

SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 George Ave., Suite 520, Silver Springs, MD 20910 April 24, 2024.

To all parties in interest and claimants:

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

Second Publication

By virtue of a Writ of Execution **No. 2015-04831**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Village Green, made by Yerkes Engineering Company, Registered Professional Engineer, Bryn Mawr, Pennsylvania on November 7, 1966 revised on July 17, 1967 which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book No. A-12, Page 50, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deerfield Drive, fifty feet wide, which point is at the arc distance of thirty-seven and sixty-eight one-hundredths feet, measured along the arc of a curve, curving to the right, having a radius of twenty-five feet from a point of curve on the Northeasterly side of Martha Lane, fifty feet wide; thence, extending from said beginning point and along the said Southeasterly side of Deerfield Drive, North 20 degrees, 38 minutes, 30 seconds East, the distance of one hundred twelve feet to a point; thence, extending along line of Lot No. 146, on said plan, South sixty-nine degrees, twenty-one minutes, thirty seconds East, the distance of one hundred forty-nine and forty-two one-hundredths feet to a point; thence, extending along line of Lot Nos. 84 and 85 on said plan, South thirty-five degrees, twenty minutes, twenty seconds West, the distance of one hundred forty-seven and forty-one one-hundredths feet to a point on the Northeasterly side of Martha Lane, aforesaid; thence, extending along the said side of Martha Lane, North sixty-five degrees, forty-three minutes West, the distance of eighty-eight and seventy-nine one-hundredths feet to a point of curve; thence, extending along the arc of a curve, curving to the right, having a radius of twenty-five feet, the arc distance of thirty-seven and sixty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 147 on said plan.

BEING the same premises which Robert M. Bokunewicz and Christina H. Bokunewicz, his wife, by Deed, dated 5/6/2005 and recorded 5/24/2005 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5555, at Page 559, granted and conveyed unto Susan Woolbert and Martin Woolbert.

Parcel Number: 43-00-02971-00-1.

Location of property: 520 Deerfield Drive, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Martin Woolbert and Susan Woolbert** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$394,912.82.

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. 2016-15277**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a plan of part of "Fern Village, Section No. 3", made by George B. Mebus, Registered Professional Engineer, dated May 27, 1954, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willard Road (fifty feet wide), at the distance of seventy-two and sixty-four one-hundredths feet, measured on a bearing of North, forty-three degrees, twenty minutes, ten seconds East along the said side of Willard Road from a point of tangent in the same, said point of tangent, being at the distance of thirty-two and forty-four one hundredths feet, measured on the arc of a circle, curving to the left, having a radius of twenty feet from a point of curve on the Northeasterly side of Bryant Lane (fifty feet wide); thence, extending from said point of beginning, North, forty-six degrees, thirty-nine minutes, fifty seconds West, one hundred five and fifty one-hundredths feet to a point; thence, extending North, thirty-six degrees, twenty-four minutes, fifty seconds East,

thirty-seven and thirty-seven one-hundredths feet to a point; thence, extending North, forty-three degrees, twenty minutes, ten seconds East, thirty-seven and ninety one-hundredths feet to a point; thence, extending South, forty-six degrees, thirty-nine minutes, fifty seconds East, one hundred ten feet to a point on the Northwesterly side of Willard Road, aforesaid; thence, extending South, forty-three degrees, twenty minutes, ten second West, along the side of Willard Road, seventy-five feet to the first mentioned point and place of beginning.

BEING Lot No. 193 as shown on the above-mentioned Plan.

BEING the same premises which Robert Jankus and Linda Jankus by Deed, dated May 19, 2006, and recorded on July 21, 2006, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5609 at Page 646, as Instrument No. 2006089510, granted and conveyed unto John Lawrence Bridges.

Parcel Number: 59-00-18406-00-3.

Location of property: 303 Willard Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **John Lawrence Bridges and The United States of America** at the suit of U.S. Bank, N.A., as Successor Trustee to LaSalle Bank National Association, on behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE7, Asset-Backed Certificates Series 2006-HE7. Debt: \$506,944.48.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2016-22240**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on March 14, 1950, as follows, to wit:

BEGINNING at a point on the Northeast side of Forest Avenue (fifty feet wide), which point is measured South forty-five degrees, fifty-two minutes, fifteen seconds East, four hundred sixty-eight and ninety one-hundredths feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of twenty feet, the arc distance of thirty-one and seventy-nine one-hundredths feet from a point on the Southeast side of Division Avenue (forty five feet wide).

CONTAINING in front or breadth in the said Forest Avenue, fifty feet and extending of that width in length or depth Northeast between parallel lines at right angles to the said Forest Avenue one hundred fifteen feet.

BEING Lot No. 5, Section E, Forest Avenue, on the said plan.

BEING the same premises which Fred H. Beckerich, Jr., by Indenture bearing date, the 6/10/2013 and recorded the 6/14/2013 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5876, Page 2618, granted and conveyed unto Chad Johnson and Patricia A. Johnson, his wife in fee.

Parcel Number: 59-00-08089-00-6.

Location of property: 319 Forest Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Chad L. Johnson a/k/a Carl Johnson and Patricia A. Johnson** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F. Debt: \$279,139.59.

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. 2019-24394**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Providence Greene, made by Yerkes Associates, Inc., dated 10-9-89 and last revised 2-14-95, said Plan being recorded in Plan Book A-55 at Page 403, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Greene s Way Circle (Private) (50.00 feet wide), said point of beginning, being a corner of Lot 64, as shown on the above mentioned plan; thence, extending from said point of beginning, along Lot 64, South 50 degrees 29 East, 104.50 feet to a point; thence, extending South 39 degrees 31 West, 34.50 feet to a point; thence, extending North 50 degrees 29 West, 104.50 feet to a point on the Southeasterly side of Green's Way Circle; thence, extending along the same, North 39 degrees 31 East, 34.50 feet to the first mentioned point and place of beginning.

CONTAINING in area 3,605 square feet more or less.

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

TO HAVE AND TO HOLD the said lot, or piece of ground described, hereditaments and premises hereby granted, or mentioned and intended so to the, with the appurtenances, unto the said Grantees, their heirs, and assigns, to and for the only proper use and behoove of the said Grantees, their heirs, and assigns, forever.

TITLE TO SAID PREMISES IS VESTED IN Marianne Loughran and James P. Loughran, her son, by Deed from Marianne Loughran, widow, dated October 27, 2006, recorded November 9, 2006, in Book No. 5623 at Page 1812, Instrument No. 2006139903. Marianne Loughran is deceased, date of death was June 20, 2014. James P. Loughran is deceased, date of death was December 14, 2021.

Parcel Number: 43-00-05860-72-1.

Location of property: 1001 Greenes Way Circle, Colledgeville, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Margaret Lynch, in her capacity as Heir of James P. Loughran, Deceased; Mary Loughran, in her capacity as Heir of James P. Loughran, Deceased; Maureen Loughran, in her capacity as Heir of James P. Loughran, Deceased; Joseph Loughran, in his capacity as Heir of James P. Loughran, Deceased; John Loughran, in his capacity as Heir of James P. Loughran, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under James P. Loughran, Deceased** at the suit of PHH Mortgage Corporation. Debt: \$477,258.67.

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. 2021-18006**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the building and improvements thereon erected, being Lot No. 59 on a Plan or Section No. 1, Whitmarsh Village, situate in **Springfield Township**, Montgomery County, Pennsylvania and described in accordance with a Plan thereof, made by Barton and Martin, Engineers, Philadelphia, PA, dated July 7, 1947, and recorded in the Office for the Recording of Deeds, in Deed Book 1837 at Page 600, as follows, to wit:

BEGINNING at a point on the Southeast side of Cheltenham Avenue (41.5 feet wide), at the distance of 115.23 feet, measured Southeastwardly from the Southeastwardly terminus of an arc, having a radius of 40 feet, which is at the intersection of the Southwesterly side of Cheltenham Avenue and the Southeasterly side of Childs Avenue (50 feet wide); thence, continuing along the said side of Cheltenham Avenue, South 52 degrees 49 minutes 15 seconds East, 75 feet to a point, a corner of Lot No. 60; thence, leaving the said side of Cheltenham Avenue and extending along line of Lot No. 60, South 37 degrees 10 minutes 45 seconds West, 185 feet to a point, a corner of Lot No. 60 and in line of Lot No. 69; thence, extending along line of Lot No. 69, North 51 degrees 30 minutes West, 10.26 feet to a point; thence, continuing partly along line of Lot No. 69, and along line of Lot 70, North 59 degrees 37 minutes 51 seconds West, 88 feet to a point, a corner of Lots Nos. 70, 71 and 73; thence, extending along line of Lot No. 73, North 50 degrees 53 minutes 14 seconds East, 90.90 feet to a point, a corner of Lots Nos. 73 and 74; thence, extending along line of Lot No. 74, North 37 degrees 45 minutes 30 seconds East, 108.40 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frank E. Galob, by Deed from Frank E. Galob, Executor of The Estate of Solis Galob, dated May 15, 2012, and recorded May 23, 2012, in Deed Book 5836 at Page 449, Instrument Number 2012050794.

Parcel Number: 52-00-03187-00-1.

Location of property: 8200 Cheltenham Avenue, Wyndmoor, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frank E. Galob** at the suit of Longbridge Financial, LLC. Debt: \$245,847.47.

Christine L. Graham (McCabe, Weisberg & Conway, LLC), Attorney(s). I.D. #309480

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. 2022-03197**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the frame messuage or tenement thereon erected, being known as 551 West Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeast corner of West and Hale Streets; thence, along the East side of Hale Street, in a Northerly direction, 140 feet to a point; thence, Eastwardly and parallel to said West Street, 29 feet, more or less, to a point; thence, Southwardly, 140 feet to a point on the North side of said West Street, distant 30 feet in an Easterly direction from the Northeast corner of said West and Hale Street; thence, Westwardly, along the North side of said West Street, 30 feet to the place of beginning.

BEING the same premises which Paul D. Kriz, by Indenture, dated December 21, 2006, and recorded February 2, 2007, at Norristown, in the Recorder of Deeds Office, in and for Montgomery County, Pennsylvania, in Deed Book 5633 at Page 2988, granted and conveyed unto Paul D. Kris and Sandra Kriz, husband and wife, in fee.

BEING the same premises which Paul D. Kriz and Sandra Kriz, husband and wife, by Deed, dated August 27, 2009 and recorded in the Office of Recorder of Deeds of Montgomery County, on September 3, 2009, in Book 5742 at Page 02462, granted and conveyed unto James D. Barnett and Shirley J. Barnett, H/W, as Tenants by the Entirety and Michael J. Barnett, Son, as Joint Tenants with the right of Survivorship and not as Tenants in Common.

Parcel Number: 16-00-32768-00-3.

Location of property: 551 West Street, Pottstown, PA 19464-4762.

The improvements thereon are: Residential property/Commercial property.

Seized and taken in execution as the property of **James D. Barnett; Michael J. Barnett; and Shirley J. Barnett** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V. Debt: \$127,562.64.

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

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

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

By virtue of a Writ of Execution **No. 2022-03834**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lots, or pieces of ground, with the building and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a Certain Plan of Property, made for Breinig Building Co., by Charles E. Shoemaker, Registered Professional Engineer, dated 10/10/1957, as One Lot, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Grovania Avenue (50 feet wide), said point being, the three following courses and distances measured along the Northwesterly side of Grovania Avenue, from its point of intersection with the Southwesterly side of Glendale Avenue (50 feet wide): (1) leaving Glendale Avenue, Southwestwardly, 207.80 feet to a point, an angle; (2) South 68 degrees 28 minutes 10 seconds West, 1,249.63 feet to a point, an angle; and (3) South 62 degrees 13 minutes 10 seconds West, 425.18 feet to the point of beginning; thence, extending from said point of beginning, South 62 degrees 13 minutes 10 seconds West, along the Northwesterly side of Grovania Avenue, 50.00 feet to a point; thence, extending North 27 degrees 46 minutes 50 seconds West, 106.65 feet to a point on the Southeasterly side of the Reading Railroad; thence, extending North 56 degrees 59 minutes 54 seconds East along the Southeasterly side of the Reading Railroad, 50.21 feet to a point; thence, extending South 27 degrees 46 minutes 50 seconds East, 111.21 feet to the first mentioned point and place of beginning.

BEING Lots #1210 and #1211 on a Plan of Crestmont Division #2 "The Forrest" as shown on the above-mentioned Plan.

UNDER AND SUBJECT to Building Restrictions and conditions of record.

BEING the same premises, which Mont-Bux, Inc., by Deed, dated March 29, 1968, and recorded April 1, 1968, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania in Book 3505 at Page 421, granted and conveyed unto Richard J. Harper and Carol Anne Harper, his wife, as tenants by the entirety, in fee.

AND THE SAID Carol Anne Harper, departed this life on or about December 6, 2017, thereby vesting title unto Richard J. Harper by operation of law.

Parcel Number: 30-00-25064-00-7.

Location of property: 1268 Grovania Avenue, Abington, PA 19001.

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 Richard J. Harper, deceased and Joanne Coll, known Heir of Richard J. Harper, Deceased** at the suit of Longbridge Financial, LLC. Debt: \$244,705.55.

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. 2022-16554**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN piece, or tract of land, with the dwelling house and improvements therein erected, situate in the Second Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, known as 15 North Penn Street, bounded and described according to a survey thereof, made by George F. Shaner, R.E., under date of October 5, 1945, revised December 23, 1948, as follows, to wit:

BEGINNING at a point, at the Northwesterly line of intersection of Penn Street (20 feet wide) and Buttonwood Alley (20 feet wide); thence, along the Northerly side of said Buttonwood Alley, North 74 degrees 45 minutes West, 61 feet to a corner of lands of the late Dr. Frederick Buschong; thence, along the same, North 15 degrees 24 minutes East, 24.58 feet to a corner of other land (No. 21 North Penn Street) of the grantor; thence, along the same, South 74 degrees 45 minutes East, 61 feet to a corner on the Westerly side of aforesaid, Penn Street; thence, along the same, South 15 degrees 24 minutes West, 24.58 feet to the place of beginning.

BEING the same premises in which CP & MM Properties, LLC a Pennsylvania Limited Liability Company, by Deed, dated February 5, 2019, and recorded on February 19, 2019, in the Office of Recorder of Deeds, in and for Montgomery County, in Deed Book 6125 at Page 01492, conveyed unto Tudor Real Estate, LLC.

Parcel Number: 16-00-22140-00-2.

Location of property: 15 Penn Street, Pottstown, PA 19464.

The improvements thereon are: Residential - duplex.

Seized and taken in execution as the property of **Tudor Real Estate LLC and Vincent C. Hope** at the suit of Residential DPV Mortgage Trust, U.S. Bank Trust, National Association, as Delaware Trustee. Debt: \$192,236.75.

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. 2022-19730**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Certain Plan thereof, known as Plan of Property, made for William J. Berweiler, by Charles E. Shoemaker, Registered Professional Engineer, dated July 6, 1965, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book C-4 at Page 77, as follows to wit:

BEGINNING at a point on the Southwesterly side of Anzac Avenue (50 feet), said point at the distance of 150.00 feet, measured North 47 degrees 36 minutes West, along the Southwesterly side of Anzac Avenue, from its point of intersection, with the Northwesterly side of Boone Avenue (50 feet wide).

CONTAINING in front or breadth, Northwesterly along the Southwesterly side of Anzac Avenue, 57.50 feet and extending of that width, in length or depth, Southwesterly, between parallel lines at right angle to Anzac Avenue, 108 feet.

BEING the same premises, which Thomas Johnson, by Deed, dated 08/09/2018 and recorded 08/28/2018, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6293 at Page 1533, granted and conveyed unto Theresa M. Boyer, in fee. Theresa M. Boyer passed away on or about 10/26/2021.

Parcel Number: 30-00-01036-00-5.

Location of property: 2934 Anzac Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason Kelly, Executor for the Estate of Theresa M. Boyer, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Theresa M. Boyer, Deceased** at the suit of Santander Bank, N.A. Debt: \$159,625.92.

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. 2022-21253**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Record Plan of Whitemarsh Estates, prepared for Sunny Brook Estates, LLC, by Robert E. Blue Consulting Engineers, P.C., dated May 15, 1998, last revised February 8, 2002, recorded in the Office for the Recording of Deeds, in and for

the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-60 at Pages 386, 387 and 388, as follows, to wit:

BEGINNING at an iron pin on the Southeasterly side of Monticello Lane (shown on said Plan as Road "B") (50 feet wide) (a private road), at a corner of Lot No. 12, as shown on said Plan; thence extending from said point of beginning and along the said Southeasterly side of Monticello Lane, the three following courses and distances, viz., (1) extending North 19 degrees 7 minutes 15 seconds East, the distance of 16.73 feet to a point of curve, marked by a concrete monument; (2) thence extending Northeastwardly on the arc of a curve, curving to the right, having a radius of 125 feet, the arc length of 35.81 feet to a point of tangent, marked by a concrete monument; and (3) thence extending North 35 degrees 32 minutes 8 seconds East, the distance of 78.63 feet to an iron pin, at a corner of Lot No. 10, as shown on said Plan; thence extending South 54 degrees 27 minutes 52 seconds East, along Lot No. 10, the distance of 211.15 feet to an iron pin, at a corner in line of lands now or late of GW Realty Associates (George Washington Memorial Park), as shown on said Plan; thence extending North 30 degrees 5 minutes 56 seconds West, along lands of GW Realty Associates (George Washington Memorial Park), the distance of 130 feet to an iron pin, at a corner of Lot No. 12, aforesaid; thence extending North 54 degrees 27 minutes 52 seconds West, along Lot No. 12 and also crossing through Waters of the Commonwealth (0.0244 Acres), as shown on said Plan, the distance of 201.37 feet to the first mentioned iron pin on the said Southeasterly side of Monticello Lane and place of beginning.

BEING Lot No. 11, as shown on the above-mentioned Plan.

BEING part of the same premises which Stenton Avenue Associates, a PA Limited Partnership, by Deed dated March 8, 2002, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5402 page 69, granted and conveyed unto Sunny Brook Estates, L.L.C., a PA Limited Liability Company, its successors and assigns, in fee.

TOGETHER WITH AND UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Whitmarsh Chase Planned Community, dated February 28, 2002, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5407 page 1594, and with that Amendment to Declaration of Whitmarsh Chase Planned Community, dated October 9, 2003, recorded as aforesaid, in Deed Book 5477 at Page 2331, and any other amendments and/or supplements to the aforesaid Declaration, as the same may be duly adopted from time to time.

THE GRANTEE, for and on behalf of the Grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this Indenture acknowledges that this Indenture is subject in every respect to the aforesaid Declaration, as amended, and any other amendments and/or supplements thereto; the foregoing rules and regulations promulgated thereunder; acknowledges that each and every provision thereof is essential to the successful operation and management of Whitmarsh Chase Planned Community and is in the best interest and for the benefit of all owners of lots thereon; and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, as amended, and as the same may again be amended and/or supplemented from time to time.

BEING the same premises which Sunny Brook Estates, LLC, by Deed dated 1/27/2005 and recorded at Montgomery County Recorder of Deeds Office on 2/1/2005, in Deed Book 5542 at Page 1171, granted and conveyed unto Barry Reinhart and Lizanne Reinhart.

Parcel Number: 65-00-01336-22-8.

Location of property: 518 Monticello Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Barry Reinhart; Lizanne Reinhart; and United States of America** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$302,985.55.

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. 2022-24481**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot 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 Swede Street, at the distance of fifty-one feet, eleven and one half inches, Southwesterly from the Southerly side of Beech Street, a corner of this and lands, now or late of J.J. Dreslin; thence, along said Dreslin, Northwesterly, at right angles to said Swede Street, one hundred and thirty two feet, more or less to a corner on the Southeast side of Maple Alley; thence, along said side of said alley, Southwesterly, fifteen feet nine inches to a corner of land, now or late of Franklin B. Wildman; thence, along said Wildman, Southeasterly, parallel with the first line, one hundred and thirty-two feet, more or less, passing through the center of the partition wall, dividing the house erected on these premises and that of the adjoining premises, to the Northwesterly side of Swede Street, aforesaid, and along said side of said Swede Street, Northeasterly, fifteen feet nine inches to the place of beginning.

BEING the same premises which JAR Investments, by Deed, dated the 28th day of February 2001 and recorded in the Office for the Recorder of Deeds, in and for Montgomery County, in Deed Book 5360 at Page 306, granted and conveyed unto Robert Kelly, in fee.

TITLE TO SAID PREMISES IS VESTED IN Thomas Kelly, by Deed, from Robert Kelly, dated March 6, 2006, recorded August 1, 2008, in Book No. 5610 at Page 1060, Instrument No. 2006093963.

Parcel Number: 13-00-36588-00-2.

Location of property: 1063 Swede Street, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Thomas Kelly and United States of America** at the suit of U.S. Bank, National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3. Debt: \$91,190.85.

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. 2022-25137**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot of piece of ground, with building and improvements thereon erected, situate in the 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Kohn Street Homes, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, PA, July 27th, 1967, which Plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pa., in Plan Book B12 at Page 41A, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kohn Street (50 feet wide), which point is at the distance of 204 feet, measured North 39 degrees 49 minutes East, along the said side of Kohn Street, from its intersection with the Northeastly side of Elm Street, as shown on said Plan: thence, extending from beginning point and along the said Kohn Street, North 39 degrees 49 minutes East, the distance is 16 feet to a point; thence, extending South 50 degrees 11 minutes East, passing a portion of the distance through the party wall of the premises and the premises adjoining to the Northeast and crossing the Northwestly side of a proposed 20 feet wide alley, not open as shown on the said Plan, the distance of 110 feet to a point, in the center line of said alley; thence, extending along the center line of said alley, South 39 degrees 49 minutes West, the distance of 16 feet to a point; thence, extending North 50 degrees 11 minutes West, recrossing the Northwestly side of said alley, and extending a portion of the distance through the party wall of this premises and premises adjoining to the Southwest, the distance of 110 feet to the first mentioned point and place of the beginning.

BEING known and designated as Lot No. 6 on the said Plan.

TITLE TO SAID PREMISES IS VESTED IN Francis Wachira and Marie Magera-Mbul, by Deed, dated 6/17/2023 from Wamamu Management Co., recorded by the Montgomery County Recorder of Deeds on 6/20/223, in 6329 at Page 01830.

Parcel Number: 13-00-18680-00-9.

Location of property: 824 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Francis M. Wachira; Marie W. Magera-Mbul; and Wamamu Management Co., a Pennsylvania Corporation** 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: \$76,876.93.

Parker McCay, P.A., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-06240**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in the Ninth Ward of **Norristown Borough**, Montgomery County, Pennsylvania, described according to a Plan, made by William S. Erwin; Registered Professional Engineer, dated July 6, 1956, and revised November 29, 1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Calamia Drive (50 feet wide), at the distance of 222.35 feet, measured along Calamia Drive, on a course of South 49 degrees, 14 minutes East, from a point of curve on Calamia Drive; which point of curve is measured along Calamia Drive, on a line curving to the right, having a radius of 125 feet, the arc distance of 196.35 feet, from a point on the Southeasterly side of Calamia Drive; which point is measured North 40 degrees, 46 minutes East, along Calamia Drive, 105 feet from a point on the Northeastly side of Roberta Street (66 feet wide); thence, extending on the Northeastly side of Roberta Street (66 feet wide); thence,

extending from the first above mentioned point of beginning, South 49 degrees, 14 minutes East, along Calamia Drive, 30 feet and extending South 40 degrees, 46 minutes West, of that width, in length or depth between parallel lines at right angles to said Calamia Drive, 115 feet to a point in the title line, in the bed of a certain easement for utility and driveway (which easement for utility and driveway extends Northwestwardly into Calamia Drive and also extends Southeastwardly, Eastwardly and Northeastwardly into Logan Street (66 feet wide), the Northwesterly line thereof, extending partly through the party wall of the house erected on this Lot and the house erected on the lot, adjoining to the Northwest and along line of Lot No. 31 on said Plan, the Southeastly line thereof, extending along line of Lot No. 33, on said Plan, and the rear line thereof, extending along the rear line of Lot No. 11, on said Plan.

BEING Lot No. 32.

BEING the same premises, which Michael J. Sobeck and Deborah K. Sobeck, by Deed, dated 3/31/2015 and recorded 4/20/2015, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5950 at Page 1894, granted and conveyed unto Rickette K. Stephens.

Parcel Number: 13-00-06124-00-1.

Location of property: 618 Calamia Drive, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Rickette K. Stephens** at the suit of Lakeview Loan Servicing, LLC. Debt: \$158,235.85.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-06661**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

PREMISES A: ALL THAT CERTAIN stone message and lot, or piece of ground, known and designated as 324 Prospect Avenue, hereditaments and appurtenances, situate in **Bridgeport Borough**, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Prospect Avenue, said point being measured at the distance of 260 feet, Southwesterly from the Southwest side of Fraley Street, a corner of this and land of Manuel A.M. Peris and Teresa Peris, his wife; thence, extending along said land, Southeastwardly, 125 feet to a corner of this and other land of said Manuel A.M. Peris and Teresa Peris, his wife; thence, extending along said land, Southwestwardly, 20 feet to a corner of this and land of Raffaele Carfagno and Mary C. Carfagno, his wife; thence, extending along said land, Northwestwardly, 120 feet to a point on the Southeast side of said Prospect Avenue, aforesaid; thence, extending along said side of Prospect Avenue, Northeastwardly, 20 feet to the first mentioned point and place of beginning.

PREMISES B: ALL THAT CERTAIN tract of land, in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plot plan, made by Will D. Hiltner, Registered Surveyor, of Norristown, PA, dated May 1950, as follows, to wit:

BEGINNING at a point on the Southerly side of Prospect Street (or Avenue), 243.78 feet from the Southwest corner of Fraley Street and Prospect Street (or Avenue), a corner of this and other lands of the parties of the first part; thence, by said other lands of the parties of the first part, at right angles to Prospect Street (or Avenue), South 26 degrees 35 minutes East, 120 feet to a pipe and the rear boundary line of lands of Luigi Roberto; thence, along said lands of Luigi Roberto, South 63 degrees 25 minutes West, 19 feet to a stake, a corner of this and lands, now or late of Joseph Centanni; thence, along said lands of Joseph Centanni, North 26 degrees 35 minutes West, 120 feet to a pipe on the Southerly side of Prospect Street (or Avenue); thence, along the said side of Prospect Street (or Avenue), North 63 degrees 25 minutes East, 19 feet to the point and place of beginning.

BEING the same premises which Wayne Farrell and Ryan Farrell, in Deed Book 6191 at Page 706, in the Office of the Recorder of Deeds, in and for the County of Montgomery, granted and conveyed unto Ryan J. Farrell, in fee.

Parcel Number: 02-00-04664-00-5.

Location of property: 324 Prospect Street, Bridgeport, PA 19405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ryan J. Farrell** at the suit of AmeriSave Mortgage Corporation. Debt: \$238,005.03.

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. 2023-07414**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or tract of land, situate on the Westerly side of Grant Street, in the Seventh Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Subdivision known as KD Properties, Plan of Lots, dated January 29, 2004, and a Survey made by Ralph E. Shatter & Son Engineering Co., Pottstown, Pa., and more fully described, as follows, to wit:

BEGINNING at the Northeasterly corner of Lot No. 3, said point, being distant along the Easterly side of Lots No. 1, 2 and 3 and the Westerly side of Grant Street, from a drilled hole in concrete sidewalk, marking the Northwesterly property line intersection of Lincoln Avenue and Grant Street, both streets having a legal width of 60 feet and a cartway width of 36 feet, between concrete curbs, North 15 degrees 13 minutes East, 83.71 feet; thence, from said point of beginning, leaving Grant Street and along the Northerly side of Lot No. 3 and crossing an 18 feet wide driveway easement, North 74 degrees 50 minutes West, 120.00 feet to a corner on line of lands of Ruth L. Howard; thence, along the Easterly side of said lands and along the Westerly side of an 18 feet wide driveway easement, North 15 degrees 13 minutes East, 22.50 feet to a corner of Lot No. 5; thence, along the Southerly side of Lot No. 5 and crossing the 18 feet wide driveway easement, South 74 degrees 50 minutes East, 120.00 feet to a corner on the Westerly side of Grant Street, thence, along said street, South 15 degrees 13 minutes West, 22.50 feet to the place of beginning.

CONTAINING 2,670 square feet of land.

BEING all of Lot No. 4 of KD Properties Plan of Lots, recorded in the Office for the Recording of Deeds, Etc., at Norristown, Montgomery County, on August 13, 2004, in Plan Book 23 at Page 420.

EXCEPTING AND RESERVING the Westerly 18 feet of the above described premises, for the free and uninterrupted use, as a means of ingress and egress from and to the rear of Lots 1, 2, 3, 4 and 5 and Lincoln Avenue, along an 18 feet wide driveway easement, extending in a Northerly direction from Lincoln Avenue, 135.00 feet to an unopened private alley, there shall be no vehicles parked nor buildings or other structures erected within the driveway easement, the maintenance and repairs to the driveway easement shall be equally shared by all the owners of Lots 1, 2, 3, 4 and 5.

BEING the same premises, which Robert S. Kratz and Robert DeCampli, Jr., by Indenture, dated October 6, 2004, and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5529 at Page 732 & C, granted and conveyed unto Robert S. Kratz and Robert DeCampli, Jr., in fee.

BEING the same premises, which Robert S. Kratz and Robert DeCampli, Jr., by Deed, dated 05/10/2005, and recorded in the Office of Recorder of Deeds, of Montgomery County, on 05/18/2005, in Deed Book 5554 at Page 1610, granted and conveyed unto Avram Hammer and V. Lynn Hammer, husband and wife, his/her/their Heirs, and Assigns, as Tenants by Entirety.

Parcel Number: 16-00-11708-03-9.

Location of property: 309 Grant Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling/Commercial property.

Seized and taken in execution as the property of **Avram Hammer and V. Lynn Hammer** at the suit of Nationstar Mortgage LLC. Debt: \$221,477.88.

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

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

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

By virtue of a Writ of Execution **No. 2023-07772**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Colonial Village, made for Axelrod Construction Company, by Urwiler and Walter, Inc., Sumneytown, PA, dated 2/26/1974 and last revised 9/24/1987, as recorded in and for the County of Montgomery, at Norristown, PA, in Plan Book _____ at Page _____, as follows, to wit:

BEGINNING at a point, located on the Northeasterly side of Blaker Drive (80.00 feet wide), said point, being located South 24 degrees 06 minutes 10 seconds East, 451.84 feet from the Southeasterly side of Forge Road; thence, extending from said point, along Lot #81 and also for a portion of the distance, extending through the party wall as shown on said Plan; North 65 degrees 53 minutes 50 seconds East, 128.41 feet to a point, a corner in line of Lot #406; thence, extending from said point, along Lot #406 and also along Lot #405, South 24 degrees 06 minutes 10 seconds East, 20.00 feet to a point, a corner of this Lot and Lot #79; thence, extending from said point, along Lot #79 and also for a portion of the distance, extending through the party wall as shown on said Plan; South 65 degrees 53 minutes 50 seconds West, 128.41 feet to a point, located on the Northeasterly side of Blaker Drive; and thence, extending from said point, along the Northeasterly side of Blaker Drive; North 24 degrees 06 minutes 10 seconds West, 20.00 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot Number 80, as shown on Plan.

RESERVING UNTO THE SELLER a 20 foot wide easement for utilities through the backyard of Lot #80, for the purpose of laying, relocating and maintaining sewer and water lines for utilities, for purposes of providing public services to the premises in common with other lot owners in the development; as per plan of Colonial Village, made for Axelrod Construction Company, by Urwiler and Walter, Inc., Sumneytown, Pennsylvania dated February 26, 1974; and it is intended that the lines shall be transferred and set over unto the municipal authority for municipal purposes.

UNDER AND SUBJECT to the following restrictive covenant, which will run with the land and bind all of the owners of the subdivision as follows: "Electric service will be supplied only from the underground distribution system in accordance with the current Pennsylvania Power and Light Company tariff provisions."

BEING the same premises, which Sandia Partners, LLC, by Deed, dated July 21, 2014, and recorded in the Montgomery County Recorder of Deeds, on July 25, 2014, in Deed Book 5921 at Page 01851, and Instrument No. 2014048174, granted and conveyed unto Echo A. Miller.

Parcel Number: 06-00-00356-00-7.

Location of property: 449 Blaker Drive, East Greenville, PA 18041.

The improvements thereon are: A two-story, residential townhouse.

Seized and taken in execution as the property of **Echo A. Miller** at the suit of Pennsylvania Housing Finance Agency, its Successors and Assigns. Debt: \$110,154.00.

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

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

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

By virtue of a Writ of Execution **No. 2023-09166**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point, at the intersection of the Southwest side of Basin Street, with the Southeast side of Spring Alley; thence, along the said Southwest side of Basin Street, Southeastwardly, fourteen and ninety-five one-hundredths feet to a corner of land, recently sold to Albert Tyler; thence, along land, lately sold to Albert Tyler, Southwestwardly, the line passing through the middle of the partition wall, dividing the house erected on this lot from that on the adjoining lot, one hundred forty feet to the center line of an alley, laid out ten feet wide; thence, along the said center line of said alley, laid out ten feet wide, Northwestwardly, fourteen and ninety five one-hundredths feet to a point in the Southeast side of Spring Alley; thence, along the said side of said Spring Alley, Northeastwardly, one hundred forty feet to the first mentioned point and place of beginning.

BEING the same premises, which Pauline Frisco, by her Agent, Pauline Cousins, per Power of Attorney, dated July 12, 2018, by Deed dated April 15, 2019, and recorded April 7, 2019, in Deed Book 6132 at Page 6132, and Instrument No. 2019023170, conveyed to Diane L. Haines.

Parcel Number: 13-00-04452-00-8.

Location of property: 54 W. Basin Street, Norristown, PA 19401.

The improvements thereon are: A two-story, brick dwelling.

Seized and taken in execution as the property of **Diane L. Haines** at the suit of Pennsylvania Housing Finance Agency. Debt: \$92,468.33.

Vitti Law Group, Inc., 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. 2023-09731**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, parcel of land, with single trace dwelling erected thereon, situate on Hilltop Road, **Lower Pottsgrove Township**, Montgomery County, PA, bounded and described according to a Survey thereof, made by Francis W. Wack, R.E., as follows, to wit:

BEGINNING at a point, in the middle of Hilltop Road, a corner of Lot 67, in the aforesaid Plan, distant 391.7 feet Southwardly from Sunrise Lane; thence, along said Lot 67, South 52 degrees 14 minutes East, a distance of 200 feet; thence, along Lot 84, in said Plan, North 37 degrees 46 minutes East, 91.7 feet to Lot 69, in the aforesaid Plan; thence, along said Lot, North 52 degrees 14 minutes West, a distance of 200 feet to the middle of Hilltop Road; thence, along the soon, South 37 degrees 46 minutes West, a distance of 91.7 feet, to the point or place of beginning.

BEING Lot 68 in Green Acres Plan, Section A.

BEING the same premises which Kenneth A. Caldwell and Katherine K. Caldwell, husband and wife, Deed to Randle P. Mahoney, as Sole Owner, on January 9, 2014 and which was recorded on January 22, 2014, on Book No. 5902, Page No. 1013.

BEING Tax Map ID No. 42015 015

Parcel Number: 42-00-01915-00-5.

Location of property: 1506 Hilltop Road, Pottstown, PA 19464.

The improvements thereon are: Single-family residence, Cape Cod style.

Seized and taken in execution as the property of **Randle P. Mahoney** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$113,642.13.

Leopold and Associates, PLLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-10301**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision of Gwynedd Knoll, Phase IV, prepared for Gwynedd Knoll, Inc., by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated 9/4/1984, last revised 11/17/1987 and recorded in Montgomery County, in Plan Book A-48 at Page 478, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Stonington Circle (50 feet wide), which point is measured the 3 following courses and distances from a point of curve on the Northwesterly side of Lindsay Drive (50 feet wide), viz: (1) on the arc of a circle, curving to the left, having a radius of 28 feet, the arc distance of 28.50 feet to a point; (2) on the arc of a circle, curving to the right, having a radius of 52 feet, the arc distance of 134.62 feet to a point; and (3) South 47 degrees 04 minutes 02 seconds East, 133.43 feet to the place of beginning; thence, extending from said point of beginning, along Lot No. R-119 on said Plan, North 52 degrees 55 minutes 58 seconds East, 200.00 feet to a point; thence, extending South 47 degrees 04 minutes 02 seconds East, 300.00 feet to a point, a corner of Lot No. R-117; thence, extending along the same, South 42 degrees 55 minutes 58 seconds West, 200.00 feet to a point, on the said Northeasterly side of Stonington Circle; thence, extending along the same, North 47 degrees 04 minutes 02 seconds West, 200.00 feet to the first mentioned point and place of beginning.

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

BEING the same premises, which Howard B. Stoeckel, III and Marietta C. Miller Stoeckel, husband and wife, by Deed, dated 01/31/2013 and recorded 02/07/2013, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5863 at Page 01406, granted and conveyed unto Dwayne Klessel and Jodi Klessel, husband and wife, as Tenants by the Entireties.

Parcel Number: 39-00-03936-13-8.

Location of property: 1625 Stonington Circle, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dwayne Klessel and Jodi Klessel, husband and wife**, at the suit of CrossCountry Mortgage, LLC. Debt: \$307,484.61.

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

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

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

By virtue of a Writ of Execution **No. 2023-10307**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of Silver Brook Farms, II, made by F.X. Ball Associates, Inc., Consulting Engineers and Surveyors, dated 2/18/1984 and last revised 5/8/1984, as recorded at Norristown, PA, in Plan Book B-40 at Page 269, as follows, to wit:

BEGINNING at a point, located on the Southeasterly side of Silverbrook Drive, cul-de-sac; said point, being a corner of this lot and Lot No. 3, as shown on the above-mentioned plan; thence, extending from said point of beginning, leaving the Easterly side of Silverbrook Drive, cul-de-sac and extending along Lot No. 3, South 42 degrees 35 minutes 53 seconds East, 268.81 feet to a point, a corner in line of lands, now or late of St. Mary's Catholic Church; thence, extending from said point, along lands, now or late of St. Mary's Catholic Church, South 44 33 43 West, 283.85 feet to a point; thence, extending from said point, along lands, now or late of Elmer and Bernice Ott and crossing the Northeasterly side of Swamp Creek, South 50 42 43 West, 78.5 feet to a point, a corner in the bed of Swamp Creek; thence, extending from said point, in and through the bed of Swamp Creek, North 51 49 31 West, 100.19 feet to a point, a corner of the lot and Lot No. 1; thence, extending from said point, recrossing the Northeasterly side of Swamp Creek, along Lot No. 1, North 12 55 48 East, 398 feet to a point, a corner located on the Southerly side of Silverbrook Drive, cul-de-sac; and thence, extending from said point along the Silverbrook Drive, cul-de-sac; along the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 74.36 feet to a point, being the first mentioned point and place of beginning.

CONTAINING in area 1.893 acres.

BEING Lot No. 2 as shown on plan.

UNDER AND SUBJECT to the restriction that the seller has final approval as to the suitability of future building plans of the single-family dwelling with any exsorsory structure of structures permitted by applicable Lower Frederick Township ordinances.

BEING the same premises, which George O. Klepper and Irene M. Klepper, by Deed, dated 9/25/1985 and recorded at Montgomery County Recorder of Deeds Office on 9/26/1985, in Deed Book 4779 at Page 1539, granted and conveyed unto George O. Klepper, Deceased and Irene M. Klepper. George O. Klepper departed this life on December 12, 2020.

Parcel Number: 38-00-02456-10-7.

Location of property: 211 Silverbrook Drive, Schwenksville, PA 19473.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Irene M. Klepper and George O. Klepper, deceased** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$113,634.41.

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

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

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

By virtue of a Writ of Execution **No. 2023-14790**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with a bungalow or dwelling thereon erected, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southeasterly side of Thomson Road (40 feet wide), at the distance of 128.07 feet, Northeast of the Northeastly side of Edgewood Road (40 feet wide); thence, along the said Southeast side of said Thomson Road, on a curve to the left, having a radius of 694.63 feet, the arc distance of 58.79 feet to a corner of Lot 53; thence, by said Lot 53, South 66 degrees 6 minutes 7 seconds East, 140.39 feet to a corner in line of Lot 59; thence, partly by said Lot 59 and partly by Lot 58, South 59 degrees 46 minutes 44 seconds West, 121.35 feet to a corner of Lot 51; thence, by said Lot 51, North 58 degrees 46 minutes 40 seconds West, 75.36 feet to the Southwest side of Thomson Road and place of beginning.

BEING Lot 52 on Plan of Edgewood Park.

TITLE TO SAID PREMISES IS VESTED IN Tammy Cummings, also known as Tammy D. Cummings, by Deed from Tammy Cummings, in her capacity as Executrix of the Estate of Loretta J. Cummings, also known as Loretta Cummings, deceased; Tracy Cummings, now known by marriage as Tracy Christiansen; and Tammy Cummings, also known as Tammy D. Cummings, dated 04/22/11 and recorded on 04/29/11, by the Montgomery County Recorder of Deeds Office, in Book 5799 at Page 1645, as Instrument # 2011040225.

Parcel Number: 31-00-25939-00-4.

Location of property: 8327 Thompson Road, Elkins Park, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Tammy Cummings a/k/a Tammy D. Cummings and The United States of America** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1. Debt: \$121,285.74.

Parker McCay, P.A., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-15036**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot, or piece of ground, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by Will D. Hiltner, Registered Surveyor, in February 1942, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Rambo Street, at the distance of 223.66 feet, Southeastwardly from the Southeasterly side of Mill Street, a corner of other land M.L. March Estate, about to be conveyed to Andrew F. Evan and Mary T., his wife; thence, extending by the same, the line passing through the center line of the partition wall, between the house erected hereon and the house on the adjoining premises, South 14 degrees, 45 minutes West, 75.3 feet to a point on the Northwesterly side of a 24 feet wide alley; thence, extending along the said side of said alley, South 66 degrees, 04 minutes East, 17.69 feet to a point, in line of other land of M. L. March Estate; thence, extending along said land, North 14 degrees, 45 minutes East, 77.57 feet to a point on the Southwesterly side of Rambo Street; thence, extending along said side of Rambo Street, North 75 degrees, 15 minutes West 17.46 feet to the place of beginning.

BEING the same premises, which Todd L. Mastrocola and Michelle Mastrocola, by Deed, dated 7/29/2016 and recorded 7/29/2016, in Montgomery County, in Deed Book 6009 at Page 1093, conveyed unto Michelle Mastrocola, in fee.

Parcel Number: 02-00-05300-00-8.

Location of property: 60 W. Rambo Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alexander J. Burgess** at the suit of Lakeview Loan Servicing, LLC. Debt: \$231,110.44.

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. 2023-15169**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

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

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

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

Seized and taken in execution as the property of **Robert J. Burns, Jr.** at the suit of J.P. Morgan Mortgage Acquisition Corp. Debt: \$372,097.19.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-18094**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and tract of land, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, described according to a Survey thereof, made by Smith & Brunner, on May 11, 1949, bounded and described as follows, to wit:

BEGINNING at a stone, in the center line of Fifth, now changed to Third Street and Cherry Street, as laid down on the Borough Plan; thence, along the center line of said Third Street, North 67 degrees, 11 minutes East, 110 feet to a point, a corner in the center line of the said Third Street; thence, leaving said Third Street, by land, now or late of John Godshall, South 23 degrees, East 198 feet to a point, in the center line of Hill Alley; thence, along said center line of said Hill Alley, South 67 degrees, 11 minutes West, 110 feet to a point of intersection of the centerline of said alley and the centerline of Cherry Street; thence, along the center line of said Cherry Street, North 23 degrees, West 198 feet to the first mentioned point and place of beginning.

BEING the same premises, which George P. Fondersmith and H. Hope Fondersmith, Trustees of The George P. and H. Hope Fondersmith Trust, dated 6/2/97, for the Benefit of George P. Fondersmith & H. Hope Fondersmith; and Charles Davis and Edith Jean Davis, Trustees of the Charles Davis and Edith Jean Davis Revocable Trust, dated 8/24/93, for the Benefit of Charles Davis and Edith Jean Davis, by Deed, dated 3/9/2001 and recorded 3/16/2001, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5353 at Page 484, granted and conveyed unto Kenneth Wales, deceased 09/26/2021.

Parcel Number: 06-00-03532-00-8.

Location of property: 230 Third Street, East Greenville, PA 18041.

The improvements thereon are: Residential - triplex.

Seized and taken in execution as the property of **Brielle Annalicia Wales, Administratrix of the Estate of Kenneth Wales, deceased** at the suit of PNC Bank, National Association. Debt: \$43,060.40.

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. 2023-18621**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in Bethayres, **Lower Moreland Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof, made by Charles E. Shoemaker, Registered Professional Engineer, dated October 28, 1952, as follows, to wit:

BEGINNING at the point, formed by the intersection of the Southwesterly side of Hillside Avenue (fifty feet wide) with the Northwesterly side of Packard Avenue (fifty feet wide); thence, extending South twenty-nine degrees forty-seven minutes West, along the said side of Packard Avenue, one hundred twenty-two and seven one-hundredths feet to a point; thence, extending North forty-nine degrees thirty-nine minutes West, one hundred ninety-one and twenty-eight one-hundredths feet to a point; thence, extending North forty degrees twenty-one minutes East, one hundred twenty feet to a point, on the Southwesterly side of Hillside Avenue, aforesaid; thence, extending South, forty-nine degrees thirty-nine minutes East, along the said side of Hillside Avenue, one hundred sixty-eight and ninety one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain building restrictions and conditions as of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon.

BEING the same premises, which the Estate of Clarence Herwig, by Sandra M. Britton, Executrix, by Deed February 23, 2011, and recorded at Montgomery County Recorder of Deeds Office on February 23, 2011, in Deed Book 5794 at Page 02692, granted and conveyed unto Douglas M. Britton and Heather L. Britton.

Parcel Number: 41-00-06397-00-6.

Location of property: 2274 Packard Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: A single-family, aluminum/vinyl-Cape Cod, residence.

Seized and taken in execution as the property of **Heather L. Britton and Douglas M. Britton** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$260,553.92.

Leon P. Haller, Attorney. I.D. #15700

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. 2023-19027**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lots No. 437 and 438, in a certain Plan of Lots, known as The Plan of Willow Grove Heights, which said Plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for said County of Montgomery, in Deed Book No. 380 at Page 500, and bounded and described as follows:

BEGINNING at a point on the Northwesterly side of Highland Avenue, at the distance of two hundred feet, Northeastwardly from the Northeasterly side of Lammott Avenue, having a front on said Highland Avenue, fifty feet and extending of that width, in a Northwesterly direction, one hundred ten and fifty-eight one hundredths feet.

BEING the same premises, Durwin Godwin Jr., by Deed from Patrylak Homes Limited, dated May 16, 2008, recorded May 23, 2008, in the Montgomery County Clerk's Register's Office, in Deed Book 5693 at Page 2167.

Parcel Number: 30-00-28532-00-4.

Location of property: 1636 High Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Durwin Godwin, Jr.** at the suit of U.S. Bank Trust, National Association, as Trustee of BKPL-EG Basket Trust. Debt: \$305,610.34.

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. 2023-19754**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, and described according to a Plan of Section #3, "School Side Manor", made by Bilbar Construction Company, by Damon and Foster, Civil Engineers, at Sharon Hill, Pennsylvania, under date of February 17, 1954, and described as follows, to wit:

BEGINNING at a point, on the Southwest side of Edgewood Avenue (fifty feet wide), at the distance of one hundred eighty-one and eight one-hundredths feet measured south twenty-four degrees, fifty-three minutes, East from the Southeasterly end of a curve, having a radius of one hundred twenty-five feet, the arc distance of two hundred sixty-four and forty-seven one-hundredths feet, being the curve connecting the said Southwesterly side of Edgewood Avenue (fifty feet wide), with the Southeasterly side of School Line Drive (fifty feet wide); thence, from said point of beginning and extending along the Southwest side of Edgewood Avenue (fifty feet wide), South twenty-four degrees, fifty-three minutes, East eighty feet to a point; thence, leaving the said side of Edgewood Avenue and extending South sixty-five degrees, seven minutes West, one hundred seventy-one and fifty-four one-hundredths feet to a point; thence, extending North fifty-six degrees, forty-one minutes, ten seconds West, ninety-four and thirteen one-hundredths feet to a point; thence, extending North sixty-five degrees, seven minutes East, two hundred twenty-one and fifteen one-hundredths feet to the Southwest side of Edgewood Avenue (fifty feet wide), being the first mentioned point and place of beginning.

BEING Lot #55 on the aforesaid Plan, which is recorded at Norristown, Pa., in Plan Book B1 at Page W7.

BEING the same premises which James H. Esco, Jr.; Lisa Love; and Philip James Esco, also known as Philip J. Esco, as Tenants in Common, by Deed dated 11/17/2022 and recorded 1/5/2023 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6313 at Page 878, granted and conveyed unto Philip James Esco, as Sole Owner. Parcel Number: 58-00-06607-00-4.

Location of property: 698 Edgewood Road, King of Prussia, PA 19406.

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

Seized and taken in execution as the property of **Philip James Esco a/k/a Philip J. Esco** at the suit of Cardinal Financial Company, Limited Partnership. Debt: \$243,279.48.

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. 2023-20324**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and described according to a Certain Plan of a Portion of "Wedgewood Park" for Mason-McDowell Corporation, made by Damon and Foster, Civil Engineers, dated January 22, 1962, and revised March 16, 1962, as follows to wit:

BEGINNING at a point on the Southwesterly side of Wedgewood Drive (eighty feet wide), said point being the two following courses and distances from a point of curve on the Northwesterly side of the proposed widening of Moyers Road (forty six and fifty one-hundredths feet wide): (1) leaving Moyers Road, on the arc of a circle, curving to the left, having a radius of thirty feet, the arc distance of forty seven and twelve one-hundredths feet to a point of tangent on the Southwesterly side of Wedgewood Drive; and (2) North forty three degrees, thirty three minutes, thirty seconds West, along the Southwesterly side of Wedgewood Drive, one hundred twenty and one one-hundredths feet to the point of beginning; thence, extending from said point of beginning, South forty six degrees, twenty six minutes, thirty second West, partly through a party wall between these premises and premises adjoining to the Southeast, crossing the bed of a certain fifteen feet wide driveway (which extends Southeastwardly into Moyers Road and Northwestwardly into Wedgewood Drive), also crossing the Northeasterly side of a certain fifteen feet wide easement for sanitary sewer, one hundred twenty five feet to a point on the Southwesterly side of the aforesaid driveway in the bed of said easement; thence, extending North forty three degrees, thirty three minutes, thirty seconds West, along the Southwesterly side of the aforesaid driveway through the bed of the aforesaid sewer easement sixteen and seventeen one-hundredths feet to a point; thence, extending North forty six degrees, twenty six minutes, thirty seconds West, partly through the bed of the aforesaid sewer easement, crossing the Northeasterly side of same, recrossing the bed of the aforesaid fifteen feet wide driveway, partly through a party wall between these premises and premises adjoining to the Northwest, one hundred twenty five feet to a point on the Southwesterly side of Wedgewood Drive, aforesaid; thence, extending South forty three degrees, thirty three minutes, thirty seconds East, along the Southwesterly side of Wedgewood Drive, sixteen and seventeen one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 15, House No. 814 Wedgewood Drive.

TOGETHER with the free and common use, right, liberty, and privilege of the above-mentioned driveways and sanitary sewer easements as and for a passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT to the proportionate part of the expense of keeping the same in good order and repair.

BEING the same premises, which Domenic Cancelliere, Jr. and Lisa M. Cancelliere, by Deed dated 6/28/2007 and recorded 8/2/2007 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5658 at Page 1204, granted and conveyed unto Lisa M. Cancelliere.

Parcel Number: 11-00-18596-00-5.

Location of property: 814 Wedgewood Drive, Lansdale, PA 19446.0

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

Seized and taken in execution as the property of **Lisa M. Cancelliere** at the suit of U.S. Bank, National Association, not in its Individual capacity, but Solely, in its capacity as Indenture Trustee of CIM Trust 2021-NR4. Debt: \$116,243.37.

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. 2023-20669**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot, or piece of land, situate in **Red Hill Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof, made by Smith and Brunner, on October 10, 1947, as follows, to wit:

BEGINNING at a point, in the center line of Sixth Street, a corner of land, now or late of Harry D. Brey; thence, along the center line of said Sixth Street, South forty-seven degrees thirty minutes West, twenty-three and two-tenths feet to a point, a corner in the center line of the said Sixth Street, a corner of land, conveyed to Susan Taraskas; thence, along the same, the line for a portion of the distance, passing through the center line of the partition wall, between the house on the hereby conveyed premises and that conveyed to Susan Taraskas, North forty-three degrees thirty minutes West, two hundred seventy-two and twenty-five one-hundredths feet to a stake, a corner; thence, North forty-seven degrees thirty minutes East, twenty-three and two-tenths feet to a point, a corner of land, now or late Harry D. Brey; thence, along the same, South forty-two degrees thirty minutes East, two hundred seventy-two and twenty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Duke C. Wilde, a single man, who acquired Title by Virtue of a Deed from John K. Ganter and Amy J. Ganter, husband and wife, dated May 15, 2002, recorded May 21, 2002, at Document ID 010998, and recorded in Deed Book 5408 at Page 2248, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 17-00-00880-00-3.

Location of property: 219 E. 6th Street, Red Hill, PA 18076.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Duke C. Wilde, a single man** at the suit of Metropolitan Life Insurance Company. Debt: \$178,660.33.

Manley Deas Kochalski, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-21160**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Plan of Willow Park Homes, made 12/30/1950 by Barton and Martin Engineers, Philadelphia, and recorded at Norristown, in the Office of the Recording of Deeds, in Deed Book No. 2151 at Page 601, as follows, to wit:

BEGINNING at a point on the Northeast side of Old Welsh Road (55 feet wide as widened by 10 feet on the Northeast side thereof), at the distance of 202.12 feet, measured along the same, South 42 degrees 38 minutes East from its intersection, with the Southeast side of Coolige Avenue (50 feet wide) (both lines produced); thence, extending from said beginning point, North 47 degrees 22 minutes East, 115 feet to a point; thence, extending South 56 degrees 52 minutes 28 seconds East, 74.53 feet to a point; thence, extending South 54 degrees 44 minutes West, 134.44 feet to a point on the Northeast side of Old Welsh Road; thence, extending along same, North 42 degrees 38 minutes West, 55 feet to the first mentioned point and place of beginning.

BEING Lot No. 71 on said Plan.

BEING the same premises, which Alex Kostinsky, by Deed dated 5/31/2017 and recorded 6/6/2017 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6047 at Page 1797, granted and conveyed unto Oleg Neymer.

Parcel Number: 30-00-48572-00-7.

Location of property: 2621 Old Welsh Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Oleg Neymer** at the suit of AmeriHome Mortgage Company, LLC. Debt: \$266,250.51.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-21681**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or parcel of ground, situate in **Souderton Borough**, Montgomery County, Pennsylvania, being shown on Record Plan 38 at Page 136, Facility Expansion Zion Mennonite Church, prepared by Horizon Engineering Associates, LLC, as dated August 31, 2011, and last revised January 25, 2012, and being more fully described as follows:

BEGINNING at a point, in the bed of South Front Street, a corner of Lot No. 5 on said Plan; thence, extending Northeasterly along Lot No. 5, the three following courses and distances: 1) North 41 degrees 53 minutes 21 seconds East, 161.73 feet; 2) North 69 degrees 07 minutes 11 seconds East, 40.30 feet; and 3) North 49 degrees 01 minutes 38 seconds East, 34.35 feet to a point on the Westerly side of a 15 feet wide alley; thence, extending along said alley, South 47 degrees 36 minutes 39 seconds East, 115.19 feet to a point on the Northerly line of Prop. Relocated Ball Field; thence, extending along Prop. Relocated Ball Field, South 47 degrees 31 minutes 46 seconds West, 233.94 feet to a point, in the center line of South Front Street; thence, extending along same, North 47 degrees 02 minutes 00 seconds West, 114.93 feet to the point and place of beginning.

BEING Lot No. 2 on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Corey A. Evans, as Sole Owner, by Deed from Zion Mennonite Church of Souderton, date recorded February 21, 2019, in Book No. 6125 at Page 2447, being Instrument No. 2019010454. Parcel Number: 21-00-03376-00-5.

Location of property: 177 S. Front Street, Souderton, PA 18964.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Corey A. Evans** at the suit of Movement Mortgage, LLC. Debt: \$214,054.14. **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. 2023-23476**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit, designated as Unit 431 Copper Beech Circle (The Unit), being a unit in Breyer Woods, a Condominium, located in Elkins Park, **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium, dated September 30, 1986, and recorded in the Office for the Recording of Deeds, in and for Montgomery County (the Recorder's Office) on October 3, 1986, in Deed Book 4815 at Page 358 (the "Declaration"); and First Amendment to Declaration, dated May 14, 1987, and recorded in the Office for the Recording of Deeds, in and for Montgomery County (the Recorder's Office) on May 15, 1987, in Deed Book 4837 at Page 2012 (the First Amendment to Declaration); and Second Amendment to Declaration, dated July 15, 1987, and recorded in the Office for the Recording of Deeds, in and for Montgomery County (the Recorder's Office) on September 1, 1987, in Deed Book 4849 at Page 1752; and Third Amendment to Declaration, dated 9/22/1987, and recorded in the Office for the Recording of Deeds, in and for Montgomery County (the Recorder's Office) on 9/29/1987, in Deed Book 4852 at Page 1252; and Fourth Amendment to Declaration, dated 11/12/1987, and recorded in the Office for the Recording of Deeds, in and for Montgomery County (the Recorder's Office) on 11/12/1987, in Deed Book 4857 at Page 421; and Fifth Amendment to Declaration of Condominium, dated 1/12/1988 and recorded 1/28/1988, in Deed Book 4863 at Page 2408; and Sixth Amendment to Declaration of Condominium, dated 1/29/1988 and recorded 2/9/1988, in Deed Book 4864 at Page 2348; and Seventh Amendment to Declaration of Condominium, dated 3/25/1988 and recorded 4/5/1988, in Deed Book 4869 at Page 95; and Eighth Amendment, dated 6/1/1988 and recorded 6/20/1988, in Deed Book 4876 at Page 1831; and Ninth Amendment, dated 6/15/1988 and recorded 7/5/1988, in Deed Book 4878 at Page 648; and Tenth Amendment, dated 7/11/1988 and recorded 7/14/1988, in Deed Book 4879 at Page 1519; and Eleventh Amendment, dated 8/9/1988 and recorded 8/17/1988, in Deed Book 4883 at Page 1954; and Twelfth Amendment, dated 9/15/1988 and recorded 9/22/1988, in Deed Book 4887 at Page 2020; and Thirteenth Amendment to Declaration, dated 10/7/1988 and recorded on 10/18/1988, in Deed Book 4890 at Page 1813; and a Fourteenth Amendment to Declaration, dated 11/14/1988 and recorded on 11/29/1988, in Deed Book 4894 at Page 2402; and Fifteenth Amendment to Declaration, dated 11/30/1988 and recorded on 12/1/1988, in Deed Book 4895 at Page 641; and a Sixteenth Amendment to Declaration, dated 3/13/1989 and recorded on 3/27/1989, in Deed Book 4905 at Page 1891; and Seventeenth Amendment to the Declaration, dated 6/16/1989 and recorded 6/26/1989, in Deed Book 4914 at Page 2472; and Eighteenth Amendment to the Declaration, dated 6/28/1989 and recorded 7/3/1989,

in Deed Book 4915 at Page 228; and Nineteenth Amendment to the Declaration, dated 12/13/1989 and recorded 12/14/1989, in Deed Book 4932 at Page 2120; Twentieth Amendment to Declaration, dated 2/27/1990 and recorded in the Office for the Recording of Deeds, in and for Montgomery County (the Recorder's Office) on 3/8/1990, in Deed Book 4940 at Page 660; and a Twenty-First Amendment to Declaration, dated 6/14/1990 and recorded in the Office for the Recording of Deeds, in and for Montgomery County (the Recorder's Office) on 6/21/1990, in Deed Book 4949 at Page 1586; and a Twenty-Second Amendment to Declaration, dated 8/21/1990, recorded in the Office for the Recording of Deeds, in and for Montgomery County (the Recorder's Office) on 9/14/1990, in Deed Book 4957 at Page 2446; and a Twenty-Third Amendment to the Declaration, dated 1/15/1991 and recorded 1/31/1991, in Deed Book 4968 at Page 1327; and a Twenty-fourth Amendment to the Declaration of Condominium, dated 12/5/1991 and recorded 12/18/1992, in Deed Book 4994 at Page 920; and a Twenty-fifth Amendment to the Declaration of Condominium, dated 2/6/1992 and recorded 2/19/1992, in Deed Book 4999 at Page 1141; and the Twenty-sixth Amendment to Declaration of Condominium, dated 3/18/1993 and recorded 4/30/1993, in Deed Book 5039 at Page 2376; and the Twenty-seventh Amendment to the Declaration of Condominium, dated 4/23/1993 and recorded 5/7/1993, in Deed Book 5040 at Page 1640; and the Twenty-eighth Amendment to the Declaration of Condominium, dated and recorded 6/15/1993, in Deed Book 5044 at Page 559; and the Twenty-ninth Amendment to the Declaration of Condominium, dated 10/1/1993 and recorded 10/1/1993, in Deed Book 5056 at Page 873; and the Thirteenth Amendment of Declaration of Condominium, dated 6/20/1994 and recorded 6/22/1994, in Deed Book 5081 at Page 1907; and the Thirty-first Amendment to the Declaration of Condominium, dated 9/28/1994 and recorded 11/1/1994, in Deed Book 5095 at Page 2110.

TOGETHER with all right, title and interest, being a 0.67552% undivided interest, of, in and to the Common Elements, as more fully set forth in the Declaration and the Plats and Plans, and all Amendments thereto and together with all right, title and interest in and to all Limited Common Elements to the Unit, as more fully set forth in the Declaration and the Plats and Plans, and all Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Michelle Rubin, as Sole Owner, by Deed from Eve Glassberg, date recorded April 1, 2009, in Deed Book No. 5725 at Page 01995, being Instrument No. 2009029780.

Parcel Number: 31-00-07298-58-2.

Location of property: 431 Copper Beech Circle, Elkins Park, PA 19027.

The improvements thereon are: Residential, condominium-townhouse.

Seized and taken in execution as the property of **Michelle Rubin** at the suit of Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Deb: \$296,680.81.

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. 2023-25272**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a final recorded Plan, prepared for Linda and Mike Evans, by Robert E. Blue, Consulting Engineers, P.C., dated 4/22/1992, and last revised on 10/1/1996, and recorded in Plan Book A-57 at Page 8, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mann Road (to be widened to 30.00 feet from the existing center line thereof), at a corner of this and Lot No. 9 as shown on the above-mentioned Plan; thence, extending from said point of beginning and along Lot No. 9, the (2) following courses and distances, as follows, to wit: thence, (1) South 48 degrees 53 minutes 00 seconds East, 256.36 feet to a point, a corner; thence, (2) South 37 degrees 27 minutes 58 seconds West, 134.55 feet to a point, a corner in line of Lot No. 2; thence, extending along the same, North 48 degrees 53 minutes 00 seconds West, 264.94 feet to a point, a corner on the Southeasterly side of Mann Road; thence, extending along the same, North 41 degrees 7 minute 15 seconds East, 134.28 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 1. on the above-mentioned Plan.

BEING the same premises, which MJE Builders, by Deed, dated March 31, 1999, and recorded on April 23, 1999, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5268 at Page 850, granted and conveyed unto Christopher Zeltner and Maria L. Zeltner, husband and wife.

Parcel Number: 36-00-07372-02-6.

Location of property: 689 Mann Road, Horsham, PA 19044.

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

Seized and taken in execution as the property of **Christopher Zeltner a/k/a Christopher M. Zeltner and Maria L. Zeltner** at the suit of U.S. Bank, National Association, not in its Individual capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Deb: \$666,604.06.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-25751**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

Parcel Number: 01-00-05164-00-12.

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

The improvements thereon are: Residential property.

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

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

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

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

By virtue of a Writ of Execution **No. 2023-26590**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or parcel of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof, known as Subdivision Plan of Property, Surveyed for John S. von Kleeck and Ruth Von Kleeck, his wife, by Herbert H. Metz, Inc., Registered Engineers, dated April 1, 1966, as follows, to wit:

BEGINNING at a point, in the center line of Witmer Road (thirty-three feet wide), a corner of Parcel "A" on said Plan, in the bed of a Tributary to Pennypack Creek, said point being the two following courses and distances, measured along the center line of Witmer Road from its point of intersection, with the center line of Mann Road (thirty-three feet wide): (1) leaving Mann Road, North forty-eight degrees twenty-one minutes East, three hundred nineteen and twenty one-hundredths feet to a point, an angle in said Road; and (2) South forty-nine degrees seventeen minutes East, crossing the Northwesterly side of the aforesaid Tributary to Pennypack Creek, six hundred twenty-five and seventy one-hundredths feet to the point of beginning; thence, extending from said point of beginning, South forty-nine degrees seventeen minutes East, along the center line of Witmer Road, crossing the Southeasterly side of the aforesaid Creek, five hundred eight and fifty-six one-hundredths feet to a point, a corner of lands, now or late of Starke Bros.; thence, extending South forty-one degrees five minutes West, along the aforesaid lands of Starke Bros., crossing the Southwesterly side of Witmer Road, three hundred forty-six and fifty one-hundredths feet to a stone, in line of lands, now or late of Louise M. Roosevelt; thence, extending along the aforesaid lands of Roosevelt, the three following courses and distances: (1) North forty-nine degrees seventeen minutes West, three hundred fifty feet to a stone; (2) South forty degrees forty-three minutes West, one hundred seventy-six feet to a stone; and (3) North forty-nine degrees seventeen minutes West, one hundred fifty-six and thirty-four one hundredths feet to a point, a corner of Parcel "A", aforesaid; thence, extending along Parcel "A", North forty degrees forty-three minutes West, recrossing, crossing and partly through the bed of the aforesaid Tributary to Pennypack Creek, also recrossing the Southwesterly side of Witmer Road, five hundred twenty-two and forty-nine one-hundredths feet to the first mentioned point and place of beginning.

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

BEING the same parcel Robert H Kraeger Co., Inc., Chapter 7 Debtor, conveyed in fee to Nago Enterprises, a Pennsylvania General Partnership, by its Deed, recorded on October 15, 1999, in Book 5292 at Page 1772.

Parcel Number: 36-00-11746-00-8.

Location of property: 603 Witmer Road, Horsham, PA 19044.

The improvements thereon are: One-story, commercial building and paved parking area.

Seized and taken in execution as the property of **NAGO Enterprises, a Pennsylvania General Partnership; Jerry F. Naples, Jr.; and Ronald Gould** at the suit of Provident Bank, etc. Debt: \$367,666.97.

Jack M. Seitz (Lesavoy Butz & Seitz LLC), 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.

Third & Final Publication

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, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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 Southwesterly 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 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.

To all parties in interest and claimants:

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

**ARTICLES OF AMENDMENT
NONPROFIT**

**NOTICE OF INTENTION TO FILE
ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION OF THE
Cheltenham Township Industrial Development
Authority**

NOTICE IS HEREBY GIVEN that the Cheltenham Township Board of Commissioners, Montgomery County, Pennsylvania, will file Articles of Amendment to the Articles of Incorporation of the Cheltenham Township Industrial Development Authority with the Secretary of the Commonwealth of Pennsylvania. The Authority has a registered office at 8230 Old York Road, Elkins Park, PA 19027. The Articles of Amendment are to be filed pursuant to the Economic Development Financing Law. The Amendment will extend the term of existence of the Authority by fifty (50) years from the date of approval of the Articles of Amendment. The Articles of Amendment will be filed on or after March 21, 2024 with the Secretary of the Commonwealth of Pennsylvania.

**Merle R. Ochrach, Solicitor
Hamburg, Rubin, Mullin, Maxwell & Lupin**

POTTSTOWN BOROUGH AUTHORITY

NOTICE IS HEREBY GIVEN that the **Pottstown Borough Authority**, having a registered office address at 100 E. High Street, Pottstown, PA 19464, intends to file Articles of Amendment with the Secretary of the Commonwealth. The Articles of Amendment are to be filed under the provisions of the Municipality Authorities Act, 53 Pa. C.S. Ch. 56. The nature and character of the proposed amendment is to extend the term of existence of the Authority to a date not exceeding 50 years from the date of approval of the Articles of Amendment and to restate and amend its powers and purposes to include (a) the improvement of highways and streets, (b) the improvement of safety and emergency services facilities, (c) storm water planning, management and implementation, and (d) the ownership of, operation of or participation in, necessary or incident facilities and tasks that are related to or arise from its mission and purpose.

The Articles of Amendment will be filed with the Secretary of the Commonwealth on April 10, 2024.

**Vincent M. Pompo, Solicitor
Lamb McErlane, PC**
24 East Market Street, Box 565
West Chester, PA 19381-0565

ARTICLES OF DISSOLUTION

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **J.L.M. Group, Inc.** is currently in the process of voluntarily dissolving.

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

The name of the corporation or proposed corporation is: **EZC Contracting, Inc.**

The Articles of Incorporation have been filed on the 19th day of March, 2024.

The purposes for which it was organized are: The Corporation shall have the unlimited power to engage in and to do any lawful act concerning any and all lawful business for which corporations may be incorporated under this act.

Solicitor: King Laird, P.C.
360 W. Main Street
Trappe, PA 19426
610-489-0700

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

The name of the corporation or proposed corporation is: **Plasma No Medical Group, Inc.**

The Articles of Incorporation have been filed on the 19th day of March, 2024.

The purposes for which it was organized are: The Corporation shall have the unlimited power to engage in and to do any lawful act concerning any and all lawful business for which corporations may be incorporated under this act.

Solicitor: King Laird, P.C.
360 W. Main Street
Trappe, PA 19426
610-489-0700

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: **Polto Print Shop Company**

Articles of Incorporation have been filed on: March 22, 2024.

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

Wendy F. Blecinski, Solicitor
661 Moore Road, Suite 105
King of Prussia, PA 19406

**ARTICLES OF INCORPORATION
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 11, 2024, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Boytown Friends helping Friends, Inc**

The purposes for which it was organized are: raise and distribute funds for the betterment of Boytown families.

**Jeffrey C. Karver, Esquire
Boyd & Karver, P.C.**
7 E. Philadelphia Avenue
Boytown, PA 19512

Math 4 Girls, Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, for the purposes of charitable, religious, educational, and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

**Kevin M. McGrath, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC**
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-04739

NOTICE IS HEREBY GIVEN that on March 15, 2024, the Petition of Angelina Marie Omodt-Lopez was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ANGELINA MARIE BIRRELL-LOPEZ.

The Court has fixed May 22, 2024, at 10:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-04618

NOTICE IS HEREBY GIVEN that on March 13, 2024, the Petition of Jane M. Murray was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JANE M. DiLELLA.

The Court has fixed May 22, 2024, at 10:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-03814

NOTICE IS HEREBY GIVEN that on March 1, 2024, the Petition of Keith Morris and Allysha Holmes, on behalf of Yeremiah Isaac Amunah, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to YEREMIAH ISAAC ISRAEL.

The Court has fixed May 15, 2024, at 10:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Alexandra M. Menosky, Esquire
Foster Plaza 7, Suite 315
661 Andersen Drive
Pittsburgh, PA 15220

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-04183

NOTICE IS HEREBY GIVEN that on March 7, 2024, the Petition of Mohammad Jafar Rezay Garacani was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JAY GARACANI.

The Court has fixed May 22, 2024, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Stefanie M. Stack, Esquire
Fiffik Law Group, PC**
Foster Plaza 7, Suite 315
661 Andersen Drive
Pittsburgh, PA 15220

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-03589

NOTICE IS HEREBY GIVEN that on February 22, 2024, the Petition of Trinh Bich Ma was filed in the above-named Court, praying for a Decree to change the Petitioner's name to TRINH EMMA KIM.

The Court has fixed May 15, 2024, at 10:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-23142

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

Allied First Bank, SB d/b/a ServBank,
Plaintiff

vs.

Ava Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz; James Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz; Jack Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz; Sam Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz; Unknown Heirs, and/or Administrators to the Estate of Elizabeth Wintz,
Defendants

TO: Ava Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz; James Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz; Jack Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz; Sam Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz; Unknown Heirs, and/or Administrators to the Estate of Elizabeth Wintz

You are hereby notified that Plaintiff, Allied First Bank, SB d/b/a Servbank, filed an Action in Mortgage Foreclosure, endorsed with a Notice to Defend, in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2023-23142, seeking to foreclose the mortgage secured by the real estate located at 472 Brookhurst Avenue, Penn Valley, a/k/a Narbeth, a/k/a Narberth, PA 19072.

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

NOTICE

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

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

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

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL CASE NO. 2024-03803

IN RE: CERTIFICATE OF TITLE

TAKE NOTICE THAT A Petition for Transfer of Certificate of Title for a Motor Vehicle has been filed by Riverpath, Inc. The Motor Vehicle at issue is a 1983 Harley Davidson FXRT, VIN: 1HD1ECK23DY121035, Plate: PWD22, and is currently registered to Thomas K. Baumgartner, Gilbertsville Pennsylvania.

A Hearing on the Petition will be held on April 19, 2024, at 9:00 A.M., in Court Room 13, at Montgomery County Courthouse, Norristown, Pennsylvania 19401. Anyone wishing to contest the Petition should file a written response before the hearing date and/or appear at said hearing.

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

CHRISTIAN, JOHN, dec'd.

Late of Lower Frederick Township.
Co-Executrices: JODI CUTAIAR AND
NICOLE TRAYFORD,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street,
P.O. Box 1277,
Lansdale, PA 19446.

CLARK SR., ROBERT W., dec'd.

Late of Lower Providence Township.
Executor: ROBERT W. CLARK, JR.
ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

COLEMAN, CYNTHIA V. also known as

**CYNTHIA COLEMAN,
CYNTHIA VANCE COLEMAN and
CYNTHIA ELLEN VANCE COLEMAN, dec'd.**

Late of Lower Merion Township.
Executrix: PATRICIA BAILEY,
c/o Law Offices of George J. Trembeth III, P.C.,
105 Sibley Avenue,
Ardmore, PA 19003-2311.
ATTORNEY: GEORGE J. TREMBETH III,
LAW OFFICES OF GEORGE J. TREMBETH III, P.C.,
105 Sibley Avenue,
Ardmore, PA 19003-2311,
610-642-4360

DiMARCO, RACHAEL, dec'd.

Late of Lower Moreland Township.
Executor: SCOTT JOHNSON,
c/o Joseph P. Caracappa, Esquire,
Caracappa Cook Scott & Ramagli PC,
6 Penns Trail, Suite 202,
Newtown, PA 18940.

- ATTORNEY: JOSEPH P. CARACAPPA,
CARACAPPA COOK SCOTT & RAMAGLI PC,
6 Penns Trail, Suite 202,
Newtown, PA 18940
- EWING, LILLIAN R., dec'd.**
Late of Montgomery County, PA.
Executrix: ELIZABETH I. KNAUP,
1242 Farmington Avenue,
Pottstown, PA 19464.
ATTORNEY: H. CHARLES MARKOFSKI,
MARKOFSKI LAW OFFICES,
1258 E. Philadelphia Avenue, P.O. Box 369,
Gilbertsville, PA 19525-0369
- FRICK, MARGARET E., dec'd.**
Late of Towamencin Township.
Executrices: BETH A. FRICK-SIGNORE AND
JILL M. PURNELL,
c/o Diane H. Yazujian, Esquire,
P.O. Box 1099,
North Wales, PA 19454.
ATTORNEY: DIANE H. YAZUJIAN,
P.O. Box 1099,
North Wales, PA 19454
- GARRINELLA, GIUSEPPE, dec'd.**
Late of Lower Gwynedd Township.
Executor: MATTHEW G. ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118.
ATTORNEY: MATTHEW G. ROSENBERGER,
BARBER, SHARPE & ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118
- GARRINELLA, KATHARINE, dec'd.**
Late of Lower Gwynedd Township.
Executor: MATTHEW G. ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118.
ATTORNEY: MATTHEW G. ROSENBERGER,
BARBER, SHARPE & ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118
- GENUARDI, DOMINIC also known as
DOMINIC S. GENUARDI,
DOMINIC S. GENUARDI, SR. and
TOM GENUARDI, dec'd.**
Late of Borough of Lansdale.
Executor: DOMINIC S. GENUARDI, JR.,
c/o Adam L. Fernandez, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.
ATTORNEY: ADAM L. FERNANDEZ,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323
- GILBERT, ELVA, dec'd.**
Late of Lansdale, PA.
Executrix: REBECCA GILBERT.
- HORN, DORIS, dec'd.**
Late of Lower Merion Township.
Executor: HERSHEL HORN,
277 Henley Road,
Wynnewood, PA 19096-3111.
- KELLY, KEVIN J. also known as
KEVIN KELLY, dec'd.**
Late of Montgomery County, PA.
Executor: DENNIS D. KELLY,
564 Skippack Pike,
Blue Bell, PA 19422.
- ATTORNEY: A. VICTOR MEITNER, JR.,
564 Skippack Pike,
Blue Bell, PA 19422
- KENNEDY JR., JOHN T., dec'd.**
Late of Lower Gwynedd Township.
Executors: JOHN KENNEDY, III AND
MICHAEL B. KENNEDY,
c/o Mary L. Buckman, Esquire,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: MARY L. BUCKMAN,
FORD AND BUCKMAN, PC,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422
- LAPINSKI, JOAN ANN also known as
JOAN LAPINSKI, dec'd.**
Late of Skippack Township.
Executor: ROBERT D. LAPINSKI,
c/o Mary N. Yurick, Esquire,
2033 Walnut Street,
Philadelphia, PA 19103.
ATTORNEY: MARY N. YURICK,
POZZUOLO RODDEN POZZUOLO, P.C.,
2033 Walnut Street,
Philadelphia, PA 19103
- LINTON, BENJAMIN H., dec'd.**
Late of Lower Salford Township.
Executrix: CARRIE BONNET,
391 Buckingham Circle,
Harleysville PA 19438
- MacLAUGHLIN, SHARYN LOUISE, dec'd.**
Late of Montgomery Township.
Administratrix: MELODY R. MacLAUGHLIN,
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: GREGORY E. GRIM,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215
- MARKOWITZ, MEYER H. also known as
MEYER MARKOWITZ, dec'd.**
Late of East Norriton Township.
Executrices: SUSAN J. MCKENNA AND
CHERYL M. JARVIS,
c/o John H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428
- MARTINO, JOHN R. also known as
JOHN MARTINO, III, dec'd.**
Late of Lower Merion Township.
Executor: DAVID MARTINO,
c/o Michael J. Mattson, Esquire,
1 N. Ormond Avenue, Office,
Havertown, PA 19083.
ATTORNEY: MICHAEL J. MATTSO,
MATTSO LAW ASSOCIATES, P.C.,
1 N. Ormond Avenue, Office,
Havertown, PA 19083
- MASTROCOLA, GLORIA JEAN, dec'd.**
Late of East Norriton Township.
Executrix: LYNN JACKSON,
c/o Kelly C. Hayes, Esquire,
30 Cassatt Avenue,
Berwyn, PA 19312.

- ATTORNEY: KELLY C. HAYES,
McANDREWS, MEHALICK, CONNOLLY,
HULSE & RYAN, P.C.,
30 Cassatt Avenue,
Berwyn, PA 19312
- MAYRO, ROSARIO FELIZARDO also known as
ROSARIO F. MAYRO, dec'd.**
Late of Abington Township.
Executrix: NATALIE FELICIA MAYRO,
c/o John H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
- ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428
- MICCOLI, MICHAEL D. also known as
MICHAEL MICCOLI, dec'd.**
Late of Lower Providence Township.
Administratrix: MELISSA ALTIERI,
c/o Matthew A. Levitsky, Esquire,
P.O. Box 3001,
Blue Bell, PA 19422-3001.
ATTORNEY: MATTHEW A. LEVITSKY,
FOX ROTHSCHILD LLP,
P.O. Box 3001,
Blue Bell, PA 19422-3001
- MORRIS, DWIGHT ST. AUBYN, dec'd.**
Late of Cheltenham Township.
Executor: JOSHUA BOX,
P.O. Box 7332,
Audubon, PA 19407-7332.
- NENTWIG SR., RICHARD O., dec'd.**
Late of Towamencin Township.
Executor: RICHARD O. NENTWIG, JR.,
c/o Hilary Fuelleborn, Esquire,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102.
ATTORNEY: HILARY FUELLEBORN,
DILWORTH PAXSON LLP,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102
- PHILMORE, CORDELIA E., dec'd.**
Late of Cheltenham Township.
Administrator: FRANK CAMPESE, JR.,
ESQUIRE,
1943 S. 11th Street,
Philadelphia, PA 19148.
ATTORNEY: FRANK J. CAMPESE, JR.,
FRANK J. CAMPESE, JR., P.C.,
1943 S. 11th Street,
Philadelphia, PA 19148
- RAMADI, GEORGES EL, dec'd.**
Late of Upper Dublin Township.
Administratrix: MIRNA FADEL,
c/o Adam J. Cohen, Esquire,
509 S. Lenola Road, Building 7,
Moorestown, NJ 08057.
ATTORNEY: ADAM J. COHEN,
BEGLEY LAW GROUP, P.C.,
509 S. Lenola Road, Building 7,
Moorestown, NJ 08057
- RESURRECCION, ROSARIO R. also known as
ROSARIO RESURRECCION,
ROSARIO R. RESURRECCION, MD and
ROSARIO RESURRECCION, MD, dec'd.**
Late of Lower Moreland Township.
Executrix: LERICA RESURRECCION,
c/o Mario DiClerico, Esquire,
2209 Mt. Carmel Avenue,
Glenside, PA 19038.
ATTORNEY: MARIO DiCLERICO,
DiCLERICO & ENNIS,
2209 Mt. Carmel Avenue,
Glenside, PA 19038
- RUBIN, MARY CADWALLADER, dec'd.**
Late of Towamencin Township.
Executor: JAMES CADWALLADER, III,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street,
P.O. Box 1277,
Lansdale, PA 19446.
- SCHOEN, ELISABETH SUSAN, dec'd.**
Late of Upper Gwynedd Township.
Executors: ALAN C. GAEBEL AND
SUSAN H. DeCRESCENTE,
c/o Maureen L. Anderson, Esquire,
605 Farm Lane,
Doylestown, PA 18901.
ATTORNEY: MAUREEN L. ANDERSON,
MAUREEN L. ANDERSON ELDER LAW,
605 Farm Lane,
Doylestown, PA 18901
- SHEPPARD, SCOTT S. also known as
SCOTT SHEPPARD, dec'd.**
Late of Borough of Pottstown.
Administratrix: AMBER N. TAYLOR,
c/o David L. Allebach, Jr., Esquire.
ATTORNEY: DAVID L. ALLEBACH, JR.,
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776
- SHREVE, DORIAN MAXINE also known as
DORIAN M. SHREVE, dec'd.**
Late of Upper Gwynedd Township.
Executors: MICHAEL D. SHREVE AND
JAMES L. SHREVE,
c/o John N. Schaeffer, Esquire,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137.
ATTORNEY: JOHN N. SCHAEFFER,
EASTBURN AND GRAY, PC,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137
- SMITH SR., DONALD J., dec'd.**
Late of Lower Providence Township.
Executrix: CAROLINE A. SMITH,
c/o Mark Ryan, Esquire,
618 Swede Street,
Norristown, PA 19401.
ATTORNEY: MARK RYAN,
618 Swede Street,
Norristown, PA 19401
- SUFLETA, JOSEPH M., dec'd.**
Late of Borough of Hatboro.
Executor: MARK S. SUFLETA,
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.

ATTORNEY: JOEL STEINMAN,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215

TOPOR, RICHARD HENRY, dec'd.

Late of Borough of Lansdale.
Administratrix: BETH TOPOR,
c/o Kristen L. Behrens, Esquire,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102.

ATTORNEY: KRISTEN L. BEHRENS,
DILWORTH PAXSON LLP,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102

TORNETTA, CHARLES J., dec'd.

Late of Worcester Township.
Executrices: KATHLEEN TORNETTA AND
CAROLYN T. CARLUCCIO,
c/o Thomas O. Hiscott, Esquire,
1001 Conshohocken Road, #1-300,
West Conshohocken, PA 19428.

ATTORNEY: THOMAS O. HISCOTT,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken Road, #1-300,
West Conshohocken, PA 19428

WOODROW, ANN J., dec'd.

Late of Lower Gwynedd Township.
Executrix: NANCY E. WOODROW,
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

Second Publication

BARANOWSKI, GERTRUDE, dec'd.

Late of Plymouth Meeting, PA.
Executrix: MARY HELEN WELSH.

BATTAVIO, JANET, dec'd.

Late of Borough of Lansdale.
Executor: WILLIAM G. KLOCK, JR.,
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

**CALZI, VIRGINIA A. also known as
VIRGINIA ANNE CALZI, dec'd.**

Late of Abington Township.
Executor: LOUIS FRANCIS CALZI, JR.,
c/o 104 N. York Road,
Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040

CEASAR, CAROL, dec'd.

Late of Upper Moreland Township.
Executrix: WENDY FEIN COOPER,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.

ATTORNEY: WENDY FEIN COOPER,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006

COHN, LOIS S., dec'd.

Late of Abington Township.
Executors: ANDREW STARR AND
JUDITH H. COHN,
c/o Robert J. Stern, Esquire,
Two Bala Plaza, Suite 300,
Bala Cynwyd, PA 19004.
ATTORNEY: ROBERT J. STERN,
ROBERT J. STERN LAW, LLC,
Two Bala Plaza, Suite 300,
Bala Cynwyd, PA 19004

CORBETT, ELLEN, dec'd.

Late of Wyncote, PA.
Executrix: EDNA WELLS,
163 Graves Road,
Fayetteville, GA 30214.

CORCORAN, WILLIAM J., dec'd.

Late of Douglass Township.
Executrix: LISA HOGAN,
8 Patricia Drive,
Gilbertsville, PA 19525.
ATTORNEY: HARRIET R. LITZ,
1495 Alan Wood Road, Suite 102 A,
Conshohocken, PA 19428

DAGIT, JUDITH ANN, dec'd.

Late of Borough of Lansdale.
Administratrix: EILEEN DAGIT LOUGHRAN,
c/o Bradley Newman, Esquire,
123 S. Broad Street, Suite 1030,
Philadelphia, PA 19109.
ATTORNEY: BRADLEY NEWMAN,
ESTATE & ELDER LAW OFFICE BRADLEY
NEWMAN,
123 S. Broad Street, Suite 1030,
Philadelphia, PA 19109

DIETZEL, DAVID, dec'd.

Late of Lower Salford Township.
Executor: GEORGE A. DIETZEL.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

**DINNOCENTI, RONALD A. also known as
RONALD ALBERT DINNOCENTI, dec'd.**

Late of Limerick Township.
Executor: KIMBERLY D. FONT,
357 Wheatsheaf Way,
Collegeville, PA 19426.
ATTORNEY: DAVID G. GARNER,
2129 E. High Street,
Pottstown, PA 19464

EPSTEIN, PAUL ARNOLD, dec'd.

Late of Lower Gwynedd Township.
Executor: ROGER M. EPSTEIN,
c/o Stephen D. Potts, Esquire,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087-3115.
ATTORNEY: STEPHEN D. POTTS,
HERR, POTTS & POTTS, LLC,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087-3115

FOGLE, WILLIAM B., dec'd.

Late of Upper Merion Township.
Executrix: SUSAN L. GREGORIO,
c/o James M. Pierce, Esquire,
125 Strafford Avenue, Suite 110,
P.O. Box 312,
Wayne, PA 19087.

ATTORNEY: JAMES M. PIERCE,
PIERCE, CANIGLIA & TAYLOR,
125 Strafford Avenue, Suite 110,
P.O. Box 312,
Wayne, PA 19087

HARPER-SKALAMERA, SUZANNE E., dec'd.

Late of Lower Pottsgrove Township.
Administratrix: KRISTA DOUGHERTY,
24 Walnut Street,
Phoenixville, PA 19460.
ATTORNEY: WARREN H. PRINCE,
PRINCE LAW OFFICES PC,
646 Lenape Road,
Bechtelsville, PA 19505

**HAVARD, ROBERT TERENCE also known as
ROBERT T. HAVARD, dec'd.**

Late of Upper Dublin Township.
Executrices: JENNIFER L. HAVARD AND
MEREDITH HAVARD,
c/o Lesley M. Mehalick, Esquire,
30 Cassatt Avenue,
Berwyn, PA 19312.

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

HOCKENBERRY, RONALD LEROY, dec'd.

Late of West Pottsgrove Township.
Executrix: SHEILA J. HERR,
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

HUTTON, JOHN G., dec'd.

Late of East Norriton Township.
Administrator DBN/CTA: ATTY. ROBERT SLUTSKY,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462.
ATTORNEY: ROBERT M. SLUTSKY,
SLUTSKY ELDER LAW P.C.,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

**KAHNG, YOUNG-HEE also known as
YOUNGHEE KAHNG, dec'd.**

Late of Whitemarsh Township.
Executrix: LILY KAHNG,
c/o Jonathan H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

**KOPYSTECKI, STELLA LOUISE also known as
STELLA L. KOPYSTECKI, dec'd.**

Late of West Pottsgrove Township.
Executor: DOMINICK BOGGETTA,
c/o Stephen I. Baer, Esquire,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460.

ATTORNEY: STEPHEN I. BAER,
OWM LAW,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460

**KRAUSS, WAYNE DENNIS also known as
W. DENNIS KRAUSS, dec'd.**

Late of Franconia Township.
Personal Representatives: KURT W. KRAUSS and
KENT L. KRAUSS,
c/o Samantha K. Wolfe, Esquire,
20 E. Sixth Street, Suite 206,
Waynesboro, PA 17268.
ATTORNEY: SAMANTHA K. WOLFE,
THE LAW OFFICES OF SAMANTHA K.
WOLFE, LLC,
20 E. Sixth Street, Suite 206,
Waynesboro, PA 17268

**LONG, NANCY ARLENE also known as
NANCY A. LONG, dec'd.**

Late of Lower Pottsgrove Township.
Executors: CYNTHIA C. WAMPLER AND
HARRY E. HILDEBRAND,
c/o 1129 E. High Street,
Pottstown, PA 19464.
ATTORNEY: KENNETH E. PICARDI,
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
PICARDI.,
1129 E. High Street,
Pottstown, PA 19464

MATTEI, MARIE R., dec'd.

Late of Plymouth Township.
Executor: MARK M. MATTEI,
4068 Center Avenue,
Lafayette Hill, PA 19444.
ATTORNEY: MARK J. DAVIS,
CONNOR ELDER LAW,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

McCLOSKEY, JOHN HENRY, dec'd.

Late of Upper Dublin Township.
Executor: JOSEPH HENRY McCLOSKEY,
1265 W. Castle Drive,
Henrico, VA 23238.
ATTORNEY: JESSICA F. CIFALDI,
2417 Welsh Road, Suite 209,
Philadelphia, PA 19114

McDOWELL, SHIRLEY, dec'd.

Late of Upper Merion Township.
Administratrix: KENDRA MARSH,
6056 N. Beechwood Street,
Philadelphia, PA 19138.

McRAE-JACKSON, ANGELA M., dec'd.

Late of Abington Township.
Administrator: MICHAEL McRAE,
c/o 22 E. Grant Street,
New Castle, PA 16101.
ATTORNEY: BRIAN F. LEVINE,
LEVINE LAW,
22 E. Grant Street,
New Castle, PA 16101

**MEBANE III, WILLIAM N. also known as
WILLIAM MEBANE, III and
WILLIAM MEBANE, dec'd.**

Late of Lower Gwynedd Township.
Executrix: JANE MEBANE LUCENO,
535 Chase Road,
Yorktown Heights, NY 10598.

- ATTORNEY: KATHERINE B. COMMONS,
COMMONS & COMMONS LLP,
6377 Germantown Avenue,
Philadelphia, PA 19138
- MILNE, NELLIE B., dec'd.**
Late of Lower Providence Township.
Executrix: PAMELA L. MILNE,
c/o Michael F. Rogers, Esquire,
510 E. Township Line Road, Suite 150,
Blue Bell, PA 19422.
ATTORNEY: MICHAEL F. ROGERS,
SALVO ROGERS ELINSKI & SCULLIN,
510 E. Township Line Road, Suite 150,
Blue Bell, PA 19422
- MURRAY III, JOHN J., dec'd.**
Late of Upper Providence Township.
Administrator: JOHN J. MURRAY, IV,
c/o Mark Ryan, Esquire,
618 Swede Street,
Norristown, PA 19401.
- NACE, JOAN M., dec'd.**
Late of Upper Hanover Township.
Administratrix: PATRICIA A. MATHIAS,
c/o Mullaney Law Offices,
598 Main Street,
Red Hill, PA 18076.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street,
Red Hill, PA 18076
- PEDICONE, BARBARA L. also known as
BARBARA PEDICONE, dec'd.**
Late of Borough of Pottstown.
Executrix: CHRISTINA M. PEDICONE,
c/o David G. Garner, Esquire,
2129 E. High Street,
Pottstown, PA 19464.
- PIER, DAWN M., dec'd.**
Late of Borough of Hatfield.
Executrix: MELISSA CRECIUN,
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
- PILEGGI, JOSEPH A., dec'd.**
Late of Horsham Township.
Co-Executors: ANNETTE M. DOUGHERTY AND
ANTHONY CINQUINO,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040
- PRESS, ARTHUR JOSEPH also known as
ARTHUR J. PRESS, dec'd.**
Late of Lower Merion Township.
Executrix: CAROL S. PRESS,
c/o Maurice D. Lee, III, Esquire,
1500 Centre Square West, 38th Floor,
Philadelphia, PA 19102-2186.
ATTORNEY: MAURICE D. LEE, III,
SAUL EWING LLP,
1500 Centre Square West, 38th Floor,
Philadelphia, PA 19102-2186
- RAO, JOSEPH V. also known as
JOSEPH RAO and
JOSEPH VINCENT RAO, dec'd.**
Late of Abington Township.
Administratrix: HELEN S. RAO,
740 Robyn Road,
Huntingdon Valley, PA 19006.
ATTORNEY: STEFANIE M. STACK,
FIFIK LAW GROUP, P.C.,
Foster Plaza, Suite 315,
661 Andersen Drive,
Pittsburgh, PA 15220
- RAZZI, GRACE M., dec'd.**
Late of Borough of Jenkintown.
Executor: EDWARD URMSTON,
1611 10th Street,
Philadelphia, PA 19148.
ATTORNEY: RANDAL J. McDOWELL,
801 Old York Road,
Noble Plaza, Suite 221,
Jenkintown, PA 19046
- SPROAT, DORIS R., dec'd.**
Late of Lower Merion Township.
Executors: EDWARD F. SPROAT, III,
BRIAN N. SPROAT AND
MICHAEL J. SPROAT,
c/o Maurice D. Lee, III, Esquire,
1500 Centre Square West, 38th Floor,
Philadelphia, PA 19102-2186.
ATTORNEY: MAURICE D. LEE, III,
SAUL EWING LLP,
1500 Centre Square West, 38th Floor,
Philadelphia, PA 19102-2186
- SWEENEY, WILLIAM MICHAEL, dec'd.**
Late of Lower Providence Township.
Executrices: KIMBERLY SUE SWEENEY AND
ROBIN ANNE SWEENEY ACKER,
c/o Jeffrey S. Kahn, Esquire,
P.O. Box 142,
Blue Bell, PA 19422-0142.
ATTORNEY: JEFFREY S. KAHN,
P.O. Box 142,
Blue Bell, PA 19422-0142
- TOPSALE, AQUANETTA H., dec'd.**
Late of Springfield Township.
Administrator: JAMES B. TOPSALE,
c/o Hope Bosniak, Esquire,
Dessen, Moses & Rossitto,
600 Easton Road,
Willow Grove, PA 19090.
ATTORNEY: HOPE BOSNIAK,
DESSEN, MOSES & ROSSITTO,
600 Easton Road,
Willow Grove, PA 19090
- VALLEJO, CRISTOBAL also known as
CHRISTOPHER LOPEZ VALLEJO, dec'd.**
Late of Franconia Township.
Administratrix: MARCY MALDONADO,
c/o Matthew A. Levitsky, Esquire,
P.O. Box 3001,
Blue Bell, PA 19422.
ATTORNEY: MATTHEW A. LEVITSKY,
FOX ROTHSCHILD LLP,
P.O. Box 3001,
Blue Bell, PA 19422

WAHL, BRUCE R., dec'd.

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

WALSH, NORA P., dec'd.

Late of Abington Township.
 Executrix: KERRY ANN WALSH SKELLY,
 490 Sail Lane, Apt. 402,
 Merritt Island, FL 32953.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

WALTER, HILDA W., dec'd.

Late of Upper Moreland Township.
 Executrix: DEBBIE A. ENDERS,
 c/o Leonard L. Shober, Esquire,
 308 N. Main Street, Suite 400,
 Chalfont, PA 18914.
 ATTORNEY: LEONARD L. SHOBER,
 SHOBER & ROCK, P.C.,
 308 N. Main Street, Suite 400,
 Chalfont, PA 18914

WINGERT, ANDREA F., dec'd.

Late of Springfield Township.
 Executor: RONALD K. HESS,
 c/o Peter J. Kraybill, Esquire,
 P.O. Box 5349,
 Lancaster, PA 17606.
 ATTORNEY: PETER J. KRAYBILL,
 GIBBEL KRAYBILL & HESS, LLP,
 2933 Lititz Pike, P.O. Box 5349,
 Lancaster, PA 17606

Third and Final Publication**ARCHDEACON, ALISON, dec'd.**

Late of Franconia Township.
 Administratrix: JESSICA ARCHDEACON,
 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

AURIEMMA, IMMACOLATA also known as

IMMACULATA AURIEMMA, dec'd.
 Late of Plymouth Township.
 Executrix: ANNA DEMBOWSKI,
 c/o Thomas G. Wolpert, Esquire,
 527 Main Street,
 Royersford, PA 19468.
 ATTORNEY: THOMAS G. WOLPERT,
 WOLPERT SCHREIBER McDONNELL P.C.,
 527 Main Street,
 Royersford, PA 19468

BABINA, LIDIA, dec'd.

Late of Lower Moreland Township.
 Administratrix: MARIA HAIGH,
 c/o Keelin S. Barry, Esquire,
 1700 Market Street, Suite 1005,
 Philadelphia, PA 19103.

ATTORNEY: KEELIN S. BARRY,
 1700 Market Street, Suite 1005,
 Philadelphia, PA 19103

BLOB, GUNTHER H., dec'd.

Late of Upper Merion Township.
 Executor: HEIDI E. von BULOW,
 240 Bernard Drive,
 King of Prussia, PA 19406.

BRADBURD, ARNOLD W., dec'd.

Late of Lower Gwynedd Township.
 Executor: WILLIAM L. BRADBURD,
 c/o Nadine Doolittle, Esquire,
 30 S. 17th Street, Suite 820,
 Philadelphia, PA 19103-4003.
 ATTORNEY: NADINE DOOLITTLE,
 DOOLITTLE WILLIAMS LLP,
 30 S. 17th Street, Suite 820,
 Philadelphia, PA 19103-4003

BRADBURD, JULIA ANNE also known as

JULIA A. BRADBURD, dec'd.
 Late of Lower Gwynedd Township.
 Executor: WILLIAM L. BRADBURD,
 c/o Nadine Doolittle, Esquire,
 30 S. 17th Street, Suite 820,
 Philadelphia, PA 19103-4003.
 ATTORNEY: NADINE DOOLITTLE,
 DOOLITTLE WILLIAMS LLP,
 30 S. 17th Street, Suite 820,
 Philadelphia, PA 19103-4003

CAUFFMAN, SALLY C. also known as

**SALLIE C. CAUFFMAN and
 SALLY CAUFFMAN, dec'd.**
 Late of Limerick Township.
 Executrix: ALISON CAMPITELLI,
 106 Autumn Lane,
 Royersford, PA 19468.
 ATTORNEY: DAVID A. MEGAY,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

CAVOTO, FRANCIS V., dec'd.

Late of Montgomery Township.
 Executrix: JANICE E. CAVOTO,
 2002 Highland Court,
 North Wales, PA 19454.

CICUTTI, BRIAN SCOTT, dec'd.

Late of Upper Merion Township.
 Administrator: DAVID JOHN CICUTTI,
 c/o Richard C. Parker, Esquire,
 175 Stafford Avenue, Suite 230,
 Wayne, PA 19087.
 ATTORNEY: RICHARD C. PARKER,
 MILES & PARKER, LLP,
 175 Stafford Avenue, Suite 230,
 Wayne, PA 19087

CORSON, PEARL, dec'd.

Late of Bala Cynwyd, PA.
 Executor: SAMUEL M. CORSON,
 235 Marywatersford Road,
 Bala Cynwyd, PA 19004.

CRESSMAN, EDWARD H., dec'd.

Late of Salford Township.
 Administratrix: NANCY J. CRESSMAN,
 151 Klingerman Road,
 Telford, PA 18969.
 ATTORNEY: DOROTHY K. WEIK-HANGE,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

CRESSMAN, KENNETH N., dec'd.

Late of Montgomery Township.
 Executor: MARK W. CRESSMAN,
 c/o 298 Wissahickon Avenue,
 North Wales, PA 19454.
 ATTORNEY: DAVID C. ONORATO,
 298 Wissahickon Avenue,
 North Wales, PA 19454

DAVISON, SANDRA S., dec'd.

Late of Borough of North Wales.
 Executor: JEFFREY DAVISON,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

DiDOMENICO, ANTHONY R., dec'd.

Late of Borough of Norristown.
 Executor: ROBERT DiDOMENICO,
 3 Amy Court,
 Phoenixville, PA 19460.
 ATTORNEY: ROBERT M. SLUTSKY,
 SLUTSKY ELDER LAW, P.C.,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

EXAR, EVE K., dec'd.

Late of Upper Dublin Township.
 Executrix: ETHELYNN EXAR,
 c/o Rudolph L. Celli, Jr., Esquire,
 125 Strafford Avenue, Suite 115,
 Wayne, PA 19087.
 ATTORNEY: RUDOLPH L. CELLI, JR.,
 CELLI & ASSOCIATES,
 125 Strafford Avenue, Suite 115,
 Wayne, PA 19087

FELIX, ANNA MARIE, dec'd.

Late of Cheltenham Township.
 Executrix: LINDA J. VANN,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

FITZGERALD, KATHY G., dec'd.

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

**FOX, JAMES P. also known as
JAMES PHILLIP FOX, and
JAMES FOX, dec'd.**

Late of Borough of Hatfield.
 Executrix: CHARLENE F. SMITH,
 16 Hallman Road,
 Stone Harbor, NJ 08247.
 ATTORNEY: JOHN M. SWEENEY,
 OFFIT KURMAN, P.A.,
 Two Penn Center, Suite 2300,
 1801 Market Street,
 Philadelphia, PA 19103

FROCK, FAYE H., dec'd.

Late of Lower Providence Township.
 Executrix: LISA K. STARR,
 c/o Lindsay M. Schoeneberger, Esquire.

ATTORNEY: LINDSAY M. SCHOENEBERGER,
 RKG LAW,
 101 N. Pointe Boulevard, Suite 202,
 Lancaster, PA 17601

GAUGLER, CAROLA A., dec'd.

Late of West Pottsgrove Township.
 Executrix: TAMMY A. BREHM,
 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

**GRIER, KATHLEEN MARIE also known as
KATHY GRIER, dec'd.**

Late of Lansdale, PA.
 Executrix: JENNIFER WHEELER,
 15 Gateswood Court,
 Bordentown, NJ 08505.

HENDERSON, BARRY B., dec'd.

Late of Lower Gwynedd Township.
 Administrator: PATRICIA H. BASKETBILL.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER, ROEBERG
 & WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

HERBERT, FLORENCE H., dec'd.

Late of Plymouth Township.
 Executor: DOREN L. ANDERSON.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER, ROEBERG
 & WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

HICKS, GERALDINE C., dec'd.

Late of Franconia Township.
 Executor: ROBERT C. HICKS,
 362 Meadow Wood Lane,
 Souderton, PA 18964.
 ATTORNEY: HARRIET R. LITZ,
 1495 Alan Wood Road, Suite 102 A,
 Conshohocken, PA 19428

HOLLINGER, JOHN LARRY, dec'd.

Late of East Norriton Township.
 Co-Executors: JOHN DOUGLAS HOLLINGER,
 897 Linganore Drive,
 McLean, VA 22102,
 MARK ALAN HOLLINGER,
 1917 Wayne Drive,
 Norristown, PA 19403.
 ATTORNEY: JACQUELINE A. JOHNSON,
 3770 Ridge Pike,
 Collegeville, PA 19426

**HOWE, JEAN B. also known as
JEAN BUEHRLE HOWE, dec'd.**

Late of Towamencin Township.
 Executor: JOSEPH P. HOWE,
 26887 Wood Duck Road,
 Millsboro, DE 19966.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

KACZOR, GERALD R., dec'd.

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

KLAUSE, DORIS, dec'd.

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

**LANDES, ABRAM C. also known as
ABRAM CLEMENS LANDES, dec'd.**

Late of Franconia Township.
 Executors: A. BRADLEY LANDES,
 2830 Hauck Road,
 Green Lane, PA 18054,
 JILL A. SOUDER,
 402 Smoketree Circle,
 North Chesterfield, VA 23236.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

LOMAS, ROBERT F., dec'd.

Late of Franconia Township.
 Executor: ROBERT T. LOMAS,
 c/o Tracy L. Cassel-Brophy, Esquire,
 680 Middletown Boulevard,
 Langhorne, PA 19047.
 ATTORNEY: TRACY L. CASSEL-BROPHY,
 680 Middletown Boulevard,
 Langhorne, PA 19047

MATTEOLI JR., JOHN, dec'd.

Late of Lower Merion Township.
 Executor: JOHN MATTEOLI, III,
 479 W. Cedarville Road,
 Pottstown, PA 19465.

MERTON, HELEN M., dec'd.

Late of Whitmarsh Township.
 Executrix: ANNE ANTISKAY,
 c/o Nathan Egner, Esquire,
 Radnor Station Two, Suite 110,
 290 King of Prussia Road,
 Radnor, PA 19087.
 ATTORNEY: NATHAN EGNER,
 DAVIDSON & EGNER,
 Radnor Station Two, Suite 110,
 290 King of Prussia Road,
 Radnor, PA 19087

MILLS, WANDA J., dec'd.

Late of Skippack Township.
 Executrix: KATHLEEN K. PRITCHETT,
 2003 Calamar Circle,
 Harleysville, PA 19438.
 ATTORNEY: BRIAN D. GOURLEY,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

MOLA, PASQUALE, dec'd.

Late of Upper Moreland Township.
 Executors: PETER MOLA,
 4 Cameron Road,
 Willow Grove, PA 19090,
 JOHN MOLA,
 6177 Megans Bay Drive,
 Naples, FL 34113.
 ATTORNEY: JAMES E. EGBERT,
 EGBERT & BARNES,
 349 York Road, Suite 100,
 Willow Grove, PA 19090

MORLEY, PATRICIA M., dec'd.

Late of Lower Merion Township.
 Executors: GREGORY C. MORLEY AND
 ELIZABETH A. MORLEY,
 c/o Paul C. Heintz, Esquire,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101.
 ATTORNEY: PAUL C. HEINTZ,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL, LLP,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101

MURZINSKI, TIGAT O., dec'd.

Late of Upper Moreland Township.
 Administrator: GREGORY V. MURZINSKI,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

**PARVIN, RICHARD M. also known as
RICHARD MURRAY PARVIN, dec'd.**

Late of Telford, PA.
 Executrix: SUSAN R. KEELER,
 873 Spruce Lane,
 Harleysville, PA 19438.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

**PERRINE, KEVIN J. also known as
KEVIN J. PERRINE, SR., dec'd.**

Late of Lansdale, PA.
 Executor: KEVIN J. PERRINE, JR.,
 135 Orchard Road,
 Perkasie, PA 18944.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

PEZZANO, JOSEPH, dec'd.

Late of Lower Providence Township.
 Executrix: PAULA PEZZANO,
 c/o Thomas A. Boulden, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: THOMAS A. BOULDEN,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

- PEZZANO, NANCY E. also known as NANCY EILEEN PEZZANO, dec'd.**
Late of Plymouth Township.
Administrator: MICHAEL A. PEZZANO,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040
- PILECKI, EVELYN M., dec'd.**
Late of Upper Dublin Township.
Executrix: ALLISON PAUL,
191 Crestview Way,
Yardley, PA 19067.
- POLAN, DORIS, dec'd.**
Late of Lower Merion Township.
Executrix: STACEY W. POLAN,
c/o Nancy W. Pine, Esquire,
104 S. Church Street,
West Chester, PA 19382.
ATTORNEY: NANCY W. PINE,
PINE & PINE, LLP,
104 S. Church Street,
West Chester, PA 19382
- POLAN, HAROLD also known as HAROLD A. POLAN, dec'd.**
Late of Lower Merion Township.
Executrix: STACEY W. POLAN,
c/o Nancy W. Pine, Esquire,
104 S. Church Street,
West Chester, PA 19382.
ATTORNEY: NANCY W. PINE,
PINE & PINE, LLP,
104 S. Church Street,
West Chester, PA 19382
- RADER, EVELYN B., dec'd.**
Late of Horsham Township.
Executrix: GERALDINE A. LONGAKER,
10 N. Dietz Mill Road,
Telford, PA 18969.
ATTORNEY: HARRIET R. LITZ,
1495 Alan Wood Road, Suite 102 A,
Conshohocken, PA 19428
- REYNOLDS, JOSEPH, dec'd.**
Late of Lower Moreland Township.
Executor: ROBERT GRUBE,
c/o D. Keith Brown, Esquire,
2 N. State Street, P.O. Box 70,
Newtown, PA 18940.
ATTORNEY: D. KEITH BROWN,
STUCKERT AND YATES,
2 N. State Street, P.O. Box 70,
Newtown, PA 18940
- ROEBUCK, ROBERT CARL also known as ROBERT C. ROEBUCK, dec'd.**
Late of Borough of Pottstown.
Administratrix: CAROLANN J. ROEBUCK,
25 Beech Street,
Pottstown, PA 19464.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460
- SCHNABLE, MARY ELIZABETH also known as MARY E. SCHNABLE, dec'd.**
Late of Borough of Souderton.
Administrator: BRIAN L. SCHNABLE,
c/o Rebecca A. Hobbs, Esquire,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460.
- ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460
- SHAFFER, ELEANOR K. also known as ELEANOR SHAFFER, dec'd.**
Late of Lower Providence Township.
Administrator: RICHARD N. STEINBERG,
199 New Road, Office #66 Central Square,
Linwood, NJ 08221.
ATTORNEY: ROBERT C. GERHARD, III,
GERHARD & GERHARD, P.C.,
815 Greenwood Avenue, Suite 8,
Jenkintown, PA 19046,
215-885-6785
- SHELDON, ELAINE, dec'd.**
Late of Lower Providence Township.
Executrix: KATHLEEN WHITE,
640 Barrington Road,
Collegedale, PA 19426.
- SHUTOFF, ETHEL J., dec'd.**
Late of Lower Moreland Township.
Executor: CARL SHUTOFF,
c/o 298 Wissahickon Avenue,
North Wales, PA 19454.
ATTORNEY: DAVID ONORATO,
298 Wissahickon Avenue,
North Wales, PA 19454
- SMITH, DOUGLAS W., dec'd.**
Late of Souderton, PA.
Executrix: KIRSTEN R. TRIMBLE,
701 Springhouse Court,
Lansdale, PA 19446.
- SMITH, MONROE WILLIAM, dec'd.**
Late of Glenside, PA.
Administratrix: ROSALYN COLLINS,
c/o Hope Bosniak, Esquire,
Dessen, Moses & Rossitto,
600 Easton Road,
Willow Grove, PA 19090.
ATTORNEY: HOPE BOSNIAK,
DESSEN, MOSES & ROSSITTO,
600 Easton Road,
Willow Grove, PA 19090
- TELEGADIS, CYNTHIA L., dec'd.**
Late of Montgomery Township.
Executor: PETER E. TELEGADIS,
316 Bridge Street, Apt. F,
Phoenixville, PA 19460.
ATTORNEY: KRISTEN L. MATTHEWS,
KRISTEN MATTHEWS LAW,
257 Uwchlan Avenue, Suite 1,
Downingtown, PA 19335
- TIEDEKEN, HELENA, dec'd.**
Late of Franconia Township.
Executrix: TERESA MARIE TIEDEKEN,
c/o Maureen L. Anderson, Esquire,
605 Farm Lane,
Doylestown, PA 18901.
ATTORNEY: MAUREEN L. ANDERSON,
MAUREEN L. ANDERSON ELDER LAW,
605 Farm Lane,
Doylestown, PA 18901
- VENABLE, GORDON, dec'd.**
Late of North Wales, PA.
Executrices: CHRISTIN AND
HEATHER THOMAS,
806 Thornton Court,
North Wales, PA 19454.

WOOD, MARY THERESA, dec'd.

Late of Borough of Conshohocken.
Administratrix: MARY JOSEPHINE DONALDSON,
128 W. 6th Avenue,
Conshohocken, PA 19428.
ATTORNEY: HEATHER L. TURNER,
LAW OFFICE HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072

WOODRUFF, GERTRUDE R. also known as GERTRUDE ROSE WOODRUFF, dec'd.

Late of Abington Township.
Executor: RAYMOND PHILIP WOODRUFF,
c/o Douglas T. Mormello, Jr., Esquire,
922 Bustleton Pike,
Feasterville, PA 19053.
ATTORNEY: DOUGLAS T. MORMELLO, JR.,
MICHAEL KULDINER, P.C.,
922 Bustleton Pike,
Feasterville, PA 19053

FICTITIOUS NAME

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on January 31, 2024, for **Hoffman Custom Builders**, with a principal place of business located at 14 Cochise Lane, Royersford, PA 19468, in Montgomery County. The individual interested in this business is Tyler Hoffman, also located at 14 Cochise Lane, Royersford, PA 19468. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on January 31, 2024, for **Tales From Canterbury**, with a principal place of business located at 132 Canterbury Lane, Lansdale, PA 19446, in Montgomery County. The individual interested in this business is Meghan Hoffman, also located at 132 Canterbury Lane, Lansdale, PA 19446. This is filed in compliance with 54 Pa. C.S. Sec. 311.

MISCELLANEOUS

NOTICE OF CONDEMNATION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
ACTION IN REM

NO. 24-04292

PROCEEDING IN
EMINENT DOMAIN

IN RE: CONDEMNATION BY WEST POTTS GROVE TOWNSHIP OF THE REAL PROPERTY OF H K PARTNERS AT 0 WEST HIGH STREET, WEST POTTS GROVE TOWNSHIP, BEING TAX PARCEL NO. 64-00-01744-10-9

NOTICE OF CONDEMNATION

In accordance with Section 305 of the Eminent Domain Code, 26 Pa. C.S. § 305, Condemnor, West Pottsgrove Township, with an address of 980 Grosstown Road, Stowe, Pennsylvania 19464, hereby notifies Condemnee, H K Partners, that:

1. A Declaration of Taking was filed on March 8, 2024, in the Court of Common Pleas of Montgomery County, Pennsylvania, at the above court term and number. The Declaration of Taking may be inspected at the Township Administration Building.

2. Condemnee's property located at 0 West High Street, West Pottsgrove Township, Montgomery County, Pennsylvania 19464, being Tax Parcel No. 64-00-01744-10-9, has been condemned pursuant to the First Class Township Code, 53 P.S. § 56901, for a public park, playground and recreation place.

3. The filing of the Declaration of Taking was authorized by Resolution No. 2024-04 of the Board of Commissioners of West Pottsgrove Township, adopted on March 6, 2024. The Resolution may be inspected at the Township Administration Building.

4. The nature of the title acquired in the condemned property is fee simple.

5. The Plan and Legal Description of the condemned property may be inspected at the Township Administration Building.

6. Pursuant to Section 303(b) of the Eminent Domain Code, 26 Pa. C.S. § 303(b), the funds raised or authorized to be raised by Condemnor's power of taxation are hereby pledged and made security for the payment of just compensation.

7. If Condemnee wishes to challenge the power or right of West Pottsgrove Township to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections within thirty (30) days after posting/publication of this Notice.

Jamie V. Ottaviano, Esquire
Solicitor for West Pottsgrove Township

PROFESSIONAL CORPORATION

Ling Associates, P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation Law of 1988 as a Professional Corporation, as amended.

Lamb McErlane PC
24 E. Market Street, P.O. Box 565
West Chester, PA 19381

TRUST NOTICES

First Publication

**BETTY AND HARRY FOGLE
REVOCABLE TRUST**

Notice is hereby given of the death of Betty (Elizabeth) Fogle, late of Collegeville, Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or the Betty and Harry Fogle Revocable Trust, are requested to make known the same to the Trustees or the Trust’s attorney and all persons indebted to said decedent or his/her Trust are requested to make payment without delay to the Trustees name below:

Trustees: Kathleen Liebel and Diane Fitzpatrick
c/o Dugalic & Landau, P.C.
901 Carroll Road, Wynnewood, PA 19096

Trustee’s Attorneys: Dugalic & Landau, P.C.
901 Carroll Road, Wynnewood, PA 19096

**EDWARD J. McQUILLEN TRUST
Edward J. McQuillen, Sr., Deceased
Late of Hatfield 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: Edward J. McQuillen, Jr.
2360 Meadow Ln., Hatfield, PA 19440

Atty.: Marybeth O. Lauria
Lauria Law LLC
3031 Walton Rd., #C310, Plymouth Mtg., PA 19462

**STEPHANIE F. FINE REVOCABLE
TRUST DTD 05/12/2008, AS AMENDED
AND RESTATED
Stephanie F. Fine, Deceased
Late of Cheltenham Twp.,
Montgomery County, PA**

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

Trustees: David M.C. Fine & Jonathan M. Fine
c/o Jonathan H. Ellis, Esq.
100 Front St., #100, Conshohocken, PA 19428

Atty.: Jonathan H. Ellis
Flaster Greenberg PC
100 Front St., #100, Conshohocken, PA 19428

Second Publication

**HARRIET P. LOIGMAN
IRREVOCABLE TRUST**

Notice is hereby given of the death of Harriet P. Loigman, late of Upper Merion Twp., Montgomery County, PA. All persons having claims or demands against said decedent or the Harriet P. Loigman Irrevocable Trust, are requested to make known the same to the Trustees or the Trust’s Attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustees names below:

Co-Trustees: Terri Lyn Axelrod
1001 Westerly Dr., Marlton, NJ 08053, and
Vicki Ann Flax
21427 Valley Forge Cir., King of Prussia, PA 19406

Attorney: Vincent Carosella, Jr., Esquire
Carosella & Associates, P.C.
882 S. Matlack St., Ste. 101
West Chester, PA 19382

**LIVING TRUST OF
THOMAS J. LEAHY AND ALICE LEAHY
DATED APRIL 6, 2006**

Notice is hereby given of the death of Thomas J. Leahy, late of Lower Gwynedd Twp., Montgomery County, PA.

All persons having claims or demands against said decedent or the Living Trust of Thomas J. Leahy and Alice Leahy dated April 6, 2006, are requested to make known the same to the Trustees or the Trust’s Attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustees named below:

Trustee: Thomas E. Leahy
c/o Brook Hastings, Esq.
275 S. Main St., Ste. 11
Doylestown, PA 18901

Trustee’s Attorney: Brook Hastings, Esq.
275 S. Main St., Ste. 11
Doylestown, PA 18901

**MARTIN I. ZANKEL AND
MARGARET J. ZANKEL
REVOCABLE TRUST
DATED JULY 29, 1991, AS AMENDED
Margaret J. Zankel, Deceased
Late of Abington Twp., Montgomery County, PA**

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

Trustee: Hilary M. Zankel
7316 Elbow Ln., Phila., PA 19119

Atty.: John A. Terrill, II
Hecksher, Teillon, Terrill & Sager, PC
1001 Conshohocken St. Rd., #1-300
W. Conshohocken, PA 19428

**THE W. DENNIS KRAUSS LIVING TRUST
DATED MAY 5, 2014**

NOTICE is hereby given of the administration of The W. Dennis Krauss Living Trust dated May 5, 2014. W. Dennis Krauss, Grantor of the Trust, late of Franconia Township, Montgomery County, PA, died on January 8, 2024.

Kurt W. Krauss and Kent L. Krauss, Trustees, request all persons having claims against said Trust of the decedent to make known the same to the undersigned or the attorney, and all persons indebted to the decedent are requested to make payment without delay to the Trustees or their attorney named below.

Trustees: Kurt W. Krauss and Kent L. Krauss
c/o The Law Offices of Samantha K. Wolfe, LLC
20 E. Sixth St., Suite 206
Waynesboro, PA 17268

Trustee’s Attorney: Samantha K. Wolfe, Esq., LL.M.
in Taxation
20 E. Sixth St., Suite 206
Waynesboro, PA 17268

EXECUTIONS ISSUED

Week Ending March 25, 2024

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

AHMED, FAZEEL: ZAHEER: WELLS FARGO BANK, N.A., GRNSH. - Zeo, George; 202304580.
BABEL, RYAN: KEYBANK, N.A., GRNSH. - Portfolio Recovery Associates, LLC; 201907934; \$2,963.88.
BALSLEY, DAVID - Northridge Estates Condominium Association; 202320376; \$10,101.41.
BARCLAY, ANDREW: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202402993; WRIT/EXEC.
BASKERVILLE, TYSHAWN: NAVY FEDERAL CREDIT UNION, GRNSH. - Enterprise Rent A Car-Prm; 202403184; WRIT/EXEC.
BETTERLIVING SUNROOMS - Staley-Bailey, Tina; 202322125; WRIT/EXEC.
BOLUKBAS, ALIRIZA: ALIRIZA - 380 Red Lion Road Associates, L.P.; 202327068; \$294,446.25.
BUNJE, MARYANN: LODISE, ANGELINA: LORENZO, ET AL. - Mortgage Assets Management, LLC; 202219656.
CARPENTER, KENT: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202326559.
CATALFANO, CHARLES: WELLS FARGO, GRNSH. - Worldwide Asset Purchasing, LLC; 200403617.
CONRAD, DANIELLE: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202326129.
COTTEN, MELISSA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202317664.
CREASY, DENNIS: HETRICK, GARY: TODD, ET AL. - DLJ Mortgage Capital, Inc.; 202318672; ORDER/REASSESS \$209,751.89.
CUESTA, GABRIEL: WELLS FARGO BANK, GRNSH. - West Birchwood Community Association; 202404705; \$3,202.30.

DASTIDER, RANENDU: LUNA - Keybank, N.A.; 202223640; ORDER/JUDGMENT/\$29,099.37.
DEAN, AARON: SIEGEL, PAUL: MCGINNESS, GARY: FIDELITY BROKERAGE SERVICES, LLC, GRNSH., ET AL. - Round Table Investment, Inc.; 202322816; \$2,566,623.11.
ESTEP, TIARAH: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202327726.
FA TATE, LLC: TATE, FLOYD: AMERICAN HERITAGE CREDIT UNION, GRNSH. - On Deck Capital, Inc.; 202304597.
FLEEGER, JENNIFER: BANK OF AMERICA, GRNSH. - National Collegiate Student Loan Trust 2006-3; 202301842; WRIT/EXEC.
GARAY, ANDREA: COURCHAIN, BRIAN - Lakeview Loan Servicing, LLC; 202325958.
GILLESPIE, KIMBERLY: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202318141.
GREEN, BARRY: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202318138.
GREEN, MICHAEL - Pennsylvania Turnpike Commission; 202402924; \$3,103.71.
GREGORIO, MICHELLE: MARK - Pennsylvania Turnpike Commission; 202402920; \$4,204.98.
IMRANI, SAYED: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202326558.
IRBY, RYAN - Pennsylvania Turnpike Commission; 202402918; \$4,578.07.
JACOBS, JAMES - Sun East Federal Credit Union; 202400397; \$2,717.41.
JCS RESTAURANT GROUP, LLC: CARR, JOSEPH: THREE SQUARE MEALS: SUPERIOR CREDIT UNION, GRNSH. - Feesers, Inc.; 202401382; \$5,960.38.
JORDAN, MICHEUX - Pennsylvania Turnpike Commission; 202402928; \$3,159.37.
JUAREZ, ARTURO: JENNIFER - Navy Federal Credit Union, et al.; 202120170.
KING, ALEXANDRA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202326937.
KUZIN, IVAN: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202320332.
L&S REALTY, LLC - 1600 Church Road Condominium Association; 202323736.
L&S REALTY, LLC - 1600 Church Road Condominium Association; 202323689.
LEISTER, LARRY: WELLS FARGO, GRNSH. - Mariner Finance, LLC; 202215624; \$5,097.90.
LUTTON, MARK: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202318128.
MALIK, OSAMA: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201624236; \$1,259.13.
MALINOWSKI, MARTIN - Pennsylvania Turnpike Commission; 202402927; \$2,585.36.
McMANUS, RYAN - Pennsylvania Turnpike Commission; 202402919; \$4,325.61.
MILLS, DAWN: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202318142.
MOFFETT, WAYNE: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202325101.
MOLYNEUX, JONATHAN: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202315574.
NADKARNI, SHALLU: PREM: VIKRANT, ET AL. - Wells Fargo Bank, N.A.; 202222386.
NICASTRO, GENNAROL: TD BANK, GRNSH. - Mariner Finance, LLC; 202215638; \$5,916.79.

PENECALE, PAUL: FREEDOM CREDIT UNION, GRNSH. - Capital One, N.A.; 202402265; WRIT/EXEC.

POPER, STEPHANIE - Loandepot Com, LLC; 202320092.

PRESCOTT, LESLIE - Pennsylvania Turnpike Commission; 202402925; \$3,282.58.

REHBORN, DIANA: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 202209127.

RITSCHARD, SANDRA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202327070.

ROODY INCORPORATED - Wilmington Savings Fund Society, FSB, not its Indiv. Capacity, et al.; 202325367.

SABORI, JOSE - Pennsylvania Turnpike Commission; 202402921; \$10,345.69.

SCHOENLEBER, BRIAN: WELLS FARGO BANK, GRNSH. - Unifund CCR Partners Assignee of Palisades Collections, LLC; 202021337; WRIT/EXEC.

SFXW ENTERPRISES, LLC: PNC BANK, GRNSH. - 1802 Ridge Pike Associates, L.P.; 202405016; \$34,188.86.

STEVENSON, DAWN: UNIVEST BANK AND TRUST CO., GRNSH. - Westlake Services, LLC; 202403169; WRIT/EXEC.

SWEIGARD, ROBERT: TRUMARK FINANCIAL CREDIT UNION, GRNSH. - Mariner Finance, LLC; 202216216; \$4,386.91.

TORRES CONTRACTING, LLC: TORRES, MARIO: MARIO: WELLS FARGO BANK, N.A., GRNSH. - SRS Distribution, Inc.; 202323524; WRIT/EXEC.

WORTHINGTON, NATAYA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202400466.

IMMEKUS, RAYMOND - Capital One, N.A.; 202404956; Certification of Judgment; \$3,604.14.

JACKSON, MATTHEW - LVNV Funding, LLC; 202404907; Judgment fr. District Justice; \$1,996.06.

JAMES, DENISE - Midland Credit Management, Inc.; 202404903; Judgment fr. District Justice; \$1,135.37.

LEPKOWSKI, LLUANN - Capital One, N.A.; 202405203; Certification of Judgment; \$3,742.15.

LIBIER, LISA - LVNV Funding, LLC; 202404876; Judgment fr. District Justice; \$1,465.40.

LIBIER, LISA - LVNV Funding, LLC; 202404874; Judgment fr. District Justice; \$1,579.47.

LICATA, MATTEO - Capital One, N.A.; 202404939; Judgment fr. District Justice; \$2,489.15.

MARTINEZ, LESLIE - Midland Credit Management, Inc.; 202404906; Judgment fr. District Justice; \$2,310.51.

McCAIN, BRAHEEM - LVNV Funding, LLC; 202404869; Judgment fr. District Justice; \$1,085.55.

MOSCHETTE, SCOTT - PYOD, LLC; 202405212; Judgment fr. District Justice; \$968.57.

NIUANSAVANH, SAVIVANH - Midland Credit Management, Inc.; 202404868; Judgment fr. District Justice; \$2,052.64.

NOTO, CHELSEA - Capital One, N.A.; 202404935; Judgment fr. District Justice; \$1,998.11.

OJEA, ANDREA - Midland Credit Management, Inc.; 202404861; Judgment fr. District Justice; \$1,269.00.

PIACITELLI, SHANE - Midland Credit Management, Inc.; 202404863; Judgment fr. District Justice; \$10,671.66.

RAWLINS, BRAD - Midland Credit Management, Inc.; 202404918; Judgment fr. District Justice; \$2,556.23.

RENIO, SEAN - Midland Credit Management, Inc.; 202404922; Judgment fr. District Justice; \$1,012.67.

ROSEN, CRAIG - David Krmpotich, Inc.; 202405089; Judgment fr. District Justice; \$6,701.34.

SFXW ENTERPRISES, LLC - 1802 Ridge Pike Associates, L.P.; 202405016; Complaint in Confession of Judgment; \$34,188.86.

SPARACIO, ROSY - Barclays Bank Delaware; 202405102; Judgment fr. District Justice; \$7,432.14.

SPATACCINO, GIOVANNI - Capital One, N.A.; 202404892; Judgment fr. District Justice; \$2,647.50.

TROY, NICHOLE - Midland Credit Management, Inc.; 202404927; Judgment fr. District Justice; \$4,456.49.

WALLACE, DONALD - LVNV Funding; 202404864; Judgment fr. District Justice; \$1,861.38.

WALLACE, MARK - Capital One Bank USA, N.A.; 202404951; Certification of Judgment; \$5,521.69.

WARREN, TROY - Midland Credit Management, Inc.; 202404888; Judgment fr. District Justice; \$3,958.03.

WHALEN, STEPHEN - 18002 Ridge Pike Associates, L.P.; 202404893; Complaint In Confession of Judgment; \$34,188.86.

YUSUF, IRENE - Barclays Bank Delaware; 202405217; Judgment fr. District Justice; \$9,295.16.

JUDGMENTS AND LIENS ENTERED

Week Ending March 25, 2024

The Defendant's Name Appears First in Capital Letters

BEEPOT, CARTER - Midland Credit Management, Inc.; 202404884; Judgment fr. District Justice; \$3,787.46.

BETTER MORTGAGE: STIUISO, GEORGE - Murphy, John; 202404981; Judgment fr. District Justice; \$10,212.87.

BLAKE, RUSSELL - Second Round Sub, LLC; 202404877; Judgment fr. District Justice; \$2,419.39.

BORKOWSKI HOMES, LLC: BORKOWSKI, CHARLES: NATALIE - J & L Building Materials, Inc.; 202404860; Complaint in Confession of Judgment; \$2,265.20.

CARMINATI, JENNIFER - Capital One, N.A.; 202404938; Judgment fr. District Justice; \$2,640.22.

DENTAL CARE CREATIVE ARTS COSMETIC STUDIO, P.C. - TD Bank, N.A.; 202404986; Complaint in Confession of Judgment; \$213,150.79.

ELDRIDGE, DANIEL - Midland Credit Management, Inc.; 202404914; Judgment fr. District Justice; \$987.36.

FERRIS, JOYCE - Ace Appliance Service of Del Val, Inc.; 202404909; Judgment fr. District Justice; \$2,486.93.

GARVEY, KIMONE - Midland Credit Management, Inc.; 202404911; Judgment fr. District Justice; \$7,425.71.

GOOTZ, SHAWN - Capital One, N.A.; 202404934; Certification of Judgment; \$11,066.05.

GUILLORY, CATHERINE - Capital One, N.A.; 202404902; Judgment fr. District Justice; \$6,351.92.

HOLLY, ALICIA - Midland Credit Management, Inc.; 202404897; Judgment fr. District Justice; \$1,115.73.

Bankhead, Norris; 202470061; \$97,968.99.

Buchert, Brian: Lauren; 202470065; \$19,391.55.

Butt, Adam: Haque, Mida; 202470067; \$109,248.38.

Cuinn, Vincent: Fryer, Andrea; 202470066; \$33,807.85.

Decd, Dennis: Cichalski, Patrice; 202470069; \$18,488.12.

Freas, Melanie: Gordon; 202470060; \$61,151.76.

Good Times Rental, LLC; 202470068; \$4,800.00.

Imperial, Robert; 202470062; \$12,832.94.
 Rush, Tasha; 202470070; \$36,050.99.
 Schultz Enterprises, Inc.; 202470064; \$412,124.23.
 Shared Values, LLC; 202470071; \$828.69.
 Tehrani, Ronit; 202470063; \$52,383.47.

LETTERS OF ADMINISTRATION

Granted Week Ending March 25, 2024

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

AMAN, ANNAMARIA - East Norriton Township;
 Henning, Daryl K., 6203 Riverfront Drive,
 Royersford, PA 19468.
 BONO, FRANK S. - Plymouth Township; Sabatino,
 Kelly A., 389 Ross Road, King of Prussia, PA 19406.
 BOYCE, CATHERINE M. - Cheltenham Township;
 Boyce, William J., 7640 Levis Road, Cheltenham,
 PA 19012.
 DICKINSON III, JOHN L. - Marlborough Township;
 Dickinson, Brittany M., 3869 Geryville Pike,
 Pennsburg, PA 18073.
 FLUHARTY, RALPH J. - New Hanover Township;
 Fluharty, Mark A., 14 E. 3rd Street, Red Hill,
 PA 18076.
 HALLMAN, SUSAN B. - Norristown Borough;
 Hallman, Jaimie, 4470 Little Gap Road,
 Kunkletown, PA 18050.
 KRILL, JEAN P. - Worcester Township; Gibble, Timothy,
 55 Meadow Drive, Gilbertsville, PA 19525; Krill II,
 Jean-Pierre, 4342 Parkside Place, Sandy Springs,
 GA 30342; Krill, Nicolette, 1400 Irving Street,
 Washington, DC 20010; Krill, Taylor-Lynn,
 10810 Winchester Street, Waldorf, MD 20603.
 MacDONALD, GABRIEL - Towamencin Township;
 Hewitt, Donna, 142 Forrest Avenue, Southampton,
 PA 18966.
 MacLAUGHLIN, SHARYN L. - Montgomery Township;
 MacLaughlin, Melody R., 21 S. Fourth Street,
 Perkasie, PA 18944.
 MAJOR JR., ROBERT J. - New Hanover Township;
 Major, Lisa A., 644 Kulp Road, Perkiomenville,
 PA 18074; Major, Robert J., 644 Kulp Road,
 Perkiomenville, PA 18074.
 RENNINGER, LINDA E. - Douglass Township;
 Betz III, Stephen, 404 Mill Street, Boyertown,
 PA 19512.
 SCHNEIDER, JOAN M. - Limerick Township;
 Schneider Jr., Eugene H., 3 Adams Drive,
 Royersford, PA 19468.
 ZISCHANG, SONJA E. - Hatfield Township; Zischang,
 Scott A., 1813 Keystone Drive, Hatfield, PA 19440.

SUITS BROUGHT

Week Ending March 25, 2024

The Defendant's Name Appears First in Capital Letters

ADVANCED PAVING & MASONRY - Gillman, Debra;
 202405361; Defendants Appeal from District Justice.
 ARMSTEAD, DARIEN - Lancaster-Smith, Darryl;
 202404904; Complaint for Custody/Visitation.

AXELSON, JASON - Michalak, Michelle; 202404937;
 Complaint for Custody/Visitation.
 BENJAMIN, CRYSTAL - Cybulski, Ryan; 202404921;
 Complaint for Custody/Visitation.
 BEZMEŃOVA, NINA: BEZMENOV, YURIY -
 Karimova, Aziza; 202404687; Complaint for
 Custody/Visitation; Divinsky, Marina.
 BRIDGEFORD, JUNIOUS - Manning, Rameeka;
 202405048; Complaint for Custody/Visitation.
 CAMPBELL SOUP COMPANY: SOVA, CASSIDY -
 Cortez, Darlene; 202405267; Civil Action.
 CAN POP, MARIO - Seb Poo, Amalia; 202404749;
 Complaint for Custody/Visitation; Atzert, Karen.
 CAPPELLO, BRIDGET - Prim Indigo 301 Property
 Owner, LLC; 202405185; Petition to Appeal
 Nunc Pro Tunc.
 CERVANTES MONTENEGRO, SOVEYDA -
 Guerra, Byron; 202405221; Complaint for
 Custody/Visitation; Solomon, Don J.
 CHOICE REMODELING AND RESTORATION, INC. -
 SRS Distribution, Inc.; 202405341; Civil Action;
 Flail Jr., Edward N.
 DAMIANI, LOUIS - Upper Merion Township; 202405366;
 Declaration of Taking Eminent Domain Gov; Walko,
 John F.
 FLOYD, JOHN - Floyd, Yungran; 202404948; Complaint
 Divorce.
 FREELAND, AMANDA - Freeland, Brian; 202405394;
 Complaint Divorce; Consolo, Colleen F.
 GREENBERG, MEL - American Express
 National Bank; 202405236; Civil Action;
 Felzer, Jordan W.
 HADLEY, SAMANTHA: WARTZENLUFT, JOSH -
 Devers, Marguerite; 202404806; Complaint for
 Custody/Visitation.
 HAYDEN, KENNETH - Hayden, Jennifer; 202404958;
 Complaint Divorce.
 HERERA, ROBERTO - Herrera, Brittni; 202404988;
 Complaint for Custody/Visitation.
 HILL, JOHN - Purcell, Sharon; 202404985;
 Civil Action; Perrone, William J.
 HUERTA MARTINEZ, ROSA: SANCHEZ CASTRO,
 JUAN - Castro Vargas, Reyna; 202404750;
 Complaint for Custody/Visitation; Atzert, Karen.
 INVATA HOLDINGS, INC.: LABIB, AYMAN:
 SHEEHAN, RYAN - Morris, Jonathan;
 202404882; Foreign Subpoena.
 JAMES, SHONIQUE: DAVIS, RONALD - James,
 Zionna; 202404854; Complaint for Custody/Visitation.
 JP MORGAN CHASE BANK, N.A. - Commonwealth
 Motor, Inc.; 202405220; Petition.
 KANYUGI, CHRISTOPHER - Kanyugi, Julianne;
 202405376; Complaint Divorce.
 LUNA, MARCO - Becerra, Kathia; 202404913;
 Complaint Divorce; Marinari, Guy.
 MAINOR, AKILYAH - Synchrony Bank; 202405079;
 Defendants Appeal from District Justice.
 MALONE, AMBER - Miller, Barry; 202405055;
 Complaint for Custody/Visitation; DiFiore, Anthony D.
 MALONEY, JONATHAN - McGuigan, Kristin;
 202404912; Complaint Divorce; Marinari, Guy.
 MILLER, PATRICIA - Madrak, James; 202405259;
 Civil Action; Picker, Jonathan A.
 MYERS, ANICE - Discover Bank; 202405000;
 Defendants Appeal from District Justice.
 O'BRIEN, TAMARA - O'Brien, Joseph; 202405107;
 Complaint Divorce.

- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Curran, Ryan; 202404836;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Salfi, Karl; 202404931;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Cox, Jeanette; 202405031;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Flores, Milton; 202404923;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Hershey, James; 202405190;
Appeal from Suspension/Registration/Insp.;
Mullaney, Martin P.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Polsky, Max; 202405007;
Appeal from Suspension/Registration/Insp.;
Sopin, Craig A.
- RAMIREZ, MERSON - Franco, Delmy; 202404899;
Complaint for Custody/Visitation.
- RAMOS GARCIA, IRMA - REYES RAMOS, JOSE -
Reyes Ramos, Selvin; 202404748; Complaint for
Custody/Visitation; Atzert, Karen.
- REHM, DENNISON - American Express National Bank;
202405253; Civil Action; Felzer, Jordan W.
- ROSAS CASTRO, GUADALUPE; TRINIDAD
VARILLAS, DELFINO - Trinidad Rosas, Alejandra;
202404984; Complaint for Custody/Visitation;
Gonzalez Ferrandez, Stephanie A.
- SANTIAGO URIAS, ADRIAN - Reyes Amrbocio,
Celplicia; 202404770; Complaint for Custody/
Visitation; Costello, Caitlin.
- SKIDON, ELENA - Papish, Vladimir; 202405329;
Complaint Divorce.
- SULLIVAN, EBONY - 51 Washington L/Cal, LLC;
202405032; Petition to Appeal Nunc Pro Tunc.
- THOMPSON, TRACY - Varano, Cara; 202403928;
Complaint for Custody/Visitation.
- TUBERTINO, LORA - Tubertino, Christopher;
202405070; Complaint Divorce.
- TUGBEH, HENRIETTA - TD Bank, N.A.; 202404990;
Defendants Appeal from District Justice.
- WALSKI, MARIE - Cassel, John; 202405344;
Defendants Appeal from District Justice.
- WHARWOOD, ANSEL - Holmes, Kirstie; 202405260;
Complaint for Custody/Visitation; Visco, Joseph D.
- CYLIAX, ROBERT A. - Horsham Township; Cyliax,
Curt A., 5 Cedar Woods Drive, Doylestown,
AL 18901.
- DELMORE, MARILYN E. - Norristown Borough;
Deimore, Sharon L., 238 Iona Avenue,
Narberth, PA 19072; Veeck, Kathryn E.,
2529 N. Parkview Drive, Norristown, PA 19403.
- DIBATTISTA, CARMEN J. - Upper Providence
Township; McCaughan, Maria K., 32 John Beal Drive,
Garnett Valley, PA 19060.
- ENG, YUN M. - Lower Merion Township; Eng, Judy,
409 Alderbrook Drive Wayne, PA 19087.
- FAN, JESSICA R. - Upper Moreland Township;
Zavodnick, Howard B., 305 Barwynne Lane,
Wynnewood, PA 19109.
- FINNEGAN, EVELYN M. - Upper Merion Township;
Place, William A., 209 S. Barry Avenue,
Norristown, PA 19401; Totaro, Amy C.,
672 V Street, King Of Prussia, PA 19406.
- FOSTER, LEO J. - Lower Providence Township;
Foster, Bridgid M., 214 New Street, Philadelphia,
PA 19106.
- FRASCA, PETER F. - Upper Pottsgrove Township;
Frasca, Marian, 127 Birdsong Way, Pottstown,
PA 19464.
- GENUARDI, DOMINIC - Lansdale Borough;
Genuardi Jr., Dominic S., 460 Norristown Road,
Blue Bell, PA 19422.
- GEPHART, ROBERT E. - West Pottsgrove Township;
Marinace, Steven F., 428 Grosstown Road, Stowe,
PA 19464.
- GOLBORO, ALAN S. - Lower Merion Township;
Golboro, Mark B., 191 Presidential Boulevard,
Bala Cynwd, PA 19004.
- GOODMAN JR., GILBERT W. - Hatboro Borough;
Goodman, Glen W., 111 Chelsea Road, Hatboro,
PA 19040.
- GRIFFIN, OLGA W. - Springfield Township; James,
William, 1209 Paper Mill Road, Erdenheim, PA 19038.
- GROSSMAN, MARILYN A. - Limerick Township;
Grossman, Cynthia L., 602 Carol Court, Lansdale,
PA 19446.
- HOFFMAN, MARK A. - Lower Salford Township;
Hoffman, Molly, 442 Windsor Drive, Harleysville,
PA 19438.
- HOWELL, JOSEPH - Springfield Township;
Mickey-Howell, Beatrice, 705 Sandy Hill Road,
Wyndmoor, PA 19038.
- HUBER, MARY I. - Souderton Borough; Huber,
Edward M., 312 N. Main Street, Souderton,
PA 18964.
- HUNN, MARGARET L. - Worcester Township;
Hunn, Barber Lisa, 2576 Crestline Drive, Lansdale,
PA 19446.
- KIM, KYUNG W. - Upper Merion Township; Kim,
Dennis, 7213 Bonallack Bend Moseley, VA 23120;
Kim, Jason, 40 Witherspoon Court, Chesterbrook,
PA 19087.
- KOPYSTECKI, STELLA L. - West Pottsgrove Township;
Boggetta, Dominick, 1001 W. High Street, Pottstown,
PA 19464.
- KRAUSS, WAYNE D. - Franconia Township; Krauss,
Kent L., 139 Kulp Road, Harleysville, PA 19438;
Krauss, Kurt W., 7413 Beverly Manor Drive,
Annadale, VA 22003.
- LAVIN, GRACE J. - Horsham Township; Lavin, Martin,
524 Mullin Road Ambler, PA 19002.

WILLS PROBATED

Granted Week Ending March 25, 2024

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

- AMBROSE, AUDREY A. - Abington Township;
Edinger, Robin L., 624 Highland Avenue,
Glenside, PA 19038.
- BATTISTA, NICHOLAS J. JR. - Upper Merion
Township; Hutchinson, Angela, 2711 Matlack Drive,
Audobon, PA 19403.
- BRADLEY, ANNE C. - Lower Moreland Township;
Mitura, Joseph, 1230 Millcreek Road, Sellersville,
PA 18960.
- CANTAFIO, MARIE L. - Upper Merion Township;
Cantafio, Ralph A., 1927 Market Street, Denver,
CO 80202.
- COURDUFF, JOSEPH W. - Hatboro Borough;
Courduff, Thomas, 2410 Camp Rockhill Road,
Quakertown, PA 18951.

- LAZORCHICK, SANDRA B. - Montgomery Township; Sotak, David G., 933 Hawthorn Road, Allentown, PA 18103.
- MARKOWITZ, MEYER H. - East Norriton Township; Jarvis, Cheryl M., 1762 Talbot Road, Blue Bell, PA 19422; Mckenna, Susan J., 1224 Page Terrace, Villanova, PA 19085.
- McNALLY, CHARLES F. - Lower Merion Township; Kinney, Kate, 321 Wendover Way, Lancaster, PA 17603.
- PARRY, ALICE T. - Whitemarsh Township; Thomas Jr., W. C., 410 Hilltop Road, Rieglesville, PA 18077.
- PATERSON, PATRICK - Upper Merion Township; Ranieri, Erin P., 10 Woodstock Circle, Collegetown, PA 19426.
- PITONE, EILEEN M. - Springfield Township; Lawton, Cara P., 202 N. Sidney Court, Plymouth, MI 48170.
- REITZ, JUDITH A. - Hatfield Township; Reitz, Barrie L., 14674 Oak Court, Plymouth, IN 46563.
- RIZZUTO, JEFFREY P. - Lower Providence Township; Rizzuto, James, 61 Summit Circle, Lakeville, PA 18428.
- ROSENTHAL, ALFRED - Lower Providence Township; Gallop, Susan, 1227 Thomas Drive, Fort Washington, PA 19034.
- RYAN, LETITIA M. - Upper Gwynedd Township; Ryan, Martin A., 1 Petty Circle, Fort Washington, PA 19034.
- SHACKLADY, RICHARD - Abington Township; Shacklady, Garry D., P.O. Box 85, Creamery, PA 19430.
- SHERROW, NELLIE - Abington Township; Sherrow, Pauline, 432 Suydam Street, Brooklyn, NY 11237.
- SHREVE, DORIAN M. - Upper Gwynedd Township; Shreve, James L., 37 Millstone Lane, Rockland, DE 19732; Shreve, Michael D., 3557 North Drive, Bethlehem, PA 18015.
- SHREVES, ANDREA M. - Royersford Borough; Shreves, Deborah L., 281 Lee Avenue, Pottstown, PA 19464.
- STEWART, JOLY W. - Whitemarsh Township; Stewart, Mahlon K., 50 E. 10Th Street, New York, NY 10003; Thomas, Regina O., 220 Cheswold Lane, Haverford, PA 19041.
- STRUNK, DAVID L. - Lower Pottsgrove Township; McCarthy, Dorothy J., 308 Wetherill Lane, Phoenixville, PA 19460; Riccioni, Deborah J., 315 Jamestown Court, Flemington, NJ 08822.
- SUPCO, HELEN M. - West Pottsgrove Township; Supco, Janis M., 714 Center Street, Stowe, PA 19464.
- TRABOSH, LUCILLE M. - Lower Providence Township; Trabosh, George S., 2605 Amy Drive, Norristown, PA 19403.
- TUCCI, GERARD A. - Springfield Township; Tucci, Daniel A., 116 Lorraine Avenue, Oreland, PA 19075.
- WARBURTON, VESNA I. - Upper Dublin Township; Warburton, Charles E. Jr., 915 Denston Drive, Ambler, PA 19002.
- WYCKOFF, CLARENCE L. - Lower Merion Township; Utter, Jennifer J., 3531 N. Sororan Heights, Mesa, AZ 85207.
- ZUCKER, KAREN - Cheltenham Township; Zucker, Richard M., 2070 Julia Drive, Conshohocken, PA 19428.