

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 January 31, 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.

Third & Final Publication

By virtue of a Writ of Execution **No. 2013-16090**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a stake on the Eastern side of Swede Street, at the distance of 60 feet Northerly from Spruce St. (formerly Beech Street), a corner of this and lot owned by Bosler and Hunsicker; thence, by said lots, Eastwardly, at right angles to Swede Street, 86.81 feet to a point in a lot owned by said Bosler and Hunsicker, and along said lot, Northerly 19.75 feet to a stake, a corner; thence, by lot of land belonging to said Emma Hunsicker, Westwardly, the line passing through the middle of the partition wall, between this and adjoining house of Emma Hunsicker, 86.81 feet to a corner in the Eastern side of Swede Street, aforesaid; thence, along said side of Swede Street, Southerly, 19.75 feet to the place of beginning.

BEING the same premises, which Troy Pickens, by Deed dated 2/8/2017 and recorded at Montgomery County Recorder of Deeds Office on 2/16/2017, in Deed Book 6034 at Page 542, granted and conveyed unto Stephen D. Wiley. Parcel Number: 13-00-36176-00-9.

Location of property: 1106 1/2 Swede Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Stephen D. Wiley** at the suit of Municipality of Norristown. Debt: \$6,197.50.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2013-33517**, 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 property, being situate in **Lower Merion Township**, Montgomery County, Pennsylvania:

BEGINNING at a point on the middle line of Panorama Road (50 feet wide), said point, being at the distance of 780.67 feet, measured Northeasterly, along said middle line from a point, marking its intersection with the title line, the West of Old Gulp Road; thence, from said beginning point, leaving Panorama Road, by land, now or late of J. Rodman Clendening; North 34 degrees 40 minutes West, 171.89 feet to a point on the Southeast right-of-way line of L.R. 1010; thence, along said right-of-way line, the 4 following courses and distances: (1) North 64 degrees 52 minutes 06 seconds East, 213.08 feet to a point; (2) North 66 degrees 56 minutes 36 seconds East, 171.12 feet to a point; (3) North 78 degrees 17 minutes 12 seconds East, 152.97 feet to a point; (4) North 66 degrees 58 minutes 36 seconds East, 86.53 feet to a point, marking a corner of other land, now or late of David F. Crockett; thence, South 23 degrees 01 minutes 24 seconds East, 25 feet to a point on the middle line of Panorama Road, aforementioned; thence, along said middle line, the 5 following courses and distances: (1) South 66 degrees 58 minutes 3 seconds West, 116.75 feet to a point of curve; (2) on the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance of 57.66 feet to point of tangent; (3) South 48 degrees 06 minutes West, 154.57 feet to a point of curve; (4) on the arc of circle, curving to the right, having a radius of 800 feet, the arc distance of 100.97 feet to point of tangent; (5) South 55 degrees 20 minutes West, 174.58 feet to the place of beginning.

BEING the same premises which David F. Crockett, Individually and Julia S. Crockett, husband and wife, by her agent David F. Crockett, by POA dated 5/28/1999, by Indenture bearing date 12/12/2006 and recorded 12/28/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5629 at Page 734, etc., granted and conveyed unto Crockett Family Limited Partnership, A Pennsylvania Limited Partnership, in fee.

BEING the same premises, which Crockett Family Limited Partnership, by Deed dated February 19, 2008, and recorded at Montgomery County Recorder of Deeds Office on March 3, 2008, in Deed Book 5684 at Page 371, granted and conveyed unto BlueWater Investment Trust 2017-1.

Parcel Number: 40-00-45608-00-9.

Location of property: 730 Panorama Road, Villanova, PA 19085.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carolyn R. Creech** at the suit of U.S. Bank National Association, not Individually, but Solely as Trustee for Bluewater Investment Trust 2017-1. Debt: \$1,052,296.50.

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. 2015-28406**, 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 certain plan thereof part of 'Moreland Village', Section No. 2, made for Stenton Builders, Inc., by George B. Mebus, Registered Professional Engineer, bearing date the 8th day of August 1950, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Deed Book 2103 at Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Manor Road (50 feet wide), at the distance of 198 feet, Northwestwardly measured along said side of Manor Road from a point of tangent, being at the distance of 31.41 feet, measured on the arc of a circle, curving to the right, having a radius of 20 feet from a point of curve on the Northwesterly side of Pensal Road (50 feet wide).

CONTAINING in front or breadth on the said side of Manor Road, 59 feet and extending of that width, in length or depth, Northeastwardly, between parallel lines at right angles to Manor Road, 110 feet.

BEING the same premises, which JPZ Enterprises, LLC., a Pennsylvania Limited Liability Company, by Deed dated July 26, 2011, and recorded at Montgomery County Recorder of Deeds Office on August 8, 2011, in Deed Book 5809 at Page 1689, granted and conveyed unto Michael Garofalo and Barbara Garofalo.

Parcel Number: 59-00-12052-00-3.

Location of property: 436 Manor Road, Hatboro, PA 19040.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Maritza Searle; Stephen Searle; Barbara Garofalo, Individually, and in her Capacity as Administratrix and Heir of The Estate of Michael J. Garofalo** at the suit of Specialized Loan Servicing LLC. Debt: \$327,895.20.

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. 2015-28957**, 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 parcel or tract of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey draft, as prepared by Ralph E. Shaner & Son, Engineering Co., dated 11/4/1973, as follows, to wit:

BEGINNING at a corner in the middle of Pine Ford Road (legal width of 33 feet and ultimate width by Subdivision Plan of 60 feet), said point being distant along said centerline of Pine Ford Road, from a corner of lands of George Makarevitz, North 48 degrees 24 minutes West, 150.00 feet; thence, from said point of beginning, leaving said Pine Ford Road and along other lands now or formerly owned by the Mary Makarevitz Estate, South 41 degrees 15 minutes West, 289.46 feet and continuing along other lands of the grantor, North 79 degrees 54 minutes West, 210.93 feet to a corner, in the middle of Pennsylvania State Highway Legislative Route #779 of Traffic Route #100, leading from Pottstown to Boyertown; thence, along the middle of the same, by a course 70.00 feet, West of the Easterly Right of Way, North 10 degrees 06 minutes East, 459.57 feet to a point, marking the centerline intersection of the same, with the middle of Pine Ford Road; thence, along the centerline of Pine Ford Road, South 49 degrees 54 minutes East, 298.60 feet and South 48 degrees 24 minutes East, 119.71 feet to a corner and place of beginning.

BEING the same premises which Ilveumere Latouche, by Deed dated 5/5/13 and recorded at Montgomery County Recorder of Deeds Office, on 8/4/14, in Deed Book 5922 at Page 1737, granted and conveyed unto Luke Lors.

Parcel Number: 60-00-02531-50-5.

Location of property: 126 Pineford Road, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Luke Lors** at the suit of Township of Upper Pottsgrove. Debt: \$7,325.07.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-14831**, 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 land, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, being Lots Nos. 24 and 25, Block C, on a Certain Plan of Lots, made for Edward H. Bussinger and J. Raymond Bussinger, by Edward Pickering, Jr., Surveyor, 8/28/1925, known as "Hatboro Terrace", which Plan is recorded at Norristown, Pennsylvania, in Deed Book 971 at Page 600 and later revised changing the name of Bonair Avenue to Terrace Road, being bounded and described according thereto, as follows:

BEGINNING at a point on the Northwestwardly side of Springdale Avenue (50 feet wide), at the distance of 25 feet, Southwestwardly from the point of intersection of the Northwestwardly side of Springdale Avenue and the Southwestwardly side of Terrace Road (50 feet wide); thence, along the Northwestwardly side of Springdale Avenue, South 45 degrees, 4 minutes West, 50 feet to a corner of Lot No. 23, Block C on said plan; thence, by the same, North 44 degrees, 56 minutes West, 150 feet to a common corner with Lots Nos. 23, 10 and 11, Block C; thence, by Lots Nos. 11 and 12, Block C, North 45 degrees, 4 minutes East, 50 feet to a common corner with Lots Nos. 12, 13 and 26, Block C; thence, by Lot No. 26, Block C, South 44 degrees, 56 minutes East, 150 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Humphreys, Gwen M. Humphreys, husband and wife, Richard B. Humphreys and Christine V. Humphreys, husband and wife, by Deed from Harry A. Selsler, dated 10/12/2006, recorded 10/24/2006, in Book 5621 at Page 614.

Parcel Number: 08-00-05467-00-6.

Location of property: 465 Springdale Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard L. Humphreys; Richard B. Humphreys; Christine V. Humphreys; and Gwen N. Humphreys** at the suit of PHH Mortgage Corporation. Debt: \$342,120.53.

Stephen Panik (Brock & Scott, PLLC), Attorney(s), I.D. #332786.

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

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

By virtue of a Writ of Execution **No. 2017-19137**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a plan showing property to be acquired by Pennsylvania Power and Light Company, from Marjorie Kratz, as follows, to wit:

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

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

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

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

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

Seized and taken in execution as the property of **Lucille V. Brooks and Levar E. Brooks (Deceased as of 3/15/2000)** at the suit of Secretary of Veteran's Affairs. Debt: \$125,751.23.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-28174**, 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 parcel of land, situate in **Hatfield Township**, Montgomery County, Pennsylvania, being known as Lot Number 9, together with the Bungalow Cottage thereon erected, in a Plan of Lots of "Oak Park", laid out by Harry Richardson, recorded at Norristown, Pennsylvania, in Deed Book 643 at Page 500, etc., bounded and described, as follows:

BEGINNING at an iron pin, a corner in the middle of Forest Avenue, in line of Lot Number 10; thence, extending along said Lot Number 10, North forty-six (46) degrees, twenty-six (26) minutes East, two hundred fifty-one and three one-hundredths (251.03) feet to an iron pin, in a line of land, now or late of Samuel W. Koffel; thence, along the same, South thirty-eight (38) degrees, twenty (20) minutes East, one hundred fifty-five and twenty-five one-hundredths (155.25) feet to a stone, in the middle of Squirrel Lane; thence, along the middle of the same, South forty-six (46) degrees, twenty-six (26) minutes West, two hundred forty-one and three one-hundredths (241.03) feet to a pin, marking the intersection of the middle line of Forest Avenue, with the middle line of said Squirrel Lane; thence, along the middle of said Forest Avenue, North thirty-eight (38) degrees, twenty (20) minutes West, one hundred fifty-five and twenty-five one-hundredths (155.25) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rui M. Conceicao and Marites R. Conceicao, by Deed, dated 8/31/04, from Jonathan B. Dransfield and Janet Dransfield, recorded by the Montgomery County Recorder of Deeds on 9/24/04, in Book 05528 at Page 1347, as Instrument # 2004190555. Rui M. Conceicao, passed away on February 21, 2018, at which time all interest in the mortgaged property passed to Marites R. Conceicao by operation of law.

Parcel Number: 35-00-03580-00-3.

Location of property: 1035 Forrest Avenue, Lansdale, PA 19446.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Rui M Conceicao, Deceased and Marites R. Conceicao** at the suit of The Bank of New York Mellon, et al. Debt: \$804,724.06.

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. 2018-08876**, 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 or piece of ground with improvements to be made thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as set forth in the Declaration of Wyngate, a Planned Community, dated June 16, 2008, by The Fairways at Cedarbrook Hills, LP and recorded with the Recorder of Deeds Office, Montgomery County, Pennsylvania, in Book 5697 at Page 643, and as Amended by First Amendment to Declaration of Wyngate, dated October 10, 2008, by The Fairways at Cedarbrook Hills, LP, recorded in Book 5710 at Page 2427, and as Amended by Second Amendment to Declaration of Wyngate, recorded in Book 5725 at Page 601, and as Amended by Third Amendment to Declaration of Wyngate, dated February 1, 2011, recorded in Book 5793 at Page 691, and as Amended by Fourth Amendment to Declaration of Wyngate, dated October 3, 2011, recorded in Book 5815 at Page 1294, and as Amended by Fifth Amendment to Declaration of Wyngate, dated January 17, 2013, recorded in Book 5862 at Page 937, and as Amended by Sixth Amendment to Declaration of Wyngate, dated January 6, 2014, recorded in Book 5901 at Page 909, and as Amended by Seventh Amendment to Declaration of Wyngate, dated January 20, 2014, recorded in Book 5902 at Page 847, and as Amended by Eighth Amendment to Declaration of Wyngate, dated February 7, 2014, recorded in Book 5903 at Page 2274, and as Amended by Ninth Amendment to Declaration of Wyngate, dated April 15, 2014, recorded in Book 5911 at Page 571, and as Amended by Tenth Amendment to Declaration of Wyngate, dated May 14, 2014, recorded in Book 5913 at Page 1030, and as Amended by Eleventh Amendment to Declaration of Wyngate, dated July 22, 2014, recorded in Book 5921 at Page 1147, as Amended by Twelfth Amendment to Declaration of Wyngate, dated November 3, 2014, recorded in Book 5933 at Page 2256, as Amended by Thirteenth Amendment to Declaration of Wyngate, dated December 10, 2014, recorded in Book 5937 at Page 2599, as Amended by Fourteenth Amendment to Declaration of Wyngate, dated January 20, 2015, recorded in Book 5942 at Page 286, and as Amended by Fifteenth Amendment to Declaration of Wyngate, dated March 31, 2015, recorded in Book 5948 at Page 1847, and as Amended by Sixteenth Amendment to Declaration of Wyngate, dated April 2, 2015, recorded in Book 5949 at Page 2420, and shown on "Record Plan-Wyngate (formerly The Fairways at Cedarbrook Hills)", recorded June 23, 2008, in Plan Book 31 at Pages 355-357, and more particularly described as follows, to wit:

TITLE TO SAID PREMISES IS VESTED IN Lorna Majetta Rose, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated August 3, 2015, and recorded August 5, 2015, in Deed Book 5964 at Page 2548.

Parcel Number: 31-00-17338-84-5.

Location of property: 141 Old Cedarbrook Road, Building #26, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lorna Majetta Rose** at the suit of Flagstar Bank, FSB. Debt: \$333,294.08. **Nathalie Paul (McCabe, Weisberg & Conway, LLC)**, Attorney(s), I.D. #309118.

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

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

By virtue of a Writ of Execution **No. 2018-15559**, 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 in the property known, named and identified as The Village at Sawmill Valley Condominium and whereby First Amendment to Declaration, Condominium is now known as Sawmill Village Condominium, located in **Horsham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., by the recording in the Montgomery County Department of Records of a Declaration dated November 22, 1982 and recorded on December 8, 1982, in Deed Book 4697 at Page 495, and an Amendment thereto, dated September 6, 1983 and recorded September 7, 1983, in Deed Book 4717 at Page 814; and a Second Amendment thereto, dated January 6, 1984 and recorded January 13, 1984, in Deed Book 4727 at Page 2092; and a Third Amendment thereto, dated April 30, 1984 and recorded May 9, 1984, in Deed Book 4735 at Page 1935; and a Fourth Amendment thereto, dated August 10, 1984 and recorded August 22, 1984, in Deed Book 4745 at Page 1657; and a Fifth Amendment thereto, dated September 11, 1984 and recorded September 19, 1984, in Deed Book 4748 at Page 602; and a Sixth Amendment thereto, dated October 24, 1984 and recorded November 7, 1984, in Deed Book 4752 at Page 120; and Declaration Plan, dated November 8, 1982 and recorded on December 8, 1982, in Condominium Plan Book 9 Pages 49 to 53; being and designated as Unit B-1, together with a Proportionate Undivided Interest in the Common Elements (as defined in such Declaration) of 0.8929%.

BEING the same premises conveyed which Deed, dated 04/05/12, conveying from Charles P. McClintock to Nicholas Rivelli, recorded 04/24/12, in Book 5833, Page 01324, Instrument #2012039829.

Parcel Number: 36-00-11669-68-8.

Location of property: 20 Hickory Drive, #B1, Horsham, PA 19044.

The improvements thereon are: Condominium (garden style), private entrance.

Seized and taken in execution as the property of **Nicholas Rivelli** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$173,239.81.

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. 2019-06411**, 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 in accordance with a survey and plan thereon, made by Barton and Martin, Civil Engineers Philadelphia, Pennsylvania, on September 21, 1949, as follows, to wit:

BEGINNING at a point on the Southeast side of Waln Road (forty feet wide), at the distance of two hundred thirty two feet and fifty one-hundredths of a foot, measured Southeast, along the arc of a circle, curving to the left, having a radius of four hundred forty seven feet and seventy eight one hundredths of a foot from the Southeasternmost terminus of a radial road, connecting the said side of Waln Road with the Southeast side of Bridle Road (forty feet wide); said side of Waln Road, on the arc of a circle, curving to the left, having a radius of four hundred forty seven feet and seventy eight one hundredths of a foot, the arc distance of one hundred twelve feet and fifty one-hundredths of a foot, more or less to a point; thence, extending South fourteen degrees forth six minutes ten seconds East along the line of land, lot of Number 525 on said plat, one hundred fifty three feet and forty eight one-hundredths of a foot to a point; thence, extending South sixty nine degrees four minutes West one hundred fifty nine feet and sixty four one hundredth of a foot, more or less to a point; thence, extending North, no degrees twenty two minutes twenty eight seconds West one hundred ninety feet and sixty seven one hundredths of a foot, more or less to the Southeast side of Waln Road, the first mentioned point and place of beginning.

BEING all of Lot No. 529 and the Easternmost half of Lot Number 533 on the aforesaid plan.

BEING the same premises, which Oksana M. Korzeniowski, by Deed dated 3/7/2002 and recorded 3/13/2002, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5399 at Page 1802, granted and conveyed unto Oksana M. Korzeniowski, now deceased 3/9/2002 and Lee Rudakewych, her spouse.

Parcel Number: 31-00-27382-00-1.

Location of property: 529 Waln Road, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Lee Rudakewych** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$364,605.36.

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. 2019-16595**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described in accordance with Subdivision Plan, made for Orchard Courts, Wemco, Inc., by Yerkes Engineering Co., dated 5/10/1971 and revised 12/9/1971, as follows, to wit:

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

BEING Lot No. 53 on the aforesaid Plan.

BEING the same premises, as conveyed in Deed to Sheila K. Hall, an adult individual, by Deed from Han Jo Park and Yumi Lee, as Tenants by Entireties, dated October 23, 2009, and recorded October 29, 2009, Instrument Number 2009114045, in Montgomery County Recorder of Deeds Office, in fee.

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

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

The improvements thereon are: Residential dwelling.

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

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-18168**, 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 at Melrose Park, in **Cheltenham Township**, Montgomery, Pennsylvania, and more particularly described according to a certain Survey and Plan thereof, made by William T. Muldrew, Civil Engineer, of Jenkintown, Pennsylvania 2/2/1924, as follows, to wit:

BEGINNING at a point on the East side of Mountain Avenue (40 feet wide), at the distance of 200 feet, Southward from the Southerly side of Union Avenue (40 feet wide); thence, extending South 30 minutes 30 seconds East, along the said Easterly side of Mountain Avenue, 60 feet to a point; thence, extending North 89 degrees 29 minutes 30 seconds East, 95.27 feet to a point in line of land of the Philadelphia and Reading Railway; thence, extending along said land of the Philadelphia and Reading Railway, North 1 degree 19 minutes 20 seconds East, 60.03 feet to a point; thence, extending South 89 degrees 29 minutes 30 seconds West, 97.19 feet to the first mentioned point and place of beginning.

BEING the same premises, which Domenic Matteo and Diane Matteo, his wife, by Indenture bearing date, the 15th day of February A.D. 2007 and intended to be forthwith recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, the Commonwealth of Pennsylvania, granted and conveyed unto Annie Beeks Cross, in fee.

Parcel Number: 31-00-19798-00-7.

Location of property: 7615 Mountain Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Annie Beeks Cross** at the suit of American Heritage FCU. Debt: \$341,952.85.

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. 2019-24545**, 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 land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made thereof, by George P. Shaner, R.E., as of May 16, 1952, as follows, to wit:

BEGINNING at a corner of land of Wendell Istenes, Jr., said point, being in the middle of a public road, (33 feet wide), leading from Bliem Road to New Hanover; thence, by lands of Wendall Istenes, South 48 degrees 43 minutes East, 181 feet 5 inches to an iron pin, a corner of the same and point on line of other lands of Joseph M. Mitch; thence, along the same, North 41 degrees 5 minutes East, 78.92 feet to a corner of land of Morris Mitch; thence, along the same, North 54 degrees 37 minutes West, 188.42 feet to a corner, in the middle of the aforesaid, public road; thence, along the middle of the same, South 35 degrees 23 minutes West, 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian Peiffer and Jackie Peiffer, husband and wife, by Deed from Cynthia Kehler, formerly Cynthia L. Johnson, dated December 21, 1998, recorded January 8, 1999, in Book No. 5258 at Page 115.

Parcel Number: 42-00-04021-00-5.

Location of property: 2226 Rhoads Road, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Brian Peiffer a/k/a Brian S. Peiffer and Jackie Peiffer a/k/a Jaquelyn F. Peiffer** at the suit of LoanCare, LLC. Debt: \$260,861.84.

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

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

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

By virtue of a Writ of Execution **No. 2019-27619**, 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 Survey and Plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on August 2nd, 1961, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Stephen Road (fifty feet wide), which point is measured South fifty-three degrees two minutes East, one hundred fourteen feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of twenty feet, the arc distance of thirty-three and seventy-six one hundredths feet from a point on the Southeasterly side of Carol Road (fifty feet wide); thence, extending along the Southwesterly side of Stephen Road, South fifty-three degrees two minutes East, seventy-one and seventy-eight one-hundredths feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of one hundred twenty-five feet, the arc distance of one hundred fifty-four and sixty-six one-hundredths feet to a point; thence, extending North sixty-eight degrees thirty-seven minutes West, one hundred fifty-four and eighty-five one hundredths feet to a point; thence, extending North fifty-eight degrees sixteen minutes four seconds West, forty and ninety-one one-hundredths feet to a point; thence, extending North thirty-six degrees fifty-eight minutes East, one hundred twenty-nine and forty-two one hundredths feet to a point on the Southwesterly side of Stephen Road the first mentioned point and place of beginning.

BEING the same premises, which Mark Branco and Donna F. Branco, by Deed, dated 5/27/2008 and recorded 6/12/2008 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5697 at Page 1946, granted and conveyed unto Donna F. Branco and George Ford.

Parcel Number: 30-00-63600-00-9.

Location of property: 1444 Stephen Road, Jenkintown, PA 19046.

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

Seized and taken in execution as the property of **The Unknown Heirs of George Ford, Deceased; Donna F. Branco; and Marianne Ford, Solely in her capacity as Heir of George Ford, Deceased** at the suit of MidFirst Bank. Debt: \$202,703.11.

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. 2020-03964**, 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 or piece of ground with improvements to be made thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as set forth in the Declaration of Wyngate, a Planned Community, dated June 16, 2008 by The Fairways at Cedarbrook Hills, LP, and recorded with the Recorder of Deeds Office, Montgomery County, Pennsylvania in Book 5697 at Page 643, and as Amended By First Amendment to Declaration of Wyngate dated October 10, 2008 by The Fairways at Cedarbrook Hills, LP recorded in Book 5710 at Page 2427, and as Amended by Second Amendment to Declaration of Wyngate recorded in Book 5725 at Page 601, and as Amended by Third Amendment to Declaration of Wyngate dated February 1, 2011 recorded in Book 5793 at Page 691, and as Amended by Fourth Amendment to Declaration of Wyngate dated October 3, 2011 recorded in Book 5815 at Page 1294, and as Amended by Fifth Amendment to Declaration of Wyngate dated January 17, 2013 recorded in Book 5862 at Page 937, and as Amended by Sixth Amendment to Declaration of Wyngate dated January 6, 2014 recorded in Book 5901 at Page 909, and as Amended by Seventh Amendment to Declaration of Wyngate dated January 20, 2014 recorded in Book 5902 at Page 847, and as Amended by Eighth Amendment to Declaration of Wyngate dated February 7, 2014 recorded in Book 5903 at Page 2274, and as Amended by Ninth Amendment to Declaration of Wyngate dated April 15, 2014 recorded in Book 5911 at Page 571, and as Amended by Tenth Amendment to Declaration of Wyngate dated May 14, 2014 recorded in

Book 5913 at Page 1030, and as Amended by Eleventh Amendment to Declaration of Wyngate dated July 22, 2014 recorded in Book 5921 at Page 1147, as amended by Twelfth Amendment to Declaration of Wyngate dated November 3, 2014 recorded in Book 5933 at Page 2256, as Amended by Thirteenth Amendment to Declaration of Wyngate dated December 10, 2014 recorded in Book 5937 at Page 2599, as Amended by Fourteenth Amendment to Declaration of Wyngate dated January 20, 2015 recorded in Book 5942 at Page 286, and As Amended by Fifteenth Amendment to Declaration of Wyngate dated March 31, 2015 recorded in Book 5948 at Page 1847, and as Amended by Sixteenth Amendment to Declaration of Wyngate dated April 2, 2015 recorded in Book 5949 at Page 2420, and as Amended by Seventeenth Amendment to Declaration of Wyngate dated July 21, 2015 recorded in Book 5963 at Page 2390, as Amended by Eighteenth Amendment to Declaration of Wyngate dated August 20, 2015 recorded in Book 5968 at Page 651, as Amended by Nineteenth Amendment to Declaration of Wyngate dated October 7, 2015 recorded in Book 5973 at Page 1805 and shown on "Record Plan - Wyngate (formerly The Fairways at Cedarbrook Hills)" recorded June 23, 2008 in Plan Book 31 at Pages 355 - 357, and more particularly described as follows, to wit:

BEING Lot 2304.

BEING the same premises, which NVR, Inc. a Virginia Corporation, Trading as Ryan Homes, by Deed, dated 03/29/2016 and recorded in the Office of the Recorder of Deeds of Montgomery County on 03/30/2016, in Deed Book Volume 5993 at Page 1193, Instrument Number 2016021316, granted and conveyed unto Michael Thomas, married man.

Parcel Number: 31-00-17337-11-8.

Location of property: Residential property.

The improvements thereon are: 109 Old Cedarbrook Road, Building 23, Wyncote, PA 19095.

Seized and taken in execution as the property of **Michael Thomas** at the suit of PennyMac Loan Services, LLC. Debt: \$257,417.75.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-04606**, 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.

BEGINNING at a point on the Southwest side of Turner Avenue (50 feet wide), at the distance of 466.83 feet, measured Northwest and North along the Southwest and West side of Turner Avenue from the Northernmost terminus of a radial round corner, connecting the West side of Turner Avenue, with the Northwest side of Nolen Land, (50 feet wide); thence, extending South 43 degrees 39 minutes West, 150 feet to a point; thence, extending North 46 degrees 21 minutes West, 59.64 feet to a point; thence, extending North 42 degrees 28 minutes East, along land of Glenside Park, 150.03 feet to the Southwest side of Turner Avenue; thence, extending South 46 degrees 21 minutes East, along the Southwest side of Turner Avenue, 62.74 feet to the first mentioned point and place of beginning.

DESIGNATED as Lot #113 on a Plan of Wunderland, made by Herbert H. Metz, Registered Engineer, dated January 15, 1952, revised February 6, 1952, and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania, in Deed Book 2219 at Page 601 &c.

BEING the same premises, which Elizabeth Anne Jackson, now known as Elizabeth Anne Polk, by Deed, dated November 23, 1994 and recorded at Montgomery County Recorder of Deeds Office on December 9, 1994, in Deed Book 5099 at Page 2285, granted and conveyed unto Elizabeth Anne Polk and subsequent to her death, Evelyn M. Row, known Heir of Elizabeth Anne Polk a/k/a Elizabeth A. Polk, Deceased; Kenneth Arthur Jackson, known Heir of Elizabeth Anne Polk a/k/a Elizabeth A. Polk, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Elizabeth Anne Polk a/k/a Elizabeth A. Polk, Deceased.

Parcel Number: 30-00-68208-00-9.

Location of property: 2806 Turner Avenue, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **Evelyn M. Row, known Heir of Elizabeth Anne Polk a/k/a Elizabeth A. Polk, Deceased; Kenneth Arthur Jackson, known Heir of Elizabeth Anne Polk a/k/a Elizabeth A. Polk, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Elizabeth Anne Polk a/k/a Elizabeth A. Polk, Deceased** at the suit of Bayview Loan Servicing, LLC. Debt: \$261,799.01 plus per diem interest together with escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees and property preservation fees, accruing through to the date of sheriff's sale.

Roger Fay (Albertelli Law), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2020-05904**, 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 and described according to a Plan of Wyncote Hills, made for Evans Construction Co., by George B. Mebus, Inc., Engineers Glenside, Pennsylvania, on January 17, 1956, and last revised September 4, 1956, as follows:

BEGINNING at a point on the Northeasterly side of Redwood Lane (formerly Evans Lane) (fifty feet wide), measured the four following courses and distance from a point of compound curve on the Northwesterly side of Gribbel Road (fifty feet wide): (1) extending from said point of compound curve, on a line curving to the right, having a radius of twenty feet, the arc distance of thirty-four and twenty-four one-hundredths feet to a point of tangent; (2) North six degrees, thirty-one minutes West, forty and eighty one-hundredths feet to a point of curve; (3) on a line curving to the left, having a radius of two hundred fifteen feet, the arc distance of one hundred fifty-seven and sixty-one hundredths feet to a point of tangent; and (4) North forty-eight degrees, thirty-one minutes West, fifteen feet to the point and place of beginning; thence, extending from said beginning point, along the Northeasterly side of Redwood Lane (formerly Evans Lane), the two following courses and distances: (1) North forty-eight degrees, thirty-one minutes West, eighty-five feet to a point of curve; and (2) on a line curving to the left, having a radius of one hundred seventy-five feet, the arc distance of forty-nine and two-one hundredths feet to a point; thence, extending North twenty-five degrees, twenty-six minutes East, one hundred forty-two and thirty-seven one-hundredths feet to a point; thence, extending South forty-eight degrees, thirty-one minutes East, one hundred seventy-two and seventy-four one-hundredths feet to a point; thence, extending South forty-one degrees, twenty-nine minutes West, along the Southeasterly side of a certain twenty feet wide easement for sanitary sewer, one hundred thirty feet to the first mentioned point and place of beginning.

BEING Lot No. 27 as shown on said Plan.

BEING the same premises, which Annie L. Bell, by Deed, dated 11/26/2003 and recorded 10/20/2004 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 05495 at Page 0084, granted and conveyed unto Vincent Drummond and Deborah D. Drummond

Parcel Number: 31-00-22783-00-1.

Location of property: 1509 Redwood Lane a/k/a 1509 Evans Lane, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **Deborah D. Drummond** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$257,655.39.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-20253**, 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 **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a certain Plan thereof, known as Plan of "Thistlewood Farms", made for Colonial Mortgage Service Company, by George B. Mebus, Inc., Engineers, (not dated); said Plan being recorded on February 10, 1965, in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-8 at Page 68 and later revised December 2, 1965, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Thistlewood Road (50 feet wide), said point being the three following courses and distances from a point of curve on the Easterly side of Minnie Lane (50 feet wide): (1) leaving Minnie Lane, on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 22.32 feet to a point of reverse curve on the Northeasterly side of Thistlewood Road; (2) Southeastwardly, along the Northeasterly side of Thistlewood Road, on the arc of a circle, curving to the right, having a radius of 400.00 feet, the arc distance of 290.44 feet to a point of tangent; and (3) South, 14 degrees 19 minutes East, along the Northeasterly side of Thistlewood Road, 217.79 feet to the point of beginning; thence, extending from said point of beginning; North, 75 degrees 41 minutes East, crossing the bed of a certain 20.00 feet wide Right-of-Way for drainage 200.00 feet to a point on the Northeasterly side of same; thence, extending South, 14 degrees 19 minutes East, along the Northeasterly side of said Right-of-Way, 133.00 feet to a point; thence, extending South, 87 degrees 02 minutes 31 seconds West, re-crossing the bed of the aforesaid 20.00 feet wide Right-of-Way for drainage, 207.49 feet to a point on the Easterly side of Thistlewood Road; thence, extending Northwardly and Northwestwardly, partly along the Easterly and Northeasterly side of Thistlewood Road, on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 34.70 feet to a point of tangent on the Northeasterly side of same; thence, extending North, 14 degrees 19 minutes West, along the Southeasterly side of Thistlewood Road, 57.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 23 as shown on the above-mentioned Plan.

BEING the same premises which Gregory Johnson and Cheryl Johnson, by Deed dated June 28, 2018, and recorded in the Office of Recorder of Deeds of Montgomery County, on July 3, 2018, at Book 6098, Page 2733, granted and conveyed unto Gregory Johnson, as sole owner.

Parcel Number: 59-00-17314-00-6.

Location of property: 4175 Thistlewood Road, Hatboro, PA 19040-2524.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cheryl Johnson a/k/a Gregory F. Johnson** at the suit of Wells Fargo Bank, National Association, as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007-OPT1. Debt: \$398,327.84.

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. 2021-03472**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, and described according to a Final Plan of Donny Brook Estates, made by CZOP/Spector, Consulting Engineers and Surveyors, dated 1/10/1997 and last revised 5/21/1998 and recorded in Montgomery County, Plan Book A-58, Page 494, as follows, to wit:

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

BEING Lot No. 10 as shown on said plan.

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-00061**, 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, being Lot No. 123 on the Plan of Lots of North Wales Land Association, situate on the Northwesterly side of Montgomery Avenue, at the distance of three hundred fifty feet, Southwesterly from the Southwesterly side of West Street, in **Upper Gwynedd Township** (formerly Gwynedd), Montgomery County, Pennsylvania.

CONTAINING IN FRONT OR BREADTH on the said Montgomery Avenue, fifty feet, Southwesterly and of that width, extending in length or depth, between lines parallel with the said West Street, Northwesterly, one hundred thirty-six and five tenths feet to a fourteen feet wide alley.

ALSO, ALL THAT CERTAIN lot or piece of land, being Lot No. 124 on the said Plan of Lots of the North Wales Land Association.

SITUATE on the Northwesterly side of Montgomery Avenue at the distance of three hundred feet Southwesterly from the Southwesterly side of West Street in **Upper Gwynedd Township** (formerly Gwynedd), Montgomery County, Pennsylvania.

CONTAINING IN FRONT OR BREADTH on the said Montgomery Avenue, fifty feet and extending in length or depth, between lines parallel, with the said West Street, Northwestwardly, one hundred thirty-six feet and five tenths of a foot to a fourteen feet wide alley.

BEING the same premises, which Marjorie D. Reed by Deed dated 6/30/2014 and recorded 7/10/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5919 at Page 2471, granted and conveyed unto Linda D. Clarke. Parcel Number: 56-00-05752-00-6.

Location of property: 514 W. Montgomery Avenue, North Wales, PA 19454.

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

Seized and taken in execution as the property of **Reginald Harrison, Solely in his Capacity as Heir of Linda D. Clarke, Deceased; The Unknown Heirs of Linda D. Clarke, Deceased; and Bryce Robinson, Solely in his Capacity as Heir of Linda D. Clarke, Deceased** at the suit of LoanCare, LLC. Debt: \$130,971.52.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-01700**, 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, situate in **Limerick Township**, Montgomery County, Pennsylvania, described in accordance with a Subdivision known as "Stone-Glen", made by John T. Anton, Registered Surveyor, Boyertown, Pennsylvania, dated 6/13/77 and last revised 9/12/77, as recorded in the Office of the Recorder of Deeds, for Montgomery County, in Plan Book A-30 at Page 20, as follows, to wit:

BEGINNING at a PK nail set at the intersection of the center line of Swamp Pike (40.00 feet wide, reserved for an ultimate width of 50.00 feet wide); with the center line of Fruitville Road (33.00 foot wide, reserved for an ultimate width of 50.00 feet); thence, extending along the center line of Swamp Pike, South 45 degrees 09 minutes, 43 seconds East, 199.47 feet to a PK nail set, in the line of Swamp Pike; thence, extending South 44 degrees, 50 minutes 17 seconds West, along Lot No. 1, 300.00 feet to an iron pin set at a corner of Lot 3; thence, extending along the same, North 42 degrees, 46 minutes, 52 seconds West, 295.89 feet to a spike set, in the center line of Fruitville Road; thence, extending along the same, North 63 degrees 18 minutes, 47 seconds East, 303.35 feet to the point and place of beginning.

BEING Lot No. 2, as shown on said Plan.

BEING the same premises, which James Lynn Genard by Deed dated 3/17/88 and recorded in Montgomery County in Deed Book 4868 at Page 1240, conveyed unto James L. Genard and Patricia Genard, in fee.

TITLE TO SAID PREMISES IS VESTED IN James L. Genard, by Deed dated 7/26/2000 from James L. Genard and Patricia Genard, recorded by the Montgomery County Recorder of Deeds on 3/29/2001, in Book 5354 at Page 1563, as Instrument #005838.

Parcel Number: 37-00-05044-10-3.

Location of property: 264 Fruitville Road, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **James Genard a/k/a James L. Genard a/k/a Jim Genard** at the suit of Citizens Bank, National Association, c/o NewRez LLC, f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing. Debt: \$66,378.46.

Parker McCay, P.A., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-01745**, 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 tenement thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Haws (formerly Franklin) Avenue, at the distance of 98 feet, Northeast side of Lafayette Street, extending; thence, North 33 degrees 29 minutes East, along said side of said Haws Avenue, 20 feet to a point, in other land of said Samuel Roberts; thence, along other lands of said Samuel Roberts, South 56 degrees 20 minutes East, 140 feet, more or less to a point, near a 15 feet wide alley; thence, along said alley, South 33 degrees 29 minutes West, 20 feet to a point, in land, about to be conveyed to Beaver; thence, along said land of said Beaver, the said line running through the partition wall between the house of this lot and said Beaver's lot, North 56 degrees 20 minutes West, 140 feet, more or less to the place of beginning.

"B"

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

BEGINNING at a point on the Southeast side of Haws (formerly Franklin) Avenue, at the distance of 118 feet, Northwesterly from the Northeast of Lafayette Street, a corner of this and other land of the said William H. Allerton; thence, Southeasterly along said other land of said Allerton, at right angles to said Haws Avenue, 140 feet to the Northwest side of an alley, 15 feet wide; thence, along said side of said alley, Northeasterly, 33.75 feet to a point, a corner of another alley, 20 feet wide, recently laid out, called Rich Alley; thence, along the Southwest side of said Rich Alley, Northwesterly, 140 feet to a point, on the Southwest side of Haws Avenue, aforesaid; and along the said side of said Haws Avenue, Southeasterly, 33.75 feet to the first mentioned point and place of beginning.

BEING the same premises which John D. Galinger and Rita M. Gilinger, by Deed dated 12/13/2006 and recorded 12/29/2006, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5629 at Page 1235, Instrument # 2006159102, granted and conveyed unto Andrea Nash.

Parcel Number: 13-00-15880-00-1.

Location of property: 210 Haws Avenue, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Andrea Nash** at the suit of Loancare LLC. Debt: \$145,115.54.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-02201**, 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 **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made of Oak Lane Manor, Section No. 5, made by Franklin and Lindsey, Registered Engineers, Philadelphia, on August 3, 1949, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Johns Avenue (fifty feet wide), which point is measured South nine degrees forty minutes East, two hundred thirty four and seventy five one hundredths feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of one thousand seventy five feet from the arc distance of three hundred eighty six and thirty four one hundredths feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of twenty feet, the arc distance of thirty one and forty two one hundredths feet from a point on the Southeasterly side of Brookfield Road (fifty feet wide); thence, extending along the said side of Johns Avenue, South nine degrees forty minutes East, sixty four feet to a point; thence, extending South eighty degrees twenty minutes East, sixty four feet to a point; thence, extend South eighty degrees twenty minutes West, one hundred nineteen and eleven one hundredths feet to a point; thence, extending North nine degrees fifty nine minutes twenty one seconds West, fifteen and fifty six one hundredths feet to a point; thence, extending North eighty degrees twenty minutes East, one hundred eighteen and sixty four one hundredths feet to a point on the Southwesterly side of Johns Avenue, the first mentioned point and place of beginning.

BEING Lot No. 154 Johns Avenue.

BEING the same premises, which Lorraine Hoehn Schoroock, also known as Lorraine D. Hoehn, by Deed dated June 20, 1980, and recorded in the Office of Recorder of Deeds, of Montgomery County, on June 30, 1980, in Book 4539 at Page 110, Instrument #110, granted and conveyed unto Emil T. Ricci and Barbara Ricci, his wife.

Parcel Number: 31-00-15787-00-4.

Location of property: 118 Johns Road, Cheltenham, PA 19012-1307.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barbara Ricci and Emil T. Ricci** 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: \$274,640.09.

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. 2022-04053**, 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 or tenement, and lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwest side of Haws Avenue, at the distance of 204.4 feet Southwest from the Southwest side of Marshall Street, a corner of this and land of Thomas Worrall; thence, the same parallel with Marshall Street, aforesaid and along the outer edge surface of the gable and wall, or house on this lot, Northwest,

225 feet to Wright Alley, laid out 25 feet wide; thence, along the Southeast side of said alley, Southwest, 23.83 feet to a point, a corner of this and other lands of said Isaac Landis; thence, the same parallel with the first line Southeast, 225 feet to Haws Avenue; thence, along the Northwest side thereof, Northeast, 23.83 feet to the place of beginning.

BEING the same premises which John Mitchell by Deed, dated 10/14/2016 and recorded 10/19/2016, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6019 at Page 02590, granted and conveyed unto Andrew H. Donnon and Nichole R. Donnon.

Parcel Number: 13-00-16432-00-7.

Location of property: 557 Haws Avenue, 2nd Floor, Norristown, PA 19401.

The improvements thereon are: Residential, Triplex.

Seized and taken in execution as the property of **Andrew H. Donnon and Nichole R. Donnon** at the suit of Pennymac Loan Services LLC. Debt: \$248,458.73.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-05181**, 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 **East Norriton Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Lots of Cherry Hill Manor, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, PA, dated 4/30/1960 and revised 5/13/1960, as follows, to wit:

BEGINNING at a point on the Southwest side of Robin Lane (50 feet wide), at the distance of 320 feet, measured South 43 degrees 42 minutes East, along said side of Robin Lane, from its intersection with the Southeast side of Carol Lane (50 feet wide), both lines produced; thence, along the Southwest side of Robin Lane, South 43 degrees 42 minutes East, 100 feet to a corner of Lot Number 19; thence, along Lot Number 19, South 46 degrees 18 minutes West, 170 feet to a point; thence, partly along Lot Number 24 and partly along Lot Number 25, North 43 degrees 42 minutes West, 100 feet to a corner of Lot Number 17; thence along Lot Number 17, North 46 degrees 18 minutes East, 170 feet to the first mentioned point and place of beginning.

BEING Lot Number 18 on said Plan.

BEING the same premises which Federal Home Loans Mortgage Corporation by Marie T. Eaise, by Powers of Attorney, recorded 6/20/08, in Book 229 at Page 735, by Deed, dated 8/21/2008 and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 9/15/2008, in Deed Book Volume 5707 at Page 01459, granted and conveyed unto George R. Omlor and Debra Hrobak, as Tenants by Entirety.

Parcel Number: 33-00-07399-00-2.

Location of property: 306 Robin Lane, East Norriton, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George R. Omlor and Debra Hrobak** at the suit of Wells Fargo Bank, N.A. Debt: \$209,909.74.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-05505**, 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 parcel of land and the buildings and improvements thereon, located on the Northerly side of Traffic Route 73 (Big Road - S. R. 0073), legal r/w 80 feet; ultimate row, 120 feet in **New Hanover Township**, Montgomery County, Pennsylvania, described according to the Atomic International (Office) Development Plan, prepared by Aston Surveyors/Engineers, Inc., Plan No. 878 -A1-3A, dated March 28, 2005, as last revised and being more fully described, as follows:

BEGINNING at a point, in the bed of Traffic Route 73, a corner of this and the land of Scott D. and Ida Detar; thence, from the point of beginning, in and through the bed of the road, South 85 degrees 30 minutes 00 seconds West, 587.88 feet to a point, a corner of this and the land of Martyne L. Moyer; thence, leaving the bed of the road, along the land of Martyne L. Moyer, the next 2 courses and distance to wit: (1) North 4 degrees 30 minutes 00 seconds West, 220.00 feet to an iron pin set, a corner, the line passing over a concrete monument set, 60.00 feet from the first mentioned point; (2) South 85 degrees 30 minutes 00 seconds West, 17.99 feet to an iron pin set, a corner in the line of land of Bart Gold Club, Inc.; thence, along the land of Bart Golf Club, Inc., North 47 degrees 27 minutes 43 seconds East, 520.42 feet to an iron pin found, a corner of this and the land of Scott D. and Martyne L. Moyer; thence, along the land

of Scott D. and Martyne L. Moyer, South 49 degrees 24 minutes 09 seconds East, 281.16 feet to an iron pin set, a corner of this and the land of Scott D. and Ida Detar; thence, along the land of Scott D. and Ida Detar, South 4 degrees 05 minutes 00 seconds East, 341.53 feet to the point of beginning, the line passing over a concrete monument set, 60.00 feet from the last-mentioned point.

BEING the same premises, which Farrell Limited Partnership, by Deed, dated 5/20/2016 and recorded 7/14/2016, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6007 at Page 00341, granted and conveyed unto Robert Carlson, Francis W. Donofrio and Eleanor C. Donofrio, husband and wife.

Parcel Number: 47-00-00112-00-3.

Location of property: 2079 Big Road, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Robert Carlson and Eleanor C. Donofrio** at the suit of Freedom Mortgage Corporation. Debt: \$483,854.54.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-14406**, 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 **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a final record plan, "The Marx Tract" prepared by Woodrow and Associates Inc., dated 8/13/1999, last revised 7/31/2000 and recorded in Plan Book A-59 at Page 465, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deep Meadow Lane (50 feet wide), a corner of this and Lot No. 11, as shown on said plan; thence, extending from said point of beginning, and along Lot 11, the 2 following courses and distances to wit: (1) thence, North 52 degrees 48 minutes 46 seconds East, 240.00 feet to a point, a corner; (2) North 37 degrees 16 minutes 14 seconds East, 127.00 feet to a point, a corner; thence, extending along the same, South 52 degrees 45 minutes 40 seconds East, 235.66 feet to a point, a corner in line of land, now or late of Sunnybrook Estates, LLC; thence, extending along same, South 37 degrees 19 minutes 05 seconds West, 152.00 feet to a point, a corner in line of Lot #9; thence, extending along the same, North 52 degrees 48 minutes 46 seconds West, 475.53 feet to a point, a corner on Southeasterly side of Deep Meadow Lane; thence, extending along same, North 37 degrees 16 minutes 14 seconds East, 25.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 of said plan.

BEING the same property, conveyed to Jeffrey Biernat, who acquired title by virtue of a Deed from Bethel Associates, Inc., dated August 29, 2006, recorded September 12, 2006, at Document ID #2006113873, and recorded in Book 5615 at Page 2837, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 67-00-00346-18-1.

Location of property: 2098 Deep Meadow Lane, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jeffrey Biernat** at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-QS14. Debt: \$1,672,680.94.

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. 2022-16141**, 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 land, with the buildings and improvements erected or to be erected thereon, situate in **Norristown Borough**, Montgomery County, Pennsylvania bounded and described according to a Minor Subdivision Plan, drawn by Joseph M. Estock, Consulting Engineers & Land Surveyors, King of Prussia, Pa., File No. 13030, dated 5/28/2013, last revised 9/3/2013 and recorded in Plan Book 39 at Page 336, as follows, to wit:

BEGINNING at a point on the Southeasterly side of New Hope Street, said point of beginning is being at a point, a corner of lands, now or late of Michael T. and Kate E. Tamburino, as shown on said plan; thence, extending from said point of beginning and extending along the said Southeasterly side of New Hope Street, North, 39 degrees 12 minutes 18 seconds East, 138.46 feet to a point, a corner of lands, now or late of Anthony Charles and Melissa Gloria

Garcia, as shown on said Plan; thence, extending along the line of said lands of Charles and Garcia, for a portion of the distance and also extending along the line of lands, now or late of Michael Harry Falco, et al., for the remaining distance, South, 29 degrees 22 minutes 00 seconds East, 141.85 feet to a point, a corner of Lot No. 2, as shown on said Plan; thence, extending along the line of said Lot No. 2, South, 60 degrees 38 minutes 00 seconds West, 128.42 feet to a point, in the line of lands of the said Michael T. and Kate E. Tamburino; thence, extending along the line of said lands of Tamburino, North, 29 degrees 39 minutes 42 seconds West, 91.27 feet to a point on the Southeasterly side of New Hope Street, aforesaid, being the first mentioned point and place of beginning.

BEING known and identified as Lot No. 1 on said Plan, 1404 New Hope Street, Block 145, Unit 68.

UNDER AND SUBJECT, however, to an Electric Service Easement for Lot No. 2 (proposed) and Sanitary Sewer lateral Easement for Lot No. 2 (proposed), both of which are located upon and extending through premises as being more fully shown and set forth on the recited Plan Book and Page.

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

BEING the same premises, which Shoujiang Wang, by Deed, dated 03/07/2019 and recorded 03/14/2019 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6128 at Page 1754, granted and conveyed unto Autumn N. Stewart and Duane Jay, in fee.

Parcel Number: 13-00-04772-01-2.

Location of property: 1404 New Hope Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Autumn N. Stewart a/k/a Autumn Stewart and Duane Jay** at the suit of Santander Bank, N.A. Debt: \$404,577.94.

Stephen Panik (Brock & Scott, PLLC), Attorney(s). I.D. #332786

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. 2022-16336**, 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 land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof, made by E. Cameron Gorson, Borough Engineer, dated October 26, 1929, as follows to wit:

BEGINNING at a point on the Southeast side of Hartranft Avenue, at the distance of sixteen feet Northeast from the Northeast side of Jackson Street; thence, extending along the Southeast side of said Hartranft Avenue, Northeast fifteen and eighty-eight one-hundredths feet to a point, in line of other land of Christopher B. Daring; thence, by the same, the line, part of the distance passing through the middle of the partition wall between the house hereon erected and the house erected on the adjoining premises, Southeast ninety-five feet to the Northwest side of a proposed twenty feet wide alley; thence, extending along said side of said alley, Southwest fifteen and eighty-eight one-hundredths feet to a point of other land of said Christopher B. Daring; thence, by the same, the line for part of the distance, passing through the middle of the partition wall between the house hereon erected and the house erected on the adjoining premises, Northwest ninety-five feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William K. Knox and Margaret A. Knox, by Deed from Leo Zielke and Ingeborg Zielke, husband and wife, dated December 7, 2012, and recorded December 7, 2012, in Deed Book 13479 at Page 1692, Instrument Number #2012127060. William K. Knox died on April 29, 2020. Margaret A. Knox died on March 7, 2022, without a will or appointment of an Administrator; thereby vesting title in Kim Bonamico, known Surviving Heir of Margaret Knox; Kelly Knox, known Surviving Heir of Margaret Knox; and Unknown Surviving Heir of Margaret Knox by Operation of Law.

Parcel Number: 13-00-15540-00-8.

Location of property: 4 Hartranft Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kim Bonamico, Known Surviving Heir of Margaret Knox; Kelly Knox, Known Surviving Heir of Margaret Knox; and Unknown Surviving Heir of Margaret Knox** at the suit of Finance of America Reverse LLC. Debt: \$84,307.70.

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. 2022-17149**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick row house and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, designated as No. 24 Beech Street, bounded and described as follows, to wit:

BEGINNING at a stake, a point on the South side of Beech Street, at the distance of 488 feet 8 ? inches West, from the West line of York Street, a corner of this and land, now or late of Philip S ___; thence, Westwardly along said Beech Street, 18 feet 3 ? inches to a point, a corner of this and other land, now or late of Philip S ___; thence, Southwardly through the partition wall of this and the adjoining premises, 140 feet to a 20 feet wide alley; thence, by the same, Eastwardly, 18 feet 3 ? inches to a point, a corner of this and other land of the said Philip S ___; thence, by the same, Eastwardly, 18 feet 3 ? inches to a point, a corner of this and other land of the said Philip S ___; thence, Northwardly and parallel to the second line and through the center of the partition wall, dividing this and the adjoining premises, 140 feet to Beech Street, aforesaid, the place of beginning.

BEING part of Lot No. 17, in the Plan of VanBuskirk Lots, in the Borough of Pottstown.

BEING the same premises, which James H. Cooper and Lisa M. Cooper, husband and wife, and William Sautter and Lucille Sautter, husband and wife, by Deed dated June 14, 1997, and recorded June 17, 1997, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5216 at Page 0358, granted and conveyed unto James H. Cooper and Lisa M. Cooper (deceased), husband and wife, in fee.

Parcel Number: 16-00-00544-00-7.

Location of property: 24 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James H. Cooper** at the suit of Federal Credit Union. Debt: \$66,184.75.

M. Jacqueline Larkin, Attorney.

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

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

By virtue of a Writ of Execution **No. 2022-17867**, 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 piece of land, with the brick message thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southeasterly curb line of Cannon Avenue, formerly Third Avenue, sixty-one and eight-tenths feet, Northeastwardly from a marble monument set for a corner at the intersection of the Southeasterly curb line of Third Avenue and the Northeastly side line of Sixth Street; thence, extending Northeastwardly, along the said curb line of Third Avenue, fourteen feet to a point, a corner of this and land, now or late by Ambrose C. Herman and William H. Pool, or Lot No. 6; thence, extending along the same and passing through the middle of a party wall, dividing this and said Herman and Pool's land, Southeastwardly, one hundred thirty feet to the edge of a twenty feet wide alley, dedicated to public use forever; thence, extending along said alley, Southwestwardly, fourteen feet to a point, a corner of this land, now or late of Elmer Ritchie, or Lot No. 4; thence, extending along land, now or late of Elmer Ritchie and passing through the middle of a party wall, dividing this and land, now or late of Elmer Ritchie, Northwestwardly, one hundred and thirty feet to the place of beginning.

UNDER AND SUBJECT to a certain Mortgage given by F. Eileen Moore to Sears Mortgage Corporation, its Heirs, Successors and Assigns, dated March 19, 1993, covering premises herein described and recorded in Mortgage Book 7097 at Page 781, to secure the original sum of \$47,500.00, having an outstanding principal balance as of August 30, 2000, in the amount of \$32,000.00 plus or minus.

BEING the same premises which Nelson W. Schnable, Jr. and BobbiJean Schnable, by Deed dated 9/21/2000 and recorded 9/28/2000 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5333 at Page 1296, granted and conveyed unto Nelson W. Schnable, Jr., Deceased as of February 3, 2010.

Parcel Number: 11-00-01196-00-8.

Location of property: 609 N. Cannon Avenue, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **BobbiJean Schnable, Solely in her Capacity, as Heir of Nelson W. Schnable Jr., Deceased and The Unknown Heirs of Nelson W. Schnable Jr., Deceased** at the suit of KeyBank, N.A., s/b/m First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company. Debt: \$141,380.10.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-18721**, 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 Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Phase Plan Cheswyck Subdivision, made for Streepier Karr, III, by James H. Strothers Associates, Land Surveyors, dated July 19, 1982, and last revised August 16, 1982, and recorded in Plan Book A-44 at Page 252, A-B-C-D as follows, to wit:

BEGINNING at a point on the Northeasterly side of Windsor Drive (50 feet wide), said point being measured, the three following courses and distances from a point of curve on the Southeasterly side of Cambridge Circle, (50 feet wide), viz: (1) on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 31.42 feet to a point; and (2) South 16 degrees, 38 minutes, 36 seconds East, 694.48 feet to a point; and (3) on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 91.08 feet to the place of beginning; thence, extending from said point of beginning, along Lot No. 63, South 76 degrees 49 minutes 27 seconds East, 161.55 feet to a point; thence, extending South 16 degrees 38 minutes 36 seconds East, 38.67 feet to a point; thence, extending South 48 degrees, 21 minutes 56 seconds West, 46.72 feet to a point, a corner of Lot No. 65; thence, extending along the same, North 64 degrees, 44 minutes, 00 seconds West, 167.45 feet to a point of curve on the Southeasterly side of Windsor Drive; thence, extending along the same, Northwestwardly on the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance of 36.93 feet to the first mentioned point and place of beginning.

BEING Lot Number 64, as shown on the above-mentioned plan.

BEING the same property as conveyed from Ann M. Schafer to Joseph Hannan and Christine Hannan, as husband and wife, as tenants by the entirety, by Deed as described in Deed Book 5031 at Page 46, Instrument #1993114519, dated 12/31/1992, recorded 01/15/1993 in Montgomery County Records. The said Joseph Hannan departed this life, on or about 05/10/2001, vesting title solely in Christine Hannan.

Parcel Number: 50-00-04584-49-6.

Location of property: 363 Windsor Drive, Harleysville, PA 19438.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Christine A. Hannan** at the suit of BankUnited, N.A. Debt: \$65,693.12.

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

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

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

By virtue of a Writ of Execution **No. 2022-19805**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Franconia Township**, Montgomery County, Pennsylvania, designated as Unit E, Building No. 16, as shown on a Plan of Indian Valley Meadows, made for Regent Valley Builders, Inc., by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated October 29, 1973 and revised June 22, 1974, and recorded July 10, 1974, in Plan Book A-23 at Page 8.

TOGETHER with and subject to rights, privileges, duties, responsibilities, etc., as set forth in "Declaration of Covenants, Restrictions, Easements, Charges, Liens and Assessments", dated December 2, 1974, and recorded in Deed Book 4025 at Page 388, and as Amended by "Amended Declaration of Covenants, Restrictions, Easements, Charges, Liens and Assessments", dated July 28, 1975, and recorded in Deed Book 4043 at Page 465.

BEING the same premises, which William R. Davis and Laurie A. Davis (nee Reichwein), by Deed, dated October 14, 1993, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on October 20, 1993, granted and conveyed unto Kathleen M. Harris, in fee. Kathleen Harris departed this life on December 9, 2020.

Parcel Number: 34-00-02024-57-9.

Location of property: 102 Green Meadow Lane, Telford, PA 18969.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Steven Allen Payne, Jr., Executor of the Estate of Kathleen Marie Harris, Deceased** at the suit of Indian Valley Meadows Community Association. Debt: \$7,041.24.

J. Oliver Gingrich, Attorney. I.D. #203447

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. 2022-20924**, 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 "Alpine Village", made for Berman Development Corp., by Barsich Assoc., Consulting Engineers, dated 5/13/1987, and last revised 11/2/1987, and recorded 11/6/1987 in Plan Book A-49 at Page 55.

BEING known as Lot No. 213 on the above-mentioned plan.

BEING the same premises, which Jennifer M. Bleau by Deed dated 6/22/2005 and recorded 7/25/2005 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5563 at Page 1641, granted and conveyed unto Denise Thomas, as sole owner.

Parcel Number: 38-00-00001-47-4.

Location of property: 25 Aspen Way, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Denise Thomas** 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: \$105,765.19.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21156**, 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, plot, or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2701 on a certain development in Plan Book A-26 at Page 19-A, described according to an "As Built" Plan of House No. 2701, prepared by Serdy and Bursich, Inc., as endorsed herein, as follows:

BEGINNING at a point, a corner of this and common area, which point is at the distance of 58.96 feet, measured North 44 degrees 42 minutes 00 seconds East from a point, which point is at the distance of 45.90 feet, measured North 45 degrees 18 minutes 00 seconds West from a point, which point is at the distance of 145.00 feet, measured South 39 degrees 42 minutes 00 seconds West from a point on the center line of Main Drive, which point is 6.00 feet, measured South 25 degrees 18 minutes 00 seconds East along said center line from its point of intersection, with the center line of "A" Drive, as shown on said plan.

CONTAINING IN FRONT OR BREADTH on a course, measured North 45 degrees 18 minutes 00 seconds West from said point of beginning, 20.00 feet and extending of that width Northeastwardly between parallel lines at right angles thereto 38.00 feet.

BEING the same premises, which Jacqueline Weaver by Deed dated 8/17/2017 and recorded 9/1/2017 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6059 at Page 02679, Instrument #2017066001, granted and conveyed unto William E. Saunders, Sr.

Parcel Number: 42-00-05118-92-4.

Location of property: 2701 Walnut Ridge Estates, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **William E. Saunders, Sr.** at the suit of MidFirst Bank. Debt: \$137,127.19.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-22299**, 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 in the property known, named and identified as The Tower at Oak Hill, a Condominium, located in the **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq., by the recording in the Montgomery County Department of Records of a Declaration dated February 24, 1989, and recorded on February 28, 1989, in Deed Book 4903 at Page 1429, and a First Amendment thereto recorded May 10, 1989, in Deed Book 4910 at Page 1533, being and designated as Unit No. 3-Y.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .39875%.

BEING the same premises, which First Oak, Inc., by Deed dated November 8, 1995, and recorded at Montgomery County Recorder of Deeds Office, on November 14, 1995, in Deed Book 5131 at Page 1573, granted and conveyed unto Elaine Cooperstein.

Parcel Number: 40-00-22136-67-5.

Location of property: 1600 Hagys Ford Road, Unit 3Y, Penn Valley, PA 19072.

The improvements thereon are: Residential, condominium high rise, 7 plus stories.

Seized and taken in execution as the property of **Elaine Cooperstein** at the suit of U.S. Bank Trust National Association, as Trustee of BKPL Lodge Series I Trust. Debt: \$65,103.67.

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. 2022-22595**, 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 improvements to be made thereon, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as Lot No. 65, as shown on a Certain Plan, entitled "Hanover Square", as recorded in the Office of the Recorder of Deeds, of Montgomery County, Pennsylvania, in Plan Book 28 at Pages 22-24.

BEING Lot 39, as shown on said Plan.

TITLE IS VESTED WITH Joseph J. Sullivan, by Deed from Hanover Square Townhomes, LP, dated December 13, 2012, and recorded with the Montgomery County Recorder of Deeds, on February 25, 2013, as Book 5864 at Page 2379, and Instrument No. 2013020572.

Parcel Number: 16-00-15856-88-1.

Location of property: 121 S. Penn Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joseph J. Sullivan** at the suit of AJAX Mortgage Loan Trust 2021-B, by U.S. Bank, National Association, as Indenture Trustee. Debt: \$148,980.57.

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

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

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

By virtue of a Writ of Execution **No. 2022-24651**, 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 known as No. 213 E. Brown Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Brown Street, at the distance of two hundred twenty-nine one-hundredths feet, more or less, Northwestly from the North corner of Arch and Brown Street; thence, along the said side of Brown Street, Northwestly twenty and seventy-three on hundredths feet, more or less to a point; thence, extending Northeasterly of that width, in length or depth, between parallel lines at right angles to said Brown Street, one hundred twenty feet to the Southwest side of a certain twenty feet wide alley.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

BEING the same premises which David Sultanik, by his attorney-in-fact Monica Bodge, by Deed dated December 28, 2007, and recorded at Montgomery County Recorder of Deeds Office on January 3, 2008, in Deed Book 5677 at Page 1732, granted and conveyed unto Nieves Rivera and Floricelda Rivera, husband and wife.

Parcel Number: 13-00-04972-00-1.

Location of property: 213 E. Brown Street, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Nieves Enrique Rivera and Floricelda Rivera a/k/a Floricelda Prudencio** at the suit of U.S. Bank Trust, National Association, as Trustee for Tiki Series V Trust. Debt: \$142,302.94.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-25047**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

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

BEING the same premises, which Wilma Roberts, Executrix for the Estate of Shirley Gordon, by Deed, dated May 18, 2022, and recorded in the Office of Recorder of Deeds of Montgomery County, on May 25, 2022, at Book 6284 at Page 00473, granted and conveyed unto Wilma Roberts. Shirley Gordon departed this life on May 11, 2020.

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shirley Gordon and Wilma Roberts** 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-NR1. Debt: \$150,762.24.

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. 2023-00130**, 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 CERTAIN tracts of piece of ground, situate in Edencroft, in **Lower Moreland Township**, Montgomery County, Pennsylvania, described according to a Plan and Survey thereof, made by Clement B. Webster, Surveyor, dated August 12, 1927, as follows:

SITUATE on the Southeast side of Forum Road between Allison Road and Byberry Road.

CONTAINING IN FRONT OR BREADTH on said Forum Road, 220 feet and of that width, in length or depth, between parallel lines at right angles to said Forum Road, South 47 degrees 22 minutes East, 125 feet.

BEING the same premises, which Jonathan Gerwitz and Joan Kay, by Deed, dated 06/22/2018 and recorded 01/25/2019, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6123 at Page 218, granted and conveyed unto Jonathan Gerwitz, Samantha Reed, and Joan Kay.

Parcel Number: 41-00-01519-00-6.

Location of property: 577 Byberry Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathan B. Gerwitz a/k/a Jonathan Gerwitz; Samantha Lyn Reed a/k/a Samantha Reed; and Joan Kay** at the suit of Andrews Federal Credit Union. Debt: \$284,091.45.

Stephen Panik (Brock & Scott, PLLC), Attorney(s). I.D. #332786

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. 2023-00339**, 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, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being 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 6, 1952, and revised October 10, 1952, as follows, to wit:

BEGINNING at a point on the Southwesterly side of County Line Road (56.3 feet wide), which point is measured on the arc of a circle, curving to the right, having a radius of thirty feet, the arc distance of forty-seven and twelve one-hundredths feet from a point on the Southeasterly side of Goodwin Road (60 feet wide); thence, extending along the Southwesterly side of County Line Road, South forty-six degrees, nineteen minutes, thirty seconds East, sixty feet to a point; thence, extending South forty-three degrees forty minutes thirty seconds West, one hundred twenty-five feet to a point; thence, extending North forty-six degrees nineteen minutes thirty seconds West, ninety feet to a point on the Southeasterly side of Goodwin Road; thence, extending along the Southeasterly side of Goodwin Road, North forty-three degrees forty minutes thirty seconds East, ninety-five feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of thirty feet, the arc distance of forty-seven and twelve one-hundredths feet to a point on the Southwesterly side of County Line Road, the first mentioned point and place of beginning.

BEING Lot No. 9 County Line Road.

BEING the same premises, which Gregory A. Ciminera and Judy Girard Ciminera, by Deed, dated July 27, 1999, and recorded on October 25, 1999, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5293 at Page 2486, as Instrument No. 1999023687, granted and conveyed unto Jean Warrington.

Parcel Number: 59-00-03481-00-6.

Location of property: 2780 E. County Line Road, Hatboro, PA 19040.

The improvements thereon are: Multi-use dwelling.

Seized and taken in execution as the property of **Jean Warrington** at the suit of Deutsche Bank National Trust Company, as Trustee, on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH4 Asset Backed Pass-Through Certificates, Series 2007-CH4. Debt: \$175,108.80.

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. 2023-00657**, 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 **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hamilton Street, at the distance of one hundred thirty five feet, Northeastwardly from Airy Street, a corner of this and other land of the Hamilton Terrace Company; thence, Southeastwardly, along said other land, two hundred feet to a point on the Northwesterly side of a twenty feet wide alley, laid out and dedicated for public use; and thence, Northeastwardly, along said side of said alley, forty five feet to a point, a corner of this and other land of the said Hamilton Terrace Company; and thence, Northwestwardly, along said other land of said Hamilton Terrace Company, two hundred feet to a point on the Southeasterly Side of said Hamilton Street, aforesaid; thence, Southwestwardly along said side of said Hamilton Street, forty five feet to the place of beginning.

BEING the same premises, which Gary D. Armbrust and Michelle A. Armbrust, husband and wife, by Deed, dated May 29, 2008, and recorded in the Office of Recorder of Deeds, of Montgomery County, on July 1, 2008, at Book 5698 at Page 833, granted and conveyed unto Bashshar Rafiq and Terri L. Gray, husband and wife.

Parcel Number: 13-00-14772-00-2.

Location of property: 508 Hamilton Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bashshar Rafiq and Terri L. Gray** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3. Debt: \$276,165.26.

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. 2023-02860**, 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 land, together with the frame, dwelling house thereon erected, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner in the middle of the Layfield Road (33 feet wide), leading from Pottstown to New Hanover, said point being a corner of lands of Eden Stauffer; thence, along the middle of said road, North 45 degrees East, 60 feet to a corner of lands of Warren H. Freed; thence, along the same, North 49 degrees 35 minutes West, 414.27 feet to a corner and continuing along lands of Warren H. Freed, South 45 degrees West, 60 feet to a corner of lands of Eden Stauffer; thence, along the same, South 49 degrees 35 minutes East, 414.27 feet to the place of beginning.

CONTAINING 91 perches of land.

TITLE TO SAID PREMISES IS VESTED IN Susan A. Wisneski and Kerry E. Wisneski, husband and wife, by Deed from Byron Scott and Marianne Scott, his wife, dated December 31, 1987, and recorded January 6, 1988, in Deed Book 4862 at Page 708. The said Kerry E. Wisneski died on August 17, 2012, thereby vesting title in his surviving spouse, Susan A. Wisneski, by operation of law. The said Susan A. Wisneski died on September 1, 2019, without a will or appointment of an Administrator, thereby vesting title in Kerry T. Wisneski, Known Surviving Heir of Susan A. Wisneski; Jason Overstreet, Known Surviving Heir of Susan A. Wisneski; and Unknown Surviving Heirs of Susan A. Wisneski, by operation of law.

Parcel Number: 47-00-03940-00-9.

Location of property: 2787 N. Charlotte Street, Gilbertsville, PA 19525-9719.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kerry T. Wisneski, Known Surviving Heir of Susan A. Wisneski; Jason Overstreet, Known Surviving Heir of Susan A. Wisneski; and Unknown Surviving Heirs of Susan A. Wisneski** at the suit of Trust, formerly known as Branch, Banking and Trust Company. Debt: \$27,634.41.

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

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

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

By virtue of a Writ of Execution **No. 2023-04835**, 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 at Cynwyd, in **Lower Merion Township**, Montgomery County, Pennsylvania and described as follows, to wit:

BEGINNING at a spike, marking the intersection of the middle lines of Conshohocken State Road (as laid out 66 feet wide) and Newfield Way, (as laid out 40 feet wide); thence, along the middle line of said Newfield Way, South 64 degrees, 21 minutes West, 98 feet to a point; thence, leaving said Newfield Way, South 25 degrees, 39 minutes East, 125 feet to a point; thence, North 64 degrees, 21 minutes East, 98 feet to the middle of Conshohocken State Road; thence, along the middle of said Conshohocken State Road, North 25 degrees, 39 minutes West, 125 feet to the place of beginning.

BEING the same premises, which Leon L. Wilkinson and Minnie K. Wilkinson, his wife, by Indenture bearing date the 27th day of August 1952 and recorded in Montgomery County, in Deed Book 2303 at Page 320, granted and conveyed unto Albert B. Thompson Jr. and Ann Theresa Thompson, his wife, in fee.

UNDER AND SUBJECT as to Restrictions as of Record

BEING the same premises which Albert B. Thompson, Jr. and Ann Theresa Thompson, his wife, by Deed dated 04/13/1973 and recorded 06/01/1973, in Montgomery County, in Book 3854 at Page 423, then granted and conveyed unto Donald Lake and Lenore Laken, his wife, in fee and the said Donald Lake departed this life on 02/06/1996, whereby title vested solely in Lenore Laken by operation of law, thus no transfer tax Deed also to correct name.

BEING the same premises, which Donald Laken and Lenore Laken, by Deed, dated October 28, 2005, and recorded at Montgomery County Recorder of Deeds Office, on December 1, 2005, in Deed Book 5581 at Page 1228, Instrument No. 2005175812, granted and conveyed unto Lenora Laken. Donald Laken died on 02/06/1996.

Parcel Number: 40-00-57160-00-4.

Location of property: 196 Conshohocken State Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Lawrence B. Laken, in his capacity as Heir of Lenora Laken a/k/a Lenora S. Laken a/k/a Lenore Laken; Michele A. Laken, in her capacity as Heir of Lenora Laken a/k/a Lenora S. Laken a/k/a Lenore Laken; Pamela Sharon Laken a/k/a Pam Laken, in her capacity as Heir of Lenora Laken a/k/a Lenora S. Laken a/k/a Lenore Laken; Staci Humphrey, in her capacity as Heir of Sherri Beth Laken, Deceased Heir of Lenora Laken a/k/a Lenora S. Laken a/k/a Lenore Laken; Robert Humphrey, in his capacity as Heir of Sherri Beth Laken, Deceased Heir of Lenora Laken a/k/a Lenora S. Laken a/k/a Lenore Laken; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest from or under Lenora Laken a/k/a Lenora S. Laken a/k/a Lenore Laken; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest from or under Sherri Beth Laken, Deceased Heir of Lenora Laken a/k/a Lenora S. Laken a/k/a Lenore Laken** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11. Debt: \$299,736.24.

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. 2023-06019**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, described according to a Subdivision Plan, prepared for BSA Montgomery Joint Venture c/o Strouse Greenburg Co. Inc. (Welsh Village), made by D.S. Winokur Associates, Inc., Engineer, Planners and Surveyors, Philadelphia, Pennsylvania, dated March 28, 1988 and last revised Oct. 27, 1988 and recorded in Plan Book A50 at Page 308 through 312, described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Spring Mill Drive (on said plan), a corner of Lot 1907 on said Plan; thence, extending from said point of beginning and along Spring Mill Drive, South 74 degrees 50 minutes 41 seconds East, 37.0 feet to a corner of Open Space Area; thence, extending from Spring Mill Drive and along Open Space Area, the following two courses and distances: (1) South 15 degrees 09 minutes 19 seconds West, 77.0 feet to a point; (2) North 74 degrees 50 minutes 41 seconds West, 37.00 feet to a point; thence, partly along Open Space Area and along Lot 1907 on said plan; North 15 degrees 09 minutes 19 seconds East, 77.0 feet to the first mentioned point and place of beginning.

BEING the same premises, which Alene Dordick and Rosann M. Hanson, by Deed, dated October 23, 2007, and recorded in the Office of Recorder of Deeds, of Montgomery County, on November 1, 2007, at Book 5670, Page 1991, granted and conveyed unto Paul A. Fedor and Claire M. Fedor, as tenants by the entirety.

Parcel Number: 46-00-03401-00-9.

Location of property: 6000 Rolling Hill Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Claire M. Fedor** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$167,274.72.

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. 2023-07759**, 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 **West Norriton Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof of Schuylkill Hills Village, Section 2 and 3, made by John B. Yerkes of Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated January 4th, 1957, and last revised February 25th, 1958, as follows, to wit:

BEGINNING at a point on the Southeast side of Parkview Drive (60 feet wide), which point is measured on the arc of a circle, curving to the right, having a radius of thirteen feet, the arc distance of twenty five and seven one hundredths feet from a point on the Northeast side of Hillside Drive (50 feet wide); thence, extending along the Southeast side of Parkview Drive, North 83 degrees 28 minutes East, one hundred fifty one and fifty two one hundredths feet to a point; thence, extending South 6 degrees 32 minutes East, one hundred nineteen and sixty five one hundredths feet to a point; thence, extending South 39 degrees 28 minutes West, eighty feet to a point on the Northeast side of Hillside Drive; thence, extending along the Northeast side of Hillside Drive, North 50 degrees 32 minutes West, twenty seven and sixty five one hundredths feet to a point of curve; thence, extending still along the Northeast side of Hillside Drive, along the arc of a circle, curving to the right, having a radius of four hundred feet, the arc distance of one hundred sixty four and six one hundredths feet to a point of compound curve; thence, extending along the arc of a circle, curving to the right, having a radius of thirteen feet, the arc distance of twenty five and seven one hundredths feet to a point on the Southeast side of Parkview Drive, the first mentioned point and place of beginning.

BEING Lot #84.

BEING the same premises which James K. Law and Violet B. Law, husband and wife, by Deed, dated 1/28/1999 and recorded 2/25/1999, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5260 at Page 2290, granted and conveyed unto James L. Keyes and Jacquelin M. Keyes, as tenants by the entirety.

Parcel Number: 63-00-05857-00-2.

Location of property: 2351 N. Parkview Drive, a/k/a 2351 Parkview Drive, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Jacquelin Keyes a/k/a Jacquelin M. Keyes** at the suit of U.S. Bank, N.A., Successor Trustee to Bank of America, N.A., Successor in Interest to LaSalle Bank, N.A., on behalf of the Registered Holders of Bear Stearns Asset Backed Securities I, LLC, Asset-Backed Certificates, Series 2006-EC1. Debt: \$290,577.02.

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. 2023-10003**, 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 (more particularly numbered Lot 20 on a Plan of Lots belonging to Jacob H. Sigafos), as surveyed by Herbert H. Metz, Registered Engineer and Land Surveyor, Lansdale, Pennsylvania on October 10, 1953, and described as follows:

BEGINNING at a point, a corner formed by the intersection of the Southwesterly side of Eighth Street (forty-eight feet wide) and the Southeasterly side of Walnut Street (forty-four feet wide); thence, extending along the Southwesterly side of Eighth Street, South forty-six degrees three minutes East, fifty-four feet to a point; thence, extending South forty-three degrees fifty-seven minutes West, one hundred thirty feet to a point on the Northeasterly side of a twelve foot wide alley, as shown on said Plan; thence, extending along the Northeasterly side of the twelve foot wide alley, North forty-six degrees three minutes West, fifty-one and eighty-four one-hundredths feet to a point on the Southeasterly side of Walnut Street; thence, extending along the Southeasterly side of Walnut Street, North forty-three degrees East, one hundred thirty and one hundredths feet to the first mentioned point and place of beginning.

BEING the same premises, which Duane Brocius and Jo Ann Palmer by Deed dated 10/19/2021 and recorded 11/23/2021 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6256 at Page 1010, granted and conveyed unto Duane Brocius.

Parcel Number: 11-00-04668-00-1.

Location of property: 44 W. 8th Street, Lansdale, PA 19446, a/k/a 44 W. Eighth Street, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **The Unknown Heirs of Duane Brocius** at the suit of LOANDEPOT.COM, LLC. Debt: \$210,901.97.

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. 2023-14143**, 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 piece of land, with the buildings thereon erected, being in Ringing Rocks Park, in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, said tract of land, composed on Lots Nos. 20 and 21, in Block D, on Map or Plan of the property, known as Ringing Rocks Park, laid out by Ringing Rocks Realty Company, said Plan recorded in the Office for the Recording of Deeds, etc., for said Montgomery County, at Norristown, bounded and described, as follows:

STARTING at an iron pin, being the Southwest corner of Lot No. 20; thence, in an Easterly direction, seventy-nine and three tenths feet to an iron pin, being the dividing line between Lots Nos. 21 and 22; thence, in a Northerly direction, along line of Lot No. 22, a distance of seventy-five feet to a point on the Southerly side of Elm Lane; thence, along the Southerly side of Elm Lane, Westerly one hundred feet to an iron pin; thence, in a Southerly direction, thirty-five and six tenths feet to a point, and further in a Southeasterly direction, forty-four and five tenths feet to the first mentioned iron pin and the place of beginning.

BEING the same premises, which Greg Womelsdorf, Acting Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, by Deed, dated 03/06/2014 and recorded 03/14/2014, in and for the Office of the Recorder of Deeds, in the County of Montgomery, Pennsylvania, in Deed Book 5906 at Page 02751, granted and conveyed unto Dawn High, in fee.

BEING the same premises, which Dawn High, by Deed, dated September 2, 2021, and recorded at Montgomery County Recorder of Deeds Office, on October 7, 2021, in Deed Book 6250 at Page 02300, Instrument No. 2021119849 granted and conveyed unto John Mink and Beth Shelow. John Mink is deceased, date of death was August 4, 2022.

Parcel Number: 42-00-03712-00-8.

Location of property: 1737 N. Keim Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Beth Shelow** at the suit of Specialized Loan Servicing, LLC. Debt: \$217,058.41.

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. 2023-16152**, 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 Dublin Township**, Montgomery County, Pennsylvania, described according to a Subdivision Plan (Fort Washington Glen), made by C. Raymond Weir Association, Inc., Civil Engineer and Surveyors, Ambler, Pennsylvania, dated September 1, 1978, and last revised March 14, 1984, and recorded in Plan Book A-45 at Page 304, described as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Farm Lane (of variable width), which point is measured on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet from a point of curve on the Northeasterly side of Melissa Drive (50 feet wide); thence, extending from said point of beginning and along Farm Lane, the following two courses and distances: (1) North 34 degrees, 29 minutes East, 37.94 feet to a point of curve; (2) on the arc of a circle, curving to the right, having a radius of 286.06 feet, the arc distance of 113.17 feet, to a corner of land, now or late of Fort Washington Swim Club; thence, extending from Farm Lane, along said land, South 39 degrees, 39 minutes East, 93.49 feet to a corner of Lot No. 20 on said plan; thence, along the same, South 50 degrees, 21 minutes West, 150 feet to a point of curve on the Northeasterly side of Melissa Drive; thence, along the same, the following three courses and distances: (1) on the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance of 48.46 feet to a point of tangent; (2) North 55 degrees, 21 minutes West, 8.167 feet to a point of curve; (3) on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to a point on the Southeasterly side of Farm Lane, being the first mentioned point and place of beginning.

BEING Lot No. 19 on said Plan.

BEING the same premises, which Gerald P. McBrien, widower, by Deed, dated December 30, 2019, and recorded January 22, 2020, in Deed Book 6169 at Page 1021, Instrument No. 2020005374, conveyed to Pierre Jaques Rene Ethevenin and Kelly Ann Ethevenin.

Parcel Number: 54-00-11892-16-8.

Location of property: 500 Melissa Drive, Ambler, PA 19002.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Pierre Jacques Rene Ethevenin and Kelly Ann Ethevenin** at the suit of Gateway Mortgage, a division of Gateway First Bank. Debt: \$329,014.80.

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. 2023-16296**, 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 **Hatboro Borough**, Montgomery County, Pennsylvania, described as follows:

BEGINNING at a point, in the center line of Bright Road (40 feet wide), at the distance of 219.59 feet, measured North 48 51 West from an angle, in said center line, which angle is at the distance of 390 feet, measured South 41 9 West from the intersection, which the said center line of Bright Road makes with the center line of Home Road (40 feet wide); thence, from said point of beginning, South 41 9 West, 228.22 feet to a point; thence, North 48 9 30 West, 90.01 feet to a corner; thence, North 41 9 East, 227.14 feet to the center line of said Bright Road; and thence, along the same, South 48 51 East, 90 feet to the point of beginning.

BEING the same premises, which Walter A. Lewandowski and Josephine A. Lewandowski, by Deed, dated 12/15/1964 and recorded at Montgomery County Recorder of Deeds Office, on 12/17/1964, in Deed Book 3363 at Page 859, granted and conveyed unto Robert H. Little and Barbara P. Little. Robert departed this life on July 31, 2022. Barbara departed this life on March 9, 1994.

Parcel Number: 08-00-00415-00-9.

Location of property: 27 Bright Road, Hatboro, PA 19040.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Robert H. Little, Deceased** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$105,816.81.

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. 2023-16340**, 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 **Upper Merion Township**, Montgomery County, Pennsylvania, and described as follows:

BOUNDED and described according to a survey for Cannon Run West, made for Anthony M. Dilucia Co., (original plan titled Carriage Hill Farms), by Yerkes Associates, Inc., Bryn Mawr, PA, dated 11/5/1973 as follows, to wit:

BEGINNING at a point on the Northerly side of Champlain Drive (50 feet wide), which point is located by the three following courses and distances from a point of reverse curve on the Northeasterly side of John Hancock Drive: (1) leaving said John Hancock Drive, on the arc of a circle, curving to the left, having a radius of 25 feet, the arc distance of 43.45 feet to a point of reverse curve on the Northerly side of Champlain Drive; (2) thence, along same, on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 53.63 feet to a point of tangent; (3) thence, North 86 degrees 05 minutes East, 186.19 feet to the point of beginning; thence, extending from said point of beginning and along Lot No. 79, on said Plan, North 03 degrees 55 minutes West, 148.49 feet to a point on the Southerly side of Beidler Road; thence, extending along same, the two following courses and distances: (1) North 85 degrees 37 minutes East, 66.48 feet to a point an angle; (2) North 87 degrees 30 minutes East, 13.55 feet to a point, a corner of Lot No. 81, on said Plan; thence, extending along Lot No. 81, South 03 degrees 55 minutes West, 148.70 feet to a point on the Northerly side of Champlain Drive; thence, extending along same, South 86 degrees 05 minutes West, 80 feet to the first mentioned point and place of beginning.

BEING Lot No. 80 on said Plan.

CONTAINING 11,903 square feet.

BEING the same premises, which Anthony M. DiLucia, Inc., by Deed dated September 12, 1974, and recorded in the Office of Recorder of Deeds of Montgomery County, on September 13, 1974, in Book 3976 at Page 137, granted and conveyed unto John Joseph Varga and Ruth Louise Varga, his wife, as tenants by entireties. John Joseph Varga departed this life on April 23, 2000.

Parcel Number: 58-00-02864-61-5.

Location of property: 749 Champlain Drive, King of Prussia, PA 19406-1517.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ruth Louise Varga** at the suit of Mortgage Assets Management, LLC. Debt: \$384,054.21.

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. 2023-16458**, 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 **Perkiomen Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan "Cranberry PRD Phase VII", prepared by Bursich Associates, Inc., dated 11/1/1999 and last revised 10/16/2000, and recorded in Plan Book A-59 at Page 454 thru 457, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Lincoln Road (no width given), said point, being a corner of Lot No. 97, as shown on the above-mentioned plan; thence, leaving Lincoln Road and extending along said Lot No. 97, South 76 degrees 49 minutes 14 seconds West, a distance of 110.00 feet to a point in line of Open Space "D", as shown on said Plan; thence, extending along same, North 04 degrees 35 minutes 07 seconds West, a distance of 92.65 feet to a point, a corner of Lot No. 95, as shown on said plan; thence, extending along same, South 85 degrees 59 minutes 27 seconds East, a distance of 110.00 feet to a point of curve on the Northwesterly side of Lincoln Road; thence, extending along same and also along the Southwesterly side of Lincoln Road, on the arc of a circle, curving to the left, having a radius of 200.00 feet, the arc distance of 60.00 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot No. 96, as shown on the above-mentioned Plan.

BEING the same premises, which Anna Beutler and Wladyslaw Janowski, by Deed, dated 05/05/2020 and recorded 06/23/2020, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6184 at Page 246, granted and conveyed unto James Keith Harris, in fee.

Parcel Number: 48-00-01799-77-2.

Location of property: 160 Lincoln Road, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Keith Harris** at the suit of CrossCountry Mortgage, LLC. Debt: \$412,600.87.

Stephen Panik (Brock & Scott, PLLC), Attorney(s). I.D. #332786

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. 2023-16480**, 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, as shown on a Plan of Subdivision, prepared for "Providence Oaks Formerly Valley H1, made by Urwiler and Walter, Inc.", dated 03-10-1993, last revised 06-15-2000 and recorded in Plan Book A-59 at Page 431, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Condor Circle as shown on said Plan, a corner of Lot 171 on said Plan; thence extending along the Southeasterly side of Condor Circle North 89 degrees 56 minutes 04 seconds East 100.00 feet to a point; thence extending along Lot 173 on said plan South 00 degrees 03 minutes 56 seconds East 150.00 feet to a point; thence extending along Open Space on said Plan; South 89 degrees 56 minutes 04 seconds West 100.00 feet to a point; thence extending along lot 171 aforementioned North 00 degrees 03 minutes 56 seconds West 150.00 feet to the point and place of beginning.

BEING Lot No. 172 on said Plan.

BEING the same premises which Thomas R. Lembck and Farnoush Lembck a/k/a Kate Lembck by Deed dated September 28, 2018, and recorded in the Office of Recorder of Deeds of Montgomery County on October 24, 2018, in Book 6112 at Page 00706, granted and conveyed unto Dante Barton and Aja Barton, husband and wife.

Parcel Number: 43-00-00459-01-1.

Location of property: 2617 Condor Circle, Audubon, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Aja Barton and Dante Barton** at the suit of U.S. Bank National Association, as Trustee for Angel Oak Mortgage Trust I 2019-2, Mortgage-Backed Certificates, Series 2019-2. Debt: \$541,066.15.

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. 2023-17827**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN brick message and lot, or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known as No. 431 Moore Street, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Moore Street, at the distance of two hundred seven and eight tenths feet, Southeastwardly from Walnut Street; thence, by land of Lionardo Perone and wife, Northeastwardly, at right angles with Moore Street, the line passing through the middle of the partition wall, between the houses sixty-five feet to a point, a corner; thence, Southeastwardly parallel with Moore Street, twenty-four feet to a point, a corner; thence, by land of Peter Morrione and wife, parallel with the first course, Southwestwardly, sixty-five feet to Moore Street and along the Northeasterly side thereof, Northwesterly, twenty-four feet to the place of beginning.

BEING the same property conveyed to Aaron Glenn Woodbury, Sr., who acquired title by virtue of a Deed from Anna Mae Woodbury, by Aaron Glenn Woodbury, Sr., her attorney-in-fact, and Aaron Glenn Woodbury, Sr., individually, dated August 15, 2003, recorded August 15, 2003, at Document ID 017181, and recorded in Book 5469, Page 0688, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-26448-00-8.

Location of property: 431 Moore Street, a/k/a 431 E. Moore Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Denise D. Woodbury, a/k/a Denise Woodbury, as Administratrix of the Estate of Aaron Glenn Woodbury, a/k/a Aaron Glenn Woodbury, Sr., a/k/a Aaron G. Woodbury** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$72,637.92.

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. 2023-18883**, 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 **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan "Cold Point Village", made for ENOAP LLC, by Woodrow & Assoc., Inc., dated 12/1/2009 and last revised 4/26/2011, and recorded in Plan Book 37 at Page 151 and 152, as follows, to wit:

BEING known as Unit 14 Building C.

TOGETHER with and under and subject, inter-alia to the Covenants, Restrictions, Easements, Terms, Rights, Agreements, Conditions, Exceptions, Reservations and Exclusions as contained and set forth in that certain Declaration of Covenants, Easements and Restrictions of Cold Point Village, as recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pa., in Deed Book 5814 at Page 1385, and any Amendments to the said Declaration as the same may be duly adopted from time to time.

THE Grantees, for and on behalf of the Grantees, their Heirs, Personal Representatives, Successors and Assigns, by the acceptance and recordation of this indenture, acknowledge that this indenture is subject in every respect to the aforesaid Declaration and any and all Amendments and Supplements thereto, the Rules and Regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful Operation and Management of Cold Point Village Association and is in the best interest and for the benefit of all Owners of Lots thereon; and covenant agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration as the same may be Amended or Supplemented from time to time.

BEING the same premises which ENOAP, LLC, by Deed, dated 10/10/2013, and recorded 10/11/2013, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5892 and Page 1242, granted and conveyed unto Salvatore A. Scalora and Dara G. Scalora.

Parcel Number: 49-00-01288-42-7.

Location of property: 205 Rittenhouse Square, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Salvatore A. Scalora and Dara Scalora a/k/a Dara G. Scalora** at the suit of Wells Fargo Bank, N.A. Debt: \$391,135.80.

Stephen Panik (Brock & Scott, PLLC), Attorney(s). I.D. #332786

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.

ACTION IN DIVORCE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-20395

Monika Buchowiec,
Plaintiff

vs.

Oron Tsanaani Buchowiec,
Defendant

To: **Oron Tsanaani Buchowiec, Defendant,**
whose last known address is **407 Trescott Pl.,
Mt. Laurel, NJ 08054.**

Take notice that a Complaint in Divorce under Sections 3301(c) & (d) of the divorce code has been filed against you, requesting a divorce based upon a separation of at least one (1) year between yourself and Plaintiff and that the marriage is irretrievably broken. In addition, there has been no proper action for divorce or annulment instituted by either of the parties in this or any other jurisdiction.

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so the case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the Court. A Judgment may also be entered against you for any other claim or relief requested in these pages by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children. When the ground for divorce is indignities of

irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the office of the Prothonotary, Montgomery County Courthouse, Swede & Airy St., Norristown, PA 19404.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, COUNSEL FEES OR EXPENSES BEFORE THE FINAL DECREE OF DIVORCE OR ANNULMENT IS ENTERED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Montgomery Bar Assn.
100 W. Airy St.
Norristown, PA 19404
610-279-9660, ext. 201

Stephanie Stecklair Tarantino, Atty. for Plaintiff
Obermayer Rebmann Maxwell & Hippel, LLP
2003 S. Easton Rd., #304
Doylestown, PA 18901
267-742-3365

ARTICLES OF AMENDMENT

NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of **Randy Landis Plumbing & Heating, Inc.**, a Pennsylvania Professional Corporation, with its registered office located at 129 Harleysville Pike, Franconia, PA 18924 have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg on January 2, 2024, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania.

The nature and character of the amendment was to change the corporate name and address to Randy Landis Holdings, Inc., 471 Mining Road, Souderton, PA 18964.

Jeffrey K. Landis, Esquire
114 E. Broad Street, P.O. Box 64769
Souderton, PA 18964

ARTICLES OF DISSOLUTION

NOTICE is hereby given to all interested persons or to any party who may be affected by **B&L Living LLC**, a Pennsylvania Limited Liability Company, with its business address at 1249 Gulph Creek Drive, Wayne, PA 19087, that the LLC and its Members is now engaged in winding up and settling the affairs of the LLC, so that its corporate existence shall be ended by the issuance of a Certificate of Termination by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016. Any written claim against the LLC is barred unless an action to enforce the claim is commenced within two years after this publication notice.

Kenneth P. Milner, Solicitor
Warren McGraw & Knowles, LLC
920 Lenmar Drive
Blue Bell, PA 19422

NOTICE IS HEREBY GIVEN that the shareholders of **Crosswhite Inc.**, a Pennsylvania corporation, with an address of 413 Millers Lane, Wynnewood, PA 19096-1007, (Montgomery County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

ARTICLES OF INCORPORATION

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.

CFI Asset Holdings, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Loren L. Speziale, Esquire
Gross McGinley, LLP
33 S. Seventh Street, P.O. Box 4060
Allentown, PA 18105-4060

DeSouza Brown Ventures Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Offit Kurman, P.C.
Ten Penn Center, Suite 2300
1801 Market Street
Philadelphia, PA 19103

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/20/2023, for:

OWM1 Inc.

having a registered office address of:
One Fayette Street, Suite 140,
Conshohocken, PA 19428.

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

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/20/2023, for:

OWM2 Inc.

having a registered office address of:
One Fayette Street, Suite 140,
Conshohocken, PA 19428.

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

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/20/2023, for:

OWM3 Inc.

having a registered office address of:
One Fayette Street, Suite 140,
Conshohocken, PA 19428.

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

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/20/2023, for:

Thorough Electric, Inc.

having a registered office address of:
442 N. Easton Road, Glenside, PA 19038.

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

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 1/8/2024 under the Domestic Business Corporation Law, for **TNP Consulting Group Inc.**, and the address of the registered office is 120 Gibraltar Road, Suite 111, Horsham, PA 19044, Montgomery County.

**ARTICLES OF INCORPORATION
NONPROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about 12/27/2023, for:

Road to Ready
448 Warick Road
Wynnewood, PA 19096

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-26456

NOTICE IS HEREBY GIVEN that on December 4, 2023, the Petition of David Gonzalez, on behalf of Makeda Lillian Gonzalez, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to KAIDEN GONZALEZ.

The Court has fixed February 21, 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.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-27908

NOTICE IS HEREBY GIVEN that on December 26, 2023, the Petition of Joshua Martin Mumma was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to LUNA MARTIN MUMMA.

The Court has fixed February 21, 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.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2023-26271

NOTICE IS HEREBY GIVEN that on December 1, 2023, the Petition of Kayla Ann Peart was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to KYE AXEL PEART.

The Court has fixed January 24, 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.

CIVIL ACTION

**U.S. MARSHAL S SALE
UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF
PENNSYLVANIA
DOCKET # 2:19-cv-3851-LAS (the "Action")**

Wherein, JPMorgan Chase Bank is the plaintiff (the "**Plaintiff**") and Cheryl A. Franco and Frank A. Franco are the defendants ("**Defendants**").

Execution for Sale of Premises and other things.

Dinsmore & Shohl LLP
Attorney Adam H. Settle, Esq.
610-408-6020/610-408-6021
Attorneys for the Plaintiff

By virtue of that certain Order for Foreclosure Judgment (the "**Judgment Order**") entered on February 15, 2023, and Supplementary Order for Judgment entered on July 26, 2023 in favor of Plaintiff, JPMorgan Chase Bank and against Defendants, Cheryl A. Franco and Frank A. Franco, the United States Marshals Service for the Eastern District of Pennsylvania shall conduct a foreclosure sale (the "**Sale**") by public venue, pursuant to 28 U.S.C. 2001, *et seq.*

The Sale will take place on February 14, 2024 (the "Sale Date") at 10:00 A.M. EST, at James A. Byrne U.S. Courthouse, 601 Market Street, Room 2110, Philadelphia, PA 19106. The premises ("the Mortgaged Premises") being sold are located at 60 Golfview Drive, Warminster, PA 18974, Montgomery County, PA, Tax Parcel No. 31-069-065 and is more fully described in Exhibit H to the Complaint in Mortgage Foreclosure filed in the Action. The property being sold (together with the Mortgaged Premises, the "Mortgaged Property") consists of the interests, rights and property more fully described in the Mortgage, attached as Exhibit G to the Complaint in Mortgage Foreclosure filed in the Action.

The U.S. Marshal shall sell the Mortgaged Property to the highest bidder at the Sale.

Funds held by the Plaintiff and/or by the U.S. Marshal are not included in the Mortgaged Property.

The above concise description of the Mortgaged Premises does not constitute a legal description of the real estate. A full legal description can be found at the offices of Dinsmore & Shohl LLP, or by reviewing the Complaint filed in the Action.

Depending upon the nature and amount of the successful bid, surplus money may be generated from the Sale. Claims must be filed at the offices of Dinsmore & Shohl LLP, Attn: Adam H. Settle, Esquire, 100 Berwyn Park, 850 Cassatt Road, Suite 110, Berwyn, PA 19312, 610-408-6020/610-408-6021; adam.settle@dinsmore.com before the Sale Date. A schedule of distribution will be filed with the Court by the U.S. Marshal no later than thirty (30) days from the date of the passing of the deed to the Mortgaged Premises to the successful bidder. Distribution will be made in accordance with the

schedule unless exceptions are filed thereto within ten days after the filing of the schedule. If Plaintiff is the successful bidder for costs only, no schedule of distribution will be filed.

The amount due to Plaintiff on the execution, as of January 1, 2024, was \$2,094,124.84.

The U.S. Marshal makes no representations or warranties (expressed or implied) as to the existence or validity of any liens and/or encumbrances on the Mortgaged Property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Mortgaged Property will be divested as a result of the Sale if any such lienholders and/or claimants are not the successful bidder at the Sale.

Ten percent (10%) of the amount bid will be required as a non-refundable deposit at time of Sale, in cash or Certified Check payable to and to be held by the U.S. Marshal, balance to be paid by wire, cash or Certified Check not later than ten (10) calendar days following the date of the Sale. Plaintiff may tender a credit bid and Plaintiff will not be required to post a deposit or tender cash on any credit bid it makes. The Sale may also be subject to additional terms and conditions which may be announced on the date of the Sale.

The U.S. Marshal hereby reserves the right to adjourn this Sale from time to time on its own initiative or at the request of Plaintiff. Any adjournment or adjournments will be announced on the Sale date or adjourned Sale date, and the U.S. Marshal will not be required to advertise any such new date(s) except as provided for by the rules of the Commonwealth of Pennsylvania.

For questions, contact Adam H. Settle, Esquire at 610-408-6020/610 408-6021, adam.settle@dinsmore.com.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2021-22531

Mortgage Assets Management, LLC,
Plaintiff

vs.

Natalie Reynolds, known heir of Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased; Lisa Hughey, known heir of Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased; Dina Chirinos, known heir of Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased; Kristina Camchao, known heir of Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased; and Unknown Heirs, Successors and Assigns and All Persons, Firms and Associations Claiming Right, Title and Interest from or under Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased,
Defendants

To the Defendants, Unknown Heirs, Successors and Assigns and All Persons, Firms and Associations Claiming Right, Title and Interest from or under Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased:

TAKE NOTICE THAT the Plaintiff, Mortgage Assets Management, LLC has filed an amended action Mortgage Foreclosure, as captioned above.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the 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

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

BROWN, L. RICHARD, dec'd.

Late of Lower Providence Township.
Executors: RICHARD SCOTT BROWN AND NANCY J. WICK,
c/o Duke K. Schneider, Esquire,
17 W. Miner Street, P.O. Box 660,
West Chester, PA 19381-0660.

ATTORNEY: DUKE K. SCHNEIDER,
MacELREE HARVEY, LTD.,
17 W. Miner Street, P.O. Box 660,
West Chester, PA 19381-0660

CAFFREY JR., EARL F., dec'd.

Late of Montgomery Township.
Executrix: MARYBETH DiNUNZIO,
123 S. Whitehall Road,
West Norriton, PA 19403.

CAUSAK, ANDREW P. also known as ANDREW CAUSAK, dec'd.

Late of Lower Providence Township.
Executor: KEVIN ANDREW CAUSAK,
2158 Colebrook Road,
Lebanon, PA 17042.

ATTORNEY: ANTHONY J. FITZGIBBONS,
FITZGIBBONS LAW FIRM,
279 N. Zinns Mill Road, Suite D,
Lebanon, PA 17042

CERINO, LOUIS A., dec'd.

Late of Hatfield Township.
 Executrix: LAUREN T. YURICK,
 102 Gun Club Road,
 Stamford, CT 06903.
 ATTORNEY: PAUL S. BILKER,
 49 Terry Drive,
 Feasterville, PA 19053

CHUNG, KEE HOK, dec'd.

Late of Whitemarsh Township.
 Executor: CHEUK CHUNG,
 613 DeKalb Street,
 Bridgeport, PA 19405.

**CONSTABLE, MARIE B. also known as
MARIE BARRICK CONSTABLE and
MARIE CONSTABLE, dec'd.**

Late of Franconia Township.
 Executor: MARK J. CONSTABLE,
 c/o Michael J. Maransky, Esquire,
 980 Jolly Road, Suite 110,
 P.O. Box 3001,
 Blue Bell, PA 19422.
 ATTORNEY: MICHAEL J. MARANSKY,
 FOX ROTHSCHILD LLP,
 980 Jolly Road, Suite 110,
 P.O. Box 3001,
 Blue Bell, PA 19422

DUPRE, KIRK S., dec'd.

Late of Franconia Township.
 Executors: KYLE DUPRE AND
 TYLER S. DUPRE,
 c/o Ian W. Peltzman, Esquire,
 716 N. Bethlehem Pike, Suite 303,
 Lower Gwynedd, PA 19002.
 ATTORNEY: IAN W. PELTZMAN,
 LAW OFFICE OF ANDREW B. PELTZMAN,
 716 N. Bethlehem Pike, Suite 303,
 Lower Gwynedd, PA 19002

**EVANS, AUSTIN MURRAY also known as
A. MURRAY EVANS, dec'd.**

Late of Lower Gwynedd Township.
 Executrix: DIANE B. MONTIE,
 c/o Bridget La Rosa, Esquire,
 One Liberty Place, Suite 1800,
 1650 Market Street,
 Philadelphia, PA 19103-7395.
 ATTORNEY: BRIDGET La ROSA,
 WHITE AND WILLIAMS LLP,
 One Liberty Place, Suite 1800,
 1650 Market Street,
 Philadelphia, PA 19103-7395

**FORRY, TAMMIE SUE also known as
TAMMIE S. FORRY, dec'd.**

Late of Lower Salford Township.
 Administratrix: DORIS E. LEISTER,
 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

**FREAD, RICHARD also known as
RICHARD A. FREAD, dec'd.**

Late of Lower Merion Township.
 Executrix: DOROTHY FREAD,
 c/o Rebecca Sallen, Esquire,
 325 Merion Road,
 Merion Station, PA 19066.

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

FUSCO JR., WILLIAM J., dec'd.

Late of Whitemarsh Township.
 Administratrix: BERNADETTE MUHLBERGER,
 79 Astor Drive,
 Harleysville, PA 19438.

GAUGLER, RHODA C., dec'd.

Late of Franconia Township.
 Executor: L. DALE GAUGLER,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215

**GIBBAS, ANNE R. also known as
ANNE REGINA GIBBAS and
ANNE GIBBAS, dec'd.**

Late of West Norriton Township.
 Executor: GEORGE M. NIKOLAOU,
 166 Allendale Road,
 King of Prussia, PA 19406.

GREENWOOD, PATRICIA B., dec'd.

Late of Worcester Township.
 Executrix: REBECCA B. MEEKER,
 c/o Ronald W. Fenstermacher, Jr., Esquire,
 Four Tower Bridge, Suite 400, PMB 8849,
 200 Barr Harbor Drive,
 West Conshohocken, PA 19428.
 ATTORNEY: RONALD W. FENSTERMACHER, JR.,
 RONALD W. FENSTERMACHER, JR., P.C.,
 Four Tower Bridge, Suite 400, PMB 8849,
 200 Barr Harbor Drive,
 West Conshohocken, PA 19428

HABICK JR., VINCENT C., dec'd.

Late of Lansdale, PA.
 Executrix: THERESA M. CARROLL,
 547 Berkley Place,
 Harleysville, PA 19438.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

HAUCK, FLORENCE L., dec'd.

Late of Fraconia Township.
 Executrix: PATRICIA ANN LEE,
 569 Godshall Road,
 Telford, PA 18969.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

JAMES, JESSE L., dec'd.

Late of Royersford, PA.
 Executrix: MARIE J. JAMES,
 183 Abbey Drive,
 Royersford, PA 19468.
 ATTORNEY: JOSEPH D. SILVAGGIO,
 WILLMAN & SILVAGGIO, LLP,
 5500 Corporate Drive, Suite 150,
 Pittsburgh, PA 15237

KIRSTETTER, RUTH M., dec'd.

Late of Whippen Township.
 Executrices: JANE K. INGRAM,
 41 Causeway Road, P.O. Box 232,
 Rye Beach, NH 03871,
 GAIL E. KIRSTETTER,
 63 Cavendish Drive,
 Ambler, PA 19002.
 ATTORNEY: STEPHEN T. ELINSKI,
 SALVO ROGERS ELINSKI & SCULLIN,
 510 E. Township Line Road, Suite 150,
 Blue Bell, PA 19422

**KOLONIS, THOMAS also known as
TOMMY KOLONIS, dec'd.**

Late of Abington Township.
 Executor: THOMAS KOLONIS, JR.,
 2111 Pleasant Avenue,
 Glenside, PA 19038.

KORCHMAROS, JOAN LYNN, dec'd.

Late of Upper Providence Township.
 Administrator: GEZA KORCHMAROS,
 c/o April L. Charleston, Esquire,
 60 W. Boot Road, Suite 201,
 West Chester, PA 19380.
 ATTORNEY: APRIL L. CHARLESTON,
 THE CHARLESTON FIRM,
 60 W. Boot Road, Suite 201,
 West Chester, PA 19380

LAMON, CATHERINE ELIZABETH, dec'd.

Late of Plymouth Township.
 Executor: STEVEN R. LAMON,
 3 Walnut Road,
 Newtown Square, PA 19073.
 ATTORNEY: DEIRDRE A. AGNEW,
 LAW OFFICES OF DEIRDRE A. AGNEW,
 1450 E. Boot Road, Building 400A,
 West Chester, PA 19380

MANES, JEAN, dec'd.

Late of Cheltenham Township.
 Executrix: KIMBERLY C. HOPE,
 214 Grove Avenue,
 Cheltenham, PA 19012.
 ATTORNEY: DAVID W. BIRNBAUM,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY,
 O'CONNELL & BIRNBAUM, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

**MONACO, PASQUAL JOSEPH also known as
PASQUEL JOSEPH MONACO, dec'd.**

Late of Lower Providence Township.
 Executor: NICHOLAS C. CIOCCA,
 c/o Stephen M. Porter, Esquire,
 125 Stafford Avenue, Suite 112,
 Wayne, PA 19087.
 ATTORNEY: STEPHEN M. PORTER,
 BRETT SENIOR & ASSOCIATES, P.C.,
 125 Stafford Avenue, Suite 112,
 Wayne, PA 19087

MOSER, SANDRA, dec'd.

Late of Pottstown, PA.
 Executors: WARREN MOSER AND
 LINDA MOSER,
 c/o Amy J. Miller, Esquire,
 Miller Thielen, P.C.,
 101 S. Richmond Street, Suite B,
 Fleetwood, PA 19522.

PAUL, FRANCES MOREHEAD, dec'd.

Late of Lower Providence Township.
 Personal Representative: J. SCOTT WOLFORD,
 2734 Woodland Avenue,
 Eagleville, PA 19403-1678.

**PEAT, STEPHEN E. also known as
STEPHEN PEAT, dec'd.**

Late of Upper Dublin Township.
 Administrator: MICHAEL J. PEAT,
 c/o John J. McAneney, Esquire,
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 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX LLP,
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**REICHNER, JOANN M. also known as
JOANN M. CONNOLLY, dec'd.**

Late of Abington Township.
 Administrator: KEVIN J. RYAN,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike,
 Montgomeryville, PA 18936

**RUTH, ESTHER M. also known as
ESTHER MOYER RUTH, dec'd.**

Late of Franconia Township.
 Executrix: GINA K. CANAVIRI,
 880 Kulp Road,
 Harleysville, PA 19438.
 ATTORNEY: JEFFREY K. LANDIS
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

SCOTT, PRESTON L., dec'd.

Late of Springfield Township.
 Administratrix: PATRICIA SCOTT,
 c/o John Paul Simpkins, Esquire,
 Two Penn Center Plaza, Suite 520,
 Philadelphia, PA 19102.
 ATTORNEY: JOHN PAUL SIMPKINS,
 Two Penn Center Plaza, Suite 520,
 Philadelphia, PA 19102

SHREVES, BARBARA E., dec'd.

Late of Oaks, PA.
 Executor: SHERMAN E. SHREVES,
 288 Stony Run Road,
 Spring City, PA 19475.

STEVENS, DARLENE B., dec'd.

Late of West Norriton Township.
 Executor: ROBERT M. STEVENS,
 c/o John F. Walsh, Esquire,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702.
 ATTORNEY: JOHN F. WALSH,
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STRUZEK, WALTER JONATHAN, dec'd.

Late of Lower Pottsgrove Township.
 Administrator: WALTER J. STRUZEK,
 3373 Pruss Hill Road,
 Pottstown, PA 19464.

ATTORNEY: ROBERT M. SEBIA,
ELLIOTT GREENLEAF P.C.,
925 Harvest Drive, Suite 300,
Blue Bell, PA 19422

STRUZEK, WILLIAM W., dec'd.
Late of Lower Frederick Township.
Executor: WALTER J. STRUZEK,
3373 Pruss Hill Road,
Pottstown, PA 19464.

ATTORNEY: ROBERT M. SEBIA,
ELLIOTT GREENLEAF P.C.,
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**VISCO, CHRISTINA JOANNA also known as
CHRISTINA DURANTE, dec'd.**
Late of Springfield Township.
Executrix: CANDACE CENTENO,
415 Custis Road,
Glenside, PA 19038.

**VITETTA, DOROTHEA H. also known as
DOLLIE VITETTA and
DOROTHEA VITETTA, dec'd.**
Late of Lower Gwynedd Township.
Executors: GUY JONATHAN VITETTA AND
ROBIN VITETTA MILLER,
c/o Catherine M. Harper, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: CATHERINE M. HARPER,
TIMONEY KNOX LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

**WALICHNOWSKI, ROBERT EDWARD also known as
ROBERT WALICHNOWSKI, dec'd.**
Late of Borough of North Wales.
Administrator: CHARLES A. J. HALPIN, III,
The Land Title Building, Suite 1830,
100 S. Broad Street,
Philadelphia, PA 19110.
ATTORNEY: CHARLES A. J. HALPIN, III,
The Land Title Building, Suite 1830,
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Philadelphia, PA 19110

WALTERS, HELEN M., dec'd.
Late of Upper Dublin Township.
Administrator: JOSEPH A. HARASIMOWICZ, JR.,
4 Bay Cove Lane,
Shalimar, FL 32579.

ATTORNEY: SOPHIA CHEREISKY,
PRITCHARD LAW OFFICES, LLC,
590 Bethlehem Pike, Suite D,
Colmar, PA 18915

WEXLER, FREDA NAOMI, dec'd.
Late of Horsham Township.
Administrator: JEFFREY S. WEXLER,
11 Chapel Hill Road,
Huntingdon Valley, PA 19006.
ATTORNEY: JEFFREY S. WEXLER,
11 Chapel Hill Road,
Huntingdon Valley, PA 19006

**WIMS, TYRONE J. also known as
TYRONE WIMS and
TYRONE JERRY WIMS, dec'd.**
Late of Whitpain Township.
Executor: WARNER B. WIMS,
64 Mercedes Way,
San Francisco, CA 94127.

ATTORNEY: STEVEN M. ZELINGER,
STEVEN M. SELINGER, LLC,
1650 Market Street, Suite 3600,
Philadelphia, PA 19103

WORRALL, HAROLD L., dec'd.
Late of New Hanover Township.
Executrices: LISA W. KNAUB,
1952 County Line Road,
Barto, PA 19504,
TRICIA A. KORUTZ,
46 Delancy Court,
Boyertown, PA 19512.
ATTORNEY: KENNETH E. PICARDI,
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
PICARDI.,
1129 E. High Street, P.O. Box 776,
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Second Publication

ABEL, SUZANNE, dec'd.
Late of Wynnewood, PA.
Executors: MATT ILLUMINATI,
1606 Farnborn Street,
Crofton, MD 21114,
NICK ILLUMINATI,
125 W. Tremont Avenue, Unit 815,
Charlotte, NC 28203.

BRACCIO, VERONICA, dec'd.
Late of Ambler, PA.
Co-Executors: JENNIFER BRACCIO,
128 Galway Circle,
Chalfont, PA 18914,
BRETT McHUGH,
835 Lenape Road,
West Chester, PA 19382.

**BRANDT, LOIS ROWE also known as
LOIS R. BRANDT and
LOIS BRANDT-JUSTICE, dec'd.**
Late of Lower Gwynedd Township.
Executrix: LAUREN BRANDT HOPKINS,
c/o George M. Riter, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

**CALVERT JR., JAY H. also known as
JERRY H. CALVERT, JR. and
JAY HAMILTON CALVERT, JR., dec'd.**
Late of Lower Merion Township.
Executrix: ANN E. CALVERT,
c/o Pamela S. Dumont, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: PAMELA S. DUMONT,
HECKSCHER, TEILLON, TERRILL & SAGER, PC.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

CHMIELEWSKI, ANNA MARIE, dec'd.
Late of Lansdale, PA.
Co-Executors: FRANCIS M. CHMIELEWSKI,
403 Evergreen Court,
North Wales, PA 19454,
ANNE MARIE WYPIJEWSKI,
314 Oak Lane,
Gettysburg, PA 17325.

COOPER, BARRY ROBERT also known as**BARRY COOPER, dec'd.**

Late of Abington Township.
 Executor: HOWARD A. FINKELMAN,
 491 Doe Run Lane,
 Springfield, PA 19064.

ATTORNEY: MICHAEL L. GALBRAITH,
 GALBRAITH LAW, LLC,
 1845 Walnut Street, 25th Floor,
 Philadelphia, PA 19103

CRAFT, ELENA, dec'd.

Late of Borough of Royersford.
 Co-Executors: ROSEANN DiVITANTONIO AND
 ANGELO M. DiVITANTONIO,
 c/o Carolyn Marchesani, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.

DeLANY, WILLIAM P., dec'd.

Late of Red Hill, PA.
 Executor: ERNEST W. DeLANY,
 836 W. 8th Street,
 Lansdale, PA 19446.

DI DIO, JACQUELINE, dec'd.

Late of Cheltenham Township.
 Executor: STEVEN A. DI DIO,
 c/o Laura M. Zartman, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.

ATTORNEY: LAURA M. ZARTMAN,
 YORKWAY LAW GROUP,
 745 Yorkway Place,
 Jenkintown, PA 19046

FAUST, ARNOLD L., dec'd.

Late of New Hanover, PA.
 Executors: STACY L. FAUST,
 630 Englesville Road,
 Boyertown, PA 19512,
 VICTORIA L. MacLACHLIN,
 6 Winding Road,
 Boyertown, PA 19512.

ATTORNEYS: BOYD & KARVER,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

GARNER SR., CHARLES D., dec'd.

Late of Pottstown, PA.
 Executors: CHARLES D. GARNER, JR. AND
 TRINDA S. GARNER,
 c/o Carolyn Marchesani, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.

GIFFROY, PAUL L., dec'd.

Late of Horsham Township.
 Executrix: MICHELLE A. GIFFROY-ROSSI,
 1353 Nathan Hale Drive,
 Phoenixville, PA 19460.

ATTORNEY: NICHOLAS D. MAXYMIUK,
 521 Kenwood Road,
 Drexel Hill, PA 19026

GILL-MILLER, SURRIYA JOHN also known as**SUE GILL and
SUE MILLER, dec'd.**

Late of Willow Grove, PA.
 Executors: JOHN HARRIS MILLER,
 2820 S. Meade Street, 6B,
 Arlington, VA 22206,

CHARLOTTE JOHN MICELI,
 14519 Marlborough Circle,
 Upper Marlboro, MD 20772.

HARRISON, RAYMOND A., dec'd.

Late of Lansdale, PA.
 Executor: DONALD C. HAMLIN,
 1 Honeysuckle Court,
 Nashua, NH 03063.
 ATTORNEY: DOROTHY K. WEIK-HANGE,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

HOFFER, JOAN H., dec'd.

Late of Abington Township.
 Executor: CLIFFORD L. HOFFER, JR.,
 c/o Kevin D. Birkhead, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: KEVIN D. BIRKHEAD,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

HOVEY, RITA MARY, dec'd.

Late of Huntingdon Valley, PA.
 Administratrix: MARY R. BARRAS,
 9361 Langford Street,
 Philadelphia, PA 19114.

KEANE, JAMES F., dec'd.

Late of Borough of Collegeville.
 Executor: PATRICK C. KEANE,
 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

KERR, JOHN F., dec'd.

Late of Lower Merion Township.
 Executrix: MARY CLIFTON AYRES,
 c/o Ryan M. Bornstein, Esquire,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312.
 ATTORNEY: RYAN M. BORNSTEIN,
 HARVEY BALLARD & BORNSTEIN, LLC,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312

KIO, DAVID ALAN also known as**DAVID A. KIO, dec'd.**

Late of Horsham Township.
 Executrix: MICHELLE T. MICHAELS,
 609 Minshall Road,
 Springfield, PA 19064.
 ATTORNEY: MARY KAY KELM,
 2326 N. Broad Street, Suite 200,
 Colmar, PA 18915

LAW, JOAN LENHARDT also known as**JOAN L. LAW, dec'd.**

Late of Horsham Township.
 Executrix: LYNNE KIMBERLY LAW BENNETT,
 c/o Lori Gardiner Kreglow, Esquire,
 18 E. Market Street, P.O. Box 1961,
 Bethlehem, PA 18016.
 ATTORNEY: LORI GARDINER KREGLOW,
 LAW OFFICE OF LORI GARDINER
 KREGLOW, ESQUIRE,
 18 E. Market Street, P.O. Box 1961,
 Bethlehem, PA 18016

LEE, CHUL YOON, dec'd.

Late of Plymouth Township.
Co-Executors: ALEX S. LEE AND DAVID S. LEE,
c/o Gary A. Zlotnick, Esquire,
Zarwin Baum DeVito Kaplan Schaeer & Toddy, PC,
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Philadelphia, PA 19103.
ATTORNEY: GARY A. ZLOTNICK,
ZARWIN BAUM DeVITO KAPLAN SCHAER &
TODDY, PC,
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Philadelphia, PA 19103

McNAMARA, DOROTHY D., dec'd.

Late of Abington Township.
Executor: BRIAN T. McNAMARA,
c/o Mary E. Podlogar, Esquire,
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Lansdale, PA 19446-2012.
ATTORNEY: MARY E. PODLOGAR,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

**MYERS, LEONARD L. also known as
LEONARD LEE MYERS, dec'd.**

Late of Skippack Township.
Executrix: WENDLA DAMIANI,
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

**SCHIMPF, GLADYS S. also known as
GLADYS SCHIMPF, dec'd.**

Late of Lower Merion Township.
Executrix: PRISCILLA S. DAVIS,
500 Narberth Avenue,
Merion Station, PA 19066.
ATTORNEY: JAMES CUNILIO,
CUNILIO & CUNILIO,
P.O. Box 989,
Bryn Mawr, PA 19010

**SOLOMON, MARK I. also known as
MARK SOLOMON, dec'd.**

Late of Lower Merion Township.
Executor: MOREY H. GOLDBERG,
1116 Rose Glen Road,
Gladwyne, PA 19035.
ATTORNEY: LESTER E. LIPSCHUTZ,
COZEN O'CONNOR,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103

**SPECA, VIVIAN E. also known as
VIVIAN EMERY SPECA,
VIVIAN SPECA and
VIVIAN RUTH SPECA, dec'd.**

Late of Lower Pottsgrove Township.
Co-Executors: CARA L. COTELLESE AND
CHRISTOPHER W. COTELLESE,
c/o Helen Z. Stauffer, Esquire,
70 Hemlock Drive,
Gilbertsville, PA 19525.
ATTORNEY: HELEN Z. STAUFFER,
70 Hemlock Drive,
Gilbertsville, PA 19525

STEWART, FLORENCE A., dec'd.

Late of Upper Moreland Township.
Executrix: JULIA A. STEWART,
542 Andrea Drive,
Willow Grove, PA 19090.
ATTORNEY: MARK J. DAVIS,
CONNOR ELDER LAW,
644 Germantown Pike, 2-C,
Lafayette Hill, PA 19444

SYLAWA, MARIA, dec'd.

Late of Upper Providence Township.
Executor: DANIEL SYLAWA,
689 Egypt Road,
Phoenixville, PA 19460.
ATTORNEY: MISTY A. TOOTHMAN,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464

**TACKETT, JUNE K. also known as
JUNE TACKETT, dec'd.**

Late of Abington Township.
Executrix: MARJORY J. TACKETT,
c/o John D. Kessler, Esquire,
P.O. Box 6,
Abington, PA 19001.
ATTORNEY: JOHN D. KESSLER,
JOHN D. KESSLER, ATTORNEY AT LAW,
P.O. Box 6,
Abington, PA 19001

WILSON JR., GLADSTONE H., dec'd.

Late of Lower Gwynedd Township.
Administrator: AVON WILSON,
c/o Charles J. Piermani,
2240 DeKalb Pike,
Norristown, PA 19401.
ATTORNEY: NEIL M. HILKERT,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

WITHOPE, RONALD J., dec'd.

Late of Springfield Township.
Executor: DAVID LECH,
c/o Larry Scott Auerbach, Esquire,
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Abington, PA 19001.
ATTORNEY: LARRY SCOTT AUERBACH,
1000 Easton Road,
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**YOUNG, CAROL A. also known as
CAROL W. YOUNG, dec'd.**

Late of Abington Township.
Executors: EDWARD A. YOUNG,
2134 E. Orvilla Road,
Hatfield, PA 19440,
ELIZABETH G. ZIMMERMAN,
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Huntingdon Valley, PA 19006.
ATTORNEY: EDWARD A. ZETICK,
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Jenkintown, PA 19046-0414

ZUCKER, ERVIN, dec'd.

Late of Plymouth Township.
Executrix: LISA SANDLER,
c/o Russell J. Ressler, Esquire,
30 Valley Stream Parkway,
Malvern, PA 19355.
ATTORNEY: RUSSELL J. RESSLER,
STRADLEY RONON STEVENS & YOUNG, LLP,
30 Valley Stream Parkway,
Malvern, PA 19355

Third and Final Publication**BERKOWITZ, ELSA-LU, dec'd.**

Late of Upper Dublin Township.
 Executor: ROBERT A. COHEN,
 717 Constitution Drive, Suite 201,
 P.O. Box 1265,
 Exton, PA 19341.

ATTORNEY: ROBERT A. COHEN,
 RILEY RIPER HOLLIN & COLOGRECO,
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CAMPBELL JR., WILLIAM T., dec'd.

Late of Lower Merion Township.
 Executor: BRIAN P. TIERNEY,
 c/o Theodore S. Coxe, Jr., Esquire,
 170 N. Radnor-Chester Road, Suite 101,
 Radnor, PA 19087-5281.

ATTORNEY: THEODORE S. COXE, JR.,
 170 N. Radnor-Chester Road, Suite 101,
 Radnor, PA 19087-5281

**CORDOVA, BEVERLY C. also known as
BEVERLY LOUISE CORDOVA, dec'd.**

Late of Upper Gwynedd Township.
 Executrix: MARIA ISABEL CORDOVA,
 c/o Mullaney Law Offices,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024.

ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024

**DIEROLF SR., GEORGE T. also known as
GEORGE THOMAS DIEROLF, SR., dec'd.**

Late of Upper Pottsgrove Township.
 Executor: JAMES DIEROLF,
 197 Wissinger Road,
 Boyertown, PA 19512.

ATTORNEY: MISTY A. TOOTHMAN,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

FAZIO SR., JOSEPH A., dec'd.

Late of Lower Providence Township.
 Executrix: VIRGINIA FAZIO,
 1110 Quarry Hall Road,
 Norristown, PA 19403.

GUERRA, SYLVIA D., dec'd.

Late of Upper Merion Township.
 Executor: JOSEPH P. GUERRA.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER, ROEBERG &
 WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

HOFFART, MARIAN, dec'd.

Late of Abington Township.
 Executors: PEGGY J. HOFFART AND
 PHILIP HOFFERT,
 c/o Hilary Fuelleborn, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.

ATTORNEY: HILARY FUELLEBORN,
 YORKWAY LAW GROUP,
 745 Yorkway Place,
 Jenkintown, PA 19046

MERCADANTE, EARLE B., dec'd.

Late of Plymouth Township.
 Executrix: APRIL MERCADANTE,
 c/o Gerald R. Clarke, Esquire,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038.

ATTORNEY: GERALD R. CLARKE,
 CLARKE & ASSOCIATES,
 119 S. Easton Road, Suite 207,
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PEIFER, ANNE L., dec'd.

Late of Royersford, PA.
 Administrator: WILLIAM D. PEIFER,
 30 Walters Lane,
 Royersford, PA 19468.

ATTORNEY: GARY P. LEWIS,
 LEWIS & McINTOSH, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

SCHNEIDER, EILEEN B., dec'd.

Late of Limerick Township.
 Executor: EUGENE H. SCHNEIDER, JR.,
 c/o Rosemary R. Ferrino, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446-2012.

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

STEVENSON, JAMES A., dec'd.

Late of Springfield Township.
 Executrix: ELLEN A. STEVENSON,
 c/o Hilary Fuelleborn, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.

ATTORNEY: HILARY FUELLEBORN,
 YORKWAY LAW GROUP,
 745 Yorkway Place,
 Jenkintown, PA 19046

SUMMERS, ESTELLE LUCINDA, dec'd.

Late of Lower Merion Township.
 Executor: RASHI SUMMERS,
 c/o Adam S. Bernick, Esquire,
 2047 Locust Street,
 Philadelphia, PA 19104.

ATTORNEY: ADAM S. BERNICK,
 LAW OFFICE OF ADAM S. BERNICK,
 2047 Locust Street,
 Philadelphia, PA 19104

SWEENEY, MICHAEL W., dec'd.

Late of Upper Dublin Township.
 Administratrix: MOIRA ELIZA SWEENEY,
 312 Brookwood Drive,
 Ambler, PA 19002.

ATTORNEY: KEVIN J. MURPHY,
 MAZULLO & MURPHY, PC,
 2003 Lower State Road, Suite 120,
 Doylestown, PA 18901

TUZ, TIMOTHY, dec'd.

Late of Hatfield Township.
 Administrator: TONI TUZ,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasia, PA 18944-0215.

ATTORNEY: DIANNE C. MAGEE,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasia, PA 18944-0215

WINNER, MORTON also known as MORTON A. WINNER, dec'd.
Late of Upper Merion Township.
Administrator: 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

WU, LOUISE CHING, dec'd.
Late of Lower Merion Township.
Executrix: VICTORIA WU ROSINI,
1355 Fenimore Lane,
Gladwyne, PA 19035.

PROFESSIONAL CORPORATION

Injury Law Partners PC has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation Law of 1988 as a Professional Corporation, as amended.

Saul Langsam, Esquire

Two Penn Center Plaza, Suite 1410
Philadelphia, PA 19102

TRUST NOTICES

Second Publication

MIRIAM BRODERSON TRUST
Miriam Broderson, Deceased
Late of Lower Merion 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: Hal Broderson
c/o Jill R. Fowler, Esq.
1001 Conshohocken State Rd., #1-300
W. Conshohocken, PA 19428

Att’y: Jill R. Fowler
Heckscher, Teillon, Terrill & Sager, P.C.
1001 Conshohocken State Rd., #1-300
W. Conshohocken, PA 19428

EXECUTIONS ISSUED

Week Ending January 9, 2024

The Defendant's Name Appears First in Capital Letters

AM CURRAN, LLC: CURRAN, THOMAS: TD BANK,
GRNSH. - ODK Capital LLC; 202307860.
ABDELKAOUI, JILANI: ABDELKAOUI,
JULIANI: WACHOVIA BANK, GRNSH. -
Unifund CCR Parts., et al.; 200608463; \$19,835.28.
ALLEN, JEFFERY: BANK OF AMERICA, GRNSH. -
Capital One Bank USA, N.A.; 202326709;
WRIT/EXEC.
BALCH, NANCY: CITIZENS BANK, GRNSH. -
Cavalry Spv. I, LLC, et al.; 201500723; \$1,500.00.
BARNETT, JAMES: MICHAEL: SHIRLEY - PHH
Mortgage Corporation; 202203197.
BASHLINE, CLIFFORD - Linfield Woods
Homeowners Association, Inc.; 202327749; \$7,365.83.

BATTISTO, PENNY - Good Will Steam Fire Engine
Company No. 1; 202316670; WRIT/EXEC.
BEATTY, SHELLY: BANK OF AMERICA, GRNSH. -
Capital One, N.A.; 202326584; WRIT/EXEC.
BELL, EMMANUEL: WACHOVIA BANK, GRNSH. -
Unifund CCR Parts., et al.; 200630434; WRIT/EXEC.
BERMON, EDWIN: CITIZENS BANK, GRNSH. -
Unifund Corporation, et al.; 200932146; WRIT/EXEC.
BOWSER, CLAUDETTE: MORRIS, NATHAN -
Specialized Loan Servicing, LLC, et al.; 201819327;
\$120,703.01.
BRENIZER, MICHAEL: BANK OF AMERICA,
GRNSH. - Capital One Bank USA, N.A.; 202326705;
WRIT/EXEC.
BURGESS, ALEXANDER - Lakeview Loan
Servicing, LLC; 202315036.
CARROLL, DANIEL - Joseph, Todd; 202324285;
\$574,249.00.
CHOY, CHRISTIE: BANK OF AMER., GRNSH:
TD BANK, GRNSH. - Unifund CCR Parts., et al.;
200421210; WRIT/EXEC.
CRAMER, SCOTT: BANK OF AMERICA, GRNSH. -
Capital One Bank USA, N.A.; 202325720;
WRIT/EXEC.
DAN SCHWARTZ, LLC - Ohio Casualty Insurance
Co., et al.; 202307215; WRIT/EXEC.
DANGELO, VICTOR - The Exterior Company, Inc.;
202301043; \$3,005.66.
DAY, HEATHER: TD BANK, GRNSH. - Unifund
CCR Parts., et al.; 200807312; \$9,673.64.
DENNIS, CAROL: WACHOVIA BANK, GRNSH. -
Unifund CCR Parts., et al.; 200609545; ARB/
AWARD \$3,575.73.
FABIAN, PAUL: UNIVEST NATIONAL BANK &
TRUST, GRNSH. - Unifund Corporation, et al.;
200932840; WRIT/EXEC.
FISHMAN, STEVEN: SF EXTENDICARE, LLC:
ZAC PROPERTIES HOLDINGS, LLC:
BANK OF AMERICA, N.A., GRNSH. -
Golden State Health Centers, Inc.; 202400339;
\$1,956,847.50.
FISHMAN, STEVEN: SF EXTENDICARE, LLC:
ZAC PROPERTIES HOLDINGS, LLC: BANK
OF AMERICA NA, GRNSH. - Pieces Of Eight 1,
LLC; 202400340; \$1,080,508.28.
FISHMAN, STEVEN: SF EXTENDICARE, LLC:
ZAC PROPERTIES HOLDINGS, LLC:
BANK OF AMERICA, N.A., GRNSH. - Finance
Holding Company, LLC; 202400341; \$263,855.34.
GREEN, JASON: BANK OF AMERICA, GRNSH. -
Capital One, N.A. 202326578; WRIT/EXEC.
GUELIL, SAWSAN: PNC BANK, GRNSH. -
Capital One Bank USA, N.A.; 202325718;
WRIT/EXEC.
HAMMER, AVRAM: V. LYNN - Nationstar
Mortgage, LLC; 202307414.
HARING, HEIDI: FIRST NIAGARA BANK, GRNSH. -
Unifund CCR, LLC, et al.; 201402973; WRIT/EXEC.
HARMAN, DANA: BANK OF AMERICA, GRNSH. -
Capital One Bank, N.A.; 202326570; WRIT/EXEC.
HARTMAN, ALICIA: PNC BANK, GRNSH. -
Great Seneca Fin., et al.; 200607397; WRIT/EXEC.
HAUSE, JENNIFER: BANK OF AMERICA, GRNSH. -
Capital One, N.A.; 202326591; WRIT/EXEC.
HINKLE, EDWIN - U.S. Bank Trust, Natl. Assoc.,
not in its Individual Cap., et al.; 202221974.
HOUK, ROBERT: KEYBANK, GRNSH. -
Discover Bank; 201100902; \$816.08.
HOUSEKNECHT, ERIC: BANK OF AMERICA,
GRNSH. - Unifund Corporate, et al.; 202102517;
WRIT/EXEC.

JACKMAN, KORINNE: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202015113; WRIT/EXEC.

JOHNSON, PATRICIA: CHAD - JPMorgan Chase Bank National Association, et al.; 201622240; ORDER/ REASSESS/\$279,139.59.

JONES, AMY: WELLS FARGO BANK, GRNSH. - Mariner Finance, LLC; 202001139; \$3,895.94.

KIM, KYUNG: CITIZENS BANK, N.A., GRNSH. - Remit Corporation, et al.; 201309279; \$32,108.64.

KINSEY, CHARLES: SCHWOYER, DUSTIN: UNIVEST BANK AND TRUST CO., GRNSH. - Mariner Finance, LLC; 201900626; REVIVAL/ \$3,692.62.

KOHR, NICHOLE: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202325719; WRIT/EXEC.

LACEY, CHRISTOPHER: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202326700; WRIT/EXEC.

LOCASTO, JOSEPH: TD BANK, N.A., GRNSH. - Portfolio Recovery Associates, LLC; 20331953; \$1,356.48.

LOUGHRAN, JAMES: MARY: LYNCH, MARGARET, ET AL. - PHH Mortgage Corporation, et al.; 201924394; \$477,258.67.

MANSELL, MICHAEL: ABINGTON BANK, GRNSH. - Unifund CCR Parts, et al.; 200609352; WRIT/EXEC.

MARTIN, JOE: FREEDOM FCU, GRNSH. - Unifund Corporation, et al.; 201025538; WRIT/EXEC.

MASSARA, THOMAS: WSFS BANK, GRNSH. - Unifund CCR Partners, et al.; 200714846; \$5,542.12.

MCDOWELL, AMANDA: LEWIS, AMANDA: BB&T BANK, GRNSH. - Cavalry Spv. I, et al.; 201509369; ORDER/JUDGMENT/\$1,674.61.

MORGANSTEIN, ALAN: SANTANDER BANK, GRNSH. - Unifund Corporation, et al.; 201000609; \$10,048.40.

NESS, STEWART: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201723201; \$1,211.26.

NICHOLAS, MARY: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202309428; WRIT/EXEC.

OH, SE: CITIZENS BANK, GRNSH. - Unifund Corporation, et al.; 200922567; WRIT/EXEC.

PORTER, JUSTINE: PNC BANK, GRNSH. - Discover Bank; 202314669.

ROBINSON, MAYA - Pennymac Loan Services, LLC; 202315046.

RODGERS, STEVEN: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202326722; WRIT/EXEC.

SHARKEY, WILLIAM: BANK OF AMERICA, GRNSH. - Unifund CCR, LLC, et al.; 201424271; WRIT/EXEC.

SINE, JOSEPH: KAREN - Point Pleasant Plumsteadville EMS; 202323031; WRIT/EXEC.

SMITH, JAMES: BANK OF AMERICA, GRNSH. - Capital One Bank; 202326569; WRIT/EXEC.

STEIN, THOMAS: SANTANDER BANK, GRNSH. - Unifund CCR Partners, et al.; 200836307; \$8,022.23.

STEPHENS, RICKETTE - Lakeview Loan Servicing, LLC; 202306240.

TH PROPERTIES, INC.: TD BANK, GRNSH. - Grady & Sons Excavation, LLC; 202318467.

THRONE, JERMAINE: CLEARVIEW FEDERAL CREDIT UNION, GRNSH. - Unifund CCR Parts., et al.; 200701919; WRIT/EXEC.

WACHIRA, FRANCIS: MAGERA-MBUI, MARIE: WAMAMU MANAGEMENT CO., A PA CORP. - U.S. Bank Trust, National Association, not in its Individual Cap., et al.; 202225137.

WEST, JEFF: TD BANK, GRNSH. - United Shotcrete, LLC; 202314236; \$88,990.00.

WHEEL TRANSIT, INC.: VIRA VITER - Pennsylvania Turnpike Commission; 202317916.

WICKERT, LORI: WELLS FARGO, GRNSH. - Unifund CCR Partners, et al.; 201117229; WRIT/EXEC.

WILSON, GAIL: BANK OF AMERICA, GRNSH. - Unifund CCR Parts., et al.; 200529088; WRIT/EXEC.

WILSON, JOSHUA: BANK OF AMERICA, GRNSH. - Capital One Bank, N.A.; 202326568; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED

Week Ending January 9, 2024

The Defendant's Name Appears First in Capital Letters

AYA KITCHEN ROYERSFORD, LLC - OLP Royersford, LLC; 202400145; Complaint In Confession of Judgment; \$26,411.04.

BEACON COLLISION, INC.: NIELSEN, THOMAS - Cognata, Ludovico; 202400415; Complaint in Confession of Judgment; \$157,500.00.

ISLAM, AMJAD: HAMDI, SALIMA - OLP Royersford, LLC; 202400140; Complaint in Confession of Judgment; \$29,052.14.

J. VIGGIANO AND COMPANY FURNITURE DELIVERY, LLC - Lautman, Susan; 202400345; Judgment fr. District Justice; \$2,704.30.

KELLY, LISA - Capital One Bank USA, N.A.; 202400372; Judgment fr. District Justice; \$10,292.50.

PERECKO, DARRYL - Capital One, N.A.; 202400381; Judgment fr. District Justice; \$3,512.67.

WINGARD, JAMES - Capital One Bank USA, N.A.; 202400346; Judgment fr. District Justice; \$1,894.90.

LETTERS OF ADMINISTRATION

Granted Week Ending January 9, 2024

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

ALPERN, BOWEN - Lower Gwynedd Township; Holmes, Carol, 428 Foulkeways, Gwynedd, PA 19436.

CARDANO, JAMES P. - Horsham Township; Cardano, Alicia M., 213 Cottage Avenue, Horsham, PA 19044.

CARLYLE, JAMES N. - Lansdale Borough; Carlyle, Matthew, 704 Violet Circle, Naperville, IL 60540.

DADDAZIO, ADAMIA E. - Horsham Township; Daddazio, Steven, 711 W. County Line Road, Hatboro, PA 19040.

DUNNE, ROSEANN - Ambler Borough; Dunne, Brian M., 9 Willow Road, Churchville, PA 18966; Dunne, James F., 48 Laubert Road, Conshohocken, PA 19428.

JURICA, HELENA R. - Upper Gwynedd Township; Sallen, Rebecca, 325 Merion Road, Merion Station, PA 19066.

KARP, JAY A. - Hatfield Township; Karp, Robert W., 7729 Heatherton Lane, Potomac, MD 20854.

KORCHMAROS, JOAN L. - Upper Providence Township; Korchmanos, Geza, 133 Greenwood Avenue, Collegeville, PA 19426.

KROHN, AMY K. - Horsham Township; Kolick III, Emil J., 536 Onward Avenue, Phoenixville, PA 19460.

LAI, LISA - Upper Moreland Township; Lai, Garvin, 333 Berenger Walk, Royal Palm Beach, FL 33334.
 PANCOAST, HELEN - Norristown Borough; Pancoast, Christopher K., 654 E. Oak Street, Norristown, PA 19401.
 TZAMERET, DORIT - Samuels, Neil B., 220 Spruce Street, Philadelphia, PA 19106.
 WALICHNOWSKI, ROBERT E. - North Wales Borough; Halpin III, Charles A., 100 S. Broad Street, Suite 1830, Philadelphia, PA 19110.
 WALTERS, HELEN M. - Upper Dublin Township; Harasimowicz Jr., Joseph A., 4 Bay Cove Lane, Shalimar, FL 32579.
 WILLIAMS, ALGIA - Lower Providence Township; Williams, Maxine, 34 Casselberry Drive, Audubon, PA 19403.

SUITS BROUGHT

Week Ending January 9, 2024

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

ANDERSON, COLLETTE - Haller, Ryan; 202400156; Complaint for Custody/Visitation; Norcross, Colleen.
 ANYSHCHENKO, DENYS - Sindeyeva, Oksana; 202400425; Complaint for Custody/Visitation.
 BAILEY, BROOKLYN - McWh, Zachary; 202400130; Complaint Divorce.
 BIONDOLILLO, KEVIN - Biondolillo, Elizabeth; 202400075; Complaint Divorce.
 BIRLI, ADAM - McKenna, Beth; 202400418; Complaint for Custody/Visitation.
 BRANDLEN KILNG, KEEGAN - Weidner, Kaitlin; 202400275; Complaint for Custody/Visitation.
 BROWN, ROBERT - Hamaday, Andrew; 202400157; Plaintiffs Appeal from District Justice.
 BUTLER, JAMIL - Alston, Nashay; 202400180; Complaint for Custody/Visitation.
 BUTLER, RACHID - Frisby, Jasmyn; 202400268; Complaint for Custody/Visitation.
 CAREY, JOVANA: LINDA - ASSA Holdings, LLC; 202400267; Petition to Appeal Nunc Pro Tunc.
 COKER, TIERRA: BETHEA, TYLER - Lowry, Aja; 202400431; Complaint for Custody/Visitation.
 CONDON, KIMBERLY - Condon, Christopher; 202400344; Complaint Divorce.
 DAVILA MONTES, FRANCISCO - Palma Rodriguez, Lilian; 202400324; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.
 DIMATTEO, ROBBIE - Johnson, Claire; 202400293; Complaint for Custody/Visitation; Boyd, Melissa M.
 DUMONT, MARK - Rothman, Hannah; 202400141; Petition for Protection from Sexual Viol.
 DUNCAN, JAYDA - Magnum Management, LLC; 202400134; Petition to Appeal Nunc Pro Tunc.
 GORE, JOE - Gore, Brandy; 202400269; Complaint Divorce.
 GUIDO, DAVID - Samean, Jeanette; 202328049; Complaint for Custody/Visitation; Morris, Sandra W.
 KOELSCH, ADAM - Koelsch, Yekaterina; 202400224; Complaint Divorce.
 KUMMERER, KATIE - Gates, Matthew; 202400230; Complaint for Custody/Visitation.
 LEE, JOOYEON - Lee, Sung; 202400146; Complaint for Custody/Visitation; McMahon Jr., John I.
 LIANG, SCARLETT - Volden, Felix; 202400154; Complaint for Custody/Visitation; Evian, Samantha J.
 MANIERI, MARK - Manieri, Cassie; 202400296; Complaint Divorce.
 McGLONE, DAWN - McGlone, George; 202400318; Complaint Divorce.
 McMURTY, PATRICIA - Carter Homes, LLC; 202400292; Petition to Appeal Nunc Pro Tunc.
 ORLER-HAMADAY, ANNE - Hamaday, Gerald; 202400155; Complaint Divorce.
 PARKER, GEORGE - Woods, Alicia; 202400219; Complaint Divorce.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Herder, Tamara; 202400019; Appeal from Suspension/Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Trautz, Nicholas; 202328178; Appeal from Suspension/Registration/Insp.; Krinick, Jon.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Miskiv, Dennis; 202400018; Appeal from Suspension/Registration/Insp.; Corsetti Jr., James J.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - The Pep Boys - Manny, Moe & Jack LLC d/b/a Pep Boys #519-OIS; 202400297; Appeal from Suspension/Registration/Insp.; DiMaio, Matthew Christopher.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Walmsley, Brian; 202400294; Appeal from Suspension/Registration/Insp.
 PORTO, MIGUEL - Porto, Magdalena; 202400260; Complaint Divorce.
 RADAR, DANIEL - Stone, Marie; 202400024; Plaintiffs Appeal from District Justice.
 RICHMOND, KENNETH - Sarzeno, Nicole; 202400334; Complaint for Custody/Visitation; Manning, Russell.
 RINEDOLLER, MARK - Patel, Rachna; 202400148; Complaint for Custody/Visitation; Furia, Joanna M.
 SAIDU-KAMARA, SULAIMAN - Saidu-Kamara, Lauren; 202400076; Complaint for Custody/Visitation.
 SERRANO-LOPEZ, OMAR - Zepeda, Nataly; 202400273; Complaint Divorce.
 SHAMBERGER, TYRONE - Silverio-Shamberger, Chantelle; 202400179; Complaint Divorce.
 SHANNON, BRAYDEN - Fortune, Cyntia; 202400270; Petition for Protection from Intimidatio.
 SHARKEY, JACLYN - Sharkey, Bryan; 202400123; Complaint Divorce.
 SHENGELIA, ARCHIL - Chepuryshkin, Roman; 202400423; Petition for Protection from Intimidation.
 SMITH, LELA: JONES, JASMINE - Mayer, Brandi; 202400237; Civil Action; Braitman, Arthur R.
 THAXTON, LANIN - Thaxton, Harold; 202400013; Complaint Divorce.
 WASHINGTON, ARSENIO - Anderson, Tai Janai; 202327174; Complaint for Custody/Visitation.
 YOFFE, MALKA - Milworn, Isaac; 202400409; Complaint for Custody/Visitation; Frett, Amanda C.
 ZONING HEARING BOARD OF CHELTENHAM - Lauture, Sandra; 202400104; Appeal from Zoning Board Non-Govt.

WILLS PROBATED
Granted Week Ending January 9, 2024**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

- ALTIERI, SUZANNE E. - Springfield Township;
Altieri, Ronald J., 8502 Elliston Drive,
Wyndmoor, PA 19038.
- BACHMAN, BEVERLY - Lower Providence Township;
Colizza, Kevin A., 4016 Bittersweet Circle,
Collegeville, PA 19426.
- BARBALACE, AUGUSTINE - Lower Pottsgrove
Township; D'Emilio, Donna M., 128 Weston Road,
Douglassville, PA 19518.
- BEEKLEY, GLENN S. - Skippack Township;
Beekley, Shelly A., 4854 Spencer Drive,
Schwenksville, PA 19473.
- BLOCK, EMMY - New Hanover Township;
Trynosky, Jutta C., 2440 Deep Creek Road,
Perkiomenville, PA 18074.
- BOSLET, CAROL N. - Lower Merion Township;
Gallagher, Claudia B., 633 Overhill Road,
Ardmore, PA 19003.
- BROWN, L. R. - Lower Merion Township;
Brown, Richard S., 510 Webb Road, Chadds Ford,
PA 19317; Wick, Nancy J., 727 Foulkstone Road,
Wilmington, DE 19803.
- BROWN, LOLA - Lower Merion Township; White,
Clive, 1011 Slocum Street, Philadelphia, PA 19150.
- BUTLER, BARBARA J. - Whitemarsh Township;
1650 Market Street, Philadelphia, PA 19103;
Butler, Thomas S., 670 Penllyn-Blue Bell Pike,
Blue Bell, PA 19422.
- CAMUSO, MARY P. - West Norriton Township;
Camuso, John, 162 W. 8th Street, Red Hill, PA 18076;
Camuso, Mark, 107 Stonybrook Drive,
West Norriton, PA 19403.
- CARITA, SANDRA - Lower Merion Township;
Hessert III, Thomas J., 128 Mountwell Avenue,
Haddonfield, NJ 08033.
- CASSIZZI, NICHOLAS J., SR. - Jenkintown Borough;
DelBalzo-Cassizzi, Mary Ann,
1314 Meetinghouse Road, Jenkintown, PA 19046.
- CHUNG, KEE H. - Plymouth Township;
Chung, Cheuk M., 613 DeKalb Street,
Bridgeport, PA 19405.
- CONSTABLE, MARIE B. - Franconia Township;
Constable, Mark J., 2204 Oak Terrace,
Lansdale, PA 19446.
- CUSHING, LOIS A. - Upper Moreland Township;
Cushing, Eve A., 704 E. Warner Avenue,
Guthrie, OK 73044.
- D'AMBROSIO, MARRIOTT - Worcester Township;
D'Ambrosio, John, 1131 N. Trooper Road,
Norristown, PA 19403.
- DAVIDSON, CHARLES S. - Cheltenham Township;
Steerman, Amy F., 1900 Spruce Street,
Philadelphia, PA 19103.
- DEL, VISCIO ROBERT - Towamencin Township;
Del, Viscio Michael, 1134 Boyd Avenue,
Lansdale, PA 19446.
- DIJOSEPH, GLADYS H. - Upper Dublin Township;
Thomson, Sheryl A., 599 Beacon Court,
Leonor City, TN 37772.
- DON, SHIRLEY - Cheltenham Township; Boni, Irene S.,
2200 Washington Lane, Huntingdon Valley, PA 19006;
Don, Roslyn, 206 Sumac Street, Philadelphia, PA 19128.
- DOYLE, DAVID F. - Lower Moreland Township;
Hall, William H., 2707 Heather Lane,
Glenside, PA 19038.
- ENGLER, MARGARET - Horsham Township;
Batkin, Gabrielle A., 325 E. Street NE,
Washington, DC 20002; Engle, Erin E.,
626 Independence Ave Se, Unit 305,
Washington, DC 20003.
- ENGLISH, MARGERY B. - Whitemarsh Township;
Hall, William M., 6743 Valley Maple Drive,
West Jordan, UT 84081.
- FERRILLO, INEZ E. - Lower Merion Township;
Russell, David, 81 Academy Road,
Bala Cynwyd, PA 19004.
- FLEDERBACH, RITA M. - Lower Providence
Township; Flederbach Jr., Gerald,
250 Tomstock Road, Trooper, PA 19403;
Marcolina, Wendy, 246 Tomstock Road,
Trooper, PA 19403.
- FLYNN, WILDA E. - Upper Moreland Township;
Flynn, Glenn E., 613 Preston Lane,
Harboro, PA 19040.
- FURIA, ANITA J. - Montgomery Township;
Furia, Joanna M., 593 Bethlehem Pike,
Montgomeryville, PA 18936.
- GAUGLER, RHODA C. - Franconia Township;
Gaugler, L.D., 946 Legeer Road,
Grantsville, MD 21536.
- GIBBAS, ANNE R. - West Norriton Township;
Nikolaou, George M., 166 Allendale Road,
King Of Prussia, PA 19406.
- GILLETTE, ELLEN M. - Upper Merion Township;
Dwyer, Kathleen M., 313 Miller Avenue,
Portsmouth, NH 03801.
- GRAHAM, MARGARET E. - Telford Borough;
Percetti, Kathleen P., 2037 Hill Road,
Sellersville, PA 18960.
- GROFF, JOAN C. - Upper Merion Township;
Groff, Robert W., 304 Covered Bridge Road,
King Of Prussia, PA 19406.
- HAEGELE, GRACE L. - Upper Moreland Township;
Ottaunick, Karen S., 1446 Chelsea Lane,
Warrington, PA 18976.
- HAMBLETON, EDITH A. - Towamencin Township;
White, Brenda, 119 Country Lane, Lansdale, PA 19446.
- HANSON, JANE I. - Lower Providence Township;
Hanson, Daniel J., 25 E. Mount Kirk Avenue,
Eagleville, PA 19403.
- HARMAR, ANNA H. - Springfield Township;
Rappaport, Jason, 657 Bethlehem Pike,
Flourtown, PA 19031.
- HARTMAN JR., JOHN E. - Upper Providence Township;
Hartman, Thomas, 1536 Aspen Drive,
Pottstown, PA 19464; Painter, Cindy L.,
112 Joan Drive, Collegeville, PA 19426.
- HARTRANFT, JOSEPH C. - Montgomery Township;
Hartranft, Daniel, 3792 Summit Lane,
Chalfont, PA 18914; Hartranft, Walter,
5103 Meadowbrook Place, Pipersville, PA 18947.
- JANOSKI, GAIL A. - Upper Merion Township;
Deweese, Dennis M., 2405 Mulberry Lane,
Gilbertsville, PA 19525.
- JAROTA, JADIWGA - Conshohocken Borough;
Arrasmith, Sophie, 2249 E. High Street,
Pottstown, PA 19464.

- KANAME, ROY T. - Lansdale Borough; Sato, Marianne, 703 Stoler Avenue Lansdale, PA 19446.
- KULP, JOHANNA L. - Franconia Township; Kulp, Christopher T., 7 Silent Circle Drive, Sugar Land, TX 77498.
- LAMON, CATHERINE E. - Plymouth Township; Lamon, Steven R., 3 Walnut Road, Newtown Square, PA 19073.
- LEEDOM, PATRICIA A. - Lansdale Borough; McDonnell, Mark, 1280 Summeytown Pike, Lansdale, PA 19446.
- LEFLAR, DAVID - West Conshohocken Borough; Leflar, Jason, 309 Church Street, Conshohocken, PA 19428.
- LUTZ, ANN I. - Towamencin Township; Hammer, Diane M., 230 Woodglen Road, Birdsboro, PA 19508; Lutz, Richard C., 50 S. Dietz Mill Road, Telford, PA 18969.
- MANES, JEAN - Cheltenham Township; Hope, Kimberly C., 214 Grove Avenue, Cheltenham, PA 19012.
- MARTINO, JOHN R. - Lower Merion Township; Martino, David, 620 Grant Road, Folcroft, PA 19032.
- MATTEOLI JR., JOHN - Lower Merion Township; Matteoli III, John, 479 W. Cedarville, Pottstown, PA 19465.
- MCGILL, MARY LOU - Lower Merion Township; McGill III, Francis E., 221 Hardwicke Lane, Villanova, PA 19085.
- McMULLIN, HUNTER B. - Lower Merion Township; McMullin, Pamela P., 74 Pasture Lane, Bryn Mawr, PA 19010.
- McQUILLEN, EDWARD J. - Hatfield Township; McQuillen Jr., Edward J., 2360 Meadow Lane, Hatfield, PA 19440.
- METZ, RONALD C. - Upper Dublin Township; Lightcap, Carol A., 360 King Street, Spring City, PA 19475.
- MONYER, DAVID E. - Upper Merion Township; Donovan, Jocelyn M., 112 Lehigh Drive, Coatesville, PA 19320; Monyer, David J., 1411 Penny Ln Gilbertsville, PA 19525.
- MORGERA, ANGELA - Montgomery Township; Israel, Michael, 165 Red Haven Drive, North Wales, PA 19454.
- MYER, GLORIA T. - Hatboro Borough; Cooperman, Gail T., 3205 Lilac Court, Lansdale, PA 19446; Cooperman, Joel, 3205 Lilac Court, Lansdale, PA 19446; Radler, Barbara, 684 Korisa Drive, Huntingdon Valley, PA 19006.
- PAULDING JR., JOHN H. - Franconia Township; Paulding, Deborah F., 339 Water Lily Drive, Harleysville, PA 19438.
- PENDERGRASS, CAROL M. - Lower Merion Township; Jenkins, Yardly R., 24 Meadowood Road, Bryn Mawr, PA 19010-1052; Roberts, Frank C., 515 N. Oakland Street, Arlington, VA 22203.
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- SCHOENBERG, MALCOLM L. - Lower Merion Township; Schoenberg, M.E., 1399 Butler Pike, Blue Bell, PA 19422.
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- TALLO, JOHN M. - Lower Gwynedd Township; Marshall, Jennifer A., 7 School Lane, Willow Grove, PA 19090.
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- TROTTER, JOSEPH R. - Abington Township; Trotter, Joel C., 1203 Paper Mill Road, Glenside, PA 19038.
- ULMER, MURIEL D. - Lower Salford Township; Ulmer, Karen, 204 Twining Road, Lansdale, PA 19446.
- Van DERVEUR SR., WALTER C., - Lower Merion Township; VanDerVeur Jr., Walter C., 1016 Barr Lane, Lower Merion Twp, PA 19035.
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- VITETTA, DOROTHEA H. - Lower Gwynedd Township; Miller, Robin V., 112 N. Park Road, Newtown, PA 18940; Vitetta, Guy J., 5 Wesson Avenue, Charleston, SC 29403.
- WASTLE, JOANN - Abington Township; Wastle, Brian M., 1086 Church St Abington, PA 19001.
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- WOLPER, JOSEPHINE C. - West Norriton Township; Wolper III, E. M., 415 Edgewood Drive, Ambler, PA 19002.
- WORRALL, HAROLD L. - New Hanover Township; Knaub, Lisa W., 1952 County Line Road, Barto, PA 19504; Korutz, Tricia A., 46 Delancy Court, Boyertown, PA 19512.