

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, January 29, 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.

Third & Final Publication

By virtue of a Writ of Execution **No. 2015-09609**, 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 Moreland Township**, Montgomery County, Pennsylvania, described according to a Final Plan for Dominic LaRosa, made by Eastern Engineers and Surveyors, Inc., Warminster, Pennsylvania, dated 10/1/1987, and last revised 7/18/1988, and recorded in Plan Book A-50 at Page 81, described as follows, to wit:

BEGINNING at a point of curve on the Northeasterly terminus of Ashley Drive (of variable width), a corner of Lot 9 on said Plan; thence, extending from Ashley Drive and along Lot 9 on said Plan, North 45 degrees 30 minutes 29 seconds East, 80.69 feet to a point on the Southwesterly side of County Line Road (65 feet wide); thence, along the same, South 46 degrees 56 minutes East, 152.06 feet to a point; thence, extending from County Line Road and along land, now or late of Emil Scheck, South 42 degrees 45 minutes 00 seconds West, 38.47 feet to a corner of Lot 7 on said Plan; thence, along the same and along the center line of a 20 feet wide sanitary sewer easement, North 77 degrees 11 minutes 46 seconds West, 132.74 feet to a point of curve on the Southeasterly side of Ashley Drive; thence, along the same, on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 50.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot 8 on said Plan.

CONTAINING in area 11,723 square feet.

BEING the same premises, which Dominic LaRosa, by Deed, dated 11-29-1988, and recorded 12-6-1988, in Montgomery County, in Deed Book 4895 at Page 2102, conveyed unto Lee Falgoust and Jean M. Falgoust, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN John Kerr, his heirs and assigns by Deed from Lee Falgoust and Jean M. Falgoust, dated October 30, 2000, recorded November 22, 2000, in Book No. 5339 at Page 1249, being Instrument No. 022892.

Parcel Number: 59-00-00485-14-9.

Location of property: 430 Ashley Drive, Hatboro, PA 19040-1222.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **John Kerr** at the suit of U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee (Successor by Merger to LaSalle Bank, National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-8XS. Debt: \$328,877.54.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, *A Florida professional limited liability company*, Attorneys. DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

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

By virtue of a Writ of Execution **No. 2016-09014**, 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 **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Pelham West II, made by James H. Strother s Associates, Land Surveyors, dated March 6, 1979, and last revised September 1, 1979, and recorded in and for the County of Montgomery, at Norristown, PA, in Plan Book A-38 at Page 8, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Valley Woods Road (50 feet wide), said point being measured the ten following courses and distances from a point of curve on the Northwesterly side of Trewigtown Road (50 feet wide): (1) leaving Trewigtown Road, on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Valley Woods Road; (2) North 50 degrees 19 minutes 45 seconds West, 137.16 feet to a point of curve on the Northeasterly side of Valley Woods Road; (3) on the arc of a circle, curving to the right, having a radius of 125.00 feet, the arc distance of 187.14 feet to a point of tangent on the Southeasterly side of Valley Woods Road; (4) North 35 degrees 27 minutes 00 seconds East, 216.88 feet to a point of curve on the Southeasterly side of Valley Woods Road; (5) on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 158.08 feet to a point on the Northeasterly side of Valley Woods Road; (6) North 16 degrees 18 minutes 17 seconds West, 252.46 feet to a point of curve on the Northeasterly side of Valley Woods Road; (7) on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 372.25 feet to a point; and (8) South 41 degrees 49 minutes 12 seconds West, 234.28 feet to a point of curve; and (9) on the arc of a circle,

curving to the left, having a radius of 125.00 feet, the arc distance of 19.00 feet to a point of tangent; and (10) South 50 degrees 34 minutes 12 seconds West, 370.79 feet to the point of beginning, said point of beginning also being a corner of Lot 21, as shown on the above-mentioned Plan; thence, extending from said point of beginning, along the Northwesterly side of Valley Woods Road, South 50 degrees 34 minutes 12 seconds West, 100.00 feet to a point, a corner of Lot 19, as shown on the above-mentioned Plan; thence, extending along the same, North 39 degrees 25 minutes 48 seconds West, 200.00 feet to a point; thence, extending North 50 degrees 34 minutes 12 seconds West, 100.00 feet to a point, a corner of Lot 21, as shown on the above-mentioned Plan; thence, extending along the same, South 39 degrees 25 minutes 48 seconds East, 200.00 feet to the first mentioned point and place of beginning.

BEING Lot 20, as shown above on the mentioned Plan.

BEING the same premises which James M. Lyons and Maureen A. Lyons, husband and wife, by Deed, dated July 30, 2004, and recorded in the Montgomery County Recorder of Deeds Office on August 11, 2004, in Deed Book 5521 at Page 1287, granted and conveyed unto James M Lyons.

Parcel Number: 35-00-10584-36-1.

Location of property: 2756 Valley Woods Road, Hatfield, PA 19440.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **James M. Lyons** at the suit of U.S. Bank Trust, National Association, as Trustee of the Cabana Series IV Trust. Debt: \$205,692.74.

Robert Flacco (Friedman Vartolo, LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2017-02042**, 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 building and improvements thereon erected, Hereditaments and Appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 5 on Plan of Subdivision, made for Rice's Mill Road, Inc., by Haggerty, Boucher and Hagan, Inc., Engineers, Abington, Pennsylvania, on the 15th day of January, A.D. 1960, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pa., in Plan Book A-5 at Page 103, described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ricewynn Road (50 feet wide), which point is measured on the arc of the circle, curving to the right, having a radius of 125 feet, the arc distance of 82 feet from a point of curve therein, which point of curve is measured South 49 degrees, 10 minutes East, 195 feet from the Southerly terminus of the radial intersection, connecting the said side of Ricewynn Road with the Southerly side of Rice Mill Road (50 feet wide) (the said radial intersection having a radius of 25 feet an arc distance of 39.27 feet); thence, extending from said point of beginning, along the said side of Ricewynn Road, the three (3) following courses and distances, to wit: (1) on the arc of a circle, curving to the right, having a radius of 125 feet, the arc distance of 27.08 feet to a point of tangent, therein; (2) South 0 degrees, 50 minutes West, 18.40 feet to a point of curve, therein; (3) on the arc of a circle, curving to the right, having a radius of 50 feet, the arc distance of 21.38 feet to a point of reverse curve in the Cul-de-Sac of Ricewynn Road; thence, extending on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 98.57 feet to a point in Lot No. 4, on said Plan; said point, therein, being the center of a 20 feet Right-of-Way for Sanitary Sewers; thence, extending along the same, South 2 degrees, 22 minutes, 22 seconds West, 103.57 feet to a point; thence, extending South 71 degrees, 45 minutes West, 57.64 feet to a point; thence, extending North 48 degrees, 17 minutes West, crossing a 10 feet wide Right-of-Way for Sanitary Sewers, 185.19 feet to a point in Lot No. 6, on said Plan; thence, extending along the same, North 49 degrees, 15 minutes, 29 seconds East, 207.31 feet to a point on the Southwesterly side of Ricewynn Road, being the first mentioned point and place of beginning.

BEING the same property conveyed to James R. Davis, Jr., as Sole Owner, who acquired title by virtue of a Deed from David E. Horvick and Lei L. Doo-Horvick, no marital status shown, dated November 2, 2007, recorded December 17, 2007, being Instrument Number 2007146588, and recorded in Book 5675 at Page 00885, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-23074-00-7.

Location of property: 1210 Ricewynn Road, Wyncote, PA 19095.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James R. Davis, Jr., as Sole Owner** at the suit of MCLP Asset Company, Inc. Debt: \$747,821.80.

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. 2017-09517**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan Subdivision, known as "The Buehler Estate", made by Eastern Chadrow Associates, Inc., Registered Professional Land Surveyors, dated 6/3/1998, being recorded on 9/25/1998, in the Recorder of Deeds Office of Montgomery County, Norristown, PA, in Plan Book A58 at Page 39, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Madison Road (50 feet wide), said point of beginning, being South 42 degrees 19 minutes 00 seconds West, 125 feet from the Southwesterly side of Sheldon Road (50 feet wide); thence, extending from said point of beginning, along lands, now or late of Donald and Joyce Mignona, Block 43, Unit 28; South 47 degrees 41 minutes 00 seconds East, 125 feet to a point, a concrete monument, a corner of part of lands, now or late of Eugene and Katherine Brett, Block 43 Unit 72; thence, extending along part of the aforesaid lands and along lands, now or late of Griffith and Sara Lee Lloyd, Block 43 Unit 71; South 42 degrees 19 minutes 00 seconds West, 75 feet to a point, a corner of Lot 1, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, North 47 degrees 41 minutes 00 seconds West, passing through part of an existing garage and also passing through part of an existing Bituminous Drive, 125 feet to an iron pin on the aforesaid Southeasterly side of Madison Road, North 42 degrees 19 minutes 00 seconds East, 75 feet to a concrete monument, to the first mentioned point and place of beginning.

BEING the same premises which Steven G. Hurley, by Deed, dated 5/9/2007, and recorded 5/10/2007, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5646 at Page 2023, granted and conveyed unto Kathleen Marco, as to 1/2 interest and Steven G. Hurley and Megan A. Hurley, husband and wife, as to the other 1/2 as tenants by the entireties.

Parcel Number: 59-00-11749-00-9.

Location of property: 7 Madison Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Megan A. Hurley, Steven G. Hurley, and Kathleen Marco** at the suit of U.S. Bank, National Association, as Trustee on Behalf of The Holders of The Citigroup Mortgage Loan Trust, Inc. Asset-Backed Pass-Through Certificates, Series 2006-FX1. Debt: \$346,657.77.

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. 2017-19137**, 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 **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan, showing property to be acquired by Pennsylvania Power and Light Company, from Marjorie Kratz, as follows, to wit:

BEGINNING at a point of intersection of the title line, in the bed of Schwab Road (T-113), and title line in the bed of Orvilla Road (L.R. 46047); thence, extending through the bed of Orvilla Road, along the property, now or late of Hatfield Township Municipal Authority, and along the property, now or late of Eastern Real Estate Company, North 54 degrees, 57 minutes 20 seconds East, 157.41 feet to a point, in the bed of Orvilla Road; thence, leaving the bed of Orvilla Road, South 02 degrees, 52 minutes 05 seconds West, 278.88 feet to a point, on the title line in the bed of Schwab Road, aforesaid; thence, extending along same and along lands, now or late of Upper Hanover Township Industrial Development Authority, North 31 degrees, 25 minutes 00 seconds West, 220.47 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to Restrictions of Record.

BEING the same premises which Jay E. Keeley and Barbara A. Keeley, husband and wife, by Deed, dated 4/23/1999, and recorded 4/29/1999, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5269 at Page 660, granted and conveyed unto Levar E. Brooks, deceased as of 3/15/2000, and Lucille V. Brooks, husband and wife.

Parcel Number: 35-00-07825-00-6.

Location of property: 1033 W. Orvilla Road, a/k/a 1033 Orvilla Road, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Lucille V. Brooks** at the suit of Secretary of Veteran's Affairs. Debt: \$125,751.23.

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. 2018-04557**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 51 on a Plan of Laverock Downs, made by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania, on the 17th day of July A.D. 1958, which Plan is recorded in the Office of the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Plan Book A-4 at Page 87, and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fawn Drive (50 feet wide), which point is measured South 10 degrees, 28 minutes, 24 seconds, West 274.73 feet from the Southwesterly terminus of the radial intersection, connecting the said side of Fawn Drive with the Southwesterly side of Deerrum Road (50 feet wide) (said radial intersection having a radius of 20 feet, an arc distance of 18.98 feet); thence, extending from said point of beginning, along the said side of Fawn Drive, South 10 degrees, 28 minutes, 24 seconds, West 100 feet to a point in Lot No. 50, on said Plan; thence, extending along the same, North 79 degrees, 31 minutes, 36 seconds, West 206.35 feet to a point, in the former line of the connecting Railway (Fort Washington Branch), now abandoned; thence, extending along the same, North 6 degrees, 41 minutes, 06 seconds, East 100.22 feet to a point, in Lot No. 52, on said Plan; thence, extending along the same, South 79 degrees, 36 seconds, East 212.97 feet to the Northwesterly side of Fawn Drive, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frederick A. Nichols and Barbara Louise Nichols, his wife, by Deed from Frederick A. Nichols, dated April 14, 1989, recorded August 28, 1989, in Book No. 4921 at Page 1203. Frederick A. Nichols is deceased. Date of death was May 31, 2003.

Parcel Number: 31-00-09871-00-7.

Location of property: 1937 Fawn Drive, Laverock (Cheltenham), PA 19038.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Frederick A. Nichols, deceased and Barbara Louise Nichols, his wife**, at the suit of Mortgage Assets Management LLC. Debt \$212,784.98.

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

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

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

By virtue of a Writ of Execution **No. 2019-16595**, 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 Providence Township**, Montgomery County, Pennsylvania, bounded and described in accordance with Subdivision Plan made for Orchard Courts Wemco, Inc., by Yerkes Engineering Co., dated 5/10/1971, and revised 12/9/1971, as follows, to wit:

BEGINNING at the point of intersection of the Northeasterly side of a 35 feet wide right-of-way and the Northwesterly side of a 65 feet wide right-of-way; thence, from said point of beginning, extending along the said Northeasterly side of said 35 feet wide right-of-way, North 14 degrees 12 minutes 30 seconds West, 119.51 feet to a point, a corner; thence, extending, North 60 degrees East 24.51 feet to a point, a corner of Lot No. 54 on said Plan; thence, extending along the same, South 30 degrees East, 115 feet to a point on the Northwesterly side of the aforesaid 65 feet wide right-of-way; thence, extending along the same, South 60 degrees West, 57.04 feet to the first mentioned point and place of beginning.

BEING Lot No. 53 on the aforesaid Plan.

BEING the same premises which Han Jo Park and Yumi Lee, by Deed, dated October 23, 2009, and recorded October 29, 2009, in Deed Book 5748 at Page 1774, being Instrument #2009114045, in the Office of the Recorder of Deeds of Montgomery County, PA, granted and conveyed unto Sheila K. Hall, in fee.

Parcel Number: 61-00-04076-65-1.

Location of property: 61 Orchard Court, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sheila K. Hall a/k/a Sheila Hall** at the suit of Bank of America, N.A. Debt: \$234,333.86.

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. 2019-26335**, 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 tract or piece of ground, situate in **Telford Borough**, Montgomery County, Pennsylvania, being composed of Lots Number 17 and 18, and ten feet of Lot Number 16, and more one foot and nine inches of Lot Number 19, according to a Plan of forty-nine building lots, as laid out by Harry Z. Wampole, John M. Kuhn, and Charles H. Price, and recorded at Norristown, Pennsylvania, in Plan Book Number 612 at Page 500, lying contiguous and together, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Fairmount Avenue and in line of land of Aaron Godshalk Estate; thence, extending along the middle of Fairmount Avenue, South forty-five degrees West, one hundred and eleven feet and nine inches to a point, in line of William Daneker's, and; thence, by and along the same, North forty-five degrees West, one hundred and eight feet to a point, in the middle of a twenty feet alley; thence, along the middle thereof, North forty-five degrees East, one hundred and eleven feet and nine inches to a point, in line of Aaron Godshalk Estate, aforesaid; thence, by the same, South forty-five degrees East, one hundred and eighty feet to the place of beginning.

BEING the same premises which Doris L. Flowers and Carolyn Schatz, by Deed, dated May 27, 2009, and recorded June 9, 2009, in Montgomery County in Deed Book 5733 at Page 200, conveyed unto Carolyn J. Schatz, in fee.

Parcel Number: 22-02-01891-00-2.

Location of property: 161 W. Reliance Road, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carolyn J. Schatz** at the suit of PHH Mortgage Corporation. Debt: \$333,247.08.

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. 2019-28208**, 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 **Marlborough Township**, Montgomery County, Pennsylvania, as shown on a Survey of Property of Joseph Skepton, made by Meixner, Registered Surveyor, Drawing #490-2C, last dated February 8, 1966, bounded and described as follows, to wit:

BEGINNING at a point, in the centerline of Hoppenville Road (thirty three feet wide), L.R. #46037, which is located North fifty degrees fifty-eight minutes thirty seconds West, two hundred thirty three and eight one-hundredths feet from the intersection of the centerline of Upper Ridge Road (thirty-three feet wide), L.R. #46032, and the said Hoppenville Road; thence, along the centerline of the said Hoppenville Road, North fifty-degrees fifty eight minutes and thirty seconds West, three hundred eighty-eight and forty eight one-hundredths feet to a point; thence, along the lands of the now or late Paul Skepton (Tract #3), North forty degrees twenty seven minutes fifty seconds East, four hundred sixty one and seventy nine one-hundredths feet to an iron pin; thence, along the lands of the now or late Nicholas Carpurso, South forty seven degrees thirty nine minutes East, four hundred twenty and fifty two one-hundredths feet to an iron pin; thence, along the lands of the now or late Joseph Skepton (Tract #1), and the now or late Franklin E. Skepton (Tract #5), South forty three degrees nineteen minutes fifty seconds West, four hundred thirty eight and forty nine one hundredths feet to the point and place of beginning.

BEING the same premises, which Franklin E. Skepton and Grace Skepton, husband and wife, by Deed, dated March 1, 1995, and recorded at Montgomery County Recorder of Deeds Office, on March 23, 1995, in Deed Book 5108 at Page 893, granted and conveyed unto Sandra L. Wardle a/k/a Sandra Wardle and Vernon A. Wardle a/k/a Vernon Wardle.

Parcel Number: 45-00-01390-00-5.

Location of property: 3495 Finland Road, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sandra L. Wardle a/k/a Sandra Wardle and Vernon A. Wardle a/k/a Vernon Wardle** at the suit of U.S. Bank Trust, National Association as Trustee of the Bungalow Series IV Trust. Debt: \$304,647.04.

Robert Flacco (Friedman Vartolo, LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2020-01346**, 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 piece of ground with the building and improvements to be erected thereon, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Plan of Lots "Colonial Village", made for McClatchy-Davis Corporation, by William W. Reeder, Registered Professional Engineer, dated June 2, 1964, as follows to wit:

BEGINNING at a point on the Northeasterly side of Pulaski Street (50 feet wide), said point being, the two following courses and distances from a point of curve on the Northwesterly side of Glasgow Street (50 feet wide): (1) leaving Glasgow Street, on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 30.53 feet to a point of tangent on the Northeasterly side of Pulaski Street, and; (2) North 51 degrees 17 minutes West, along the Northeasterly side of Pulaski Street, 287.95 feet to the point of beginning.

CONTAINING IN FRONT OR BREADTH Northwestwardly, along the Northeasterly side of Pulaski Street, 53.00 feet and extending of that width, in length or depth, Northeastwardly, between parallel lines, at right angles to Pulaski Street, 100.00 feet.

BEING Lot Number 47, as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Marie V. Amole, by Deed from McClatchy-Davis Corporation, a Pennsylvania corporation, dated July 22, 1965, and recorded July 26, 1965, in Deed Book 3389 at Page 660. The said Marie V. Amole died on May 16, 2023, without a will or appointment of an Administrator, thereby vesting Title in Constance Wagner a/k/a Connie Wagner, known Surviving Heir of Marie V. Amole and Unknown Surviving Heirs of Marie V. Amole, by Operation of Law.

Parcel Number: 64-00-03889-00-7.

Location of property: 104 Pulaski Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Constance Wagner a/k/a Connie Wagner, Known Surviving Heir of Marie V. Amole and Unknown Surviving Heirs of Marie V. Amole** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Finance of America, Structured Securities Acquisitions Trust 2019-HB1. Debt: \$251,068.51.

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. 2020-01758**, 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 **West Norriton Township**, Montgomery County, Pennsylvania, and described according to a certain Plan, thereof, known as "Whitehall Village", made by Damon and Foster, Civil Engineers, dated December 20, 1954, and revised December 27, 1954, as follows, to wit:

BEGINNING at a point on the Northwesterly aide of Hoover Avenue (50 feet wide), at the distance of 430 feet, measured on a bearing of South 43 degrees 0 minutes West, along the said side of Hoover Avenue from the Southwesterly side of Sterigere Street (60 feet wide), said point of beginning, being the center line of a certain 8 feet wide joint driveway, laid out partly on these premises and partly on premises adjoining to the Northeast; thence, extending from said point of beginning, South 43 degrees 0 minutes West, along the said side of Hoover Avenue, 70 feet to a point; thence, extending North 47 degrees 0 minutes West, 143.78 feet to a point; thence, extending North 42 degrees 0 minutes East, 70.01 feet to a point; thence, extending South 47 degrees 0 minutes East, partly along the center line of the aforesaid 8 feet wide driveway, 145 feet to the first mentioned point and place of beginning.

BEING Lot No. 60 as shown on the above-mentioned Plan.

BEING the same premises which Vilma Newton, by Deed, dated 8/28/2012, and recorded 12/12/2012, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5857 at Page 20184, granted and conveyed unto Vilma Newton, deceased 8/16/2019.

Parcel Number: 63-00-03352-00-5.

Location of property: 189 Hoover Avenue a/k/a 189 Hoover Street, Norristown, PA 19403.

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

Seized and taken in execution as the property of **James D. Newton, Solely, in his Capacity as Heir of Vilma Newton, Deceased and Sherill L. Newton, Solely, in her Capacity as Heir of Vilma Newton, Deceased** at the suit of Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Debt: \$363,288.34.

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. 2021-04209**, 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 and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as "Plan of Property" made for Walter D. and Mortense M. Beer, by George B. Mebus, Inc., Engineers, dated October 23, 1958, said Plan being recorded in the Office of the Recording of Deeds, of Montgomery County at Norristown, Pennsylvania, in Plan Book A-4 at Page 105, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Washington Lane (69 feet wide), on the Southwesterly line of Lot Number 5, on said Plan, said point, being at the distance of 89.37 feet, measured Southwestwardly, along the Southeasterly side of Washington Lane, on the arc of a circle, curving to the left, having a radius of 1,111.70 feet from a point, a corner of land, now or late of Robert V. and Katherine M. Tompkins; thence, extending from said point of beginning, South 45 degrees 40 minutes 25 seconds East, along Lot Number 5 on said Plan, crossing a certain 10 feet wide right-of-way for drainage, also crossing a certain 20 feet wide right-of-way for surface drainage, 309.05 feet to a point; thence, extending 54 degrees 24 minutes 50 seconds West, still along Lot. No. 5, aforesaid, 101.57 feet to a point, a corner of Lot Number 3 on said Plan; thence, extending North 45 degrees 40 minutes 25 seconds West, along Lot No. 3, aforesaid, re-crossing the aforesaid 20 feet wide right-of-way for surface drainage, also re-crossing the aforesaid 10 feet wide right-of-way for drainage, 311.38 feet to a point on the Southeasterly side of Washington Lane, aforesaid; thence, extending Northeastwardly, along the Southeasterly side of Washington Lane, on the arc of a circle, curving to the right, having a radius of 1,111.78 feet, the arc distance of 102.04 feet to the first mentioned point and place of beginning.

BEING the same premises which William Nesheiwat, by his Deed, dated March 7, 2006, and recorded on January 23, 2008, in the Recorder of Deeds of Montgomery County, in Deed Book 5679 at Page 02262, granted and conveyed to Jehan S. Kuttab, the grantors, herein.

Parcel Number: 31-00-27622-00-4.

Location of property: 8131 Washington Lane, Wyncote, PA 19095.

The improvements thereon are: Single-family, residential.

Seized and taken in execution as the property of **Jehan S. Kuttab and The United States of America** at the suit of Emigrant Residential, LLC, Successor by Merger to ESB-LI Holdings, LLC. Debt: \$448,361.46.

JSDC Law Offices, 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. 2021-18190**, 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 **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey or Plan of George C. Heilman, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Grove Street, which point is measured South 63 degrees 25 minutes West, 180 feet from its point of intersection with the Southwesterly side of Cherry Alley, 20 feet wide; thence, extending from said point of beginning, and extending partly through a party wall, between these premises and premises adjoining to the Northeast, South 26 degrees 35 minutes East, 120 feet to a point, in the center line of a 20 foot wide alley; thence, extending along the same, South 63 degrees 25 minutes West, 20 feet to a point; thence, extending North 26 degrees 35 minutes West, crossing over an iron pin set in the Northwesterly side of the aforesaid 20 foot wide alley, the distance of 120 feet to a point, set on the Southeasterly side of Grove Street, aforesaid; and thence, extending along the same, North 63 degrees 25 minutes East, 20 feet, first mentioned point and place of beginning.

BEING the same premises which Anthony J. Chiccino, by Deed, dated 11/27/1964, and recorded at Montgomery County Recorder of Deeds Office on 12/01/1964, in Deed Book 3361 at Page 830, granted and conveyed unto Anthony J. Chiccino and Rita Chiccino. Anthony J. Chiccino departed this life on July 10, 2001, whereby title to said premises became vested in Rita Chiccino.

Parcel Number: 02-00-03440-00-5.

Location of property: 434 Grove Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Rita Chiccino** at the suit of Borough of Bridgeport. Debt: \$7,490.66.

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. **2021-22249**, 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 message and lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwest side of Astor Street, at the distance of two hundred seventy-nine feet, two inches Northeastwardly from Marshall Street, a corner of this and house, now or late of Ambrose Dettra; thence, by the same, and passing through the middle of the partition wall of this and the said, now or late Ambrose Dettra's house, Northwestly one hundred feet; thence, Northeasterly, by and along a twenty foot wide alley, fifteen feet ten inches, more or less to land, now or late of F.P. Stinson; thence, Southeasterly, parallel with first line and passing through the middle of the partition wall, between this and the said, now or late Stinson's house, one hundred feet to the Northwest side of said Astor Street; and thence, along the said side of said Street, Southwestly, fifteen feet ten inches, more or less to the place of beginning.

BEING the same premises which William Lare, Jr. and Florence, his wife, by Deed, dated November 26, 1958, and recorded at Montgomery County Recorder of Deeds Office, on November 28, 1958, in Deed Book 2927 at Page 163, granted and conveyed unto Theodore R. Every, Jr., deceased and Marie Every, deceased, his wife. Marie Every departed this life on March 5, 2010. Theodore R. Every, Jr. departed this life on March 7, 2019.

Parcel Number: 13-00-03252-00-2.

Location of property: 633 Astor Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Denise L. Every, Solely, in her Capacity as Heir of Theodore R. Every, deceased; Michael S. Every, Solely, in his Capacity as Heir of Theodore R. Every, deceased; John T. Every, Solely, in his Capacity as Heir of Theodore R. Every, deceased; Judy Every a/k/a Judith A. Every, Solely, in her Capacity as Heir of Theodore R. Every, deceased; and the Unknown Heirs of Theodore R. Every, deceased** at the suit of U.S. Bank Trust, National Association, as Trustee of the LB-Dwelling Series V Trust. Debt: \$78,254.15.

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. **2022-12644**, 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 improvements thereon erected, situate in **Ambler Borough (formerly Upper Dublin Township)**, Montgomery County, Pennsylvania, more fully described according to a Plan or Survey thereof, made by C. Raymond Weir, Registered Surveyor, dated August 28, 1937, as follows:

BEGINNING at a point on the Southeasterly side of Church Street (as laid out 36.5 feet wide by the addition of 3.5 feet on the Southeasterly side thereof, to the original 33 feet width), at the distance of 53.69 feet, Southwestwardly from an iron pin, a point of intersection, which the said side of Church Street makes with the Westerly side of Ambler Road, 40 feet wide (both lines produced); thence, along land, now or late of Domenick A. Romano, et ux., and passing through the party wall of a double house, the Westerly half of which is included hereby; South 51 degrees 33 minutes East, 75.74 feet to a point; thence, still along said land, South 20 degrees 57 minutes East, 33.9 feet to a point, in the middle of a 10 feet wide alley; thence, along the middle of said alley, South 38 degrees 12 minutes 30 seconds West, 5.3 feet to an iron pin, a corner of other land of Keasbey and Mattison Company; thence, along the same, North 51 degrees 47 minutes 30 seconds West, 104.84 feet to an iron pin, on the Southeasterly side of Church Street and along said side of Church Street, North 38 degrees 12 minutes 30 seconds East, 23 feet to a point, the first mentioned point and place of beginning.

BEING the same premises which Angela Solow n/k/a Angela Del Popolo, by Deed, dated 6/11/2003, and recorded 12/26/2003, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 05487 at Page 1422, granted and conveyed unto Angela Del Popolo, deceased 7/5/2020.

Parcel Number: 01-00-01222-00-1.

Location of property: 58 Church Street, Ambler, PA 19002.

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

Seized and taken in execution as the property of **The Unknown Heirs of Angela Del Popolo deceased; Kimberly Viers, Solely, in her Capacity as Heir of Angela Del Popolo, deceased; and Samantha Viers, Solely, in his Capacity as Heir of Angela Del Popolo, deceased** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$197,102.31.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-12919**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made of, part of Baederwood, made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, on October 14, 1955, and last revised August 13, 1956, as follows, to wit:

BEGINNING at a point on the Northwest side of Wanamaker Road (40 feet wide), which point is measured on the arc of a circle, curving to the left, having a radius of 3105.293 feet, the arc distance of 590.60 feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 43.40 feet from a point on the Southwest side of Baeder Road (formerly Wharton) (60 feet wide); thence, extending along the arc of a circle, curving to the left, having a radius of 3,105.293 feet, the arc distance of 32.07 feet to a point; thence, extending North 26 degrees 34 minutes 30 seconds West, crossing the bed of a certain driveway, which extends Northeastwardly; thence, Southeastwardly, into Wanamaker Road and Southwestwardly; thence, Southeastwardly, into Wanamaker Road, 216.86 feet to a point on the Southeast side of a right-of-way for drainage; thence, extending along the Southeast side of said right-of-way, North 52 degrees 21 minutes East, 35.03 feet to a point; thence, extending South 25 degrees 55 minutes East, crossing the bed of aforesaid driveway and partly passing through the party wall, between premises and the premises adjoining on the Northeast, 223.77 feet to a point on the Northwest side of Wanamaker Road, the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof, at all times hereafter, forever.

BEING the same premises which Benjamin Newman and Rebecca Newman, by Deed, dated 10/02/1969, and recorded 10/09/1969, in Montgomery County, in Deed Book 3574 at Page 160, granted and conveyed unto Samuel Wilf and Sara Wilf, his wife, in fee.

AND THE SAID Samuel Wilf departed the life, November 3, 1999, whereby title to the within described premises vested solely in the said Sara Wilf by right of survivorship.

ALSO, being the same premises, which Sara Wilf, by Deed, dated February 15, 2019, and recorded February 22, 2019, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 6125 at Page 2617 being Instrument No. 2019010547, granted and conveyed unto Sara Wilf and Barry Wilf, mother & son, as Tenants in Common, in fee.

AND THE SAID Sara Wilf, passed away on March 22, 2022, thereby vesting her respective portion of the premises unto any of her Unknown Heirs, Successors or Assigns.

AND THE SAID Barry Wilf, passed away on June 24, 2022, thereby vesting his respective portion of the premises unto any of his Unknown Heirs, Successors, or Assigns.

Parcel Number: 30-00-70212-00-3.

Location of property: 606 Wanamaker Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sara Wilf, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Barry Wilf, deceased** at the suit of Lakeview Loan Servicing, LLC. Debt: \$253,394.52.

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. 2022-23671**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE TWO CERTAIN town lots or piece of land, together with the message thereon erected, situate on the Southerly side of Elm Street, in **Whitemarsh Township**, Montgomery County, Pennsylvania, described as two separate lots, as follows to wit:

BEGINNING at a stake on the Southerly side of Elm Street, at the distance of one hundred feet Westerly from Walnut Street, a corner of this and Lot #434; thence, by said lot, Southerly at right angles to said Elm Street, one hundred thirty one and five tenths feet to a stake, a corner of this and land of the Pennsylvania Railroad; thence, Westerly, parallel with Elm Street, aforesaid, twenty feet to a stake, a corner of Lot #432; thence, by said Lot, North, parallel with said Walnut Street, one hundred thirty one and five tenths feet to Elm Street, aforesaid, and along the Southerly side thereof, Easterly, twenty feet to the place of beginning.

BEGINNING at a stake on the Southerly side of Elm Street, at the distance of eighty feet westerly from Walnut Street, a corner of this and Lot #435; thence, by and along the same, Southerly, at right angles to said Elm Street, one hundred thirty one and five tenths feet to land of the Pennsylvania Railroad Company; thence, along said side of land, parallel to Elm Street, aforesaid, Westerly, twenty feet to a stake, a corner of this and Lot #433; thence, by and along the same, Northerly, parallel with said Walnut Street, one hundred thirty one and five tenths Easterly, twenty feet to the place of beginning.

ALL THAT CERTAIN town lot or piece of land, known as No. 631 Elm Street, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Southern side of Elm Street, at the distance of sixty feet, Westerly from Walnut Street, a corner of this and Lot No. 436; thence, by and along the same, Southerly, at right angles to said Elm Street, one hundred and seventy one and five tenths feet to Washington Street; thence, along the Northerly side of said Washington Street, Westerly, twenty feet to a stake, a corner of this and Lot No. 434; thence, by and along the same, Northerly, parallel with said Walnut Street, one hundred and seventy one and five tenths feet to Elm Street, aforesaid, and along the Southerly side thereof, Easterly, twenty feet to the place of beginning.

EXCEPTING AND RESERVING thereout a certain tract or piece of land, containing eight hundred square feet of land, more or less, conveyed by Jacob Menning, et ux., by Deed, dated November 11, 1886, and recorded November 25, 1886, in Deed Book No 304 at Page 252, to the Pennsylvania Schuylkill Valley Railroad Company.

BEING the same premises which Thomas Sovin and Donna Sovin, by Deed, dated September 1, 2004, and recorded in the Office of Recorder of Deeds, of Montgomery County, on September 22, 2004, at Book 5526 at Page 452, being Instrument # 2004189255, granted and conveyed unto Joseph Grasso.

Parcel Numbers: 65-00-03274-00-9; 65-00-03277-00-6.

Location of property: 631 E. Elm Street and 27 E. Elm Street, Conshohocken, PA 19428-2352.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joseph Grasso** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust, National Association. Debt: \$233,510.67.

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. 2022-25047**, 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.

"A" ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lot Number 350, on a certain Plan of Lots at Willow Grove, surveyed by Joseph W. Hunter, Civil Engineers, and Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 403 at Page 500.

"B" ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lot No. 351, on a certain Plan of Lots at Willow Grove, surveyed by Joseph W. Hunter, Civil Engineers, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 403 at Page 500. Described together as one Lot as follows, to wit:

BEGINNING at a point on the Southerly side of Fairview Avenue (50 feet wide), at the distance of 191.72 feet, measured Eastwardly, from the Easterly side of Washington Avenue (40 feet wide), being also a corner of Lot No. 349 on said Plan.

CONTAINING in front or breadth on the said side of Fairview Avenue, measured Eastwardly, 50 feet (each Lot 25 feet in front) and extending of that width, in length or depth, Southwardly, 125 feet.

BEING the same premises, which Wilma Roberts, Executrix for the Estate of Shirley Gordon, by Deed, dated May 18, 2022, and recorded in the Office of Recorder of Deeds of Montgomery County, on May 25, 2022, at Book 6284 at Page 00473, being Instrument#2022058356, granted and conveyed unto Wilma Roberts.

Parcel Number: 30-00-19100-00-4.

Location of property: 1517 Fairview Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Wilma Roberts** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-In-Interest to U.S. Bank, National Association, not in its Individual Capacity, but Solely, in its Capacity, as Indenture Trustee of CIM Trust 2021-NR1. Debt: \$175,118.57.

Caroline P. 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. 2023-02627**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN TRACT of land, situate in **Marlborough Township**, Montgomery County, Pennsylvania, in accordance with a Plan, entitled Minor Plan of Subdivision, prepared for Henry Rowland, by Irick, Eberhardt & Mientus, Inc., dated June 17, 2014, and last revised May 26, 2015, bounded and described as follows:

BEGINNING at a point, on the Southerly ultimate right-of-way of Upper Ridge Road (30' half width), in line of lands, now or late of George A. & Anna Cleta Sadorf; thence, from said point of beginning, along said lands, now or late of George A. & Anna Cleta Sadorf, S 23°18'01" E, 243.23 feet to an iron pipe; thence, continuing along said lands, now or late of George A. & Anna Cleta Sadorf, S 23°02'59" E, 122.89 feet to a point, a corner to Lot #2, as depicted on the above-referenced Minor Plan of Subdivision; thence, along said Lot #2, the following six (6) courses and distances: 1. S 66°57'01" W, 42.41 feet to a point; 2. N 78°01'53" W, 192.48 feet to a point; 3. S 62°36'12" W, 86.11 feet to a point; 4. N 15°15'47" W, 64.59 feet to a point; 5. N 26°44'19" W, 87.42 feet to a point; 6. N 36°24'04" W, 51.48 feet to a point on the above-referenced Southerly ultimate right-of way of Upper Ridge Road; thence, along said Southerly ultimate right-of-way of Upper Ridge Road, the following three (3) courses and distances: 1. N 57°49'02" E, 62.35 feet to a point; 2. N 55°06'01" E, 102.67 feet to a point, a point of curvature; 3. along a curve to the left, with a radius of 4,063.05 feet, an arc distance of 134.94 feet to the point of beginning.

CONTAINING: 76994 square feet or 1.7675 acres of land, more or less.

BEING the same premises which Joan L. Huber, by Deed, dated 9/19/2019, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 8/31/2021, in Deed Book Volume 6244, Page 2031, granted and conveyed unto Joan L. Huber and Janet Smith.

Parcel Number: 45-00-02221-00-2.

Location of property: 6531 Upper Ridge Road, Green Lane, PA 18054.

The improvements thereon are: Commercial, residential, commercial non-conform.

Seized and taken in execution as the property of **Janet Smith and Joan L. Huber** at the suit of NewRez, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$182,154.72.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-02873**, 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 **Norristown Borough**, Montgomery County, Pennsylvania, described according to a survey made for Hillview Development Company, by H. D. Herbert, Registered Engineer, dated October 1944, and being more particularly described as follows:

BEGINNING at a point on the Southeasterly side of Buttonwood Street (66 feet wide), at the distance of 373 feet, 11 inches Southwestwardly from the Southwesterly side of Beach Street (66 feet wide).

CONTAINING IN FRONT OR BREADTH on the said side of Buttonwood Street, 30 feet 6 inches and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to said Buttonwood Street, 170 feet 3 3/8 inches to a certain 30 feet wide alley, which runs Northeastwardly and Southwestwardly from Elm Street to Beach Street, the Southwestly line thereof, passing partly through the center line of the party walls between those premises and the premises adjoining on the Southwest.

BEING the same property conveyed by Deed, dated October 4, 2007, from George Farrell Jr. to George Farrell Jr. and Beth Farrell, husband and wife, and recorded in the Office of the Register of Deeds, for Montgomery County, on November 20, 2007, in Book 5672 at Page 1545, as Instrument # 2007137688.

Parcel Number: 13-00-05452-00-7.

Location of property: 802 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **George Farrell, Jr.; Beth Farrell; and The United States of America** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust. Debt: \$197,124.50.

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

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

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

By virtue of a Writ of Execution **No. 2023-05747**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Collegetown Borough**, Montgomery County, Pennsylvania, being bounded and described according to a Plan of Subdivision of 'Collegetown Crossing', prepared for The Cutler Group, made by Urwiler & Walter, Inc., Summerytown, Pennsylvania, dated March 12, 1987, last revised September 23, 1987, said Plan being recorded in the Office of the Recording of Deeds, at Norristown, Montgomery County, Pennsylvania, in Plan Book A-49 at Page 205, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Derr Drive (50 feet wide), said point being measured on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet from a point of curve on the Northeasterly side of Freeland Drive (50 feet wide); thence, extending from said point of beginning, along the said side of Derr Drive, North 46 degrees 28 minutes 50 seconds East, 68.00 feet to a point, a corner of Lot No. 168, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, South 43 degrees 31 minutes 10 seconds East, 115.00 feet to a point, a corner of Lot No. 166, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, South 46 degrees 28 minutes 50 seconds West, 88.00 feet to a point on the Northeasterly side of Freeland Drive; thence, extending along the same, the two following courses and distances: (1) North 42 degrees 31 minutes 10 seconds West, 95.00 feet to a point of curve, on the same; and (2) on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to the first mentioned point of tangent and place of beginning.

BEING the same premises which The Cutler Group, Inc. (Pa Corp.), by Deed, dated November 2, 1988, and recorded in the Office of Recorder of Deeds of Montgomery County, on November 7, 1988, in Deed Book 4892 at Page 2062, granted and conveyed unto Randall Sims and Michelle G. Sims, husband and wife. Randall Sims deceased May 30, 2021.

Parcel Number: 04-00-00257-24-3.

Location of property: 138 Derr Drive, Collegeville, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Michelle G. Sims and The United States of America** at the suit of The Bank of New York Mellon, Successor to the Bank of New York, not in its Individual Capacity, but Solely, as Trustee on behalf of the Holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1. Debt: \$313,950.86.

Caroline Aprahamian, 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. 2023-06458**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision of Green Ridge - Section II, made by Aston Surveyors/Engineers, dated November 30, 1988, and last revised August 23, 1989, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Plan Book A-51 at Page 480, as follows to wit:

BEGINNING at a point on the Northeasterly side of Harvest Drive (50 feet wide), said point being a corner of this and Lot #8; thence, extending from said point and place of beginning and continuing along the Northeasterly side of Harvest Drive, North 27 degrees 44 minutes 25 seconds West, 189.40 feet to a point, a corner of Lot #6; thence, extending along the same, North 62 degrees 15 minutes 35 seconds East, 230.00 feet to a point, a corner of lands, now or late of Gerald L. and Virginia L. Moser; thence, extending along the same, South 27 degrees 44 minutes 25 seconds East, 189.40 feet to a point, a corner of Lot #8; thence, extending along the same, South 62 degrees 15 minutes 35 seconds West, 230.00 feet to the point and place of beginning.

BEING Lot #7 on aforementioned plan.

UNDER AND SUBJECT to restrictions of record.

BEING the same premises that James H. Hobensack and Cheryl L. Hobensack, husband and wife, by Deed, dated April 6, 2012, and recorded April 23, 2012, in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 5833 at Page 759, granted and conveyed unto James H. Hobensack, individually, in fee.

Parcel Number: 32-00-02567-85-7.

Location of property: 30 Harvest Drive, Barto, PA 19504.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James H. Hobensack** at the suit of Carrington Mortgage Services, LLC. Debt: \$287,017.35.

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. 2023-15334**, 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 Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof, known as "Sub-division Plan of Portion of Merrill Hills", made by C. Raymond Weir, Registered Professional Engineer, dated January 30, 1952, and revised March 27, 1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Roberts Road (50 feet wide), at the distance of 70.79 feet, Northeastwardly, measured along said side of Roberts Road, from a point of curve, in the same, said point of curve, being at the distance of 269.01 feet, measured on a bearing of North 78 degrees 57 minutes 30 seconds East, along the said side of Roberts Road, from a point of tangent, in the same, said point of tangent, being at the distance of 31.41 feet, measured on the arc of a circle, curving to the left, having a radius of 20.00 feet from a point of curve on the Northeastly side of Bethlehem Pike (60 feet wide); thence, extending North 36 degrees 13 minutes East, 110.44 feet to a point; thence, extending South 28 degrees 52 minutes 30 seconds East, 385.82 feet to a point on the Northwesterly side of Roberts Road, aforesaid; thence, extending Southwestwardly, along the said side of Roberts Road, on the arc of a circle, curving to the right, having a radius of 785.00 feet, the arc distance of 173.54 feet to the first mentioned point and place of beginning.

BEING the same premises which Kathleen S. Knott, by Deed, dated August 13, 2021, and recorded at the Montgomery County Recorder of Deeds Office on September 3, 2021, in Deed Book 6245 at Page 368, granted and conveyed unto Kristin McAluney and Patrick McAluney, husband and wife, as tenants by the entireties. Parcel Number: 39-00-03757-00-2.

Location of property: 801 Roberts Road, Ambler, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Kathleen S. Knott; Kristin McAluney; and Patrick McAluney** at the suit of U.S. Bank Trust, National Association, as Trustee of Chalet Series III Trust. Debt: \$131,528.94.

Friedman Vartolo, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-16088**, 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 Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, "Chadwick Woods", made for Chadwick Place Inc., by Woodrow & Associates Inc., Municipal/Civil Consulting Engineers, dated 4/17/2000, and last revised on 3/15/2002, and recorded in Plan Book A61 at Page 147, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kreibel Mill Road (50.00 feet wide), at a corner of this and Lot No. 1, as shown on the above-mentioned Plan; thence, extending from said point of beginning and along Lot No. 1, the two (2) following courses and distances, as follows, to wit: (1) South 79 degrees 06 minutes 17 seconds East, 204.03 feet to a point, a corner; thence, (2) North 41 degrees 44 minutes 59 seconds East, 168.53 feet to a point, a corner in line of land, now or late of Chadwick Place Inc., said point also being the dividing line between Worcester and Lower Providence Townships; thence, extending along the same, South 48 degrees 15 minutes 01 second East, 410.45 feet to a point, a corner in line of lands, now or late of Wayne G. Cook; thence, extending along the same, South 39 degrees 40 minutes 09 seconds West, 339.06 feet to a point, a corner in line of Lot No. 3; thence, extending along the same, the two (2) following courses and distances as follows, to wit: (1) North 50 degrees 19 minutes 51 seconds West, 304.49 feet to a point, a corner; thence, (2) North 79 degrees 06 minutes 17 seconds West, 299.52 feet to a point, a corner on the Southeasterly side of Kreibel Mill Road; thence, extending along the same, the two (2) following courses and distances, as follows, to wit: (1) on the arc of a circle, curving to the left, having a radius of 200.00 feet, the arc distance of 24.29 feet to a point of tangent; thence, (2) North 03 degrees 56 minutes 14 seconds East, 25.96 feet to a point, being the first mentioned point and place of beginning.

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

BEING the same premises which NVR, Inc. (A Va Corp.) t/a Ryan Homes, by Deed, dated July 28, 2004, and recorded in the Office of Recorder of Deeds of Montgomery County on August 9, 2004, in Book 5521 at Page 228, being Instrument# 2004160780, granted and conveyed unto Carolyn M. Wall and Anthony A. Wall, Jr.

Parcel Number: 43-00-08917-01-3.

Location of property: 903 Kriebel Mill Road, Eagleville a/k/a Norristown, PA 19403-1044.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Anthony A. Wall, Jr. and Carolyn M. Wall** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Owner Trustee of the Aspen Holdings Trust, a Delaware Statutory Trust. Debt: \$82,092.53.

Matthew C. Fallings, Attorney.

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

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

By virtue of a Writ of Execution **No. 2023-17140**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, prepared for Jerome and Judith Hughes, by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 11/3/1988, and recorded in the Recorder of Deeds Office of Montgomery County, at Norristown, Pennsylvania, on 8/25/1989, in Plan Book A-51 at Page 183, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wilson Avenue (50 feet wide), on an iron pin set, said point of beginning, being at a corner of lands, now or late of Kurt Landacre; thence, extending from said point of beginning, along part of the aforesaid lands, North 47 degrees 11 minutes 00 seconds West, 125 feet to an iron pin set to a point, a corner of Lot No. 1, as shown on the above-mentioned Plan; thence, extending along aforesaid Lot, North 42 degrees 49 minutes 00 seconds East, 100 feet to an iron pin set to a point, a corner of lands, now or late of Richard Strauss, Jr. to an iron pin set; thence, extending along part of the aforesaid lands, South 47 degrees 11 minutes 00 seconds East, 125 feet to a point on the Northwesterly side of Wilson Avenue to an iron pin found; thence, extending along the said Northwesterly side of Wilson Avenue, South 42 degrees 49 minutes 00 seconds West, 100 feet to an iron pin found, to the first mentioned point and place of beginning.

CONTAINING 12,500 square feet of land, more or less.

BEING Known and Designated as Lot Number 2 as shown on the above-mentioned Plan.

BEING the same premises which James A. D'Angelo, by Deed, dated 08/31/1999, and recorded 09/22/1999, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5289 at Page 0163, granted and conveyed unto Amarjit Bansal and Jtinder Bansal.

Parcel Number: 36-00-11871-05-4.

Location of property: 204 Wilson Avenue, Horsham, PA 19044.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Amarjit Singh Bansal and Jtinder Kaur Bansal** at the suit of The Cadle Company II, Inc. Debt: \$291,213.01.

Law Offices of Kevin T. Fogerty, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-17575**, 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 Southeasterly half of a twin message or tenement, and lot or piece of ground, situate at Elkins Park in **Cheltenham Township**, Montgomery, Pennsylvania, bounded and described according to a Survey and Plan thereof, made on the Third day of April, A.D. 1907, by Ruddach and McCracken, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Southwesterly side, of Church Road (33 feet wide), at the distance of one hundred eight (108') feet, Northwesterly side of Stair Road (formerly Ogontz Avenue) (50 feet wide).

CONTAINING in front or breadth on the said, side of Church Road twenty-five (25') feet and extending Southwestwardly of that width, in length or depth, between parallel lines at right angles, with the said Church Road on the Southeasterly line thereof, 123.15 feet and on the Northwesterly line thereof, which passes through the center of the party wall of said twin message, 114.48 feet, the rear line thereof, being 26.01 feet.

BEING the same premises that Secretary of Housing and Urban Development, by Deed, dated June 7, 2018, and recorded June 14, 2018, in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 6093 at Page 2577, granted and conveyed unto Real Estate Growth Fund, LLC, a California limited liability company, in fee.

BEING the same premises which Real Estate Growth Fund LLC, by Deed, dated February 14, 2020, and recorded in the Office of Recorder of Deeds of Montgomery County, on March 4, 2020, in Deed Book 6174 at Page 1681, being Instrument #2020017838, granted and conveyed unto Jayme E. Hopkins Allison.

Parcel Number: 31-00-06748-00-7.

Location of property: 556 E. Church Road, a/k/a 556 Church Road, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jayme E. Hopkins Allison** at the suit of Lakeview Loan Servicing, LLC. Debt: \$209,810.35.

Matthew C. Fallings, Attorney.

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

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

By virtue of a Writ of Execution **No. 2023-17756**, 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 **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Plan of Lots, known as Section III of Andorra Nurseries Inc., also known as Andorra Woods, prepared by Yerkes Associates, Inc., Bryn Mawr, PA, on 5/1/74, and recorded in the Recorder of Deeds Office, at Norristown, in Plan Book A-23 at Page 46B, as follows:

BEGINNING at a point on the Southeasterly side of Scarlet Oak Drive (fifty feet wide), at the distance of 612.50 feet, measured North seventy five degrees forty seven minutes ten seconds East, from a point of tangent; which point of tangent is measured on the arc of a circle, curving to the right, having a radius of fifteen feet, the arc distance of 23.56 feet from a point of curve, on the Northeasterly side of Elder Lane (fifty feet wide); thence, extending from said point of beginning, along the Southeasterly side of Scarlet Oak Drive, North seventy five degrees forty seven minutes ten seconds East, the distance of 54.56 feet to a point of curve; thence, extending on the arc of a circle, curving to the left, having a radius of one hundred seventy five feet, the arc distance of 45.96 feet to a point; thence, South fourteen degrees twelve minutes fifty seconds East, the distance of 189.53 feet to a point; thence, extending South eighty four degrees forty nine minutes ten seconds West, the distance of 101.26 feet to a point; thence, North fourteen degrees twelve minutes fifty seconds West, the distance of 167.63 feet to a point on the said side of Scarlet Oak Drive, the point and place of beginning.

BEING Lot No. 62.

BEING the same premises which Mitchell Wexler and Susan Wexler, his wife, by Deed, dated 01/15/1982, and recorded 01/18/1982, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4676 at Page 0393, granted and conveyed unto Bernard Rubin and Marcia Rubin, his wife, in fee.

Parcel Number: 65-00-10381-13-8.

Location of property: 51 Scarlet Oak Drive, Lafayette Hill, PA 19444.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marcia Rubin and Carly Shaw** at the suit of Cadlerock Joint Venture, L.P. Debt: \$45,198.66.

Law Offices of Kevin T. Fogerty, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-19211**, 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 **Telford Borough**, Montgomery County, Pennsylvania, described in a Plan, made of Telford Gardens, Inc., Section No. 4.

BEGINNING at a point on the Northeast sideline of Third Street (as widened to 25 feet from center line on the Northwest side thereof, along said tract), said point, marking the beginning of a radius curve in said sideline; thence, by curved line, curving to the right, in a Northerly direction into the Southeast sideline of Church Road (as widened to 25 feet from center line on the Southeast side, thereof along said tract), with radius of 20 feet, an arc distance of 35.06 feet; thence, along the Southeast sideline of Church Road, aforesaid, North 62 degrees 59 minutes East, 104.90 feet to a point, in line of Lot No. 63 of said tract; thence, along Lot No. 73, South 27 degrees 01 minute East, 92.71 feet to a point, in line of Lot No. 72 on said tract; thence, along Lot No. 71, South 52 degrees 33 minutes West, 110 feet to a point in the Northeast sideline of Third Street, aforesaid; thence, along said Northeast sideline of Third Street, North 37 degrees 27 minutes West, 90.51 feet to the point and place of beginning.

BEING Lot No. 72, Section 4, Telford Gardens.

BEING the same premises, which Edward D. Back and Sandra L. Back, husband and wife, by Deed, dated 12/14/1989 and recorded 12/22/1989, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4933 at Page 1630, granted and conveyed unto Harvey L. Keeler and Ruth Keeler, husband and wife, as Tenants by Entirety.

BEING the same premises, which Harvey L. Keeler and Ruth Keeler, by Deed, dated 10/27/2021 and recorded 12/07/2021, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6257 at Page 02180-02184.1, and Instrument Number 2021136780, granted and conveyed unto Ashley Kerver, in fee.

Parcel Number: 22-02-00469-00-2.

Location of property: 42 Church Road, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ashley Kerver** at the suit of Fifth Third Bank, National Association. Debt: \$280,688.04.

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

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

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

By virtue of a Writ of Execution **No. 2023-19739**, 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 dwelling and lot of land, situate in **Pottstown Borough**, (formerly in Upper Pottsgrove Township), Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the Northwest corner of Logan and Master Streets; thence, along the North side of said Master Street, Westwardly or Northwestwardly, 60 feet to Lot No. 122; thence, by the same, Northwardly, 140 feet 2 inches to a 20 feet wide alley; thence, by the same, Eastwardly or Southeastwardly, 66 feet 6 inches to the West side of Logan Street; thence, by the same, Southwardly, 140 feet 2 inches to the place of beginning.

BEING Lots No. 123 and 124 in Plan of Lots, laid out by Jacob C. S. Bhem.

BEING the same premises which Jaclyn Baker a/k/a Jaclyn Hack, by Deed, dated 9/28/2016, and recorded 10/3/2016, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6017 at Page 2650, granted and conveyed unto Patricia K. Arnone.

Parcel Number: 16-00-20724-00-5.

Location of property: 219 Master Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Patricia Arnone a/k/a Patricia K. Arnone** at the suit of Pennymac Loan Services, LLC. Debt: \$134,613.76.

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. 2023-20772**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake set, for a corner of this and land of Benjamin F. Hendricks, on the Easterly side of a certain thirty three feet wide street called Oak Lane and laid out and opened for public use, one hundred thirty five feet, Northeastwardly from a certain other street laid out and opened for public use called Maple Street; thence, along the Easterly side of Oak Lane, North thirty four degrees forty minutes East, forty five feet to a stake set, for a corner of this and land of Benjamin F. Hendricks; thence, along the line of said Hendrick's land, South fifty five degrees five minutes East, one hundred fifty feet to a stake set, for a corner of this and land of Benjamin F. Hendricks; thence, along the line of said Hendricks' land, South thirty four degrees forty minutes West, forty five feet to a stake set, for a corner of this and land intended to be conveyed to Ellery B. Shoemaker; thence, along the line of land to be conveyed to said Shoemaker; thence, along the line of land to be conveyed to said Shoemaker, North fifty-five degrees five minutes West, one hundred fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Johnson S. Mulbah, by Deed, from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., by their Attorney-in-Fact Dale Albertelli, dated December 27, 2000, recorded January 5, 2001, in Book No. 5345 at Page 0717.

Parcel Number: 66-00-04918-00-2.

Location of property: 215 Oak Street, Whitpain Township, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Johnson S. Mulbah** at the suit of Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1, U.S. Bank, National Association, as Trustee. Debt: \$132,054.19.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, *A Florida professional limited liability company*, Attorneys.
DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

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

By virtue of a Writ of Execution **No. 2023-27201**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a Certain Map of Property of Norman Paul, made by John B. Yerkes, Registered Engineer, dated March 7, 1972, and revised November 30, 1972, as follows, to wit:

BEGINNING at a point, in the bed of a cul-de-sac (of irregular width), at the end of Argyle Circle (50 feet wide), said point, being at the distance of 508.00 feet, measured South 85 degrees 23 minutes East, from a point formed by the intersection of the extending center line of Argyle Circle, aforesaid, with the title line in the bed of Argyle Road (55 feet wide); thence, extending South 39 degrees 50 minutes 28 seconds East, crossing the Southeasterly side of said cul-de-sac, 224.16 feet (and whereas in the second courses, the distance was inadvertently omitted from said description and is hereby added correcting said description), along Lot No. 7, on said Plan and partly through

the bed of a Certain Sewer Easement and through the bed of a Drainage Easement (of irregular width) to a point, in line of lands, now or late of Thomas McCabs, et ux; thence, extending North 85 degrees 23 minutes West, along lands of various owners 157.00 feet to a point; thence, extending North 04 degrees 37 minutes East, recrossing the aforesaid Drainage Easement (of irregular width) and recrossing the Southerly side of the aforesaid cul-de-sac, 160.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 11,774 square feet.

BEING Lot Number 6 as shown on the above-mentioned Plan.

BEING the same property conveyed to Jan M. Dorfman, who acquired title by virtue of a Deed from Bruce Jay Miller and Florence Miller, husband and wife, dated June 28, 1996, recorded July 19, 1996, at Document ID 011207, and recorded in Book 5154 at Page 2428, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 44-00-01496-00-3.

Location of property: 610 Argyle Circle, Wynnewood, PA 19096.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jan M. Dorfman** at the suit of Wells Fargo Bank, N.A. Debt: \$418,957.82.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-02748**, 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 ground, being known as Lot No. 110 on Map or Plan of Clearview, in the 9th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of Clearview Street (50 feet wide), a corner of the herein described property and Lot No. 111 on said Plan; thence, continuing along Lot No. 111, North 51° 48' West (crossing a 5 feet wide utility easement at the rear of said lot), 106.34 feet to a corner; thence, continuing along the Northwesterly side of 5 feet utility easement, said line also running along the Southeasterly side of the right-of-way of Route No. 100, the two following courses and distances: North 45° 30' East, 8.70 feet and North 39° 46' East, 41.39 feet to a point; thence, along Lot No. 109 on said Plan, recrossing said 5 feet wide utility easement, South 51° 48' East, 104.09 feet to a point on the Northwesterly side of Clearview Street; thence, continuing along the same, South 38° 12' West, 50 feet to the place of beginning.

BEING the same premises which Edward J. Wiencek and Theresa L. Wiencek, by Deed, dated 4/11/1994, and recorded at Montgomery County Recorder of Deeds Office on 4/29/1994, in Deed Book 5075 at Page 2250, granted and conveyed unto Edward J. Wiencek.

Parcel Number: 16-00-06780-00-8.

Location of property: 479 Clearview Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Edward J. Wiencek** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$26,762.84.

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

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

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

By virtue of a Writ of Execution **No. 2024-03191**, 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 **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, Phase II, made for Caesar and Saranne Gorski, by John L. Dzedzy, Inc., Civil Engineering, Norristown, Pennsylvania, dated November 18, 1977, and last revised December 21, 1977, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-31 at Page 20, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Dogwood Lane (also known as Walnut Drive) (37 feet wide) at a point, a corner of Lot No. 20, as shown on the above-mentioned Plan; thence, extending along Lot No. 20, South 57 degrees 0 minutes East, 115 feet to a point, in line of land of Open Space, as shown on the above-mentioned Plan; thence, extending along the aforementioned land, South 33 degrees 0 minutes West, 20 feet to a point, a corner of Lot No. 22, as shown on the above-mentioned Plan; thence, along Lot No. 22, aforesaid, North, 57 degrees 0 minutes West, 115 feet to a point on the Southeasterly side of Dogwood Lane; thence, extending along the Southeasterly side of Dogwood Lane, North 33 degrees 0 minutes East 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 21 as shown on the above-mentioned Plan.

BEING the same premises which Raleigh V. Brown and Nancy Gibbs Brown, Trustees under Agreement, dated 7/24/1996 f/b/o The Raleigh V. Brown and Nancy Gibbs Brown Family Trust, by Deed, dated November 19, 2010, and recorded in the Montgomery County Recorder of Deeds on November 30, 2010, in Deed Book 5786 at Page 00996, being Instrument No. 2010108844, granted and conveyed unto Brett T. Collins.

AND the said Brett T. Collins died on January 4, 2024, whereupon title vested into Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brett Collins a/k/a Brett T. Collins, Deceased.

SEIZED IN EXECUTION as the property of Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brett Collins a/k/a Brett T. Collins, Deceased on Judgment No. 2024-03191. Parcel Number: 51-00-03903-62-7.

Location of property: 941 Dogwood Lane, Skippack Township, Collegetown, PA 19426.

The improvements thereon are: A single-family home.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brett Collins a/k/a Brett T. Collins, Deceased** at the suit of Pennsylvania Housing Finance Agency, its Successors, and Assigns. Debt: \$120,405.07.

Brandon D. Pack (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. 2024-03607**, 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 "F" of Washington Square Heights, Inc., made by Yerkes Engineering Company, dated June 19, 1958, and last revised September 22, 1958, as follows, to wit:

BEGINNING at a point of reverse curve on the Southwesterly side of Sylvan Drive (fifty feet wide), said point, being at the distance of twenty and forty-two one-hundredths feet, measured on the arc of a circle, curving to the right, having a radius of thirteen feet from a point of compound curve on the Southeasterly side of Woodford Way (fifty feet wide); thence, extending from said point of beginning, Southwestwardly, along the Southwesterly side of Sylvan Drive, on the arc of a circle, curving to the left, having a radius of six hundred sixty-one and four one-hundredths feet, the arc distance of one hundred thirty-one and ninety-one hundredths feet to a point; thence, extending South sixty-one degrees fifty-five minutes West, one hundred eighty-two and twenty-eight one hundredths feet to a point on the Northeasterly side of Thayer Drive (fifty feet wide); thence, extending along the Northeasterly side of Thayer Drive, the two following courses and distances: (1) Northwestwardly, on the arc of a circle, curving to the left, having a radius of one hundred seventy-nine and sixty-three one hundredths feet, the arc distance of one hundred thirteen and ten one hundredths feet to a point of tangent on the same; and, (2) North forty-nine degrees nine minutes West, three and eleven one-hundredths feet to a point of curve on the same; thence, extending on the arc of a circle, curving to the right, having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to a point of compound curve on the Southeasterly side of Woodford Way, aforesaid; thence, extending Northeastwardly, along the Southeasterly side of Woodford Way, on the arc of a circle, curving to the right, having a radius of three hundred thirty-one and twenty-nine one hundredths feet, the arc distance of one hundred eighty-seven and ninety-two one hundredths feet to a point of compound curve, on the same; thence, extending on the arc of a circle, curving to the right, having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to the first mentioned point of curve and place of beginning.

BEING the same premises, which Earnest L. Brown and Barbara L. Brown, by Deed, dated November 14, 2008, and recorded in the Office of Recorder of Deeds, of Montgomery County, on November 21, 2008, in Deed Book 5714 at Page 02422, being Instrument #2008112532, granted and conveyed unto Barbara L. Brown. Barbara L. Brown deceased December 9, 2012.

Parcel Number: 66-00-08470-00-5.

Location of property: 1662 Woodford Way, Blue Bell, PA 19422.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Earnest L. Brown, Individually, and as known Heir to the Estate of Barbara L. Brown, deceased, and The Unknown Heirs of Barbara L. Brown, deceased** at the suit of PHH Mortgage Corporation. Debt: \$245,144.94.

Matthew C. Fallings, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-03794**, 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 **Schwenksville Borough**, Montgomery County, Pennsylvania, described in accordance with a Plan of Subdivision, prepared for Einar Bendiksen, made by Urwiler & Walter, Inc., dated 5/15/80, and recorded in Plan Book A42 at Page 40, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Clearfield Road (50 feet wide), said point, being measured the 3 following courses and distances from a point of intersection, formed by the Northwesterly side of Highland Terrace (33 feet wide), with the Southwesterly existing right-of-way line of Clearfield Road (33 feet wide); (1) along the said Southwesterly existing right-of-way line of Clearfield Road, in a Northwesterly direction, the distance of 200 feet; (2) South 35 degrees West, 8.50 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; and (3) along the same, North 55 degrees 00 minutes West, 150 feet to the point of beginning, a corner of Lot No. 5 on said Plan; thence, extending along Lot No. 5, South 35 degrees 00 minutes West, 276.72 feet to a point on the Northeasterly ultimate right-of-way line of Smith Road (50 feet wide); thence, extending along the same, North 20 degrees 5 minutes West, 36.58 feet to a point, a corner of Lot No. 7 on said Plan; thence, extending along the same, North 35 degrees 00 minutes East, 246.84 feet to a point on the Southwesterly ultimate right-of-way line of Clearfield Road; thence, extending along the same, the two following courses and distances: (1) South 54 degrees 44 minutes East, 8.98 feet; and (2) South 55 degrees 00 minutes East, 21.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

BEING the same premises which Alan, S. Sulik and Florence J. Sulik, husband and wife, by Indenture bearing date the 30th day of December A.D. 1988, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, PA, in Deed Book 4899 at Page 74, granted and conveyed unto Stephen Mechlin and Carolyn Mechlin, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Smith and Bethanne T. Smith, husband and wife, as tenants by the entireties, by Deed from Stephen Mechlin and Carolyn Mechlin, dated September 30, 1996, recorded October 11, 1996, in Book No. 5164 at Page 0340.

Parcel Number: 20-00-00090-05-2.

Location of property: 808 Clearfield Avenue, Schwenksville, PA 19473.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Steven D. Smith a/k/a Steven Smith and Bethanne T. Smith** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2. Debt: \$180,394.30.

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

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

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

By virtue of a Writ of Execution **No. 2024-04528**, 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, described according to a Plan thereof, made the 21st day of March 1957, by Russell B. Lyman, Registered Professional Engineers, Surveyors of Huntington Valley, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road (41.50 feet wide, formerly 33.00 feet wide, widened 8.50 feet on the Southeasterly side), said point being 50.24 feet, North 67 degrees 47 minutes East from a point, formed by the intersection of the Northeasterly side of Phipps Avenue (40.00 feet wide), with the Southeasterly side of aforesaid, Fitzwatertown Road; thence, from the first mentioned point and place of beginning and extending along the Southeasterly side of said Fitzwatertown Road; North 47 degrees 47 minutes East, 50.24 feet to a point; thence, along the Southwesterly side of Lot No. 23, South 47 degrees 55 minutes East, 124.86 feet to a point; thence, South 47 degrees 42 minutes 10 seconds West, 50.24 feet to a point; thence, along the Northeasterly line of Lot No. 26; North 47 degrees 55 minutes West, 124.93 feet to the point and place of beginning.

BEING Lots Numbers 24 and 25, as shown on Plan of Lots of a Subdivision known as "Evergreen Manor".

BEING the same premises which Donald R. Murphy and Ruth B. Murphy, husband and wife, by Deed, dated April 4, 2000, and recorded in the Office of Recorder of Deeds of Montgomery County, on August 8, 2000, in Book 5326 at Page 2124, granted and conveyed unto Rosanne D. Preno.

Parcel Number: 30-00-21180-00-3.

Location of property: 1607 Fitzwatertown Road, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Rosanne D. Preno** at the suit of Deutsche Bank National Trust Company, Solely, as Trustee for Greenpoint Mortgage Funding Trust 2005-HE4. Debt: \$39,810.75.

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. 2024-05509**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania, on April 12, 1945, as follows, to witt:

BEGINNING at an old stone, in the bed of the Skippack Road (Route No. 113), a corner of land of the Strassburger Farm; thence, along said farm line, the two following courses and distances; South seventy degrees, thirty minutes West, five hundred four feet and seven one-hundredths of a feet to an old stone; thence, South sixty degrees West, three hundred eighteen feet and six tenths of a feet to an iron pin, a corner of land, now or late of Louisa M. Bauder; thence, along said land, North twenty two degrees, thirty-five minutes West, three hundred ninety two feet and four tenths of a feet to an iron pin, in line of land of Strassburger; thence, along said land and by land, now or late of Annie Ziegler, North sixty seven degrees, twenty five minutes East, eight hundred eighty six feet and fifty five one-hundredths of a feet to a point, in the bed of Skippack Road, aforesaid; thence, extending in the bed of said road, South fourteen degrees, East, four hundred twenty feet and seventy five one hundredths of a feet to the place of beginning.

BEING the same premises which Lederach Realty Associates LP, by Deed, dated February 23, 2022, and recorded in the Office of Recorder of Deeds of Montgomery County, on March 21, 2022, in Book 6273 at Page 01085, being Instrument# 2022034635, granted and conveyed unto Stephanie Nicole Hitner and Carl Robert Rio, Jr.

Parcel Number: 50-00-03625-00-6.

Location of property: 729 Harleysville Pike, Harleysville, PA 19438.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Carl Robert Rio, Jr. and Stephanie Nicole Hitner** at the suit of MSR Asset Vehicle LLC. Debt: \$406,075.66.

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. 2024-06321**, 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 **Hatboro Borough**, Montgomery County, Pennsylvania, described according to a survey thereof, made by Barton and Martin, Engineers, dated April 28, 1941, as follows, to wit:

BEGINNING at a point on the Northeast side of Crescent Road (40 feet wide), at the distance of 9.08 feet, Northwestward, along a curve to the right, with a radius of 336.41 feet from a point of curve, said point of curve, being at the distance of 289.42 feet, on a line bearing North 51 degrees, 4 minutes West, 289.42 feet on a line bearing North 51 degrees, 4 minutes West from the intersection of the Northeast side of Crescent Road (40 feet wide), produced with the Northwest side of York Road (40 feet wide) produced; thence, extending Northwestwardly, along said curve to the right, with a radius of 336.41 feet, the arc distance of 75 feet to a point; thence, extending North 53 degrees, 15 minutes, 16 seconds East, 102.80 feet to a point; thence, extending South 78 degrees, 45 minutes, East 59.19 feet to a point; thence, extending South 40 degrees, 28 minutes, 51 seconds West, 137.48 feet to the first mentioned point and place of beginning.

BEING Lot No. 171 on the above-mentioned plan.

BEING the same premises which James E. Buckley and Crystal D. Buckley, formerly known as Crystal D. Long, by Deed, dated 8/27/2019, and recorded 9/25/2019, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6154 at Page 02693, granted and conveyed unto James E. Buckley.

Parcel Number: 08-00-01150-00-3.

Location of property: 404 Crescent Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **James E. Buckley and Crystal D. Long a/k/a Crystal D. Buckley** at the suit of MidFirst Bank. Debt: \$244,356.90.

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. 2024-08506**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof, made on the 31st day of August A.D. 1931, as follows, to wit:

SITUATE on the Northeast side of Chelsea Road (50 feet wide), at the distance of 125 feet, measured Northwestwardly, along the said Northeast side of Chelsea Road, from its intersection with the Northwesterly side of Euston Road (50 feet wide), if both were extended to intersect.

CONTAINING in front or breadth, on the said Chelsea Road 24 feet, and extending of that width, in length or depth, Northeastwardly, between parallel lines at right angles to the said Chelsea Road, 100 feet to the middle line of Trinity Drive, 12 feet wide, which extends Northwestward and Southeastwardly from the said Euston Road to Cedar Lane.

UNDER AND SUBJECT to certain, restrictions or record.

TOGETHER with the free and common use, right, liberty and privilege of said Chelsea Road, Cedar Road, Cedar Lane and Euston Road, as and for streets, passageways and watercourses at all times hereafter forever, in common with the owners, tenants, and occupiers of the other lots bounding thereon and entitled to the use thereof.

BEING the same premises which John P. Durante, Sheriff of the County of Montgomery, by Deed, dated February 25, 2005, and recorded March 22, 2005, in Montgomery County, in Deed Book 5547 at Page 1533, granted and conveyed unto Mortgage Electronic Registration Systems, Inc., as nominee for North American Mortgage Company, in fee.

AND BEING the same premises which Mortgage Electronic Registration Systems, Inc., as nominee for North American Mortgage Company, by Deed, dated February 8, 2005, and recorded January 12, 2006, in Montgomery County, in Deed Book 5586 at Page 2241, granted and conveyed unto The Secretary of Housing and Urban Development, in fee.

AND BEING the same premises which The Secretary of Housing and Urban Development, by Deed, dated August 11, 2006, and recorded October 13, 2006, in Montgomery County, in Deed Book 5619 at Page 1665, granted and conveyed unto Everhome Mortgage Company, in fee.

TITLE IS VESTED WITH Denise Porter, by Deed from Everhome Mortgage Company, dated January 10, 2007, and recorded with the Montgomery County Recorder of Deeds on February 7, 2007, as Book 5634 at Page 02319, and being Instrument No. 2007017192.

Parcel Number: 31-00-05074-00-7.

Location of property: 1711 Chelsea Road, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Denise Porter** at the suit of Federal Home Loan Mortgage Corporation, as PI Trustee of the Freddie MAC Participation Interest Trust, Series 2021-1. Debt: \$202,208.78.

William E. Miller (Padgett Law Group), Attorney(s). I.D. #308951

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. 2024-09537**, 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 and improvements thereon situated and located in **Pottstown Borough**, Montgomery County, Pennsylvania, bound and described in accordance with a Survey dated April 1963, made by Joseph E. Russell, Professional Engineer, as follows, to wit:

BEGINNING at a point, at the intersection of the Southerly property line of lands of William H. and Rose M. Keeley, and the Westerly line of Belmont Street, said point, being 39 degrees 16 minutes East, 552.0 feet from the intersection of Belmont Street and Eighth Avenue; thence, North 51 degrees 48 minutes West, along the land of William H. & Rose M. Keeley, 100.02 feet to a point; thence, South 39 degrees 16 minutes West, 48.14 feet to a point; thence, South 50 degrees 44 minutes East, along lands of James J. & Helen Grace, 100 feet to the Westerly line of Belmont Street; thence, North 39 degrees 16 minutes East, along Belmont Street, 50 feet to the place of beginning.

BEING the same premises, which Ross Racoosin, by Deed, dated 10/9/2009, and recorded 10/28/2009, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5748 at Page 1623, granted and conveyed unto Wendy S. Schwoyer.

Parcel Number: 16-00-02380-00-7.

Location of property: 541 Belmont Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Wendy S. Schwoyer a/k/a Wendy Schwoyer** at the suit of MidFirst Bank. Debt: \$134,388.10.

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. 2024-09821**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a stake, corner, in a public road, leading from Chapel to Heilman and Beiler's Mill; thence, by land, now or late of John J. Miller, formerly of Christian Long, South 40 Degrees West, 7.5 perches to a post, a corner; thence, by the same, South 50.50 degrees East, 22.9 perches to a post, a corner; thence, by land, now or late of John Schuler, North 40.25 degrees East, 7.5 perches to a stake corner, in the said public road; thence, by land, late of Peter Frank, now or late of Issac Lesher, and partly by land, now or late of Ephraim Weller, North 50.50 degrees West, 21.72 perches to the place of beginning.

CONTAINING 1 acre and 6 perches of land.

BEING the same premises which Bradley C. Moran, by Deed, dated 07/31/2017, and recorded 08/01/2017, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6055 at Page 1884, granted and conveyed unto Kyle Gol and Kayleigh Yakub, joint tenants with right of survivorship and not as tenants in common.

Parcel Number: 57-00-00028-00-5.

Location of property: 2060 Adams Road, East Greenville, PA 18041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kyle Gol and Kayleigh Yakub** at the suit of Wells Fargo Bank, N.A. Debt: \$208,985.12.

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. 2024-14880**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE CERTAIN lots or parcels of land, situate on the Westerly side of North Franklin Street, in the Tenth (now Fifth) Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Westerly side of Franklin Street, at the distance of 100 feet, Southwardly, from the Southwest corner of Franklin and Wilson (formerly Orange) Streets, at a corner of this and Lot No. 37; thence, by the same, Westwardly, along said Lot No. 37, a distance of 140 feet to a 20 feet wide alley; thence, by the same, Southwardly, 60 feet to a corner of this and Lot No. 40; thence, by the same, Eastwardly, 140 feet to Franklin Street, aforesaid; thence, by the same, Northwardly, along the line of Franklin Street, a distance of 60 feet to the point or place of beginning.

EMBRACING and including in said description, Lot Nos. 38 and 39, as laid out by Brown and Bernhart.

BEING the same premises which Kathleen Marie Welch and Zella Jeremy Richards, by Deed, dated 03/30/2018, and recorded 04/09/2018, in and for County of Montgomery, in Deed Book 6085 at Page 1444, granted and conveyed unto Jennifer Shivak, in fee.

Parcel Number: 16-00-10724-00-6.

Location of property: 795 N. Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer Megan Shivak** at the suit of Lakeview Loan Servicing, LLC. Debt: \$233,629.36.

Jeff Calcagno (Brock & Scott, PLLC), Attorney(s). I.D. #327900

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. 2024-15458**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1905, on a certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County, in Plan Book A-26 at Page 19-A; described according to an "As Built" Plan of House No. 1905, prepared by Serdy and Busich, Inc., as endorsed hereon as follows:

BEGINNING at a point on the extended centerline of the party wall, between this Lot and Lot Number 1906, as shown on said Plan, which point is 52.00 feet, measured North 42 degrees 14 minutes West, from a point, which last mentioned point is 1.74 feet, measured North 47 degrees 46 minutes East, from a point, which last mentioned point is 122.00 feet, measured North 42 degrees 14 minutes West, from a point of tangent on the centerline of Walnut Ridge Estates roadbed.

CONTAINING in frontage or breadth, on a course, measured North 47 degrees 46 minutes East, from said point of beginning, 17.83 feet, and extending of that width, Northwestwardly, between parallel lines at right angles thereto, 38.00 feet.

BEING the same premises which Kenneth J. Davis and Arbutus K. Davis, his wife, by Deed, dated 9/8/1980, and recorded 9/24/1980, in the County of Montgomery, in Deed Book 4562 at Page 130, conveyed unto Kenneth J. Davis, in fee.

BEING the same premises unto Kenneth J. Davis, by Deed, dated 09/26/2006, and recorded 10/19/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5620 at Page 1698, granted and conveyed unto Peter W. Huybers, in fee.

Parcel Number: 42-00-05118-38-4.

Location of property: 1905 Walnut Ridge Estate, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter W. Huybers** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of HSI Asset Securitization Corporation Trust 2006-HE2. Debt: \$148,027.43.

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. 2024-15481**, 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, described according to a Survey and Plan thereof, made by William T. Muldrew, Registered Engineer, dated 10/17/41, and last revised 2/17/42, as follows:

BEGINNING at a point, in the radial round corner, formed by the intersection of the Southwesterly side of Moreland Road (41.5 feet wide) and the Northwesterly side of Cleveland Avenue (50 feet wide); thence, extending along the Southwesterly side of Moreland Road, North 44 degrees 48 minutes West, 59 feet to a point, in the line of Lot #1020 on the said Plan; thence, extending along the line of Lot #1020, South 45 degrees 12 minutes West, 125 feet to a point; thence, extending South 44 degrees 48 minutes East, 54 feet to a point, in the Northwesterly side of Cleveland Avenue; thence, extending Northeastwardly, along the Northwesterly side of Cleveland Avenue, on the arc of a circle, curving left, with a radius of 374.99 feet, the arc distance of 106.42 feet to a point of curve; thence, still extending along the said side of Cleveland Avenue, North 45 degrees 12 minutes East, 10 feet to a point of curve; thence, extending along the arc of a circle, curving to the left, with a radius of 10 feet, the arc distance of 15.71 feet to the first mentioned point and place of beginning.

BEING the same premises which Jack N. Hill, Executor of the Last Will and Testament of Catherine Ann Hill f/k/a Catherine A. Bittner, by Indenture, dated July 8, 2009, and recorded July 13, 2009, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5736 at Page 2116, granted and conveyed unto Jack N. Hill, in fee.

TITLE TO SAID PREMISES IS VESTED IN Matthew Chun Labar and Channary Chou Labar, husband and wife, as tenants by the entirety, by Deed from Jack N. Hill, dated July 19, 2018, recorded July 24, 2018, in Book No. 6099 at Page 02114, being Instrument #2018049490.

Parcel Number: 30-00-44912-00-4.

Location of property: 1954 Moreland Road, Abington, PA 19001.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Matthew Chun Labar and Channary Chou Labar** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCAF Acquisition Trust. Debt: \$224,379.42.

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

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

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

By virtue of a Writ of Execution **No. 2024-15853**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit, in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located at **West Norriton Township**, Montgomery County, Pennsylvania, which has herefore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the Recording in the Office for the Recording of Deeds at Montgomery County, a Declaration, dated 2/15/80, and recorded 05/05/80, in Deed Book 4523 at Page 519; and an Amendment thereto, dated 11/24/80, and recorded 11/26/80, in Deed Book 4584 at Page 98; and the Declaration Plan 5/3/79, and recorded 5/5/80, in Condominium Plan Book 8 at Pages 1, 2, and 3; and a Code of Regulations, dated 12/27/79, and recorded 05/05/80, in Deed Book 4523 at Page 552; and Amendment thereto, dated 11/24/80, and recorded 11/26/80, in Deed Book 4584 at Page 100; and any and all Amendments thereto; being designated on Declaration Plan, as Unit No. 417, as more fully described in such Declaration Plan and Declaration; and any and all Amendments thereto, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .73217%, as the same may be amended from time to time.

BEING the same premises which Patrycja Dalecka, by Deed, dated 06/29/2022, and recorded 06/29/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6289 at Page 1561, granted and conveyed unto LGC Trust, in fee.

Parcel Number: 63-00-04865-14-8.

Location of property: 417 Centre Avenue, Condominium #417, Norristown, PA 19403.

The improvements thereon are: Residential, condominium/townhouse.

Seized and taken in execution as the property of **Patrycja Dalecka and LGC Trust** at the suit of Truist Bank. Debt: \$59,948.46.

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. 2024-16090**, 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 **Franconia Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, prepared for Hendricks, by Strothers Associates, Inc., dated June 22, 1988, and last revised July 7, 1988, and recorded in Montgomery County, in Plan Book A-50 at Page 96, as follows, to wit:

BEGINNING at a point, on the title line in the bed of Telford Pike (40 feet wide), which point is at the distance of 429.97 feet, Southwestwardly, along said title line, in the bed of Telford Pike, with its point of intersection, with the center line of Cowpath Road; thence, extending from said point of beginning, South 37 degrees, 48 minutes, 40 seconds West, crossing the Southeasterly ultimate right-of-way line of Telford Pike, and along land, now or late of Jeffrey and Suzanne Cressman, 338.09 feet to a point; thence, extending still along the same, South 63 degrees, 01 minute, 00 seconds West, 101.68 feet to a point, a corner of land, now or late of Melba R. Fluck; thence, extending along the same, North 36 degrees 45 minutes 40 seconds West, 101.44 feet to a point; thence, extending still along said land, mentioned land, South 51 degrees, 28 minutes, 20 seconds West, 27.06 feet to a point, a corner of Lot No. 2 on said Plan; thence, extending along the same, North 37 degrees, 48 minutes, 4 seconds West, recrossing said Southeasterly ultimate right-of-way line of Telford Pike, 218.58 feet to a point, on the said title liner, on the bed of Telford Pike; thence, extending along the same, North 52 degrees 31 minutes, 20 seconds East, 125.00 feet to the first mentioned point and place of beginning.

BEING Lot 1 as shown on said Plan.

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

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Schmidt, by Deed, from dated October 17, 2018, and recorded October 25, 2018, in Deed Book 14601 at Page 275, being Instrument Number 2018073956.

Parcel Number: 34-00-04882-00-7.

Location of property: 226 Telford Pike, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas E. Schmidt** at the suit of Truist Bank. Debt: \$241,503.76. **Nathalie Paul (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #309118

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. 2024-16241**, 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, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, as included within a Survey made 08/29/1964 by P. Richard Urwiler, Registered Surveyor as follows, to wit:

BEGINNING at an iron pin, in the middle of Deep Creek Road, a corner of this and land of Nellie Milczanzwski; thence, along the center line of Deep Creek Road, North 80 degrees 45 minutes West, 104.83 feet to an iron pin, a corner; thence, North 12 degrees 04 minutes East, 300 feet to an iron pin, a corner; thence, South 80 degrees 45 minutes East, 91 feet to a corner of land of said Nell Milczanzwski; thence, along said land, South 09 degrees 26 minutes 56 minutes West, 297.87 feet to the place of beginning.

BEING the same premises that Joseph A. McCafferty, Jr., married, and Lynne M. McCafferty, his wife, deeded to Sharon Sheridan, married, via a Deed, dated September 23, 2002, and recorded in the Office of the Montgomery County Recorder of Deeds, on October 2, 2002, in Book 5429 at Page 1146.

Parcel Number: 55-00-00442-00-7.

Location of property: 2817 Deep Creek Road, Green Lane, PA 18054.

The improvements thereon are: Single-family, residence.

Seized and taken in execution as the property of **Sharon Sheridan** at the suit of Penn Community Bank, Successor by Merger to First Savings Bank of Perkasie. Debt: \$86,168.34.

Kia N. House (Starfield & Smith, P.C.), 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. 2024-16396**, 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 or tenement, and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as 104 South Franklin Street, bounded and described, as follows, to wit:

BEGINNING on the East side of South Franklin Street, a point, in the middle of the dividing wall of a double brick house; thence, Eastwardly, through the middle of said dividing wall and along land, now or late of John George Psota, Sr., one hundred thirty-seven feet five inches to a sixteen feet wide alley; thence, Northwardly, along said alley, thirty-six feet seven inches to South Street; thence, Westwardly, along said South Street, one hundred and thirty-eight feet to South Franklin Street, aforesaid; thence, Southwardly, along said South Franklin Street, thirty-six feet seven inches to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM - ALL THAT CERTAIN lot or piece of ground, as conveyed by Anna Pastelak, widow, to Henry B. Clary, by Deed, dated 11/18/1971, recorded in Deed Book 3715 at Page 475.

BEING the same premises which Erika Irene Haynie, by Deed, dated March 16, 2021, and recorded at Montgomery County Recorder of Deeds Office, on April 14, 2021, in Deed Book 9220 at Page 02794, granted and conveyed unto Erika Irene Haynie.

Parcel Number: 16-00-10972-00-1.

Location of property: 104 S. Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Erika Irene Haynie** at the suit of Freedom Mortgage Corporation. Debt: \$174,672.84.

Jared M. Greenberg, 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. 2024-16711**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey and Plan thereof, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated September 10, 1963, said Plan recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Plan Book B-9 at Page 10, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Third Street (Route 113) (forty five feet wide), at the arc distance of thirty one and forty two one-hundredths feet, measured along a curve, to the right, having a radius of twenty feet from a point on the Southwesterly side of Bronson Circle (fifty feet wide); thence, extending along the said Northwesterly side of Third Avenue (Route 113) (forty five feet wide); South forty one degrees, forty five minutes West, one hundred thirty two feet to a point; thence, extending along land, now or late of Merrill Godshall; North forty eight degrees, fifteen minutes West, two hundred feet to a point; thence, extending along Lot #14; North forty one degrees, forty five minutes East, one hundred fifty two feet to a point, on the aforesaid Southwesterly side of Bronson Circle; thence, extending along the Southwesterly side of Bronson Circle; South forty eight degrees fifteen minutes East, one hundred eight feet to a point of curve; thence, extending along a curve to the right, having a radius of twenty feet, the arc distance of thirty one and forty two one hundredths feet to the first mentioned point and place of beginning.

BEING Lot #15 on the said Plan.

UNDER AND SUBJECT TO building restrictions and agreements of record.

BEING the same premises which Richard J. Kromer, Jr., by Deed, dated 7/28/2006, and recorded 8/6/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5611 at Page 1627, granted and conveyed unto Michelle N. Esqueda and Edward P. Smith.

Parcel Number: 23-00-01399-00-9.

Location of property: 285 W. 3rd Avenue, Colledgeville a/k/a Trappe, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michelle N. Esqueda and Edward P. Smith** at the suit of KeyBank, N.A. s/b/m First Niagara Bank, N.A. Debt: \$240,789.76.

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. 2024-16833**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE TWO CERTAIN lots of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known and designated as Lots 66 and 67, Block "A", Wayne Terrace Development of Norristown Realty Company, a Plan of which is on file in the Recorder's Office, in Deed Book 858 at Page 600, bounded and described as follows, to wit:

BEGINNING at a point on the Northeast side of Beech Street, at the distance of one hundred eighty-four and sixty-nine one-hundredths feet, Northwest from the intersection of the Northeast side of Beech Street, with the Northwest side of Buttonwood Street, said first mentioned point, being at the distance of forty-four and nine one-hundredths feet, Northwest, from the intersection of the Northeast side of Beech Street, with the Northwest side of a twenty feet wide alley, as laid out on said Plan; thence, along the Northeast side of Beech Street, Northwest, forty feet to a point, in line of Lot No. 68, Block "A"; thence, by the same, Northeast, one hundred eighty-six and sixty-seven one-hundredths feet to the Southwest side of a twenty feet wide alley, leading into the first above-mentioned twenty feet wide alley; thence, by the same, Southeast, forty feet to a point, in line of Lot No. 65, Block "A"; and thence, along the same, Southwest, one hundred eighty-six and sixty-seven one hundredths feet to the Northeast side of Beech Street, aforesaid, the first mentioned point and place of beginning.

TITLE IS VESTED WITH Barney Stead, by Deed from Kanubhai Patel and Ranjanben Patel a/k/a Ranjanben Patel and Jayprakash Patel, dated November 13, 2018, and recorded with the Montgomery County Recorder of Deeds on November 15, 2018, in Book 6115 at Page 377, and being Instrument No. 2018079080. Barney Stead departed this life, intestate, on or about February 8, 2024.

Parcel Number: 13-00-04584-00-2.

Location of property: 1109 W. Beech Street a/k/a 1109 Beech Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Estate of Barney Stead, Deceased and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under the Estate of Barney Stead, Deceased** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$149,977.45.

William E. Miller (Padgett Law Group), Attorney(s). I.D. #308951

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. 2024-18037**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE CERTAIN lots or pieces of land, with the dwelling and improvements thereon erected, being known and designated as Lots No. 176 and 177, on a Certain Plan of Lots of Willow Grove Annex, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Deed Book No. 779 at Page 600, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Warren Avenue (40 feet wide), at the distance of 100 feet Northwest from the Northwesterly side of Maple Avenue (50 feet wide).

CONTAINING in front or breadth on the said Warren Avenue, 50 feet, each Lot being 25 feet wide, and extending of that width, in length or depth, Southwestwardly, 105 feet.

BEING the same premises which Nelda Gwendolyn Duffy, by Deed, dated 8/25/2015, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 9/1/2015, in Deed Book Volume 5968 at Page 2074, granted and conveyed unto Jonathan A. Cordoba.

Parcel Number: 59-00-18226-00-3.

Location of property: 208 Warren Street, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathan A. Cordoba** at the suit of PennyMac Loan Services, LLC. Debt: \$281,838.96.

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. 2024-18460**, 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 therein erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, known and designated by the Number 71, on a certain Survey and Plan of Lots, made by Hunter and Evans, Surveyors, and recorded at Norristown, in Deed Book No. 330 at Page 111, etc., and being on the Northeastwardly side of a certain 50 feet wide street or avenue, designated on said Plan as Franklin Avenue, and the Southeastwardly side of Elm Avenue.

CONTAINING in front or breadth on the said side of Franklin Avenue, 50 feet, and extending in length or depth, Northeastwardly, along the Southeastwardly side of Elm Avenue, 150 feet.

BEING the same premises which Karen A. Shipman, by Deed, dated 11/22/2021, and recorded 1/20/2022, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6262 at Page 2975, granted and conveyed unto Paul Vitruk, deceased 1/30/2022, and Shelia Bradley-Vitruk, deceased 4/17/2023.

Parcel Number: 31-00-10567-00-4.

Location of property: 337 Franklin Avenue, Cheltenham, PA 19012.

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

Seized and taken in execution as the property of **The Unknown Heirs of Shelia Bradley-Vitruk, deceased** at the suit of Lakeview Loan Servicing, LLC. Debt: \$294,694.39.

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. 2024-18634**, 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 **Bridgeport Borough**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, prepared by Gambone Bros. Development Co., by Urwiler & Walter, Inc., dated 6-8-1989 and last revised 9-15-1989 and recorded in Montgomery County, in Plan Book A-51 at Page 305, as follows, to wit:

BEGINNING at a Point, on the Southeasterly side of Mill Street (30 feet wide), at the distance of 28.13 feet, measured South 28 degrees 34 minutes 44 seconds West, along the said Southeasterly side of Mill Street, from its point of intersection with the Southwesterly side of Second Street (28 feet wide); thence, extending from said point of beginning, along Lot No. 1 on said Plan, South 61 degrees 25 minutes 16 seconds East, crossing the bed a certain 12 feet wide access easement, 99.66 feet to a Point, in line of Lot No. 8, as shown on said Plan; thence, extending along the same, South 26 degrees 29 minutes 00 seconds West, 18.01 feet to a point, a corner of Lot No. 3 on said Plan; thence, extending along the same, North 61 degrees 25 minutes 16 seconds West, recrossing said access easement, 100.32 feet to a point on the said Southeasterly side of Mill Street, aforesaid; thence, extending along the same, North 28 degrees 34 minutes 44 seconds East, 18 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Donald G. Mascia, by Deed, from Edward J. Veneziale, dated August 21, 2006, and recorded October 4, 2006, in Deed Book 11914 at Page 1427.

Parcel Number: 02-00-04441-10-2.

Location of property: 203 Mill Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald G. Mascia** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OC11 Mortgage Pass-Through Certificates, Series 2006-OC11. Debt: \$190,435.78.

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. 2024-20227**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

BEING the same premises which Oleg Khrarov, by Deed, dated 4/14/2022, and recorded 5/19/2022, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book __ at Page __, being Instrument #2022055893, granted and conveyed unto Same Amir Laghzaoui.

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

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

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

Seized and taken in execution as the property of **Same Amir Laghzaoui** at the suit of AmeriHome Mortgage Company, LLC. Debt: \$509,800.90.

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. 2024-21485**, 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, being known as Lot Number 3, as shown on the Final Plan, made for Albert A. Toll, dated June 12, 1987, and revised June 18, 1987, prepared by Tri-State Engineers and Land Surveyors, Inc., 801 West Street Road, Feasterville, Pennsylvania, bounded and described, as follows:

BEGINNING at a point, a corner of Lot Number 2 on the Southeasterly side of Mellon Road (50.00 feet wide); thence, from the said point of beginning, and along the said Lot Number 2, South 30 degrees 28 minutes 22 seconds East, 77.55 feet to a point, a corner; thence, continuing along the said Lot Number 2, South 48 degrees 10 minutes 10 seconds East, 93.00 feet to a point, a corner on the Northwesterly side of Washington Lane (L.R. 46119); thence, along the Northwesterly side of the said Washington Lane, South 41 degrees 49 minutes 50 seconds West, 76.00 feet to a point, a corner of Lot Number 4; thence, along the said Lot Number 4, North 48 degrees 10 minutes 10 seconds West, 127.00 feet to a point, a corner; thence, continuing along the said Lot Number 4, North 20 degrees 07 minutes 48 seconds West, 89.41 feet to a point, a corner on the Southerly side of the aforementioned Mellon Road; thence, along the Southerly side of the said Mellon Road, and along the Southeasterly side thereof, by a curve to the left, in a Northeasterly direction, having a radius of 175.00 feet, and for the arc distance of 70.00 feet to the point and place of beginning.

CONTAINING 14,497 square feet.

BEING Lot Number 3 as shown on Plan.

UNDER AND SUBJECT to sewer easement as shown on Plan.

BEING the same premises which Emanuel V. Freeman, by Deed, dated September 24, 2003, and recorded on August 6, 2004, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5520 at Page 2371, as Instrument No. 2004160242, granted and conveyed unto Emanuel V. Freeman and Emma Cummings Freeman.

Parcel Number: 31-00-18723-00-2.

Location of property: 7745 Mellon Road, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **Emanuel V. Freeman and Emma Cummings Freeman and The United States of America** 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: \$784,409.74.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

To all parties in interest and claimants:

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

ARTICLE OF AMENDMENT

NOTICE OF FILING ARTICLES OF AMENDMENT

Notice is hereby given that on January 7, 2025, **Pitcairn Trust Company LLC**, with its principal place of business located at 165 Township Line Road, Suite 3000, Jenkintown, Pennsylvania 19046, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 15 of the Banking Code of 1965, as amended.

The purpose of the amendment is to change the address of the principal place of business to 161 Washington Lane, Suite 801, Conshohocken, Pennsylvania 19428. Pitcairn Trust Company LLC has terminated its lease and will no longer conduct business from the Jenkintown office.

All interested persons may file comments regarding this amendment, in writing, with the Bureau of Credit Union and Trust Supervision of the Pennsylvania Department of Banking and Securities, electronically at RA-BNTRUSTSUPRVSNINQ@pa.gov

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the *Pennsylvania Bulletin*. Publication in the *Pennsylvania Bulletin* may or may not appear contemporaneously with this notice. Please check the *Pennsylvania Bulletin* Web site at www.pabulletin.com to determine the due date for filing comments.

ARTICLES OF INCORPORATION PROFIT

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

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **CB Consulting Corp.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

Trotman Pepper Locke LLP, Solicitors
3000 Two Logan Square
18th & Arch Streets
Philadelphia, PA 19103

Kim’s Taekwondo Academy, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
Daniel J. Paci, Esquire
 104 S. Sixth Street, P.O. Box 215
 Perkasio, PA 18944-0215

MC GIZ, Corp. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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

The name of the corporation is: **PatteeCopia, Inc.**
 Articles of Incorporation have been filed on: **December 16, 2024**

**ARTICLES OF INCORPORATION
 NONPROFIT**

Drew Gordon Memorial Foundation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.
Green & Schafle LLC
 2332 S. Broad Street
 Philadelphia, PA 19145

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation, pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is **Mennonite Schools Network**

The Articles of Incorporation (filing date) 12/02/2024.
 The purpose for which it was organized is as follows: charitable, religious, educational and scientific purposes.
Jeffrey K. Landis, Esquire
Landis, Hunsberger, Gingrich & Weik, LLP
 114 East Broad Street, P.O. Box 64769
 Souderton, PA 18964

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2024-28558

NOTICE IS HEREBY GIVEN that on December 18, 2024, the Petition of Amber Spilove was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to ALEXANDER ALVAREZ.

The Court has fixed February 26, 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. 2024-25969

NOTICE IS HEREBY GIVEN that on November 12, 2024, the Petition of Andrew E. Nader was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to MARA AMELIA MORELLI.

The Court has fixed February 5, 2025, at 9:00 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2024-27248

NOTICE IS HEREBY GIVEN that on November 26, 2024, the Petition of Anya & Craig Surnitsky, on behalf of Brandon David Surnitsky, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to BRANDON LESLIE SURNITSKY.

The Court has fixed February 5, 2025, at 9:00 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2024-24944

NOTICE IS HEREBY GIVEN that on October 31, 2024, the Petition of Dalton Joseph Roberto was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to DALTON JOSEPH CAROMANO.

The Court has fixed February 12, 2025, at 9:00 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2024-25898

NOTICE IS HEREBY GIVEN that on November 12, 2024, the Petition of David James Grabowski was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to DANA JOLYNE GRABOWSKI.

The Court has fixed February 26, 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. 2024-27249

NOTICE IS HEREBY GIVEN that on November 26, 2024, the Petition of Francis Charles Maguire was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to FRANK CHARLES MAGUIRE.

The Court has fixed February 5, 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. 2024-27801

NOTICE IS HEREBY GIVEN that on January 6, 2025, the Petition of Isabella Bernardes Felix was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to FELIX BERNARDES LOPES.

The Court has fixed February 5, 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. 2024-25779

NOTICE IS HEREBY GIVEN that on November 8, 2024, the Petition of Jasmine Alicia Hempel was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JASMINE ALICIA KURTYKA.

The Court has fixed February 26, 2025, at 9:00 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-27033

NOTICE IS HEREBY GIVEN that on November 22, 2024, the Petition of Jennifer Ashley Sexton was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to BELLAMY WESLEY SEXTON.

The Court has fixed February 26, 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. 2024-29124

NOTICE IS HEREBY GIVEN that on December 24, 2024, the Petition of John Daniel Murray was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to DIANA KATHERINE MURRAY.

The Court has fixed February 26, 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.

Amanda Atkinson, Esquire
Law Offices of Jennifer J. Riley
585 Skippack Pike, Suite 200
Blue Bell, PA 19422

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-26796

NOTICE IS HEREBY GIVEN that on November 21, 2024, the Petition of LABEEBAH ZAKRUYAH OGLSBY was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to Labeebah Zakiyyah Oglesby.

The Court has fixed March 19, 2025, at 9:00 AM in Courtroom “G” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-28545

NOTICE IS HEREBY GIVEN that on December 16, 2024, the Petition of Lamont Edwards was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to LAMONT BRANDON EDWARDS.

The Court has fixed February 26, 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. 2024-24945

NOTICE IS HEREBY GIVEN that on October 31, 2024, the Petition of Mary Ann Roberto was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to MARY ANN CAROMANO.

The Court has fixed February 12, 2025, at 9:00 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-28603

NOTICE IS HEREBY GIVEN that on December 9, 2024, the Petition of Michael Andrew Schwartz was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to EMMA ALLISON SCHWARTZ.

The Court has fixed February 26, 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. 2024-25770

NOTICE IS HEREBY GIVEN that on November 8, 2024, the Petition of Nicole M. Martin was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to NICOLE M. ARIYA.

The Court has fixed March 5, 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.

**Randall McCormick, Esquire
Rick Law, LLC**

933 N. Charlotte Street, Suite 3-B
Pottstown, PA 19464

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-25750

NOTICE IS HEREBY GIVEN that on November 8, 2024, the Petition of Sharon Faye Partington was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to SHARYN FAYE PARTINGTON.

The Court has fixed January 29, 2025, at 9:00 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-27943

NOTICE IS HEREBY GIVEN that on December 6, 2024, the Petition of Wynter Kyllonen Cox was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to LEÓ WYNTER KYLLONEN.

The Court has fixed February 26, 2025, at 9:00 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-28264

NOTICE IS HEREBY GIVEN that on December 12, 2024, the Petition of Yan Lin, Mother, on behalf of her minor children, Wai Ho Lin; Lucas Lin; and Mia Lin, was filed in the above-named Court, praying for a Decree to change their names to WAIHO YUNG; LUCASYUNG; AND MIA YUNG.

The Court has fixed February 12, 2025, at 9:00 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-36004

NOTICE IS HEREBY GIVEN that on November 13, 2024, the Petition of Zoe Ruth Leiby was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to KAMERON DAVID LEIBY.

The Court has fixed February 26, 2025, at 9:00 AM in Courtroom “TBD” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PA
CIVIL ACTION - LAW
NO. 2024-23241

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**Deutsche Bank National Trust Company, as Trustee for
Morgan Stanley ABS Capital I, Inc. Trust 2003-NC8,
Plaintiff**

vs.

**Susan A. Strauss, Individually and in her capacity
as Heir of John F. Strauss, Jr. a/k/a John Strauss, et al.,
Defendants**

**To: Unknown Heirs, Successors, Assigns, and
All Persons, Firms, or Associations, Claiming Right,
Title, or Interest from or under John F. Strauss, Jr.
a/k/a John F. Strauss, Defendant(s), 32 Hartranft Ave.,
Norristown, PA 19401**

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2003-NC8, has filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, PA, docketed to No. 2024-23241, seeking to foreclose the mortgage secured on your property located at 32 Hartranft Ave., Norristown, PA 19401.

NOTICE

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

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

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

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

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

Troy Freedman, Esq., ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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

ALBERTS, THOMAS FRANKLIN also known as THOMAS F. ALBERTS, dec'd.

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

ATIAS, SHALOM, dec'd.

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

BALL, VERONICA MARY, dec'd.

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

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

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

BARRY, JOHN EDWARD, dec'd.

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

BERGMAN, MARGARET A., dec'd.

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

BLACK, LENNOX KINGMAN, dec'd.

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

BRACCIA, ISABELLA, dec'd.

Late of Brigantine, Atlantic City, NJ and
Montgomery Township, Montgomery County, PA.
Administrator: VITO BRACCIA,
420 Privet Lane,
Horsham, PA 19044.
ATTORNEY: SUSAN A. KAMENITZ,
LAW OFFICE OF SUSAN A. KAMENITZ, LLC,
7 Larkspur Lane,
Newtown, PA 18940

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

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

BROWN, JAMES, dec'd.

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

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

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

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

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

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

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

CAMPBELL, MICHAEL P., dec'd.

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

CAUSAK, CHRISTOPHER, dec'd.

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

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

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

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

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

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

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

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

DEMPSEY, SANDRA H., dec'd.

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

DeROSA, ANTHONY J., dec'd.

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

DESIMINE, AMY R., dec'd.

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

DITONDO, LINDA SUE, dec'd.

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

EMRICH, ANTHONY G., dec'd.

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

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

FAGAN, JAMES CLEARY, dec'd.

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

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

FARNSWORTH JR., PAUL LANDON, dec'd.

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

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

FASSHAUER, ALFRED HENRY, dec'd.

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

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

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

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

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

FOSTER, DAVID ALAN, dec'd.

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

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

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

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

GARVIN, ANDREW N., dec'd.

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

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

GUZZI, GLORIA R., dec'd.

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

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

HARBISON, JOHN L., dec'd.

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

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

HOULE, DONALD A., dec'd.

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

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

HUDAK, DOROTHY J., dec'd.

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

HUROWITZ, MARY, dec'd.

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

JORDAN, BRUCE M., dec'd.

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

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

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

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

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

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

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

LANIGAN, EDWARD J., dec'd.

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

LINFOOT, GERALD R., dec'd.

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

LOVETT III, JAMES A., dec'd.

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

LUCHIE, LOUELLA MASON also known as

LOUELLA LUCHIE and
LOUELLA MASON, dec'd.
 Late of Upper Merion Township.
 Executrix: KRISTA LUCHIE BROWN,
 809 Ardmore Avenue,
 Ardmore, PA 19003.

LURIE, MILDRED C., dec'd.

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

LUTON, PALMA, dec'd.

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

LYONS, JUDITH A., dec'd.

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

MacKENZIE, IRMA JOAN, dec'd.

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

MARTIN, MARGARET J., dec'd.

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

McCOY, CAROLE D., dec'd.

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

McKELVEY, REGINA, dec'd.

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

MEEHAN, ELIZABETH J., dec'd.

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

MERLIN, HANNO M., dec'd.

Late of Lower Merion Township.
 Executrix: KARIN M. TANEY,
 c/o John A. Terrill, II, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: JOHN A. TERRILL, II,
 HECKSCHER, TEILLON, TERRILL & SAGER, PC.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

MIRABELLA, ORLANDO M., dec'd.

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

MONTGOMERY, JOYCE, dec'd.

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

MOORE, KIM DARCELL, dec'd.

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

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

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

MOURAR, DEANNA M., dec'd.

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

MUSNITSKY, MARILYN, dec'd.

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

NEIFERT, PAUL EDWARD, dec'd.

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

NOCERA, ANDREW, dec'd.

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

NOVAK, KAREN J. also known as

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

OSBORNE, MARGARET ANN also known as

PEGGY ANN OSBORNE, dec'd.
 Late of Upper Dublin Township.
 Executor: KEVIN OSBORNE,
 1663 Jarrettown Road,
 Dresher, PA 19025.

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

PENNYPACKER, GAIL, dec'd.

Late of Horsham Township.
 Executor: DAVID PENNYPACKER,
 c/o Laura M. Mercuri, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

POCELUJKO, MONICA also known as

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

POST, PHILIP O., dec'd.

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

PRESSMAN, AVRA S., dec'd.

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

PRITZ, MARGUERITE F., dec'd.

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

REGIER, INGO, dec'd.

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

REIN, JANICE, dec'd.

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

RILEY, KRISTINE A., dec'd.

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

ROHLFING, WILLIAM P., dec'd.

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

RUSH, PHILOMENA T., dec'd.

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

SABIA, MARK A., dec'd.

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

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

Late of Abington Township.
Executrix: LESLIE S. RAZZI,
c/o Laura M. Mercuri, Esquire,
104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040

**SHEA, ELIZABETH A. also known as
ELIZABETH ANN SHEA,
ELIZABETH BRADLEY,
ELIZABETH A. BRADLEY,
ELIZABETH ANN BRADLEY and
ELIZABETH BRADLEY-SHEA, dec'd.**
Late of Springfield Township.
Administrator: ROBERT M. BRADLEY,
1501 Lawnmont Drive, Apt. 410,
Round Rock, TX 78664.
ATTORNEY: ELIZABETH L. ROMANO,
TIMONEY KNOX LLP,
400 Maryland Drive, P.O. Box 544,
Fort Washington, PA 19034-7544

SIMMONDS SR., VINCENT JOHN, dec'd.

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

SNYDER, FRANK, dec'd.

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

SORENSEN, MARY R., dec'd.

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

SWEENEY, MICHAEL G., dec'd.

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

TURNER, MARILYN A., dec'd.

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

VANDEGRIFT, CHARLA, dec'd.

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

WELTGE, SIGRID W., dec'd.

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

WHITNEY, KENNETH L., dec'd.

Late of Abington Township.
Executrix: JANE SHERIFF,
64 Cormorant Drive,
Bechtelsville, PA 19505.

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

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

Late of Springfield Township.
 Executor: JOHN YI,
 1506 Lucon Road,
 Oreland, PA 19075.

ATTORNEY: ANDREW P. GRAU,
 THE GRAU LAW FIRM,
 911 Easton Road, P.O. Box 209,
 Willow Grove, PA 19090

YOUNG JR., PAUL OSCAR, dec'd.

Late of Worcester Township.
 Administratrix: MEREDITH CHATBURN NOON,
 157 Ashmore Lake Court,
 Piedmont, NC 29673.

ATTORNEY: LARRY A. HOUSHOLDER,
 1628 8th Avenue,
 Beaver Falls, PA 15010

YOUNG, JOSEPH A., dec'd.

Late of Abington Township.
 Executor: F. PAUL YOUNG,
 c/o William E. Scott, Esquire,
 Newtown Pavilion, Suite 202,
 6 Penns Trail,
 Newtown, PA 18940.

ATTORNEY: WILLIAM E. SCOTT,
 CARACAPPA COOK SCOTT & RAMAGLI,
 Newtown Pavilion, Suite 202,
 6 Penns Trail,
 Newtown, PA 18940

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

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

ATTORNEY: ROBERT A. BACINE,
 KAPLAN STEWART MELOFF REITER &
 STEIN, PC,
 910 Harvest Drive,
 Blue Bell, PA 19422

Second Publication

ATKINSON, WILLIAM B., dec'd.

Late of Upper Dublin Township.
 Executrix: KATHLEEN JOAN STELLA,
 c/o Rosemary R. Ferrino, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446-2012.

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

**BIGGIN, MARY S. also known as
 MARY SCOTT BIGGIN, dec'd.**

Late of Borough of Hatboro.
 Executrix: PAULA G. MORRIS,
 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

BLOCK, MICHAEL, dec'd.

Late of Montgomery County, PA.
 Executor: MICHAEL E. EISENBERG, ESQUIRE,
 2935 Byberry Road, Suite 107,
 Hatboro, PA 19040.

ATTORNEY: MICHAEL E. EISENBERG,
 ESQUIRE,
 2935 Byberry Road, Suite 107,
 Hatboro, PA 19040

BOYLE, ROSE E., dec'd.

Late of Springfield Township.
 Administratrix: CATHERINE C. BOYLE,
 c/o Patrick J. McMonagle, Esquire,
 564 Skippack Pike,
 Blue Bell, PA 19422.

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

**BROWN, HOWARD S. also known as
 HOWARD SALES BROWN, dec'd.**

Late of Cheltenham Township.
 Executrices: EVA R. BRAIMAN,
 10 Liberty Street, Apt. 24F,
 New York, NY 10005,
 REBECCA L. GETTLEMAN,
 3458 Calandria Avenue,
 Oakland, CA 94605.

ATTORNEY: D. BARRY PRITCHARD, JR.,
 LAW OFFICES OF D. BARRY PRITCHARD, JR.,
 P.O. Box 276,
 Narberth, PA 19072

CAPOBIANCO, PATRICK JAMES, dec'd.

Late of Borough of Bridgeport.
 Administrators: DARIAN CAPOBIANCO AND
 EVELYN CAPOBIANCO,
 335 Morris Street,
 Phoenixville, PA 19460.

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

DENNO JR., HARRY, dec'd.

Late of Upper Merion Township.
 Executor: JOHN T. GARVEY,
 c/o Robert A. Saraceni, Jr., Esquire,
 548 E. Main Street, Suite A,
 Norristown, PA 19401.

ATTORNEY: ROBERT A. SARACENI, JR.,
 SARACENI LAW, PLLC,
 548 E. Main Street, Suite A,
 Norristown, PA 19401

**GALLAGHER, VIVIAN M. also known as
 VIVIAN GALLAGHER, dec'd.**

Late of Lower Gwynedd Township.
 Executor: JOHN J. McANENEY, ESQUIRE,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.

ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

GILL, HELEN M., dec'd.

Late of Abington Township.
 Executrix: HEATHER GILL,
 c/o Maryanne C. Coates, Esquire,
 2739 Limekiln Pike,
 North Hills, PA 19038.
 ATTORNEY: MARYANNE C. COATES,
 COATES & COATES, P.C.,
 2739 Limekiln Pike,
 North Hills, PA 19038

GIORDANO, CARMENELLA, dec'd.

Late of Springfield, PA.
 Executor: DAVID CHERUNDOLO,
 2 Lee Street,
 Old Forge, PA 18518.
 ATTORNEY: DAVID CHERUNDOLO,
 410 Jefferson Avenue,
 Scranton, PA 18510

GREEN, LILLER B., dec'd.

Late of Bala Cynwyd, PA.
 Executrices: JAN ALBERTA GREEN,
 5636 Cambridge Bay Drive,
 Charlotte, NC 28269,
 PAMELA ALISON COLEMAN,
 5716 Barrington Run,
 Union City, GA 30291.
 ATTORNEY: SOPHIA H. DUFFY,
 WINTER & DUFFY LAW,
 190 Bethlehem Pike, Suite 1,
 P.O. Box 564,
 Colmar, PA 18915

GUERRERO, HENRY C., dec'd.

Late of Cheltenham Township.
 Administratrix: ALIETE O. GUERRERO,
 c/o Gary A. Zlotnick, Esquire,
 Zarwin Baum DeVito Kaplan Schaar & Toddy, PC,
 One Commerce Square, 16th Floor,
 2005 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: GARY A. ZLOTNICK,
 ZARWIN BAUM DeVITO KAPAN SCHAER &
 TODDY, PC,
 One Commerce Square, 16th Floor,
 2005 Market Street,
 Philadelphia, PA 19103

HIRSCH, SARAH EVELYN, dec'd.

Late of Huntingdon Valley, PA.
 Executor: RANDAL HIRSCH,
 c/o Matthew H. Millen, Esquire,
 108 N. 4th Street,
 Easton, PA 18042-3559.
 ATTORNEY: MATTHEW H. MILLEN,
 MILLEN LAW,
 108 N. 4th Street,
 Easton, PA 18042-3559

KADEL, LOIS TAYLOR, dec'd.

Late of Lower Salford Township.
 Co-Executors: CHRISTINA HARRINGTON,
 1312 Keystone Drive,
 Sellersville, PA 18960,
 ROBERT HARRINGTON,
 2605 County Line Road,
 Telford, PA 18969.
 ATTORNEY: MARK M. MEDVESKY,
 601 E. Broad Street, Suite 110,
 Souderton, PA 18964

LUKENS JR., BRYAN DAVID also known as

BRYAN D. LUKENS, dec'd.
 Late of Borough of Schwenksville.
 Administrators: BRYAN DAVID LUKENS AND
 TRACY L. LUKENS,
 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

LUKENS, PARKER BRADFORD also known as

PARKER B. LUKENS, dec'd.
 Late of Borough of Schwenksville.
 Administrators: BRYAN DAVID LUKENS AND
 TRACY L. LUKENS,
 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

LYNCH, RUTH B., dec'd.

Late of Borough of Bryn Athyn.
 Executor: CHRISTOPHER W. LYNCH,
 c/o Karen F. Angelucci, Esquire,
 2617 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: KAREN F. ANGELUCCI,
 SEMANOFF ORMSBY GREENBERG &
 TORCHIA, LLC,
 2617 Huntingdon Pike,
 Huntingdon Valley, PA 19006

MILLER, ELIZABETH S., dec'd.

Late of North Wales, PA.
 Executor: ANDREW P. MILLER,
 132 N. Seventh Street,
 Bally, PA 19503.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

MOODY, ESTHER J., dec'd.

Late of Montgomery County, PA.
 Executrix: ROSALIE MOODY,
 c/o Jeffrey V. Matteo, Esquire,
 700 Main Street, Suite 200,
 Norristown, PA 19401.
 ATTORNEY: JEFFREY V. MATTEO,
 FOX AND FOX, ATTORNEYS AT LAW, P.C.,
 700 E. Main Street, Suite 200,
 Norristown, PA 19401

MORTON, ANN R., dec'd.

Late of Lafayette Hill, PA.
 Executrix: BRENDA WAITER,
 648 Mulford Road,
 Wyncote, PA 19095.
 ATTORNEY: SUSAN L. ANDERSON,
 3644 Darby Road,
 Bryn Mawr, PA 19010

MOULTON, HUGH G., dec'd.

Late of Whitemarsh Township.
 Executor: HUGH GEOFFREY MOULTON, JR.,
 c/o Patrick A. Russo, Esquire,
 1001 Conshohocken State Road, #1-300,
 West Conshohocken, PA 19428.

- ATTORNEY: PATRICK A. RUSSO,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, #1-300,
West Conshohocken, PA 19428
- MUNIO JR., THOMAS A., dec'd.**
Late of Worcester Township.
Administratrix: DANIELLE MARIE MUNIO,
303 Sunny Ridge Road,
Gilbertsville, PA 19525.
- ATTORNEY: JEFFREY R. BOYD,
BOYD AND KARVER, PC,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512
- NICE, MARY LOUISE, dec'd.**
Late of Franconia Township.
Executrix: CHERIE L. EVANS,
2415 Hillcrest Road,
Quakertown, PA 18951.
- REATH, MARY ANN, dec'd.**
Late of Whippen Township.
Executor: JEFFREY S. SCHAEFFER,
c/o Danielle M. Yacono, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
- ATTORNEY: DANIELLE M. YACONO,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446
- RIETTER, JOHN D. also known as
JOHN DELANO RIETTER, dec'd.**
Late of Hatfield Township.
Executrix: KAREN M. STITZINGER,
c/o Thomas F. J. MacAniff, Esquire,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137.
- ATTORNEY: THOMAS F. J. MACANIFF,
EASTBURN AND GRAY, PC,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137
- ROSNER, HENRY S., dec'd.**
Late of Abington Township.
Executor: SEAN ROSNER,
c/o Karen S. Dayno, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
- ATTORNEY: KAREN S. DAYNO,
TIMONEY KNOX LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544
- RULEY, KATHLENE, dec'd.**
Late of Borough of Norristown.
Administrator: SOLOMON JOHNSON,
621 Haws Avenue, Apt. 7,
Norristown, PA 19401.
- ATTORNEY: LATISHA BERNARD
SCHUENEMANN,
BARLEY SNYDER, LLP,
2755 Century Boulevard,
Wyomissing, PA 19610
- SCHNABEL, MARY HYATT, dec'd.**
Late of Lower Merion Township.
Executor: ANDREW GAVRIN,
306 Clairemont Road,
Villanova, PA 19085.
- ATTORNEY: ANDREW GAVRIN,
THE LAW OFFICE OF ANDREW GAVRIN,
306 Clairemont Road,
Villanova, PA 19085
- SHINN JR., WILLIAM W., dec'd.**
Late of Lower Merion Township.
Executor: ALBERT DAVID JOHNSON, JR.,
c/o Terrance A. Kline, Esquire,
200 E. State Street, Suite 306,
P.O. Box A,
Media, PA 19063.
- ATTORNEY: TERRANCE A. KLINE,
LAW OFFICE OF TERRANCE A. KLINE,
200 E. State Street, Suite 306,
P.O. Box A,
Media, PA 19063
- SHOULSON, BARBARA S., dec'd.**
Late of Lower Merion Township.
Executors: LANEY KUHN AND
MICHAEL SHOULSON,
c/o Jennifer A. Kosteva, Esquire,
1001 Conshohocken State Road, #1-300,
West Conshohocken, PA 19428.
- ATTORNEY: JENNIFER A. KOSTEVA,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, #1-300,
West Conshohocken, PA 19428
- SMITH, SUSAN A., dec'd.**
Late of West Norriton Township.
Executor: ADAM SMITH,
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
- WISTER, MICHAEL C., dec'd.**
Late of Borough of Lansdale.
Administrator: MICHAEL J. WISTER,
c/o Leigh A. Segal, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.
- ATTORNEY: LEIGH A. SEGAL,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323

Third and Final Publication

- ARENA, CAROLYN M., dec'd.**
Late of Royersford, PA.
Administrator: DAVID T. WHEELER,
50 Boraten Road,
Linfield, PA 19468.
- ATTORNEY: DANIEL T. McGRORY,
BELLO, REILLEY, McGRORY & DiPIPPA, P.C.,
144 E. DeKalb Pike, Suite 300,
King of Prussia, PA 19406
- BURROWS, BENJAMIN ALLEN, dec'd.**
Late of Cheltenham Township.
Administratrix: ARIANA BURROWS,
406 Shoemaker Road,
Elkins Park, PA 19027.
- CLEMENS, HELEN M., dec'd.**
Late of Borough of Conshohocken.
Administrator: CAROL F. YORGEY.

ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

CURRAN, THOMAS, dec'd.

Late of Abington Township.
Executrix: DONNAMARIE ANN CURRAN
(A/K/A DONNA CURRAN),
4156 Greeby Street,
Philadelphia, PA 19135.
ATTORNEY: JAMES E. EGBERT,
EGBERT & BARNES, P.C.,
349 York Road, Suite 100,
Willow Grove, PA 19090

**GOHEL, KANTI MAGANLAL also known as
KANTILAL M. GOHEL, dec'd.**

Late of North Wales, PA.
Executor: TUSHAR KANTILAL GOHEL,
85 Dunster Lane,
Winchester, MA 01890.

HIGGINS, MARGARET P., dec'd.

Late of Borough of North Wales.
Administrator: ROBERT M. SLUTSKY,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462.
ATTORNEY: ROBERT M. SLUTSKY,
SLUTSKY ELDER LAW, P.C.,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

LAVAN, EDMUND C., dec'd.

Late of Lansdale, PA.
Executrix: PATRICIA LAVAN TAYLOR,
c/o Karyn L. Seace, CELA,
Evans Building, Suite A,
105 E. Evans Street,
West Chester, PA 19380.
ATTORNEY: KARYN L. SEACE, CELA,
SEACE ELDER LAW, PLLC,
Evans Building, Suite A,
105 E. Evans Street,
West Chester, PA 19380

**MOORE, HARRY L. also known as
HARRY LOUIS MOORE, dec'd.**

Late of Towamencin Township.
Executrix: KIMBERLY A. MOORE,
c/o Holly S. Filius, Esquire,
101 N. Pointe Boulevard, Suite 202,
Lancaster, PA 17601.
ATTORNEY: HOLLY S. FILIUS,
RKG LAW,
101 N. Pointe Boulevard, Suite 202,
Lancaster, PA 17601

PASTERNAK, ROSLYN, dec'd.

Late of Lower Providence Township.
Executrices: MARLA SONES AND
LISA PASTERNAK,
c/o Howard M. Soloman, Esquire,
1819 JFK Boulevard, Suite 303,
Philadelphia, PA 19103.
ATTORNEY: HOWARD M. SOLOMAN,
1819 JFK Boulevard, Suite 303,
Philadelphia, PA 19103

PESTER, ANN E., dec'd.

Late of Borough of Schwenksville.
Executor: CHARLES PESTER,
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

PETERS, EILEEN K., dec'd.

Late of Franconia Township.
Executor: TODD A. PETERS,
c/o Ian W. Peltzman, Esquire,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002.
ATTORNEY: IAN W. PELTZMAN,
LAW OFFICE OF ANDREW B. PELTZMAN,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002

**POTPINKO JR., PAUL LEONARD also known as
PAUL L. POTPINKO, dec'd.**

Late of Douglass Township.
Executrix: KRISTIN GIAMMATTEO,
504 Hamilton Street,
Norristown, PA 19401.
ATTORNEY: MICHAEL E. FUREY,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403

RYALES, SOPHIA STEPHANIE, dec'd.

Late of Montgomery County, PA.
Administrator: ANTHONY RYALES,
c/o Michael E. Eisenberg, Esquire,
2935 Byberry Road, Suite 107,
Hatboro, PA 19040.
ATTORNEY: MICHAEL E. EISENBERG,
2935 Byberry Road, Suite 107,
Hatboro, PA 19040

YOUNG, RITA, dec'd.

Late of Skippack Township.
Executor: JACKSON LUCKETT,
c/o Christopher P. Mullaney, Esquire,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

MISCELLANEOUS

**NOTICE OF HEARING
MONTGOMERY COUNTY COURT OF
COMMON PLEAS**

NOTICE is hereby given that the North Penn School District has petitioned the Montgomery County Court of Common Pleas for permission to sell the "Movie Lots," more fully described as

"The parcels [...] in Hatfield Township, Montgomery County, Pennsylvania, [...] located northeast of the intersection of Welsh Road and West Orvilla Road" consisting of 56.56 acres of residentially zoned land bounded by public roadways, consisting of 133 parcels in total,"

to Pulte Homes of PA, LP, a Michigan Limited Partnership, for an amount of or about Fifteen Million Eighty-Five Thousand and 00/100 Dollars (\$15,085,000.00). A hearing on this matter will take place on January 27, 2025, at 1:00 P.M. at the Montgomery County Courthouse, Norristown, PA 19401, in Court Room 13.

Should any member of the public wish to voice their opposition to the sale of this District-owned property to this purchaser, they may do so through the filing of an intervention on this matter and appearing in Court on the above stated day and time.

Should any member of the public have questions regarding any of the above information, please contact Stephen Skrocki, North Penn School District CFO, at (215) 853-1010 or skrocksb@npenn.org.

Cathy McMurtrie,
North Penn School District Board President

PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on December 30, 2024, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Bruce A. Chernow, DDS, P.C.**

TERMINATION OF PARENTAL RIGHTS

INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

TO: Unknown Birth Father of B.G.B.
DOB: May 13, 2024

A petition has been filed asking the Court to put an end to all rights you have to B.G.B., a female child born to Birth Mother Eva Renee Ball, (a resident of Bucks County), on May 13, 2024, in Langhorne, Pennsylvania.

The Court has set a virtual hearing to consider terminating your rights to the child. That hearing will be held on February 7, 2025, at 1:00 p.m. The virtual hearing shall take place via video conference using the Zoom platform. Your presence is required at the hearing. Please contact Lisa Kane Brown, Esq. at 484-370-4070 for the Zoom log-in information. PLEASE BE AWARE THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR PARENTAL RIGHTS 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 or cannot afford one, please contact the office set forth below to find out where you can get legal help.

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

Lisa Kane Brown, Esq.
25 W. Airy St.
Norristown, PA 19401

TRUST NOTICES

Second Publication

**DECLARATION OF TRUST OF
KARL DOLLINGER AND
MARY ANN DOLLINGER
DATED OCTOBER 27, 2000**

**Mary Ann Dollinger, Deceased
Late of Upper Moreland 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: Constance P. Dollinger
c/o Laura M. Mercuri, Esq.
Duffy North
104 N. York Rd., Hatboro, PA 19040

Third and Final Publication

**JEANNE K. LEWIS REVOCABLE TRUST
DATED APRIL 8, 2003**

Notice of the death of Jeanne K. Lewis, late of Cheltenham Township, Montgomery County, is hereby given. Jeanne K. Lewis died October 24, 2024, and was the Settlor of the Jeanne K. Lewis Revocable Trust dated April 8, 2003.

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

Trustee: David R. Lewis
44 Franklin Ave., Hatboro, PA 19040
Trustee's Attorney: Robert C. Gerhard, III
Gerhard & Gerhard PC
815 Greenwood Avenue, Ste. #8
Jenkintown, PA 19046
215-885-6785

EXECUTIONS ISSUED

Week Ending January 7, 2025

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

- 123WEBSITES: LARKINS, KAYLEE: BANK OF AMERICA, N.A., GRNSH. - Shelton, James; 202428955; \$12,197.33.
- B&C YARDCARE, LLC: WELLS FARGO BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202461108; \$5,225.75.
- BANKROLL CAPITAL, INC.: JPMORGAN CHASE BANK, N.A., GRNSH. - Barack, Michael, et al.; 202425867; \$39,402.00.
- BARKLEY, LESLIE - Citibank, N.A.; 201922591.
- BENSON, CHRISTOPHER: GEORGE - Mortgage Assets Management, LLC; 202401546.
- BUCKLEY, JAMES: LONG, CRYSTAL: THE UNITED STATES OF AMERICA - Midfirst Bank; 202406321.

- CHARBONNEAU, LISA: BRADLEY - Lakeview Loan Servicing, LLC; 202419766.
- CHURCHRAY, SAM - MM 1300, LLC; 202428954; WRIT/EXEC.
- CHURCHRAY, SAM - MM 1300, LLC; 202428953; WRIT/EXEC.
- COOPERSMITH, JONATHAN: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202428671; \$5,497.98.
- DISTEL, PATRICIA - Colonial Savings, F.A.; 202419924.
- GALAS, ALI: CITIZENS BANK, GRNSH. - University of Pennsylvania New Bolton Center; 202318004; \$1,084.92.
- GARFORTH, MICHELE - DLJ Mortgage Capital, Inc.; 202420829.
- GLOBAL MONTELLO GROUP - Vander Zwan, Michael; 202423072; WRIT/EXEC.
- GRAN RODEO MONTGOMERYVILLE, INC.: WELLS FARGO BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202461925; \$5,694.28.
- GREEN BADGE, LLC - Allen Organ Company, LLC; 202425348; \$276,979.36.
- GREEN LEAF LANDSCAPING & PEST CONTROL: MONASTERO, JOSEPH: BANK OF AMERICA, GRNSH. - Siteone Landscape Supply, LLC; 202422714; \$3,793.70.
- HAINES, MICHELE: NEISON, JOHN - Nationstar Mortgage, LLC; 202418855.
- HAYABE JAPANESE RESTAURANT, LLC - County Line Plaza Realty Associates, L.P.; 202429251; \$16,526.70.
- HAYNIE, ERIKA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202327078.
- HERITAGE FENCE & DECK, LLC: KEY BANK, N.A., GRNSH. - Genesis Engineer, Inc.; 202408869.
- HIGH STREET BILLIARDS, LLC: TD BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202460739; \$2,057.63.
- JENKINS, KAREN: HARLEYSVILLE BANK, GRNSH. - The Exterior Company, Inc.; 202425939; \$5,641.80.
- LEACH, AISHA: TYRONE - Sunnybrook Village Community Association, Inc.; 202422007; \$3,260.05.
- LIBERTY WOOD, LLC: RAM TECHNOLOGIES, INC., GRNSH. - McGlocklin Construction, Inc.; 202402635.
- LIMBACH, TIMOTHY - Citizens Bank, N.A.; 202224910; ORDER/JUDGMENT/\$22,523.90.
- LIMBERIS, CONSTANTINA: EFSTRATIA - First Alliance Mort. Co., et al.; 199910749; ORDER/JDMT. \$216,343.15.
- LIVEWELL PROPERTIES, INC.: MICHAEL TYRONE BUCKLEY TRUST - Your Dream Home, LLC; 202420425.
- MACK, PERLEY: NAVY FEDERAL CREDIT UNION, GRNSH. - Sun East Federal Credit Union; 202428687; \$6,111.16.
- MARTELL, JESSICA: NAVY FEDERAL CREDIT UNION, GRNSH. - Aqua Pennsylvania, Inc.; 202429283; \$2,839.86.
- McELHAUGH, THERESE - Harleysville Bank; 202416036.
- MIRZOEFF, ERIK: HICKEY, MICHELE: UNKNOWN SURVIVING HEIRS OF EDWARD MIRZOEFF - Carrington Mortgage Services, LLC; 202327180.
- MORGENEIER, JAMES - Federal Home Loan Mortgage Corporation, as Trustee for Fredd, et al.; 202310506; \$60,916.95.
- OWENS, VOJN: IRIZARRY-COLON, IRIS: NAVY FEDERAL CREDIT UNION, GRNSH. - Virva Community Credit Union; 202400371; ORDER/REASSESS/\$10,271.03.
- PATEL, PREMILA: SUNY: ACENTRIC REALTY, A CALIFORNIA CORPORATION: BANK OF AMERICA, N.A., GRNSH. - Liang, P.C.; 202429046; \$21,005.75.
- RANDOLPH, GWENDOLIN: BANK OF AMERICA, GRNSH. - Spring Oaks Capital Spv., LLC; 202321038; WRIT/EXEC.
- REED, EDWARD - Schneider's Hot Water Heating & Air Conditioning; 202310035.
- REYNOLDS, MICHELLE - Norristown Municipality; 201817740; \$3,709.75.
- RJ2 CONSTRUCTION, INC.: WSFS BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202360531; \$2,558.16.
- ROBINSON, CHRISTOPHER: TD BANK, GRNSH. - Sweetbriar Apartments; 202500036; \$3,325.92.
- SIG LEGACY, LLC: SHERMAN, VINCE: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - Univest Bank and Trust Co.; 202416825; \$123,163.95.
- TENDER CARE PHLEBOTOMY, LLC: WELLS FARGO BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202461950; \$7,505.36.
- TILDEN, JENNIFER: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOC., ET L. - CMG Mortgage, Inc. c/o Cenlar, FSB; 202405248; \$236,309.22.
- UNITED STATES OF AMERICA: DeLEON, ANA: JUAREZ, ERICK - U.S. Bank, National Association, Trustee for Holders of Citigroup, et al.; 202207142.
- WEIMAR, MARGARET: TRUSIT, GRNSH. - Pine Villa Condominium Association; 202500101; \$1,562.42.

JUDGMENTS AND LIENS ENTERED

Week Ending January 7, 2025

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

- BOGGS, PHILLIP - Wilson, Alex; 202429075; Certification of Judgment; \$1,073.92.
- CLEAR PATH PAPER, INC. - Sticco, Steven; 202429104; Complaint in Confession of Judgment; \$241,687.23.
- COOK, JOE - Barbosa, Silvia; 202429252; Judgment fr. District Justice; \$1,674.45.
- FABRICO, JULIE - Midland Credit Management, Inc.; 202500118; Judgment fr. District Justice; \$1,070.90.
- HAYABE JAPANESE RESTAURANT, LLC - County Line Plaza Realty Associates, L.P.; 202429251; Complaint in Confession of Judgment Money; \$16,526.70.
- NEW LIFE STAFFING, LLC - Specht Investors, LLC; 202429078; Complaint in Confession of Judgment; \$48,523.34.
- PEROZZE, JOSEPH - LVNV Funding, LLC; 202500113; Judgment fr. District Justice; \$1,954.91.
- SCHROLL, JORDAN - Capital One USA, N.A.; 202429467; Certification of Judgment; \$3,353.62.
- THE LOUDERBACK GROUP, LLC - Sunbelt Rentals, Inc.; 202429106; Foreign Judgment; \$111,039.24.

VIRTU CAPITAL PARTNERS: AZKICKER, LLC:
ICON CONSTRUCTION GROUP, LLC, ET AL. -
1701 Point Breeze, LLC; 202429088; Certification
of Judgment; \$2,710,303.65.

VROMAN, ERIN - Capital One, N.A.; 202429310;
Certification of Judgment; \$11,600.14.

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

Botsaris, Anastasio; 202470472; \$109,365.76.
Manilal, Mathai; Daisy; 202470473; \$751,619.85.
Manno, Susan; 202470469; \$3,200,173.40.
McHugh, Francis; Venus; 202470470; \$38,294.41.
Menko, D.; 202470474; \$2,474,097.70.
Nepa, Concezio; 202470471; \$13,748.93.
Traveling Nurses, LLC; 202470475; \$32,579.95.

**WHITPAIN TWP. -
entered municipal claims against:**

Alessandrini, Antonio; 202429159; \$686.00.
Anderson, Francis; Doris; 202429244; \$467.50.
Atkins, Craig; Annette; 202429239; \$467.50.
Bauer, Joseph; Mary; 202429184; \$572.00.
Beall, William; Donna; 202429233; \$467.50.
Bonanni, Raymond; Kimberley; 202429227; \$467.50.
Boyce, Anthony; Angela; 202429188; \$781.00.
Brown, Barbara; 202429249; \$467.50.
Burchett, Peter; Patricia; 202429240; \$467.50.
Campanini, Joseph; Megan; 202429192; \$584.38.
Cannan, William; Jodi; 202429173; \$624.00.
Capaci, Charles; 202429242; \$467.50.
Christopher A. Condello Trust; Laurie R. Condello
Trustee; 202429226; \$584.38.
Clayton, Brooks; 202429221; \$554.13.
Cohen, Bruce; Hilary; 202429178; \$463.76.
Cohen, Michelle; 202429165; \$665.23.
Dewey, Donna; 202429216; \$614.50.
DiSanto, Philamena; 202429231; \$467.50.
Edinger, William; Denise; 202429193; \$467.50.
Elliott, James; 202429213; \$467.50.
Fortescue, Edward; Jill; 202429210; \$467.50.
Foster, Terrence; Perrello, Amy; 202429174; \$541.06.
Gaetano, Benjamin; Christine; 202429187; \$467.50.
Gladu, Christopher; Keely; 202429170; \$889.64.
Goodrich, Jason; 202429171; \$467.50.
Grant, Lauren; 202429237; \$467.50.
Haig, Alexa; Atanasova; 202429236; \$467.50.
Hallberg, Timothy; Rebekah; 202429209; \$467.50.
Harper, Adorable; 202429207; \$924.01.
Hendrick, Tyrone; Jennifer; 202429246; \$497.75.
Henkel, Christopher; Vanheldorf, Lisa; 202429195;
\$572.00.
Hildenbrand, Elizabeth; 202429168; \$467.50.
Hong, Hyun; 202429205; \$467.50.
Horton, Aina; 202429191; \$632.64.
Horvat, Francis; Bernadette; 202429196; \$467.50.
Humma, Carly; McMahon, Jeffery; 202429243; \$706.75.
Huselton, Brett; Amy; 202429238; \$523.88.
Jablokov-McCabe, Elena; 202429194; \$467.50.
Jefferies, Robert; Mary; 202429160; \$554.13.
Johnson, Abram; Gooding, Gloria; 202429214; \$467.50.
Kearney, Brian; Arevalo, Merilee; 202429180; \$572.00.
Kennedy, Dennis; Tenita; 202429189; \$467.50.
Kenneth A. Lowe, Jr. Agreement of Trust; 202429197;
\$497.75.
Kessler, Andrew; 202429186; \$467.50.
Kim, Dong; Kae; 202429163; \$702.63.
Kim, Young; Haewon; 202429208; \$598.13.

Lee, Brandon; 202429229; \$564.40.
Lee, Geoffrey; Renda; 202429245; \$572.00.
Maiale, John; Denise; 202429230; \$467.50.
Maiale, Michael; Jeanne; 202429166; \$584.38.
Markakis, Dimitrios; Maria; 202429201; \$497.50.
Mawby, Marky; Cheryl; 202429162; \$467.50.
McDonnell, David; Jane; 202429185; \$584.38.
McGlade, James; Jennifer; 202429204; \$523.88.
McGrath, Robert; 202429167; \$540.65.
Meade, Raymond; Doris; 202429203; \$497.75.
Medaris, Jack; 202429235; \$467.50.
Mitchell, Steffon; 202429212; \$467.50.
Montijo, Eric; Michelle; 202429179; \$565.95.
Morrison, Joseph; Maria, Umar; 202429183; \$467.50.
Mulbah, Johnson; 202429215; \$523.88.
Novak, Andrew; Maria; 202429200; \$467.50.
Novak, Andrew; Maria; 202429199; \$467.50.
O'Connor, Thomas; Karen; 202429247; \$811.25.
Oh, Matthew; 202429202; \$467.50.
Olszewski, Jennifer; Edward; 202429248; \$584.38.
Osterneck, Julian; Maria; 202429220; \$581.50.
Perri, Dana; 202429177; \$433.00.
Pinerio, Karina; Camarena, Isaisa; 202429232; \$467.50.
Quick, Bryon; 202429234; \$467.50.
Rosado, German; Pester, James; Jennifer, et al.;
202429250; \$523.88.
Ross, Eglina; 202429198; \$558.25.
Rotelle, Philomena; 202429164; \$467.50.
Russell, Lawrence; Marthha; 202429222; \$467.50.
Schade, Dorothy; 202429225; \$497.75.
Schalick, George; Amanda; 202429241; \$528.00.
Schwarcz, Harriet; 2013 Irrevocable Trust I;
202429181; \$467.50.
Shafqat, Noel; 202429218; \$467.50.
Shon, Chang; 202429182; \$467.50.
Slatowski, Richard; Maura; 202429176; \$467.50.
Smalls, Ezekiel; Wilhemina; 202429228; \$467.50.
Smith, Mildred; 202429219; \$781.00.
Son, Kum; 202429217; \$676.50.
Trumbore, William; Katharine; 202429211; \$467.50.
Tufail, Mohammed; Chahboune, Fatima; 202429224;
\$528.00.
Vallow, Morton; Ingeborg; 202429190; \$528.00.
Walker, Tonya; 202429169; \$467.50.
Weldon, Alma; 202429223; \$467.50.
Willis, Keary; Paula; 202429206; \$514.93.
Wykstra, Edward; Judith; 202429175; \$919.89.
Yard, Dana; 202429172; \$811.25.
Young, Timothy; Colleen; 202429161; \$554.13.

LETTERS OF ADMINISTRATION

Granted Week Ending January 7, 2025

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

ARRRINGTON, CLARK - Cheltenham Township;
Arrington, Rahma, 6350 Greene Street,
Philadelphia PA.
BARRY, JOHN E. - Lower Merion Township; Barry,
Joseph F., 543 Cynwyd Circle, Bala Cynwyd,
PA 19004.
BENTZ, JOSEPH H. - Cheltenham Township; Bentz,
Joseph S., 8354 Cadwalader Avenue, Elkins Park,
PA 19027.

- BERMAN, MARSHA A. - Jenkintown Borough;
Berman, Alexander J., 11738 Academy Place,
Philadelphia, PA 19154; Berman, Paula K.,
71 N. Alder Street, Lowell, OR 97452.
- BROWN, BARBARA L. - Whippain Township; McLeod,
Michele L., 412 Cain Drive, Mebane, NC 27302.
- BROWN, SHELBY K. - Jenkintown Borough; Brown,
David K., 140 Zane Avenue, Jenkintown, PA 19046.
- CAMPBELL, MICHAEL P. - Lower Salford Township;
Piccari, Mary Ellen, 3031 N. Whitehall Road,
East Norriton, PA 19403.
- CAPPELLI, LOUIS J. - Whitemarsh Township; Cappelli,
Joseph J., 1470 Granary Road, Blue Bell, PA 19422.
- CASSEL, ROBERT G. - Marlborough Township;
Welch, Cheryl L., 2947 Kinsman Court, Bensalem,
PA 19020.
- COTTERALL, MARY V. - Lower Merion Township;
Devine, James I., Esq., 1130 Morris Road, Wynnewood,
PA 19096.
- DAIAZ, GABRIEL - East Greenville Borough; Huertas,
Michael J., 1421 Van Vetchen Avenue, Allentown,
PA 18103.
- DONNELLY, JOHN E. - Jenkintown Borough; Donnelly,
Kathleen M., 1508 S. Clarion Street, Philadelphia,
PA 19147.
- DUKES, WILLIAM H. - Norristown Borough; Dukes,
Betty, 244 Jacoby Street, Norristown, PA 19401.
- FOSTER, DAVID A. - Upper Gwynedd Township;
Foster, Michele B., 475 Primrose Drive, Lansdale,
PA 19446.
- GAMBLE, ROSA M. - Jenkintown Borough; Robertson,
Josh T., 8312 Jenkintown Road, Cheltenham Township,
PA 19027.
- GRAHAM, DANIEL F. - Franconia Township; Graham,
Barbara M., 257 Country Club Drive, Telford,
PA 18969.
- GREEN, GEORGE R. - Whitemarsh Township;
Green, Gertrude M., 4002 Fox Hound Drive,
Lafayette Hill, PA 19444.
- HANSLEY, DORIS M. - Lower Providence Township;
Hansley, Timothy, 2832 Leon Avenue, Norristown,
PA 19403.
- HILL, DOROTHY - Norristown Borough; Abdus-Salaam,
Anjaal I., 2615 DeKalb Pike, East Norriton, PA 19401.
- HOLZMAN, CECELIA - Abington Township; Holzman,
Stephen A., 350 W. Elm Street, Conshohocken,
PA 19428.
- JOHNSON, SANDRA - Collegeville Borough; Savin
Jr., Russell B., 235 Freeland Drive, Collegeville,
PA 19426.
- KAY, CATHERINE - Montgomery Township; O'Connell,
Dorothy, 212 W. 24th Street, Chester, PA 19013.
- KRAFT, BERYL - Red Hill Borough; Kraft, Shawn,
1114 Landis Road, East Greenville, PA 18041.
- LAGOMARSINO, MICHAEL J. - Upper Dublin
Township; Lagomarsino, Kathryn A.,
247 Green Vally Road, Langhorne, PA 19047.
- LASALLE, BRENDA M. - East Greenville Borough;
Pelletier, Janna, 535 N. Church Street,
West Chester, PA 19380.
- LEE SR., TIMOTHY M. - Smith, Deborah A.,
794 Hildebrand Road, Perkiomenville, PA 18074.
- MAGUIRE, JAMES E. - Norristown Borough; Maguire,
Elizabeth J., 305 Forrest Avenue, Norristown,
PA 19401.
- MALLOZZI, ALBERTA M. - Upper Dublin Township;
Mele, Kimberly, 1604 Cedar Hill Road, Ambler,
PA 19002.
- McDERMOTT, TIMOTHY - Upper Hanover Township;
McDermott, Brianna, 3077 Goshen Drive,
Pennsburg, PA 18073.
- MEDVECKUS, BARBARA L. - Hatfield Township;
Medveckus, Michael J., 134 Old Gulph Road,
Gladwyne, PA 19035.
- MONTELEONE, JOSEPHINE - Norristown Borough;
Pasternak, Heather, 2104 Sierra Road,
Plymouth Meeting, PA 19462.
- MURRAY, BERNARD V. - Norristown Borough;
Murray, Linda G., 612 Brenda Lane, Eagleville,
PA 19403.
- NEIFERT, PAUL E. - Springfield Township; Neifert,
Victoria, 628 Tasker Street, Philadelphia, PA 19148.
- REDNIKOV, SERGEY - Abington Township;
Yakovets, Nataliia, 841 Highland Avenue,
Jenkintown, PA 19046.
- RILEY, KRISTINE A. - Montgomery Township;
Howell, William K., 14732 San Marsala Court,
Tampa, FL 33626.
- RUCKER, ROBERT G. - Hatboro Borough; Brooke,
Virginia J., 131 Tamarack Circle, Hatboro, PA 19040.
- RUSS, ALLAN - Montgomery Township; Russ,
Cindy R., 962 Frazier Road, Rydal, PA 19046.
- SCHMIEL, KATALIN - Hatboro Borough; Potok,
Jack, c/o American Vista Real Estate, Philadelphia,
PA 19116.
- SON, NGOC H. - Abington Township; Nguyen, Thi H.,
519 Gibson Avenue, Hollywood, PA 19046.
- TICKNER, JAMES B. - East Norriton Township;
Tickner, Kevin C., 2204 Coles Boulevard, Norristown,
PA 19401.
- VIOLANTE, JAMES P. - Ambler Borough; Violante,
Amy S., 700 Judie Lane, Ambler, PA 19002.
- WOOLSON, FRANCIS R. - Horsham Township;
Woolson, Susan M., 113 Fair Oaks Avenue,
Horsham, PA 19044.
- ZIEGLER, ROBERT K. - Upper Providence Township;
Beasley, Jarrod K., 612 Grant Street, Pottstown,
PA 19464.

SUITS BROUGHT

Week Ending January 7, 2025

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

- AGYEN, EMMANUEL: JOSEPHINE -
Washington Towers Enterprises; 202429446;
Petition to Appeal Nunc Pro Tunc.
- AHMED, ARSHYA: SYED: SYED - Plymouth Pointe;
202500041; Petition to Appeal Nunc Pro Tunc.
- ALTIERI, KYLE - Altieri, Robin; 202429151;
Complaint Divorce.
- AMBROSE, TWANA - American Express
National Bank; 202428727; Civil Action;
Felzer, Jordan W.
- ARMSTRONG, MARCUS - Armstrong, Lotofanyame;
202429254; Complaint Divorce.
- ASCENCION GONZALEZ, MATILDE -
Villafan Marcial, Oscar; 202429049; Complaint
for Custody/Visitation; Atzert, Karen.
- BANKS, ERICA: SKY - RG Propco, LLC; 202429296;
Petition to Appeal Nunc Pro Tunc; Segal, Jacob.
- BECKLEY, SAMUEL - American Express National Bank;
202429140; Civil Action; Felzer, Jordan W.

- BODDUPALLI, VAMSHI - American Express National Bank; 202429070; Civil Action; Felzer, Jordan W.
- BRADU, STANISLAV - American Express National Bank; 202429256; Civil Action; Felzer, Jordan W.
- BRAINBOX, LLC: STANISLAUS, GREGORY - Johnson, Kevin; 202429033; Petition to Appeal Nunc Pro Tunc.
- BYRNE, KAYLA - Rodriguez, Angel; 202429456; Complaint for Custody/Visitation.
- CABAN, ASHLEY: EVANS, MARKEL - Feliciano, Melisa; 202429039; Complaint for Custody/Visitation.
- CABEN, ASHLEY: MAPP, JALIYL - Feliciano, Melisa; 202429038; Complaint for Custody/Visitation.
- CHAVEZ HERNANDEZ, MARIANA - Gonzalez Luna, Jose; 202429269; Complaint Divorce.
- CLAYBACK, NICOLE - Denofa, James; 202429454; Complaint for Custody/Visitation.
- COLON, DAVID - Lozano, Adriana; 202429027; Complaint for Custody/Visitation.
- CONNOLLY, EMILY - Histanad, Victor; 202428791; Complaint for Custody/Visitation.
- CRAWFORD, NICOLE: VESTED RENEWAL, LLC - Wolf, Harry; 202500037; Defendants Appeal from District Justice.
- DEAN, CIANNA - Bank of America, N.A.; 202429131; Civil Action; Cawley, Jonathan Paul.
- DEFUSCO, TOM: STEPHENS, ELWOOD - Ramsey, James; 202500146; Plaintiffs Appeal from District Justice.
- DIXON, RACHEL: VAKIN, HEN - Zhu, Yuan; 202429023; Defendants Appeal from District Justice.
- DUMAS, BEAU - Appoldt, Kim; 202429441; Defendants Appeal from District Justice.
- ETTIENNE, ELIZABETH - RMG Investments, Inc.; 202429142; Petition to Appeal Nunc Pro Tunc.
- FARMER, GERALD - Farmer, Sherry; 202429480; Complaint Divorce.
- FELTY, SANDRA - Shannon, Lucas; 202500176; Complaint Divorce.
- FLANNERY, JAMES - Dinapoli, Leslie; 202429318; Petition for Protection from Sexual Viol.
- GILLIARD, JAMAL - Jones, Courtney; 202500033; Complaint Divorce.
- HEALEY, CATHLEEN - Bank of America, N.A.; 202429137; Civil Action; Cawley, Jonathan Paul.
- HEALEY, KELLY: TOMLIN, STEVEN - Hogan, Diane; 202429282; Complaint for Custody/Visitation.
- HEYWARD, JACQUELINE - Lynnwood Gardens; 202429086; Defendants Appeal from District Justice.
- HORTON, JEVAN - Horton, Eric; 202429056; Complaint in Ejectment.
- HURGUNOW, PAUL - Hurgunow, Enjoli; 202429490; Complaint Divorce; Kaufman, Madeleine R.
- IC CHOC, EDUARDO - Chub Pop, Hortencia; 202429050; Complaint for Custody/Visitation; Atzert, Karen.
- IMPERIAL, DANIELLE: DANIELLE - Tirrill, Michael; 202500053; Complaint for Custody/Visitation.
- JOHNSON, DARYL - JDL Property Management, LLC; 202429076; Petition to Appeal Nunc Pro Tunc.
- JONES, JASMINE - Grant, Charles; 202500155; Complaint for Custody/Visitation.
- JONES, KHALIF: SKY JONES PRODUCTIONS, LLC - American Express National Bank; 202429141; Civil Action; Felzer, Jordan W.
- KERTES, HAROLD: LEARY, JOHN: SALAMA, JOHN, ET AL. - Cummings, William; 202429127; Civil Action.
- KOTSAY, ALLISON - Carriage Run Property Owners Association; 202429048; Defendants Appeal from District Justice.
- KURIAN, SUJATHA - Kurian, Varghese; 202500098; Complaint Divorce.
- LAGHZAOU, SAME - Upper Moreland Township; 202500173; Defendants Appeal from District Justice.
- LOGAN, WALTER - JTS Capital 4, LLC; 202429329; Civil Action; Snider, Jillian.
- LOO, ANNETTE - Bank of America, N.A.; 202429133; Civil Action; Cawley, Jonathan Paul.
- LUDY, KAREN: RALPH - Vergis, Jibu; 202429020; Defendants Appeal from District Justice.
- MacNAMARA, JEFFREY - MacNamara, Colleen; 202429481; Complaint Divorce.
- MASSENBURG, SONYA: STEPHAN - Massenburg, Shanell; 202429336; Complaint for Custody/Visitation.
- McHUGH, CAROLE - Office of Disciplinary Counsel; 202428437; Petition; Ciampoli, Harold E.
- MENESES FAJARDO, SEBASTIAN - Bocheva, Veselina; 202500046; Complaint Divorce.
- MILLS, ASHLEY - Matos, Juan; 202500031; Complaint for Custody/Visitation; Miniscalco, Kirsten Balzer.
- MITCHELL, LAHKESHA: TAYLON - Lynnwood Gardens; 202429012; Petition to Appeal Nunc Pro Tunc.
- MONTGOMERY COUNTY SHERIFF'S OFFICE - Hoffman, Donald; 202429156; Petition.
- MOTT RAYMOND, ANGELA - Zhao, James; 202500153; Petition to Appeal Nunc Pro Tunc.
- MOUNT VERNON APARTMENTS, LLC - Wee Did It Childcare & Preschool, LLC; 202429045; Civil Action.
- PATTON, CHARLES: HOLLY, TANISHA - Gibson Riley, Jenelle; 202429019; Complaint for Custody/Visitation.
- PELZER, GLORIA - American Express National Bank; 202428723; Civil Action; Felzer, Jordan W.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Guglielmi, Sophia; 202428703; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Toure, Abraham; 202429024; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Evans, Chantel; 202429017; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Saintildor, Franky; 202429011; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Blatt Brothers Imports, LLC; 202429077; Appeal from Suspension/Registration/Insp.; Tejada Jr., Voris.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bruce, Ryan; 202429321; Appeal from Suspension/Registration/Insp.; Finnegan, Lorraine B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jones, Jessica; 202429335; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Keohave, Susan; 202429367; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Dixon, Ashley; 202500135; Appeal from Suspension/Registration/Insp.; Fioravanti Jr., John J.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Galey, Chelsea; 202500032; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Lehn, Michael; 202500042;
Appeal from Suspension/Registration/Insp.
PFLUGFELDER, DAWN - Marinari, Marc;
202429464; Petition to Appeal Nunc Pro Tunc.
RHODES, ALEXA - Lewis, Andrew; 202500051;
Complaint for Custody/Visitation.
RILEY, NATASHA - Kennedy, Atavis; 202429319;
Complaint for Custody/Visitation.
RINEDOLLER, MARK - Buxmont Property
Mgmt.-Agent for Kitty & Sam Lim; 202429153;
Defendants Appeal from District Justice.
RODRIGUEZ TUNCHE, ROSMERY - Sandoval Puaque,
Jacobo; 202429092; Complaint for Custody/Visitation;
Melhor-Ferreira, Ana.
RYAN, JACQUELINE - Ryan, Russell; 202429489;
Complaint Divorce.
SAHYAN, JINUS - Javadianfard, Behroz; 202500159;
Complaint Divorce.
SCHIANTABASTI, ROBERT: ANDREA: SKYLINE
RENOVATIONS, LLC - Franklin, Randy; 202429255;
Civil Action; Manaras, Peter A.
SCHWENKSVILLE ZONING HEARING BOARD -
Pugliese Brothers, Inc.; 202427364; Appeal from
Zoning Board Non-Govt.; Furey, Michael E.
SHEARER, BRIANNA - Scott, Charles; 202429330;
Complaint for Custody/Visitation.
SILVERSTEIN, STEPHANIE - Silverstein, Russell;
202429451; Complaint Divorce.
SIMONIAN, STEPHEN - Simonian, Janelle; 202429128;
Complaint Divorce.
SNYDER, GARY - Wynnewood Lancaster Associates;
202429143; Defendants Appeal from District Justice.
SOTO, RAFAEL - Dana, Taylor; 202429455;
Complaint for Custody/Visitation.
SUPULSKI, LOUISE - Bank of America, N.A.;
202429129; Civil Action; Cawley, Jonathan Paul.
TIRADO COLON, CHRISTIAN - Penate Linares,
Yaquelin; 202429085; Complaint Divorce.
U.S. INSTALLATION GROUP: HOME DEPOT, INC.:
INOA, RAFAEL, ET AL. - Brawner, James;
202500044; Civil Action.
VIANT MEDICAL - Booker, Lemar; 202429041;
Civil Action.
WADLEY, JANASIA - Plymouth Pointe; 202500166;
Petition to Appeal Nunc Pro Tunc.
WAMPOLE, ALFRED: THERESA - Giamo, Anthony;
202429434; Defendants Appeal from District Justice.
WEISS, JENNIFER - American Express National Bank;
202429278; Civil Action; Felzer, Jordan W.
WELDON, BRADLEY - Weldon, Laura; 202429270;
Complaint Divorce.
WHITNEY CARLETON COMPANY - Cutler
Properties, LLC; 202428722; Foreign Subpoena.
WILLIAMS, KALIYAN: KRISTEN - M-G
Associates, L.P.; 202429084; Petition to Appeal
Nunc Pro Tunc.
WILLIAMS-STITH, MALEAH - Lacle-Tevi-Djidjogbe,
Adjele; 202429267; Civil Action.
WILMOT, WILLIAM - Bank of America, N.A.;
202429135; Civil Action; Cawley, Jonathan Paul.
YULDASHEV, FRED - Sangilova, Nigina;
202500157; Complaint Divorce.

WILLS PROBATED

Granted Week Ending January 7, 2025

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

ALLAKER, KATHLEEN - Horsham Township;
Walker, Kathy A., 36 Cavalry Drive, Horsham,
PA 19044.
BACHAND, JOHN E. - Horsham Township; Juneau,
Jennifer, 11 Cepp Road, Perkiomenville, PA 18074.
BARRELL, BARBARA L. - Lower Merion Township;
Barrell, Edward, 206 Rochelle Avenue, Philadelphia,
PA 19128.
BERGMAN, MARGARET A. - Worcester Township;
O'Hara, John, 765 Belfry Drive, Blue Bell, PA 19422.
BIBBO, MARY E. - West Norriton Township; Orth,
Sandra A., 1006 Forrest Avenue, Norristown, PA 19401.
BLACK, LENNOX K. - Upper Merion Township;
Carper, Barbara H., 220 Hilldale Road, Villanova,
PA 19085.
BLACKSTONE, ERWIN - Cheltenham Township;
Blackstone-Bass, Sherri, 108 Canterbury Lane,
Blue Bell, PA 19422.
BLAESE, JOHN H. - Upper Moreland Township;
Wadkins, Wendy, 452 Manor Road, Hatboro,
PA 19040.
BRAMNICK, LEA C. - Horsham Township; Bramnick,
Gary D., 1900 John F. Kennedy Boulevard,
Philadelphia, PA 19103; Bramnick, Michael R.,
31 Monterey Drive, Princeton Junction, NJ 08550.
BROBST, MARY E. - Royersford Borough; Orner,
Debra A., 430 Washington Street, Royersford,
PA 19468.
BRUNNER, DAVID L. - Upper Merion Township;
Venlet, Ida M., 220 20th Street S, Apt. 1204,
Arlington, VA 22202.
CARBO, RICHARD -; Carbo, Doris J., 352 Fairfield Road,
Plymouth Meeting, PA 19462.
CREAN, MARGARET E. - Upper Dublin Township;
Simolike, Arlene G., 1867 Augusta Drive, Jamison,
PA 18929.
DARDEN, JOANNE W. - Norristown Borough; Chandler,
Jacqueline M., 3031 S. 74th Street, Philadelphia,
PA 19153.
DEARDEN, JOHN R. - Lansdale Borough; Dearden,
David, 8125 Eastern Avenue, Wyndmoor, PA 19038;
Vincent, Jennifer, 420 Oreland Mill Road, Oreland,
PA 19075.
DEMPSEY, SANDRA H. - Narberth Borough; Daub,
Suzanne M., 411 Woodside Avenue, Narberth, PA 19072.
DePOWELL, ANDREW T. - Lower Merion Township;
DePowell, James D., 200 Marywatersford Road,
Bala Cynwyd, PA 19004.
DeROSA, ANTHONY J. - Whippain Township; DeRosa,
Christopher J., 202 Larrimore Lane, Erdenheim,
PA 19038.
DeSIDERIO, RALPH F. - Upper Providence Township;
Livingood, Carol R., 130 W. Lancaster Avenue,
Wayne, PA 19087; Palmer, Cathy A.,
218 Drummers Lane, Phoenixville, PA 19460;
Walsh, Lisa D., 135 Picket Post Lane West,
Phoenixville, PA 19460.
DeVITO, JULIE N. - Jenkintown Borough; DeVito,
Ralph S., 1435 Autumn Road, Jenkintown, PA 19046.

- EBERT, JANET C. - Whippain Township; Hogue, Patricia G., 104 Harrison Forge Court, Chalfont, PA 18914.
- FARNSWORTH JR., PAUL L. - Skippack Township; Farnsworth III, Paul L., 26 Spring Lake Road, Royersford, PA 19468.
- FOOTE, GRENVILLE H. - Lower Merion Township; Foote, Anne S., 1120 Norsam Road, Gladwyne, PA 19035.
- GARR, GRETA - Upper Merion Township; Garr, Michael, 509 W. 25th Street, Minneapolis, MN 55405.
- GARVIN, ANDREW N. - Upper Dublin Township; Clark, Patricia A., 1002 Montgomery Avenue, Fort Washington, PA 19034.
- GEISINGER, MICHAEL B. - West Norriton Township; Rutt, Robert D., 727 Blooming Glen Road, Blooming Glen, PA 18911.
- GIBBONS, ROWENA M. - Jenkintown Borough; Gibbons, Michael T., 7118 Wilson Lane, Bethesda, MD 20817.
- GIORDANO, CARMENELLA - Springfield Township; Cherundolo, David, 2 Lee Street, Old Forge, PA 18518.
- GRAHAM, ROBERT A. - Upper Frederick Township; Graham, Nicole, 4424 Glenwood Drive, Perkiomenville, PA 18074.
- GRINSTEAD, GEORGE J. - Lower Providence Township; Grinstead Jr., George J., 43 Brenda Lane, Audubon, PA 19403.
- GROSSI, JOHN - East Norriton Township; Grossi-Tyson, Laura, 100 Carnaby Circle, North Wales, PA 19454.
- HARBISON, JOHN L. - Abington Township; Harbison, Sean P., 1929 Manning Street, Philadelphia, PA 19103.
- HERMANN, MARIANNE - Hatboro Borough; Hermann, Jason F., 312 Lawnton Road, Willow Grove, PA 19090.
- HERZOG, JAMES M. - Conshohocken Borough; Herzog, Andrew J., P.O. Box 154, Pomeroy, PA 19367.
- HOHENSTEIN, JOHN F. - Horsham Township; Hohenstein, William G., 4527 Brookside Drive, Alexandria, VA 22312.
- HUNSBERGER, SHARON L. - Franconia Township; Hunsberger, Gladys C., 207 W. Summit Street, Souderton, PA 18964.
- HUROWITZ, MARY - Lower Merion Township; Hurowitz, Marc P., 1655 Oakwood Drive, Penn Valley, PA 19072-1019.
- HUTT, BEULAH - Upper Frederick Township; Hutt, William D., 1141 Schwenksville Road, Schwenksville, PA 19473.
- JOSEPH, WILLIAM D. - Lower Merion Township; Joseph, Carolyn H., 437 Haverford Road, Wynnewood, PA 19096.
- JOSTEN, JOHN - Lansdale Borough; Craft, Mary Kate, 109 Cedar Lane, Lansdale, PA 19446.
- KAHN, BARBARA R. - Abington Township; Kahn, James P., 1213 Marietta Drive, Ambler, PA 19002; Vanett, Todd C., 3704 Biddle Court, Newtown Square, PA 19073.
- KAYSON, SANDRA - Jenkintown Borough; Hershgordon, Randi, 1512 Aiddenn Lair Road, Maple Glen, PA 19002.
- KERDEMAN, MARVIN L. - Upper Merion Township; Orloff, Dean, 670 Dogwood Lane, Hardeeville, SC 29927.
- KHABIR, AMEEN A. - Cheltenham Township; Khabir, Nafyisa, 906 Rowland Avenue, Cheltenham, PA 19012.
- KRASUCKI JR., JOSEPH F. - Montgomery Township; Kimmel, Jennifer L., 11 Landover Drive, Coatesville, PA 19320; Krollick, Lauren A., 10627 W. Cooper Drive, Littleton, CO 80127.
- LATSHAW, DARLENE F. - Douglass Township; Miller, Stacey L., 181 Laurel Road, Boyertown, PA 19512.
- LAVAN, EDMUND C. - Lansdale Borough; Taylor, Patricia, 320 Doe Run Road, Harleysville, PA 19438.
- LAWLER, ANNA M. - Lower Gwynedd Township; Rosati, Jamie, 1109 Evans Road, Ambler, PA 19002.
- LEADER SR., DALE K. - Pottstown Borough; Indenbom, Karen M., 11 Quail Hill Lane, Downingtown, PA 19335.
- LINFOOT, GERALD R. - Norristown Borough; Ford, Doreen, 7682 Pine Knob Road, Pasadena, MD 21122.
- LOCKYER JR., CHARLES W. - Lower Gwynedd Township; Baker, Larissa A., 206 Montrose Avenue, South Orange, NJ 07079.
- LOSHNOWSKY, CHERYL L. - New Hanover Township; Loshnowsky, Erik J., 72 Hunters Drive, Gilbertsville, PA 19525.
- LURIE, MILDRED C. - Lower Moreland Township; Lurie, Brian, 914 Weldon Lane, Bryn Mawr, PA 19010.
- LUTZ, JEAN L. - Upper Providence Township; Lutz, Brian S., 158 Knoll Drive, Collegeville, PA 19426.
- MALANTONIO JR., CARLO P. - West Norriton Township; McGrath, Mary Ann, 121 Brandon Road, Jeffersonville, PA 19403.
- MALLOZZI, JOHN J. - Upper Dublin Township; Mele, Kimberly, 1604 Cedar Hill Road, Ambler, PA 19002.
- MARSHALL, CATHERINE M. - West Norriton Township; Nast, Jean, 20 Lehmann Drive, Douglassville, PA 19518.
- MARTIN, MARGARET J. - Lower Merion Township; Martin, Jo-Ann, 200 N. Wynnewood Avenue, Wynnewood, PA 19096.
- MAZER, ROBERT C. - Lower Moreland Township; Kramer, Sharon, 306 Julian Drive East, Warminster, PA 18974; Mazer, Karen, 514 Annadale Drive, Berwyn, PA 19312.
- McLAUGHLIN, MOLLY J. - Lower Merion Township; O'Kane Jr., William J., 115 Split Rail Court, Cherry Hill, NJ 08034.
- MEEHAN, ELIZABETH J. - Whitmarsh Township; Meehan Jr., William, 835 Herschel Road, Philadelphia, PA 19116; Sinnott, Patricia, 3 Equestrian Lane, Blue Bell, PA 19422.
- MILLER, BARBARA A. - Pottstown Borough; Glass, Kelsey M., 502 Seventh Street, Laurel, MD 20707.
- MIRABELLA, ORLANDO M. - Souderton Borough; Mirabella, Linda C., 135 Deerfield Drive, Souderton, PA 18964.
- MOORE, KATHRYN L. - Schwenksville Borough; Herr, Albert Y., 560 Neiffer Road, Schwenksville, PA 19473; Herr, Debra K., 560 Neiffer Road, Schwenksville, PA 19473.
- MORTON, ANN R. - Whitmarsh Township; Waiter, Brenda A., 648 Mulford Road, Wyncote, PA 19095.
- MOSAKOWSKI, DENISE M. - Conshohocken Borough; Welsh, Susan M., 600 W. Germantown Pike, Plymouth Meeting, PA 19462.
- NAKAMURA, JANET Y. - Upper Merion Township; Nakamura, Martha L., 121 Hamlet Drive, King of Prussia, PA 19406.

- NELSON JR., WILLIAM O. - Lower Gwynedd Township;
Nelson, Christopher, 369 Gwynedd Avenue,
Penllyn, PA 19422.
- NOVAK, KAREN J. - Green Lane Borough; Novak,
Nicholas C., 2842 Deep Creek Road, Green Lane,
PA 18054.
- NUSKEY SR., HARRY M. - Upper Merion Township;
Nuskey Jr., Harry M., 294 Bernard Drive,
King Of Prussia, PA 19406.
- OSBORNE, MARGARET A. - Upper Dublin Township;
Osborne, Kevin F., 1663 Jarretstown Road, Dresher,
PA 19025.
- PAOLINI, JANET C. - Upper Moreland Township;
Benedetto, Carol A., 430 N. York Road,
Willow Grove, PA 19090.
- PRITZ, MARGUERITE F. - Abington Township;
Pritz, Peter, 2434 Rosemore Avenue, Glenside,
PA 19038; Pritz, William, 740 Castlewood Road,
Glenside, PA 19038.
- REESE, MARGARET - Norristown Borough; Cagliola,
Maryann, 602 E. Main Street, Norristown, PA 19401.
- REIHLEY, MARTHA B. - Abington Township; Betsch,
Frank M., 930 Manor Avenue, Meadowbrook,
PA 19046.
- REIN, JANICE - Horsham Township; Murphy, Gwenn E.,
20 Glover Street, San Francisco, CA 94109; Rein,
David C., 570 Coach Road, Horsham, PA 19044.
- REITER, JOSEPH R. - Schwensville Borough; Reiter,
Douglas J., 121 Big Road, Zieglerville, PA 19492.
- RENNINGER, KENNETH F. - New Hanover Township;
Ott, Nicole M., 2301 N. Charlotte Street, Pottstown,
PA 19464; Renninger, Justin S., 2620 Donald Drive,
Pottstown, PA 19464.
- ROAN, IMMACULATE C. - Montgomery Township;
Chang, Gene, 917 N. Spring Mill Road, Villanova,
PA 19085.
- ROMANO JR., VICTOR H. - Ambler Borough;
Spanninger, Torie R., 26398 Creekwood Drive,
Millsboro, DE 19966.
- ROSS, RONALD - Ambler Borough; Ross Jr., Ronald,
1501 Summit Avenue, Mount Dora, FL 32757.
- RUSH, PHILOMENA T. - Springfield Township;
Rush, David G., 7912 Cheltenham Avenue,
Wyndmoor, PA 19038.
- SABIA, MARK A. - Rockledge Borough; Vitacolonna,
Paul V., 14 Chandler Street, Rockledge, PA 19046.
- SAYRE, ELEANOR D. - Lower Merion Township;
Sayre, Robert D., 200 Fulton Street, Riverton, NJ 08077;
Sayre Jr., William H., 2421 Cold Storage Road,
New Bloomfield, PA 17068.
- SIMMONDS SR., VINCENT J. - Lansdale Borough;
Mack, Alyssa G., 1567 Yeakel Way, Lansdale,
PA 19446.
- SIZER, PATRICIA A. - Lower Merion Township;
Sizer, Paul J., 203 Station Avenue, Haddon Heights,
NJ 08035.
- SNYDER, FRANK - Collegeville Borough; Pellegrino,
Judith D., 430 Bridge Street, Collegeville, PA 19426.
- SORENSEN, MARY R. - Lower Gwynedd Township;
Bense, Ann S., 221 Abbey Lane, Lansdale, PA 19446.
- SPERA, LOUIS J. - Norristown Borough; Spera,
Patricia A., 5309 Layton Drive, Venice, FL 34293.
- STOKKER, GERALD E. - Lower Gwynedd Township;
Stokker, Alan, 217 Woodland Drive, Downingtown,
PA 19335.
- SUNDERMIER, MURIEL P. - Pottstown Borough;
Bieber, Robert M., 6065 Hidden Valley Drive,
Doylestown, PA 18902.
- TROTTER, DELPHINE - Jenkintown Borough;
Long, Cynthia D., 1524 Cuming Street, Omaha,
NE 68102.
- TURNER, MARILYN A. - Lower Providence Township;
Mitchard, Eileen, 216 Norwood Road, Annapolis,
MD 21401.
- TYSON, FRANCES L. - Lansdale Borough; Woodward,
Karen K., 3609 Flintridge Court, Brookeville,
MD 20833.
- WEISS, BARNET - Weiss, Michael, 2301 Cherry Street,
#6B, Philadelphia, PA 19103.
- WHEELER SR., ROBERT M. - Norristown Borough;
Wheeler, Karen L., 2910 Penn Square Road,
Norristown, PA 19401.
- YOUNG, JOSEPH A. - Abington Township; Young,
F. P., 4 Turtle Creek Drive, Mullica Hill, NJ 08062.
- ZWIGAITIS, BERNICE D. - Whitpain Township;
Heenan, Bonnie A., 200 Crystal Court, Blue Bell,
PA 19422.