has fixed May 7, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-04317

NOTICE IS HEREBY GIVEN that the Petition of Wesleigh Kimata Fazekas was filed in the above-named Court, praying for a Decree to change the Petitioner's name to TINK KIMATA FAZEKAS.

The Court has fixed May 7, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-03984

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**KeyBank, N.A. s/b/m First Niagara Bank, N.A.,
Plaintiff**

vs.

**Richard Grebe, a/k/a Richard R. Grebe and
Unknown Heirs and/or Administrators to the
Estate of Agnes E. Grebe,
Defendants**

**TO: Unknown Heirs and/or Administrators to the
Estate of Agnes E. Grebe**

You are hereby notified that Plaintiff, KeyBank N.A. s/b/m First Niagara Bank N.A., filed an Action in Mortgage Foreclosure, endorsed with a Notice to Defend, in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2025-03984, seeking to foreclose the mortgage secured by the real estate located at 159 Ammon Avenue, Gilbertsville, PA 19525.

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

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

ESTATE NOTICES

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

First Publication**ALMOND, RUTH DOUGLAS, dec'd.**

Late of Upper Dublin Township.
Executor: HAROLD RUSSELL ALMOND, JR.,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

ANTRIM, SAMUEL D., dec'd.

Late of Plymouth Township.
Executor: MICHAEL ANTRIM,
13 Melissa Way,
Plymouth Meeting, PA 19462.
ATTORNEY: SALVATORE F. BELLO, III,
BELLO, REILLEY, McGRORY & DiPIPPA, P.C.,
144 E. DeKalb Pike, Suite 300,
King of Prussia, PA 19406

BENZ, HENRY CHARLES, dec'd.

Late of Whitpain Township.
Executor: HENRY CHARLES BENZ, II,
54 Crestwood Drive,
Hollis, NH 03049.

BUSHEY, BRANSBY W., dec'd.

Late of Lower Providence Township.
Executors: MARGARET P. BUSHEY,
14112 Shannondell Drive,
Audubon, PA 19403,
JEFFREY K. LANDIS,
114 E. Broad Street,
Souderton, PA 18964.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

CIRILLO, BEATRICE MARIE, dec'd.

Late of Lower Merion Township.
Executor: GREGORY F. CIRILLO,
c/o John R. Latourette, Esquire,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: JOHN R. LATOURETTE,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

DeMARCO, JOSEPH RALPH also known as JOSEPH R. DeMARCO, dec'd.

Late of Lower Providence Township.
Executor: ANTHONY M. DeMARCO,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

DeMITO, ANTHONY JOHN, dec'd.

Late of Plymouth Meeting, PA.
Administrator: MONICA CASEY,
15 Colton Drive,
Plymouth Meeting, PA 19462.

DIEHL, WILLIAM G., dec'd.

Late of Borough of East Greenville.
Administratrix: LYNN A. DIEHL.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

GIBSON, EDWARD F., dec'd.

Late of Upper Dublin Township.
Executrix: CHRISTINE GIBSON,
58 Northview Drive,
Glenside, PA 19038.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
300 Welsh Road, Building 1, Suite 100,
Horsham, PA 19044

GUENTHER, ELIZABETH, dec'd.

Late of Collegeville, PA.
Executrix: MELISSA GORLA,
403 Kennedy Road,
Collegeville, PA 19426.
ATTORNEY: JAMES J. MCCARTHY,
MCCARTHY & MCCARTHY, P.C.,
10 E. 6th Avenue, Suite 315,
Conshohocken, PA 19428

HAMILTON, JOAN ANN, dec'd.

Late of Ambler, PA.
Administrator: ANDRE THICKENING.

HARNOIS, MARIE also known as**MARIE L. HARNOIS, dec'd.**

Late of Upper Providence Township.
 Executrix: CHRISTINA PERSONIUS,
 118 Laura Lane,
 Royersford, PA 19468.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

JANDA, GERALD T. also known as**GERALD THOMAS JANDA, SR., dec'd.**

Late of Borough of Collegeville.
 Administrator CTA: GERALD T. JANDA, JR.,
 c/o E. Nego Pile, Esquire,
 930 Harvest Drive, Suite 360,
 Blue Bell, PA 19422.
 ATTORNEY: E. NEGRO PILE,
 PILE LAW FIRM,
 930 Harvest Drive, Suite 360,
 Blue Bell, PA 19422

KETTNER, DETLEF K., dec'd.

Late of Pottstown, PA.
 Executrix: SUZETE T. DICKERSON,
 27 Pebble Beach Lane,
 Sanatoga, PA 19464.
 ATTORNEY: MICHAELANGELO L.
 DIPPOLITO,
 ThePeoplesLawFirm.com, LLC,
 712 Kimberton Road,
 Chester Springs, PA 19425

KOEHLER, ALLEN MARVIN, dec'd.

Late of Borough of Lansdale.
 Executrix: CYNTHIA KOEHLER PREDIGER,
 c/o Marguerite M. Nocchi, Esquire,
 Nocchi Law, PC,
 P.O. Box 997, Lansdale, PA 19446.

LEAHY, MARY S., dec'd.

Late of Lower Merion Township.
 Executor: JOHN M. LEAHY,
 425 Caversham Road,
 Bryn Mawr, PA 19010.
 ATTORNEY: HEATHER L. TURNER,
 LAW OFFICE HEATHER L. TURNER,
 137 N. Narberth Avenue,
 Narberth, PA 19010

LEWIS, MARION D. also known as**MARION LEWIS, dec'd.**

Late of Lansdale, PA.
 Executor: GORDON D. DETWEILER,
 2557 Hill Road,
 Sellersville, PA 18960.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

LUKIEWSKI, STELLA MARY also known as**STELLA M. LUKIEWSKI and****STELLA LUKIEWSKI, dec'd.**

Late of Plymouth Township.
 Executrix: VICTORIA M. LUKIEWSKI-POWELL,
 c/o Holmberg Law Offices,
 P.O. Box 622, Glenside, PA 19038.
 ATTORNEY: GLEN R. HOLMBERG,
 HOLMBERG LAW OFFICES,
 P.O. Box 622, Glenside, PA 19038

MAIELLO, FRANK J., dec'd.

Late of East Norriton Township.
 Executrix: LINDA C. PROSPERO,
 c/o Grace C. Gelone, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: GRACE C. GELONE,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

McDONOUGH, PATRICIA ANN, dec'd.

Late of Limerick Township.
 Executrix: PATRICIA A. CARR,
 474 Pebble Beach Drive,
 Linfield, PA 19468.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, PC,
 1043 S. Park Avenue,
 Audubon, PA 19403

McKEON JR., HARRY R., dec'd.

Late of Plymouth Township.
 Executor: HARRY R. McKEON, III,
 c/o Andrew H. Dohan, Esquire,
 45 Liberty Boulevard, Suite 230,
 Malvern, PA 19355.
 ATTORNEY: ANDREW H. DOHAN,
 WISLER PEARLSTINE, LLP,
 45 Liberty Boulevard, Suite 230,
 Malvern, PA 19355

NOLAN, JAMES PATRICK, dec'd.

Late of Ambler, PA.
 Executor: RICHARD NEVILLE,
 73 Windermere Avenue,
 Lansdowne, PA 19050.

PARASTINO, ALICE J., dec'd.

Late of Douglass Township.
 Executors: ELLEN L. GARBER,
 193 Buchert Road,
 Gilbertsville, PA 19525,
 ANDREW STEVEN PARASTINO,
 31939 Steele Drive,
 Millsboro, DE 19966.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

PARASTINO, MICHAEL, dec'd.

Late of Douglass Township.
 Administrators: ANDREW STEVEN PARASTINO,
 31939 Steele Drive,
 Millsboro, DE 19966,
 ELLEN L. GARBER,
 193 Buchert Road,
 Gilbertsville, PA 19525.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

PETKO, JOHN J., dec'd.

Late of Lower Providence Township.
 Executor: JOHN M. PETKO,
 c/o Donald Petrille, Jr., Esquire,
 116 E. Court Street,
 Doylestown, PA 18901.
 ATTORNEY: DONALD J. PETRILLE, JR.,
 HIGH SWARTZ LLP,
 116 E. Court Street,
 Doylestown, PA 18901

REED, LORRAINE L. also known as**LORRAINE REED, dec'd.**

Late of Horsham Township.
 Executor: BERNARD F. SIERGIEJ,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: BERNARD F. SIERGIEJ,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

RICKLES, HASKELL, dec'd.

Late of Upper Dublin Township.
 Executor: NATHANIEL M. RICKLES,
 c/o Jacqueline K. Rosenberger, Esquire,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: JACQUELINE K. ROSENBERGER,
 BARBER, SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

ROBERTS, EDWARD H., dec'd.

Late of Upper Frederick Township.
 Administrator: ADAM B. ROBERTS,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 LAW OFFICE OF CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

SERAFIN, DIANE, dec'd.

Late of Blue Bell, PA.
 Executrix: YVONNE COMEY,
 5324 Kenzie Audrey Court,
 Perry Hall, MD 21128.

SIMONET, GERALDINE P., dec'd.

Late of Jenkintown, PA.
 Executrix: COLLEEN AVINGTON,
 2053 Circle Drive,
 Meadowbrook, PA 19046.

STEELE, PATRICIA A. also known as**PATRICIA STEELE, dec'd.**

Late of Lower Moreland Township.
 Administratrix: DANIELLE M. LÉPORE,
 48 Wartman Road,
 Collegeville, PA 19426.
 ATTORNEY: KAREN L. WOLFE,
 COMMONS & COMMONS, LLP,
 30 Pelham Road,
 Philadelphia, PA 19119

TARMIN, JAMES S., dec'd.

Late of Lower Merion Township.
 Executrix: LI GAO,
 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

THOMAS, KAREN NOECKER also known as**KAREN THOMAS and****KAREN N. THOMAS, dec'd.**

Late of Plymouth Township.
 Executors: ANDREW GREGORY THOMAS,
 EMILY VICTORIA THOMAS AND
 CANDIA CATER,
 c/o Nikolaos I. Tsouros, Esquire,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406.

ATTORNEY: NIKOLAOS I. TSOUROS,
 LAW OFFICES OF WENDY F. BLECZINSKI,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406

UIVARY, CHARLOTTE A., dec'd.

Late of Whitemarsh Township.
 Executor: SCOTT A. LUKENS,
 1830 Johnson Road,
 Plymouth Meeting, PA 19462.
 ATTORNEY: MARYBETH O. LAURIA,
 LAURIA LAW LLC,
 3031 Walton Road, Suite C310,
 Plymouth Meeting, PA 19462

WARREN, ROSE N., dec'd.

Late of Schwenksville, PA.
 Executors: SARAH K. BRUNSELL,
 19 Mine Run Road,
 Schwenksville, PA 19473,
 JOHN P. WARREN,
 20 Arrow Drive,
 Gilbertsville, PA 19525.
 ATTORNEY: H. CHARLES MARKOFSKI,
 MARKOFSKI LAW OFFICES,
 1258 E. Philadelphia Avenue,
 P.O. Box 369,
 Gilbertsville, PA 19525-0369

WIECEK, PRZEMYSŁAW, dec'd.

Late of Abington, PA.
 Administrator: KATARZYNA WIECEK,
 1355 Lindbergh Avenue,
 Abington, PA 19001.
 ATTORNEY: MICHAEL DAVEY,
 FCL LLC,
 716 E. Willow Grove Avenue,
 Wyndmoor, PA 19038

WILSON, PATRICIA A., dec'd.

Late of Borough of Lansdale.
 Executrix: MONICA L. BIANCO,
 c/o Elizabeth L. Ferraro, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 1934-7544.
 ATTORNEY: ELIZABETH L. FERRARO,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 1934-7544

YOUNG, ALYCE JEAN WARY also known as**ALYCE WARY YOUNG, dec'd.**

Late of Upper Frederick Township.
 Executrix: SUZANNE YOUNG HERR,
 2 Tallowood Court,
 Collegeville, PA 19426.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

Second Publication**BERRY, ANNE M., dec'd.**

Late of Cheltenham Township.
 Executrix: ANNE M. BERRY,
 c/o Robert W. Maher, Esquire,
 1494 Old York Road, 3rd Floor,
 Abington, PA 19001.
 ATTORNEY: ROBERT W. MAHER,
 DYER & MAHER,
 1494 Old York Road, 3rd Floor,
 Abington, PA 19001

BLACKWELL, RANDY S., dec'd.

Late of Pottstown, PA.
Executor: CRAIG MOYER.
ATTORNEY: JANET K. LUBON,
516 Main Street,
Pennsburg, PA 18073

BLAESE, JOHN HARRISON, dec'd.

Late of Upper Moreland Township.
Executrix: WENDY WADKINS,
452 Manor Road,
Hatboro, PA 19040.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
300 Welsh Road, Building 1, #100,
Horsham, PA 19044

BONDE, LINDA, dec'd.

Late of Upper Merion Township.
Administrator: EDWARD L. BONDE, JR.,
c/o Paige Zirrieth, Esquire,
1 Roberts Avenue,
Glenside, PA 19038.
ATTORNEY: PAIGE ZIRRITH,
KLENK LAW, LLC,
1 Roberts Avenue,
Glenside, PA 19038

BRIGHTMAN, SIGNE ASTRID, dec'd.

Late of Lower Merion Township.
Executors: JULIAN E. BRIGHTMAN,
DAVID F. BRIGHTMAN AND
THOMAS M. BRIGHTMAN,
c/o Matthew D. Gilbert, Esquire,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571.
ATTORNEY: MATTHEW D. GILBERT,
GADSDEN SCHNEIDER & WOODWARD LLP,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571

CARTER, BONNIE JEANNE also known as

BONNIE CARTER FRANCIS, dec'd.
Late of Montgomery County, PA.
Administrator: PATRICK RONALD FRANCIS,
110 North Wales Road,
North Wales, PA 19454.

CATANZARO, FRANK JOSEPH, dec'd.

Late of Borough of Ambler.
Executor: JOSEPH A. CATANZARO,
545 N. Bethlehem Pike, Suite 203,
Ambler, PA 19002.
ATTORNEY: ANTHONY D. GIANNASCOLI,
LAMB McERLANE, PC,
138 W. Gay Street,
West Chester, PA 19380

CERUTTI, BEVERLY ANN, dec'd.

Late of Horsham Township.
Administrator: LINDA J. CERUTTI HEINRICH,
5303 Cortland Street,
Midland, MI 48642.

CHAPPLE, JOHN MELVIN, dec'd.

Late of Lower Merion Township.
Administratrix: PATTI RAE CHAPPLE,
334 W. Spring Avenue,
Ardmore, PA 19003.

DiDOMIZIO, MARIE C., dec'd.

Late of Borough of Lansdale.
Executor: LAWRENCE F. DiDOMIZIO,
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

DUBRASKY, PATRICIA A., dec'd.

Late of Horsham Township.
Executrix: JEAN M. McINTYRE,
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

EDWARDS, PAUL R., dec'd.

Late of Upper Gwynedd Township.
Executrix: GAIL DAWSON,
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

ELDRIDGE, ALEXANDER, dec'd.

Late of Abington Township.
Administratrix: ELIZABETH MULLEN,
c/o Nicholas M. Orloff, Esquire,
1 W. Third Street,
Media, PA 19063.
ATTORNEY: NICHOLAS M. ORLOFF,
ORLOFF LAW,
1 W. Third Street,
Media, PA 19063

FAIRORTH, BARBARA F., dec'd.

Late of Borough of Ambler.
Administrator: DAVID V. BOGDAN,
2725 West Chester Pike,
Broomall, PA 19008.
ATTORNEY: DAVID V. BOGDAN,
2725 West Chester Pike,
Broomall, PA 19008

FINEGAN, RICHARD J., dec'd.

Late of Horsham Township.
Administratrix: PAMELA FINEGAN,
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

FINKELSTON, ROBERT JOSEPH, dec'd.

Late of Zieglerville, PA.
Executrix: JOAN F. WHITELEY,
142 Clover Lane,
Perkiomenville, PA 18074.
ATTORNEY: WARREN H. PRINCE,
PRINCE LAW OFFICES, P.C.,
646 Lenape Road,
Bechtelsville, PA 19505

GAMBONE, MARIA, dec'd.

Late of Lower Providence Township.
Executor: ANTHONY GAMBONE,
c/o Vincent M. Vangrossi, Esquire,
Vangrossi and Recchuiti,
319 Swede Street,
Norristown, PA 19401.
ATTORNEY: VINCENT M. VANGROSSI,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401

HAMILTON, DIANE E., dec'd.

Late of Harleysville, PA.
 Executors: ANTHONY ISABELLA AND
 MICHELE ISABELLA,
 c/o Marguerite M. Nocchi, Esquire,
 Nocchi Law PC,
 P.O. Box 997, Lansdale, PA 19446.

HELMERS, LOES also known as**LOES VAN GALEN LAST HELMERS, dec'd.**

Late of Lower Merion Township.
 Executor: LEO HELMERS,
 1325 Summerhill Lane,
 Gladwyne, PA 19035.
 ATTORNEY: PATRICK A. RUSSO,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19248

HERZOG, JAMES M., dec'd.

Late of Whitemarsh Township.
 Executor: ANDREW J. HERZOG,
 9 Wallace Alley, P.O. Box 154,
 Pomeroy, PA 19367.
 ATTORNEY: RACHEL SHAFFER GERSIE,
 FENDRICK MORGAN,
 1950 Route 70 East, Suite 200,
 Cherry Hill, NJ 08003

HOLMES, CHARLOTTE V., dec'd.

Late of Upper Moreland Township.
 Executor: ROBERT M. JOHN,
 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

HOLWEGER SR., HERBERT C. also known as**HERBERT C. HOLWEGER, dec'd.**

Late of Upper Moreland Township.
 Executor: HERBERT CHRISTIAN HOLWEGER, JR.,
 104 Stony Court,
 Lansdale, PA 19446.
 ATTORNEY: JILLIAN E. BARTON,
 BARTON LAW, LLC,
 300 Welsh Road, Building 1, #100,
 Horsham, PA 19044

HUEBNER, JUNE R., dec'd.

Late of Worcester Township.
 Executor: ERIK L. HUEBNER,
 c/o Lisa A. Shearman, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: LISA A. SHEARMAN,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

JERGENSEN, JUDITH A., dec'd.

Late of Upper Gwynedd Township.
 Executor: NICHOLAS FLORENTINO,
 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

KESSLER, JOSEPH CHARLES, dec'd.

Late of Pottstown, PA.
 Executor: PHILIP M. KESSLER,
 1841 Brenda Drive,
 Greencastle, PA 17225.

KIM, WILLIAM EULER, dec'd.

Late of Springfield Township.
 Administratrix: EILEEN VOTE,
 c/o William C. Hussey, II, Esquire,
 Three Logan Square, 5th Floor,
 1717 Arch Street,
 Philadelphia, PA 19103.
 ATTORNEY: WILLIAM C. HUSSEY, II,
 KLEINBARD LLC,
 Three Logan Square, 5th Floor,
 1717 Arch Street,
 Philadelphia, PA 19103

KIRBY SR., JAMES W., dec'd.

Late of Springfield Township.
 Executor: JAMES W. KIRBY, JR.,
 c/o Nicole B. LaBletta, Esquire,
 4745 W. Lincoln Highway,
 Parkesburg, PA 19365.
 ATTORNEY: NICOLE B. LABLETTA,
 RANDY HOPE STEEN LAW OFFICES,
 4745 W. Lincoln Highway,
 Parkesburg, PA 19365

KORCZAKOWSKI, DAVID, dec'd.

Late of Upper Dublin Township.
 Administrators: LAUREN KORCZAKOWSKI AND
 DAVID KORCZAKOWSKI, JR.,
 c/o Melissa Siravo Hensinger, Esquire,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101.
 ATTORNEY: MELISSA SIRAVO HENSINGER,
 OBERMAYER REBMAN MAXWELL &
 HIPPEL, LLP,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101

**LANDES, ELIZABETH W. also known as
ELIZABETH WELLER LANDES, dec'd.**

Late of Schwenksville, PA.
 Executor: NATHAN R. LANDES,
 1 Riversedge Drive,
 Norristown, PA 19403.
 ATTORNEY: DOROTHY K. WEIK-HANGE,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

LEDFORD, EVELYN MARIE, dec'd.

Late of Pottstown, PA.
 Executor: TINA M. LEDFORD,
 328 Oak Street,
 Pottstown, PA 19464.

LONG, PAUL W., dec'd.

Late of Franconia Township.
 Executors: KENNETH L. LONG,
 1826 Supplee Road,
 Lansdale, PA 19446,
 KEITH A. LONG,
 966 Anders Road,
 Lansdale, PA 19446,
 KEVIN M. LONG,
 1026 Adams Court,
 Warrington, PA 18976.

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

MANNING, WINIFRED M., dec'd.

Late of Upper Moreland Township.
Executrix: MARY ANN KIMES,
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

**McHUGH, VIRGINIA J. also known as
VIRGINIA K. McHUGH, dec'd.**

Late of Whitpain Township.
Executor: DAVID J. KELÉHER,
c/o Richard E. Javage, Jr., Esquire,
3350 Township Line Road,
Drexel Hill, PA 19026.
ATTORNEY: RICHARD E. JAVAGE, JR.,
3350 Township Line Road,
Drexel Hill, PA 19026

MESTLER, JON R., dec'd.

Late of Lower Pottsgrove Township.
Executor: KEITH SLAVEK,
c/o Breidenbach Associates Law Offices, LLC,
2158 Sunnyside Avenue,
Pottstown, PA 19464.
ATTORNEY: SCOTT F. BREIDENBACH,
BREIDENBACH ASSOCIATES LAW OFFICES, LLC,
2158 Sunnyside Avenue,
Pottstown, PA 19464

MOORE, DAVID C., dec'd.

Late of Skippack Township.
Executor: BERNARD ALAN MOORE,
3877 Arbours Avenue,
Collegeville, PA 19426-4158.
ATTORNEY: MICHAEL J. SHERIDAN,
940 W. Valley Road, Suite 1601,
Wayne, PA 19087

MORELLO, JANICE RAE, dec'd.

Late of Lower Salford Township.
Executrix: SHAWNELLE M. CANNON,
c/o Matthew J. McConnell, Esquire,
2 Bala Plaza, Suite 300,
Bala Cynwyd, PA 19004.
ATTORNEY: MATTHEW J. McCONNELL,
MATT McCONNELL LAW,
2 Bala Plaza, Suite 300,
Bala Cynwyd, PA 19004

NESSPOR, JOSEPHINE A., dec'd.

Late of Limerick Township.
Executor: JOSEPH D. NESSPOR, JR.,
c/o Mazullo & Murphy, P.C.,
2003 Lower State Road, Suite 120,
Doylestown, PA 18901.
ATTORNEY: CHRISTOPHER MAZULLO,
MAZULLO & MURPHY, P.C.,
2003 Lower State Road, Suite 120,
Doylestown, PA 18901

PEACH, HAZEL MARIE, dec'd.

Late of Cheltenham Township.
Executor: WILLIAM KEVIN RYAN-YOUNG,
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

POWELL, MARK T., dec'd.

Late of Upper Moreland Township.
Executrix: COLLEEN POWELL,
896 Herman Road,
Horsham, PA 19044.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
300 Welsh Road, Building 1, #100,
Horsham, PA 19044

**REIGNER, GERALD R. also known as
GERALD REIGNER, dec'd.**

Late of Upper Frederick Township.
Executors: KAREN SHELLENBERGER,
729 Rosewood Drive,
Douglassville, PA 19518,
KEVIN G. REIGNER,
230 Winding Road,
Boyertown, PA 19512.
ATTORNEY: JOHN A. KOURY, JR.,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

ROSSI, ANNA CATHERINE, dec'd.

Late of Borough of Norristown.
Executor: ALBERT J. ROSSI,
112 S. Midland Avenue,
Norristown, PA 19401.
ATTORNEY: MARK J. DAVIS,
CONNOR ELDER LAW, LLC,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

**ROVINSKY, HARVEY M. also known as
HARVEY MORRIS ROVINSKY, dec'd.**

Late of Abington Township.
Executrix: MADALYN R. ROVINSKY,
c/o Jocelin A. Price, Esquire,
131 W. State Street, P.O. Box 50,
Doylestown, PA 18901.
ATTORNEY: JOCELIN A. PRICE,
ANTHEIL, MASLOW and MacMINN, LLP,
131 W. State Street, P.O. Box 50,
Doylestown, PA 18901

SABAG, SIMON, dec'd.

Late of Lower Moreland Township.
Executor: ASAF GOLA,
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

SALVATORE, KATHLEEN M., dec'd.

Late of Towamencin Township.
Executrix: MARIA K. STROHL,
c/o Victor R. Garlitos, III, Esquire,
2600 New Road,
Northfield, NJ 08225.
ATTORNEY: VICTOR R. GARLITOS, III,
KING BARNES,
2600 New Road,
Northfield, NJ 08225

SARBOCCA, SALVATORE, dec'd.

Late of Upper Pottsgrove Township.
 Administratrix: TERRY LEA SARBOCCA,
 1764 Farmington Avenue,
 Pottstown, PA 19464.
 ATTORNEY: DAVID E. SCHWAGER,
 183 Market Street, Suite 100,
 Kingston, PA 18704-5444

SAVERINO, PATRICIA C. also known as

PATRICIA SAVERINO and
PATRICIA CAROLE SAVERINO, dec'd.

Late of Upper Merion Township.
 Administratrix: BARBARA SAVERINO,
 1025 N. Orkney Street,
 Philadelphia, PA 19123.
 ATTORNEY: STEVEN M. ZELINGER,
 STEVEN M. ZELINGER, LLC,
 1650 Market Street, Suite 3600,
 Philadelphia, PA 19103

SCHNECK, JOHN WAYNE, dec'd.

Late of Lafayette Hill, PA.
 Executrix: KIMBERLY RICKARDS,
 2933 Grisdale Road,
 Abington, PA 19001.

SERGIO, MARIANNE, dec'd.

Late of Lower Providence Township.
 Executors: MICHAEL M. SERGIO,
 7601 Coastal Highway #036,
 Ocean City, MD 21842,
 THOMAS A. SERGIO,
 29 Red Tail Court,
 Limerick, PA 19468.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, PC,
 1043 S. Park Avenue,
 Audubon, PA 19403

SPECTOR, HERBERT, dec'd.

Late of Cheltenham Township.
 Executors: MARSHA FITZGERALD AND
 ROBERT FITZGERALD,
 c/o Hilary Fuelleborn, Esquire,
 1260 Bustleton Pike,
 Feasterville, PA 19053.
 ATTORNEY: HILARY FUELLEBORN,
 DILWORTH PAXSON LLP,
 1260 Bustleton Pike,
 Feasterville, PA 19053

SPECTOR, VIVIENNE, dec'd.

Late of Cheltenham Township.
 Executors: MARSHA FITZGERALD AND
 ROBERT FITZGERALD,
 c/o Hilary Fuelleborn, Esquire,
 1260 Bustleton Pike,
 Feasterville, PA 19053.
 ATTORNEY: HILARY FUELLEBORN,
 DILWORTH PAXSON LLP,
 1260 Bustleton Pike,
 Feasterville, PA 19053

TAITLEMAN, MARGOT A. also known as

MARGOTT A. TAITLEMAN, dec'd.

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

WALLACH, DAVID, dec'd.

Late of Lower Merion Township.
 Executor: STEVEN WALLACH,
 c/o Debra G. Speyer, Esquire,
 Two Bala Plaza, Suite 300,
 Bala Cynwyd, PA 19004.
 ATTORNEY: DEBRA G. SPEYER,
 Two Bala Plaza, Suite 300,
 Bala Cynwyd, PA 19004

WELLER, DAWN F., dec'd.

Late of New Hanover Township.
 Administratrix CTA: NICOLE C. MANLEY, ESQUIRE,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: ERIC C. FREY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

WOO, LOLA YU, dec'd.

Late of Horsham Township.
 Executor: GLENN F. HING,
 834 Chestnut Street, Suite M206,
 Philadelphia, PA 19107.
 ATTORNEY: GLENN F. HING,
 HING LAW P.C.,
 834 Chestnut Street, Suite M206,
 Philadelphia, PA 19107

ZWALINSKI JR., JOHN F., dec'd.

Late of Lower Providence Township.
 Executor: JAMES AMMON,
 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

Third and Final Publication**AHLBORN, SUSAN M., dec'd.**

Late of Lower Merion Township.
 Administratrix: JENNIFER M. AHLBORN,
 c/o Joseph A. Bellinghieri, Esquire,
 17 W. Miner Street,
 West Chester, PA 19382.
 ATTORNEY: JOSEPH A. BELLINGHIERI,
 MacELREE HARVEY, LTD.,
 17 W. Miner Street,
 West Chester, PA 19382

BECKWITH, PEARL E., dec'd.

Late of Borough of Trappe.
 Executor: EDWARD D. BECKWITH,
 c/o King Laird, P.C.,
 350 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: ANDREW C. LAIRD,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

BIBBO JR., RAYMOND STEVEN, dec'd.

Late of West Norriton Township.
 Executrix: DIANE M. STUBITS,
 431 Burnside Avenue,
 West Norriton, PA 19403.
 ATTORNEY: E. NEGRO PILE,
 PILE LAW FIRM,
 930 Harvest Drive, Suite 360,
 Blue Bell, PA 19422

BLACK, RUTH ANNE, dec'd.

Late of Willow Grove, PA.
Executor: PAUL R. BLACK,
662 Sacramento Drive,
Mantua, NJ 08051.

**BOND, PATRICIA D. also known as
PATRICIA T. BOND, dec'd.**

Late of West Norriton Township.
Executor: MATTHEW D. BOND,
2000 Van Fleet Circle, Apt. 405,
Sanatoga, PA 19464.
ATTORNEY: GREGORY W. PHILIPS,
PICARDI, PHILIPS & OTTAVIANO,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776

BRENNAN JR., PHILIP J., dec'd.

Late of East Norriton Township.
Executrix: DARLENE M. BRENNAN,
34 Brownstone Drive,
Norristown, PA 19401.
ATTORNEY: BRANDON J. LAURIA,
LAURIA LAW LLC,
3031 Walton Road, Suite C310,
Plymouth Meeting, PA 19462

BURKHARD, MARTINA HILDEGARD, dec'd.

Late of Collegeville, PA.
Executrix: YVONNE ROSENBAUM,
16 Cedar Lane,
Birdsboro, PA 19508.

BUSCH, CAROLE ANNE, dec'd.

Late of Upper Gwynedd Township.
Executor: E. NEGRO PILE,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422.
ATTORNEY: E. NEGRO PILE,
PILE LAW FIRM,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422

**BUTLER, G. ELIZABETH also known as
GRACE ELIZABETH BUTLER, dec'd.**

Late of Lansdale, PA.
Executrix: MELANIE A. WEISER,
1013 S. Seventeenth Street,
Philadelphia, PA 19146.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

CRAMP, ALICE T., dec'd.

Late of Franconia Township.
Executrix: ANNE TAPPEN,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

DAVIS, JEFFREY LANE, dec'd.

Late of Borough of Lansdale.
Executor: WESTON DAVIS,
c/o John N. Schaeffer, Esquire,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137.
ATTORNEY: JOHN N. SCHAEFFER,
EASTBURN AND GRAY, P.C.,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137

DeLUCA, SUSAN, dec'd.

Late of Springfield Township.
Administrator: DAVID M. HOLLAR, ESQUIRE,
161 Washington Street, Suite 400,
Conshohocken, PA 19428.
ATTORNEY: DAVID M. HOLLAR,
DAVID M. HOLLAR, PLLC,
161 Washington Street, Suite 400,
Conshohocken, PA 19428

DOMBROSKI, FRANK A., dec'd.

Late of Lower Gwynedd Township.
Executrices: DIANE MAURIN AND
DONNA McDONALD.

DOUGHERTY, IDA MARTHA, dec'd.

Late of East Norriton Township.
Executor: GARY ALAN DOUGHERTY,
2204 Carol Lane,
East Norriton, PA 19401.
ATTORNEY: DANA M. BRESLIN,
BRESLIN MURPHY & ROBERTS, P.C.,
3305 Edgmont Avenue,
Brookhaven, PA 19015

**ESTERLITZ, CAROLE R. also known as
CAROLE ESTERLITZ, dec'd.**

Late of Borough of Jenkintown.
Executrix: LYNN REBECCA WARSZAWSKI,
c/o 255 Wenner Way,
Fort Washington, PA 19034.

FULTON, SHARLINE A., dec'd.

Late of Lower Gwynedd Township.
Executrix: FLORA A. KESHGEGIAN,
c/o Kathleen A. Farrell, Esquire,
116 W. Baltimore Avenue,
Media, PA 19063.
ATTORNEY: KATHLEEN A. FARRELL,
116 W. Baltimore Avenue,
Media, PA 19063

GALLO, RUDOLPH F., dec'd.

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

GANNON, TIMOTHY PATRICK also known as**TIMOTHY P. GANNON, SR., dec'd.**

Late of West Norriton Township.
Administratrix: KELLI GANNON,
914 MacFarlane Avenue, P.O. Box 432,
Encampment, WY 82325.
ATTORNEY: E. NEGRO PILE,
PILE LAW FIRM,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422

GOODRICH, BEVERLY JEAN, dec'd.

Late of Upper Providence Township.
Executrix: ANDREA GOODRICH,
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

HETRICK, JUNE H., dec'd.

Late of Springfield Township.
Executor: LLOYD V. CLEMMER, JR.,
8765 Bardmoor Boulevard, Apt. 302,
Seminole, FL 33777.

ATTORNEY: BONNIE G. OSTROFSKY,
LAW OFFICE OF BONNIE G. OSTROFSKY, P.C.,
1417 Bethlehem Pike,
Flourtown, PA 19031-1904

HORSLEY, HORACE, dec'd.

Late of Elkins Park, PA.
Executor: MICHAEL NERO,
616 Haws Lane,
Oreland, PA 19075.

HU, JASON, dec'd.

Late of Upper Dublin Township.
Administrators: ERIC HU AND
JENNY NGUYEN,
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

JOHNSON, CYNTHIA E., dec'd.

Late of Borough of Conshohocken.
Administratrix: BONITA DALAHAN,
c/o Keith N. Leonard, Esquire,
171 W. Lancaster Avenue, 2nd Floor,
Paoli, PA 19301.
ATTORNEY: KEITH N. LEONARD,
LEONARD TINARI LLP,
171 W. Lancaster Avenue, 2nd Floor,
Paoli, PA 19301

JONES, ELIZABETH V., dec'd.

Late of Whitemarsh Township.
Executrix: TAMEKA M. JONES,
1821 Farrington Road,
Philadelphia, PA 19151.

KERNER, RITA, dec'd.

Late of Whitemarsh Township.
Executor: LAWRENCE KERNER,
c/o Roman J. Koropecy, Esquire,
237 S. Bryn Mawr Avenue, Suite 100,
Bryn Mawr, PA 19010.
ATTORNEY: ROMAN J. KOROPEY,
TIMONEY KNOX, LLP,
237 S. Bryn Mawr, Suite 100,
Bryn Mawr, PA 19010

KRESS, GERALD, dec'd.

Late of Lower Merion Township.
Executor: ANDREW KRESS,
c/o Alexia M. Fishman, Esquire,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103.
ATTORNEY: ALEXIA M. FISHMAN,
COZEN O'CONNOR,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103

LAMBERG, HARRIET, dec'd.

Late of Upper Merion Township.
Administrators: ZACHARY LAMBERG AND
EMILY LAMBERG,
c/o E. Marc Miller, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: E. MARC MILLER,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

LAWLESS, KATHRYN E., dec'd.

Late of Perkiomen Township.
Executrix: MICHELLE MALLOY,
219 Crooked Lane,
King of Prussia, PA 19406.

LEASURE, SHERRYL L., dec'd.

Late of Upper Providence Township.
Executor: BRETT KIRK ANDERSON,
c/o Ryan M. Bornstein, Esquire,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312.
ATTORNEY: RYAN M. BORNSTEIN,
HARVEY BALLARD & BORNSTEIN, LLC,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312

LEESE, HANNAH SUSAN also known as

HANNAH LEESE, dec'd.
Late of Lower Merion Township.
Executor: MICHAEL E. LEESE,
c/o David B. Pudlin, Esquire,
One Logan Square, 27th Floor,
Philadelphia, PA 19103-6933.
ATTORNEY: DAVID B. PUDLIN,
HANGLEY ARONCHICK SEGAL PUDLIN &
SCHILLER,
One Logan Square, 27th Floor,
Philadelphia, PA 19103-6933

MacDONALD, ELIZABETH HUTTON also known as

BETTY MacDONALD, dec'd.
Late of Narberth, PA.
Executrices: MARGARET M. MacDONALD,
219 East Road,
Doylestown, PA 18901,
DOROTHY E. PORTER,
101 Greentree Drive,
New Holland, PA 17557.

MALACZEWSKI, ANNE LOUISE, dec'd.

Late of Borough of Jenkintown.
Executor: JOSEPH A. JASKULA,
c/o Ian W. Peltzman, Esquire,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002.
ATTORNEY: IAN W. PELTZMAN,
LAW OFFICES OF ANDREW B. PELTZMAN,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002

McADOO, MARY L. C., dec'd.

Late of Lower Merion Township.
Executrices: MARY L. H. RIPPEL,
316 Crum Creek Lane,
Newtown Square, PA 19073,
CHARLOTTE C. BETACOURT,
608 W. Hartwell Lane,
Philadelphia, PA 19118.
ATTORNEY: GARTH G. HOYT,
McNEES WALLACE & NURICK, LLC,
170 N. Radnor Chester Road, Suite 350,
Radnor, PA 19087

MENNA, FRANCIS J., dec'd.

Late of Abington Township.
Executrices: JULIA M. McKINNEY AND
NICOLE A. LACHAWIEC,
c/o Stephanie M. Shortall, Esquire,
Bailiwick Office Campus, Suite 15,
P.O. Box 1306,
Doylestown, PA 18901.

ATTORNEY: STEPHANIE M. SHORTALL,
 DRAKE, HILEMAN & DAVIS,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901

MESTLER, CHARLENE A. SLAVEK, dec'd.

Late of Lower Pottsgrove Township.
 Executor: KEITH SLAVEK,
 c/o Breidenbach Associates Law Offices,
 2158 Sunnyside Avenue,
 Pottstown, PA 19464.
 ATTORNEY: SCOTT F. BREIDENBACH,
 BREIDENBACH ASSOCIATES LAW OFFICES,
 2158 Sunnyside Avenue,
 Pottstown, PA 19464

MOORES, PATRICIA S., dec'd.

Late of Abington Township.
 Executrix: PATRICIA JEANNE RUSSELL,
 c/o Kara Chickson, Esquire,
 820 Homestead Road,
 Jenkintown, PA 19046.
 ATTORNEY: KARA CHICKSON,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Road,
 Jenkintown, PA 19046

MOSKOW, HAROLD, dec'd.

Late of Lower Merion Township.
 Executor: EVAN MOSKOW,
 c/o Rebecca Rosenberger Smolen, Esquire,
 1 Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004.
 ATTORNEY: REBECCA ROSENBERGER SMOLEN,
 BALA LAW GROUP, LLC,
 1 Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004

MOYER, PRESTON L. also known as

MOYER, PRESTON LOWELL, dec'd.

Late of Franconia Township.
 Executrix: KIPP Y. GLASS,
 361 Manor Circle,
 Harleysville, PA 19438.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

MURPHY, MINA MAE, dec'd.

Late of Lower Providence Township.
 Executors: WILLIAM C. FELTON,
 DEBORAH L. O'BRIEN AND
 CARRIE L. LARAIA,
 c/o Daniel S. Coval, Jr., Esquire,
 15 St. Asaph's Road,
 Bala Cynwyd, PA 19004.
 ATTORNEY: DAVID S. COVAL, JR.,
 ANDREW L. MILLER & ASSOCIATES, P.C.,
 15 St. Asaph's Road,
 Bala Cynwyd, PA 19004

PALIDORA, ELEANOR 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

**PROCINO, THERESE ANNA also known as
 THERESE ANNA ORUSKA, dec'd.**

Late of Abington Township.
 Executrix: JANET KATHERINE PROCINO WAGNER,
 1693 Baltusrol Lane,
 Mount Pleasant, SC 29466.

ROSENBAUM, SUZANNE R., dec'd.

Late of Abington Township.
 Executors: EVE ROSENBAUM AND
 DAVID ROTHSCHILD,
 c/o Friedman Schuman Layser, P.C.,
 275 Commerce Drive, Suite 210,
 Fort Washington, PA 19034.
 ATTORNEYS: FRIEDMAN SCHUMAN LAYSER, P.C.,
 275 Commerce Drive, Suite 210,
 Fort Washington, PA 19034

ROSENBERGER, GERALD BLOUGH, dec'd.

Late of Franconia Township.
 Executor: CHARLES NEAL ROSENBERGER,
 450 Crestview Court,
 Camp Hill, PA 17011.

SEETON, JOHN N. also known as

JOHN NORMAN SEETON, JR., dec'd.

Late of Towamencin Township.
 Administratrix: HEATHER M. SANTOS,
 819 Allentown Road,
 Telford, PA 18969.
 ATTORNEY: BRIAN D. GOURLEY,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

SERGIO, JOSEPH F., dec'd.

Late of Lower Gwynedd Township.
 Administratrix: TERESA L. TURNER-OLIVIERI,
 c/o Elizabeth L. Ferraro, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: ELIZABETH L. FERRARO,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

SHERMAN, KENNETH P., dec'd.

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

SIMON IV, WILLIAM F., dec'd.

Late of Plymouth Township.
 Administratrix: DOROTHY SIMON,
 1204 Germantown Pike,
 Plymouth Meeting, PA 19462.
 ATTORNEY: MARYBETH O. LAURIA,
 LAURIA LAW LLC,
 3031 Walton Road, Suite C310,
 Plymouth Meeting, PA 19462

SNYDER, LOIS, dec'd.

Late of Plymouth Meeting, PA.
 Administrators: DEBORAH A. SNYDER,
 322 Summit Street,
 Bethlehem, PA 18105,
 CRAIG W. SNYDER,
 205 W. 6th Street,
 Boyertown, PA 19512.

ATTORNEY: ROBERT A. MARO,
MARO & MARO, P.C.,
11 S. Trooper Road, Suite A,
Norristown, PA 19403

SNYDER, PHILIP LAWRENCE, dec'd.

Late of Plymouth Meeting, PA.
Administrator: DEBORAH A. SNYDER,
322 Summit Street,
Bethlehem, PA 18105.
ATTORNEY: ROBERT A. MARO,
MARO & MARO, P.C.,
11 S. Trooper Road,
Norristown, PA 19403

STEIN, DAVID S., dec'd.

Late of Whitpain Township.
Executrix: HILARY R. KLEINMAN,
c/o Bregman & Lantz, LLC,
1205 Wyoming Avenue,
Forty Fort, PA 18704.

TANARA, CHARLES W., dec'd.

Late of Skippack Township.
Executor: JEFFREY F. TANARA,
4370 Hale Road,
Creamery, PA 19430.
ATTORNEY: DIANE M. ZABOWSKI,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
1001 Conshohocken State Road, Suite 1-210,
West Conshohocken, PA 19428

FICTITIOUS NAMES

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

New Hanover Sunshine Learning Center with its principal place of business at 2941 Lutheran Road, Gilbertsville, PA 19525.

The name and address of the entity owning or interested in said business is: The New Hanover Evangelical Lutheran Church, 2941 Lutheran Road, Gilbertsville, PA 19525.

The application was filed on March 12, 2025.

THEE ABSOLUTE with its principal place of business at 8002 Cobden Road, Laverock, PA 19038.

The individual and entity owning or interested in said business are: Vernon-dwaine: Robinson, Trustee, THEE ABSOLUTE Revocable Living Trust with an address of 8002 Cobden Road, Laverock, PA 19038.

The application was filed on March 20, 2025.

MISCELLANEOUS

NOTICE OF PRIVATE SALE

Re: Private Sale for Delinquent Taxes

Notice is hereby given that the Montgomery County Tax Claim Bureau, pursuant to Section 613 of the Real Estate Tax Sale Law of 1947 as amended, intends to engage in a Private Sale of the following property on April 15, 2025, at the Tax Claim Bureau Office located at One Montgomery Plaza, Suite 600, Norristown, PA 19401:

Location; and Price of Sale.

618 Lincoln Ave, Pottstown, PA, 16-00-18832-00-7; and \$1344.64.

This property is being sold free and clear of all tax claims and tax judgments.

Notice is hereby given to the owner along with their successors, heirs, personal representatives and assigns, and to the public. The above property will be sold due to delinquent real estate taxes. If you wish to object to the sale of the above property, you must file a petition with the Montgomery County Court of Common Pleas within forty-five (45) days of this notice.

Montgomery County Tax Claim Bureau

By: Jason E. Salus, Treasurer

One Montgomery Plaza, Suite 600

Norristown, PA 19401

TRUST NOTICES

First Publication

THE BERNARD BROWN LIVING TRUST

DTD. 09/26/2018, AS AMENDED

Bernard Brown, Dec.'d

Late of Upper Dublin Twp., Montgomery County, PA

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

Trustee: Eileen Brown

c/o Danielle Friedman, Esq.

1801 Market St., #2300, Phila., PA 19103

Att'y.: Danielle Friedman

Offit Kurman, P.C.

1801 Market St., #2300, Phila., PA 19103

Second Publication

REVOCABLE TRUST OF JOYCE C. BRILL

DATED 7/19/2000, AMENDED &

RESTATED 3/20/2012, 10/8/2014 AND 4/20/2017

Joyce C. Brill, Dec'd

Late of Cheltenham Twp., Montgomery County, PA

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

Trustees: Bryn Mawr Trust, 1436 Lancaster Ave., Berwyn, PA 19312
 Susan Kater, 2405 Maryland Rd., #137, Willow Grove, PA 19090 &
 Karen Venus, 12 Hardwicke Dr., Voorhees, NJ 08043

Atty.: Kathryn H. Crary
Gadsden Schneider & Woodward LLP
 1275 Drummers Ln., #210, Wayne, PA 19087

Third and Final Publication

THE NOEHRENBERG TRUST U/A DTD.

10/09/2014

Gerda M. Noehrenberg, Dec.'d
Late of Abington Twp., Montgomery County, PA

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

Trustee: Peter Noehrenberg
 c/o Laura M. Mercuri, Atty.
 Duffy North
 104 N. York Rd., Hatboro, PA 19040

EXECUTIONS ISSUED

Week Ending March 25, 2025

The Defendant's Name Appears
First in Capital Letters

AKILYAH, MAINOR: NAVY FEDERAL C.U., GRNSH. - Barclays Bank Delaware; 202415098; WRIT/EXEC.
 ARCHITECTURAL UTOPIA, LLC - FV-I, Inc., in Trust for Morgan Stanley Mortgage Capital Holding; 202413901; ORDER/JUDGMENT/\$771,340.42.
 BALIN, CYNDI - The Bank of New York Mellon; 202424656.
 BILGER, ROBERT: STEFANIE - U.S. Bank Trust, N.A., not in its Individual Cap., et al.; 202428089.
 BONNER, LARRY: CITADEL FEDERAL C.U., GRNSH. - American Express National Bank; 202505961; \$3,972.99.
 BRITNER, AMY: TD BANK, GRNSH. - Discover Bank; 202307731.
 CARLIN, THOMAS - Federal Home Loan Mortgage Corp.; 202422129.
 CARRAZANA, WILBER: WELLS FARGO BANK, N.A., GRNSH. - PNC Bank, N.A., Successor by Merger to PNC Eq., et al.; 202303041.
 CCD LOGISTICS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY: MARLIN, CRYSTAL: PENN COMMUNITY BANK, GRNSH. - Ameris Bank, a Georgia State Chartered Banking Corporation; 202505454; \$78,128.08.
 DANWEBER, ROBERT: TROY: ROBERT, ET AL. - BankUnited, N.A.; 202325580.
 DAY, DAYTRELL - Bank of New York Mellon, as Indenture Trustee, et al.; 202417754.
 DOLCE, HERMAN - Penn Community Bank; 202500386; \$124,426.21.
 DUFFY, KATHLEEN - Planet Home Lending, LLC; 202324925.
 EVERSON CONSTRUCTION, INC.: DRAPELA, WILLIAM: PNC BANK, N.A., GRNSH. - Diversitas Holdings, LLC; 202416996.

EXTON VET CLINIC, PLLC: VICTORY BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202505805; \$74,344.26.
 FAGAN, JOHN: AMY - West Norriton Township; 202223741; WRIT/EXEC.
 FORD, DONNA: RICHARD - Citizens Bank, N.A.; 202418567.
 GRAYBILL, RONALD: BANK OF AMERICA, GRNSH. - Discover Bank; 202322823.
 GWIN, RUSSELL: STEFANIE - West Norriton Township; 202019306; WRIT/EXEC.
 HANCZARYK, SONJA: FREEDOM C.U., GRNSH. - Citibank, N.A.; 202426086.
 HANES, DOMINIC: NAVY FEDERAL C.U., GRNSH. - Westlake Services, LLC; 202407866; WRIT/EXEC.
 HENRY, CHRISTINE: WILLIAM - U.S. Bank, N.A., as Trustee for The AFC Mortgage; 202422583.
 HERITAGE FENCE AND DECK, LLC: LOCKHEED MARTIN CORPORATION, GRNSH. - Offit Kurman, P.A.; 202505635; \$3,775,658.00.
 JOHNSON, MARIAN: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 202323635.
 JUST FURNITURE, INC.: WELLS FARGO, N.A., GRNSH. - Brothers Management, LLP; 202403795.
 KIM, KWANG: SUN - Lakeview Loan Servicing, LLC; 202407568; ORDER/IN REM/\$321,663.92.
 KING, LARRY - Nationstar Mortgage, LLC; 202314835.
 LAUFFER, MICHAEL: SAMPSON-LAUFFER, JESSICA - Pottstown School District; 201607461; WRIT/EXEC.
 LEESER, NORMAN - Lower Pottsgrove Township; 202106825; WRIT/EXEC.
 LOCHMAN, DENA - Commonwealth Financial Systems, Inc.; 202114009; WRIT/EXEC.
 LRAM GROUP, LLC: LOBSTER ROLLS AND MORE: PESKIN, DANIEL: TRUMARK FINANCIAL FCU, GRNSH. - Feeser's, Inc. d/b/a Feeser's Food Distributors; 202504788; \$14,120.34.
 MALONE, JOSEPH - West Norriton Township; 202200140; WRIT/EXEC.
 MJ2002, LLC - The Council of Elkins Park House, a Condominium; 202424695.
 ODELEYE, TERRYANN: PNC BANK, GRNSH. - LVNV Funding, LLC; 202400667; WRIT/EXEC.
 RORVIK ENVIRONMENTAL CONTRACTORS, INC.: HARLEYSVILLE BANK, GRNSH. - Foley, Inc.; 202408361.
 RUDOLPH, AARON: ASTRIDA - The Bank of New York Mellon; 202418169.
 RUSSELL, LAUREN - Bridgeport Borough; 202212581; WRIT/EXEC.
 SEBZDA, STEVEN: MICHELINA - Borough of Bridgeport; 202219020; WRIT/EXEC.
 SHORE, NICHOLAS: AMERICAN HERITAGE FCU, GRNSH. - Citibank, N.A.; 202423441.
 STEPHEN H. WAGNER GENERAL CONTRACTOR, LLC: PNC BANK, GRNSH. - ODK Capital, LLC; 202309586.
 STOKES, TYRONE: TRUMARK FINANCIAL C.U., GRNSH. - Citibank, N.A.; 202426085.
 THE ABSTRACT COMPANY: PROPERTY EXCHANGE FACILITATORS, INC., GRNSH. - Bayshore Mall 1A, LLC, et al.; 202505165; \$6,024,504.00.
 WESNER, ALLEN: DOREEN - The Bank of New York Mellon; 202423512.
 WHALEY, PATRICK - Beasley Media Group, LLC; 202217004; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED
Week Ending March 25, 2025**The Defendant's Name Appears
First in Capital Letters**

CARLTON POOLS - Bellwoar, Steven; 202505903;
Writ of Certiorari.
COLE, JUSTIN - Capital One, N.A.; 202505841;
Judgment fr. District Justice; \$5,251.98.
CROSBY, YATTA - Capital One, N.A.; 202505830;
Judgment fr. District Justice; \$6,354.45.
EDWARDS, ANTOINE - Capital One, N.A.; 202505867;
Judgment fr. District Justice; \$6,172.81.
GOLDACKER, MARK - LVNV Funding, LLC;
202505860; Judgment fr. District Justice; \$9,308.81.
HAZZARD, ALICIA - Milligan, John; 202505848;
Mechanics Lien Claim; \$75,000.00.
JEAN-LOUIS, ESTHER - Brandt, Loune-Dana;
202505940; Judgment fr. District Justice; \$10,228.95.
JEAN-LOUIS, ESTHER - Brandt, Loune-Dana;
202505944; Judgment fr. District Justice; \$2,110.90.
LILLY, PAUL - Hirsh, Elliot; 202505861; Judgment
fr. District Justice; \$1,925.42.
POWERS, JILL: THOMPSON, TREVOR -
1760 Market Street Holdings, LLC; 202505827;
Complaint in Confession of Judgment; \$379,035.00.
YOUNG, RICHARD - Barclays Bank Delaware;
202505846; Judgment fr. District Justice; \$8,022.20.

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

FIS Capital Markets US, LLC; 202570141; \$20,270.50.
Kantrovitz, Eliyahu: Sarah; 202570143; \$37,547.47.
Mahoney, James: Mary; 202570144; \$143,849.69.
Main Line Protection Services, LLC; 202570142;
\$37,855.55.

LETTERS OF ADMINISTRATION
Granted Week Ending March 25, 2025**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

CAMPBELL, HELEN M. - Horsham Township;
Campbell, Jenny L., 218 New Road, Horsham,
PA 19044.
DARDAS, NANCY E. - Pottstown Borough; Dardas,
Robin, 535 Black Matt Road, Douglassville,
PA 19518.
DeMITO, ANTHONY J. - Plymouth Township; Casey,
Monica, 15 Colton Drive, Plymouth Meeting,
PA 19462.
DIEMER, NORTON C. - Whitemarsh Township;
Diemer, David, 138 Paupukkeewis Trail,
Medford Lakes, NJ 08055.
ELSSESSER, JOSEPH J. - Lower Salford Township;
Elsesser, Scott W., 202 N. Dietz Mill Road,
Green Lane, PA 18054.
GRAVES, JEREMY D. - West Norriton Township;
Graves, Rebecca M., 2009 Byrd Drive,
West Norriton, PA 19403.
HECTOR, JOHN - Lansdale Borough; Hector, Joseph J.,
669 Lindley Road, Glenside, PA 19038.

HINE, JOHN E. - Pottstown Borough; Hine, John W.,
541 E. High Street, Unit 2F, Pottstown, PA 19464.
IBRAHIM, SUSAN E. - West Conshohocken Borough;
Ibrahim, Sarah M., 1142 Matsonford Road,
West Conshohocken, PA 19428.
KEANE, JAMES L. - Lansdale Borough; Keane, Claire L.,
1 Hillside Lane, New Hope, PA 18368.
KOCH, LAURA P. - Norristown Borough; Yackamovitch,
Joseph, 1644 Jill Road, Willow Grove, PA 19090.
McNEIL, JAMES M. - Worcester Township; Smyntek,
Kevin, 2 Donna Drive, Royersford, PA 19468.
NUTTALL, TODD - Horsham Township; Nuttall,
Stephen, 650 Elbow Lane, Warrington, PA 18976.
PARISI, THOMAS J. - Lansdale Borough; Parisi,
John T., 606 Kerper Street, Philadelphia, PA 19111.
POCCIA, ANGELA M. - Lansdale Borough; Poccia,
Nicandro J., 1437 Sandy's Lane, North Wales,
PA 19454.
PYERON, BARBARA C. - Upper Moreland Township;
Pyeron, Ann M., 3786 Powderhord Drive, Furlong,
PA 18925.
ROUSSEL, EDWARD J. - Hatboro Borough; Roussel,
Christine, 4205 Minnie Lane, Hatboro, PA 19040;
Roussel Jr., Edward F., 4205 Minnie Lane,
Hatboro, PA 19040.
SANCHEZ, ANGEL M. - Cheltenham Township;
Sanchez, Daniel M., 6607 Morris Park Road,
Philadelphia, PA 19151.
SELADONES, CHARLES R. - Cheltenham Township;
Bryan, Susanne, 4119 Elbridge Street, Philadelphia,
PA 19135.
SNYDER, MARION H. - Upper Providence Township;
Grim, Amanda L., 106 Greshville Road, Boyertown,
PA 19512.
WICKERT, NINA M. - Norristown Borough; Wickert,
Gia, 1011 New Hope Street, Norristown, PA 19401;
Wickert, John T., 100 Norwood Lane, Norristown,
PA 19401.

SUITS BROUGHT
Week Ending March 25, 2025**The Defendant's Name Appears
First in Capital Letters**

ALLURE SALON GROUP, LLC: KAMINSKI, KAREN -
Carmen, Crystal; 202505971; Petition.
BLEISATH, MARVIN - Kettenberg, Linda; 202505870;
Defendants Appeal from District Justice.
BRESLIN, JESSICA - Breslin, Jaime; 202506054;
Complaint Divorce; Michener, Ian J.
BRUNTON, ELIZABETH - Brunton, Vernon; 202505842;
Complaint Divorce.
CALIX LOPEZ, HERMENEGILDO - Martinez,
Alba Consuelo; 202505542; Complaint for
Custody/Visitation; Ahlert, Michael.
EBBA, REYNALD - Bonita, Flordeliza; 202506010;
Complaint Divorce; Temple, David P.
EDWARDS, ROBIN: COLONIAL PENN LIFE
INSURANCE - Poff, Jennifer; 202505965;
Civil Action.
HOLTZ, CHERYL - Holtz, Alain; 202505976;
Complaint Divorce.
KILKENNY, SEAN - Bounsynhavong, Sinthakone;
202505493; Petition.

KNIESE, DAVE - Finegan-Cybok, Maureen; 202506003; Petition for Protection from Sexual Viol.

LIPS, REBA - Handy, Shakor; 202505831; Complaint for Custody/Visitation.

LUTZ & TRAVERS, P.C.; TRAVERS, THOMAS - Klein, Robert; 202505957; Civil Action.

MELVIN, IZIA - Plymouth Pointe; 202505981; Defendants Appeal from District Justice.

MONTGOMERY COUNTY SHERIFF'S OFFICE - Koenig, Brandyn; 202505845; Petition.

MORTIMER, NICHOLAS - Opielski, Faith; 202505857; Complaint for Custody/Visitation.

OST, MARC - Ost, Aziza; 202505725; Complaint for Custody/Visitation; Brennan, Meredith.

PA DEPARTMENT OF TRANSPORTATION - Saxon, Shon; 202506044; Petition; Recchuiti, Francis.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jolly, Joshua; 202505949; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Sanchez Hernandez, Miguel; 202505996; Appeal from Suspension/Registration/Insp.; Sheridan, Hillary.

RAMIREZ, EDWIN - Ortiz, Damary; 202505456; Complaint for Custody/Visitation; Cortes, Daniel.

SANTIAGO, VERONICA - Satnam Associates, LLC; 202505939; Petition to Appeal Nunc Pro Tunc.

SOLLINGER, GERALD - Upper Providence Township; 202505934; Declaration of Taking Eminent Domain Gov.; Bresnan, Joseph E.

THOMPSON, JAZZMYN - Thompson, Julian; 202505824; Complaint Divorce.

TOLAS, DELL - Tolas, Shannon; 202505963; Complaint for Custody/Visitation.

WELSH, MOIRA - Clements, Trenell; 202505785; Civil Action.

WEST, THOMAS - West, Dina; 202505979; Complaint Divorce.

WOLFE, JONATHAN - Emswiler, Brittany; 202505823; Complaint for Custody/Visitation; Frett, Amanda C.

BOYSKEY, JEAN L. - Hatboro Borough; Boyskey, Allen D., 196 Colonial Drive, Warminster, PA 18974.

BRICKER, MARTHA L. - Upper Gwynedd Township; McKeage, Marie, P.O. Box 1151, North Wales, PA 19454.

BRIGHTMAN, SIGNE A. - Lower Merion Township; Brightman, David F., 538 Midland Avenue, Berwyn, PA 19312; Brightman, Julian E., 503 E. Wynnewood Road, Merion Station, PA 19066; Brightman, Thomas M., 1 Clearwater Drive, Dover, NH 03820.

CARTER SR., ANDREW G. - Springfield Township; Carter, James M., 1105 McKean Road, Lower Gwynedd, PA 19002; Miller, Lynn C., 106 Montgomery Avenue, Erdenheim, PA 19038.

CHANNEY, RANJIT S. - Ambler Borough; Channey, Bismad S., 1304 Kenwood Drive, North Wales, PA 19454.

CIRILLO, BEATRICE M. - Lower Merion Township; Cirillo, Gregory F., 737 Arlington Road, Narberth, PA 19072.

CLOUSER JR., CARL C. - Pottstown Borough; Bainbridge, Susan M., 773 Constitution Avenue, Douglassville, PA 19518.

COHEN, RHEA M. - Jenkintown Borough; Cutler, Barbara, 665 Foxcroft Road, Elkins Park, PA 19027; Louderback, Barbara, 964 High Pointe Circle, Langhorne, PA 19047.

CUTLER, IRIS C. - North Wales Borough; Handel, Donna C., 62 N. Whitehall Road, Eagleville, PA 19403.

DEARDEN, ANNE C. - Lower Merion Township; Harvey, Leigh D., 409 Rock Creek Circle, Berwyn, PA 19312.

DeFORTUNA, RICHARD C. - Horsham Township; Eichorn, Carol H., 601 Marple Woods Drive, Springfield, PA 19064.

EGAN, BRIDGET F. - Lower Merion Township; Egan, Joseph, 765 Tannery Drive, Wayne, PA 19087.

FAIX, PAULINE M. - Lansdale Borough; Faix, Matthew, 1025 Cardinal Road, Eagleville, PA 19403.

FERKETICH, PATRICIA A. - Hatfield Township; Sellers, Emily, 300 W. Elm Street, Suite 2235, Conshohocken, PA 19428.

FREEDMAN, GERTRUDE - Lower Moreland Township; Freedman, Gary B., Esquire, 318 Peachtree Drive, Jenkintown, PA 19046; Freedman, Mitchell K., 551 Red Oak Drive, Elkins Park, PA 19027.

FREEDMAN, MICHAEL K. - Upper Dublin Township; Freedman, Karen S., 1813 Carmel Place, Maple Glen, PA 19002.

GOLDSTEIN, CLAIRE - Jenkintown Borough; Comer, Nadine L., 1834 London Road, Abington, PA 19001; Goldstein, Steven I., 900 57th Place, West, Des Moines, IA 50266.

HARPER, JANE S. - Lower Gwynedd Township; Irons, Heather H., 535 Skippack Pike, Blue Bell, PA 19422.

JARVIS, WILLIAM E. - Upper Gwynedd Township; Jarvis, Craig T., 2835 Sandpiper Drive, Audubon, PA 19403.

JEROME, BILLY R. - Abington Township; Howley, Deborah A., 2911 Old Welsh Road, Willow Grove, PA 19090.

KREPPS, SUSAN A. - Pottstown Borough; Piraino, Maureen A., 1258 E. Philadelphia Avenue, Gilbertsville, PA 19525.

WILLS PROBATED

Granted Week Ending March 25, 2025

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

ALBANESIUS, GRACE - Skippack Township; Albanesius, Brett W., 3034 Finland Road, Pennsburg, PA 18073.

ALMOND, RUTH D. - Upper Dublin Township; Almond Jr., Harold R., 1330 Hanover Place, Maple Glen, PA 19002.

BEECHER SR., JAMES C. - Montgomery Township; Beecher Jr., James C., 252 Brenton Circle, Harleysville, PA 19438.

BELOTE, DANNY - Cheltenham Township; Karbiwnyk-Belote, Donna, 641 Croyden Road, Cheltenham, PA 19012.

BILELLA, JOSEPH R. - Lansdale Borough; Bilella, Joshua R., 2256 Rebecca Drive, Hatfield, PA 19440.

BOOKER JR., SIDNEY L. - Cheltenham Township; Ebron, Wanda D., 7829 Gilbert Street, Philadelphia, PA 19150; Egan, Gerard P., 372 Paoli Woods, Paoli, PA 19301.

- LUDY, KEITH D. - Lower Pottsgrove Township; Fox, Gail R., 2322 Villa Drive, Pottstown, PA 19464.
- LUKIEWSKI, STELLA M. - Plymouth Township; Lukiewski-Powell, Victoria M., 666 W. Germantown Pike, Plymouth Meeting, PA 19462.
- MARTIN, PATRICIA A. - Montgomery Township; Martin, Kendall E., 115 Kelsey Drive, Lansdale, PA 19446.
- MARTIN, RONALD R. - Montgomery Township; Martin, Kendall E., 115 Kelsey Drive, Lansdale, PA 19446.
- MATETI, POORNIMA - Telford Borough; Mateti, Kiron, 38 Highland Drive, Telford, PA 18969.
- McCLUSKEY, CHARLOTTE C. - Upper Dublin Township; Deasy, Susan I., 311 Elliger Avenue, Fort Washington, PA 19034.
- McQUEEN, LORETTA E. - Hatfield Township; Larrabee, Patricia L., 5401 Harris Farm Lane, Clarksville, MD 21029.
- McVAY, LYDIA F. - Cheltenham Township; Robinson, Martha M., 210 Paseo Terraza, St. Augustine, FL 32257.
- MEHTA, RUSIA A. - Abington Township; Mehta, Navaz, 601 Dresherwoods Drive, Dresher, PA 19025.
- METZGER, GLENN D. - Royersford Borough; Metzger, Eleanor M., 284 Fairfield Circle, West, Royersford, PA 19468.
- MIKULIK, ELIZABETH - Lower Moreland Township; Mikulik Jr., William R., 1590 Huntingdon Road, Huntingdon Valley, PA 19006.
- PETERSON, FLORENCE J. - Montgomery Township; Peterson, John S., 324 Harbor Village Point, North, Palm Coast, FL 32137.
- POLI, LILLIAN L. - Upper Gwynedd Township; Poli, Frederick, 201 Goldenrod Drive, Lansdale, PA 19446.
- POWERS, JANE N. - Towamencin Township; Powers, Roger E., 621 Cressman Road, Harleysville, PA 19438.
- PRIOR, BRENDA - Upper Dublin Township; Prior, Scott F., 119 Garden Road, Oreland, PA 19075.
- REINHARDT, GRACE - Souderton Borough; Reinhardt, Mark, 404 Rosewood Drive, Manheim, PA 17545.
- RICHARDSON, BARBARA L. - Abington Township; Glover, Donna M., 19 Saffron Drive, Lumberton, NJ 08048.
- ROSSI, ANNA C. - Norristown Borough; Rossi, Albert J., 112 S. Midland Avenue, Trooper, PA 19403.
- SEDER, JEAN A. - Lower Gwynedd Township; Cedar, Janet S., 1490 Camino Corrales, Santa Fe, NM 87505; Seder, Jeffrey A., 1055 Doe Run Road, Coatesville, PA 19320.
- SERAFIN, DIANE - Whitpain Township; Comey, Yvonne S., 5324 Kenzie Audrey Court, Perry Hall, MD 21128.
- SILK, WILLIAM J. - Plymouth Township; Silk, Barbara A., 743 Clover Lane, Plymouth Meeting, PA 19462.
- STAR, LITA T. - Towamencin Township; Star, Ronald, 531 Occidental Avenue, San Mateo, CA 94402.
- SZATKOWSKI, LOUIS - Whitmarsh Township; Szatkowski, David J., 306 W. 10th Avenue, Conshohocken, PA 19428.
- TORNETTA, RITA E. - Whitpain Township; Benedict, Mary T., 1129 Gypsy Hill Road, Gwynedd Valley, PA 19437.
- UMSTEAD, JERRY L. - Towamencin Township; Umstead, Jerry P., 1523 Pilgrim Lane, Quakertown, PA 18951.
- VESAY, BARBARA A. - Montgomery Township; Vesay, Charles T., 638 Laurel Court, North Wales, PA 19454.
- WANNER, GREGORY F. - Montgomery Township; Parrish, Laura, 10817 W. Bridgford Drive, Cary, NC 27518; Wanner, Michael, 3055 Mechanicsville Road, #110, Bensalem, PA 19020.
- WILSON, PATRICIA A. - Lansdale Borough; Bianco, Monica L., 221 Steeplechase Drive, North Wales, PA 19454.
- YOUNG, ALYCE J. - Upper Frederick Township; Herr, Suzanne Y., 2 Tallowood Court, Collegeville, PA 19426.