

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 May 29, 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.

First Publication

By virtue of a Writ of Execution **No. 2017-22938**, 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 **Springfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots, made for J.P. Henrie, by Barton and Martin Engineers, on the 22nd day of July 1946, as follows, to wit:

BEGINNING at a point on the Northeast side of Oreland Mill Road (40 feet wide), at the distance of 240.04 feet from the intersection of the Southeasterly side of Plymouth Avenue (50 feet wide) and the said Northeast side of Oreland Mill Road; thence, extending North 64 degrees, 6 minutes East, 175 feet to a point; thence, South 25 degrees, 54 minutes East, 65 feet to a point; thence, South 64 degrees, 6 minutes West, 175 feet to a point on the aforesaid side of Oreland Mill Road; thence, along said side of Oreland Mill Road, North 25 degrees, 54 minutes, 65 feet to the first mentioned point and place of beginning.

BEING Lot No. 27 on said plan.

BEING the same premises which Michael Guicheteau and Jennifer A. Lynch, by Deed, dated 7/13/2005 and recorded 7/28/2005, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 05564 at Page 0619, granted and conveyed unto Michael Guicheteau and Jennifer A. Guicheteau, as tenants by the entirety.

Parcel Number: 52-00-12670-00-4.

Location of property: 414 Oreland Mill Road, Oreland, PA 19075.

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

Seized and taken in execution as the property of **Jennifer Guicheteau and Michael Guicheteau** at the suit of M&T Bank. Debt: \$293,543.78.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-03733**, 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 ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Oak Street, at the distance of twenty feet, Southeastwardly from the South corner of Green and Oak Streets; and CONTAINING in front or breadth on said Oak Street, Southeastwardly, sixteen feet and extending back of that width, between parallel lines, and parallel to said Green Street, in length or depth, Southwestwardly, one hundred feet to the Southwest side of a four feet wide alley, extending from said Green Street, Southeastwardly to another alley, bounded Southeasterly, by the house and ground, now or late of Alfred D. Briggs, the line passing through the middle of an alley and the partition wall above said alley for common use between said houses; Southwestwardly, by the Southwesterly side of said four feet alley; Northwesterly, by the house and ground, now or late of William L. Cressman, the line passing through the middle of the partition wall between this and said Cressman's house and Northeasterly by Oak Street aforesaid.

RESERVING thereout, the aforesaid four feet wide alley, extending from said Green Street to another alley, across the Southwest end of this and other lots of ground, now or late of Alfred D. Briggs, for the common use of the owners of all of said lots of ground and the occupiers thereof, including said hereby granted premises.

BEING the same premises, which Anna Steffy, by Deed dated 04/12/2000 and recorded at Montgomery County Recorder of Deeds Office on 4/17/2000, in Deed Book 5313 at Page 2136, granted and conveyed unto New Hope Baptist Church.

Parcel Number: 13-00-28688-00-9.

Location of property: 202 E. Oak Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **New Hope Baptist Church** at the suit of Municipality of Norristown. Debt: \$1,381.64.

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. 2018-07677**, 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 **Hatfield Township**, Montgomery County, Pennsylvania, described according to a Record Plan made for Lexington Commons Limited, by Chambers Associates, dated February 21, 1983, and last revised August 27, 1985, and recorded August 30, 1985, in Plan Book A-46, Pages 392 and 398 and described as follows, to wit:

BEGINNING at a point on the Southeast side of Needham Circle, said point being measured along Needham Circle, the three following courses and distances from the Southernmost terminus of a round corner, connecting the Southeast side of Needham Circle, with the Northeast side of Roxbury Road (50 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 10.00 feet, the arc distance of 14.77 feet; (2) North 11 degrees 23 minutes 48 seconds East, 51.72 feet; (3) the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 36.57 feet to a point, a corner of Lot #69 and place of beginning.

THENCE, from said place of beginning and continuing along the Southeast side of Needham Circle, on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 22.07 feet to a point, a corner of Lot #71.

THENCE, leaving the Southeast side of Needham Circle and along Lot #71, South 90 degrees 00 minutes 00 seconds East, 188.94 feet to a point, a corner in line of Lot #61 and #62; thence, along Lots #61 and #62, South 30 degrees 44 minutes 00 seconds West, 25.59 feet to a point, a corner of Lot #69; thence, along Lot #69, North 90 degrees 00 minutes 00 seconds, 174.25 feet to a point on the Southeast side of Needham Circle and first mentioned point and place of beginning.

BEING Lot #70 on said Plan.

UNDER AND SUBJECT to Agreements, Restrictions and Easements of Record.

BEING the same premises which Nicholas F. Changelo and Nicole Demers-Changelo, husband and wife, by Deed dated 10/12/2012 and recorded 11/05/2012, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5853 at Page 1019, granted and conveyed unto Brandyon Anthony Valencia and Jolene Jenkins Valencia, husband and wife, in fee.

Parcel Number: 35-00-07061-48-2.

Location of property: 1486 Needham Circle, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brandyon Anthony Valencia and Jolene Jenkins Valencia** at the suit of JPMorgan Chase Bank, National Association c/o Carrington Mortgage Services, LLC. Debt: \$282,555.31

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. 2018-29714**, 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 6 CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, described in accordance with Map No. 3, Plan of Lansdale Park, made by Metz and Weir, Civil Engineers, dated June 1921, and recorded in the Office for the Recording of Deeds, in and for County of Montgomery in Deed Book 834 at Page 600, as follow, to wit:

BEGINNING at a point on the Southwesterly side of State Street (40 feet wide), at the distance of 220 feet, measured North 52 degrees, 12 minutes West from its point of intersection, with the Northwesterly side of Girard Avenue (40 feet wide); thence, extending from said point of beginning, along Lot #12, Southwestwardly, 100 feet to a point; thence, extending North 52 degrees, 12 minutes West, 117.17 feet to a point, a corner of Lot #5; thence, extending along the real of Lots 5, 4, 3, 2, 1, Northwestwardly, 100.5 feet to a point on the Southwestwardly side of State Road; thence, extending along said side of State of Road, South 52 degrees, 12 minutes East, 120.2 feet to the first mentioned point and place of beginning.

BEING Lot Numbers 6 to 11 inclusive, Block 54 on said Plan.

BEING all and the same lands and premises conveyed to Norma Phyllis Brisgone and Francis N. Brisgone, her husband, by Norma P. McGinn, Norma Phyllis Brisgone in a Deed executed 2/1/2002, and recorded 3/1/2022, in Deed Book 5397 at Page 2390 of the Montgomery County, Pennsylvania Land Records.

Parcel Numbers: 56-00-08173-00-6; 56-00-08170-00-9.

Location of property: 4 State Street, Lansdale, PA 19446-5227.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of: **By Virtue of death of Francis N. Brisgone on May 10, 2010. Sole Title invests in Norma Phyllis Brisgone a/k/a Norma P. Brisgone** 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: \$295,962.65, plus interest to Sale Date.

Jerome Blank (Pincus Law Group, PLLC), Attorney(s). I.D. #49736

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. 2020-18886**, 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 Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan - Section 3 of Pinewoods, made by Carol Engineering Corp., Warminster, Pa., dated 5/25/1978, and last revised 2/28/1980, and recorded in and for Montgomery County, in Plan Book A-41 at Page 3-A, and follows to wit:

BEGINNING at a point on the Northwesterly side of Brian Court, said point being measured the 2 following courses and distances along the Northwesterly side of Brian Court, from a point of curve in the Southwesterly side of Roy Lane (50 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to the point of tangent; and (2) South 37 degrees 43 minutes 08 seconds West, 190 feet to the point of beginning, said point on a corner of Lot #127 as shown on the above-mentioned plan; thence, extending from said point of beginning, along the Northwesterly side of Brian Court, the (3) following courses and distances: (1) South 37 degrees 43 minutes 08 seconds West, 23.66 feet to a point of curve; (2) on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 19.47 feet to a point of reverse curve; and (3) on the arc of a circle, curving to the left, having a radius of 60 feet, the arc distance of 58.40 feet to a point, corner of Lot #129, as shown on the above-mentioned plan; thence, extending North 37 degrees 13 minutes 08 seconds East, 77.12 feet to a point; thence, extending North 51 degrees 23 minutes 38 seconds East, 13.12 feet to a point, a corner of Lot #127 as shown on the above-mentioned plan; thence, extending along the same, South 52 degrees 18 minutes 52 seconds East, 121.90 feet to the first mentioned point and place of beginning.

BEING Lot #128 as shown on the above-mentioned Plan.

BEING the same premises, which Donna Horvath, by Deed dated June 5, 2006, and recorded in the Office of Recorder of Deeds of Montgomery County, on August 3, 2006, in Deed Book 05610 at Page 2384, granted and conveyed unto Donna Horvath.

Parcel Number: 41-00-01073-12-8.

Location of property: 3778 Brian Court, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna Horvath** 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: \$566,871.38.

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. 2021-00332**, 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 **Abington Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof, made by George B. Mebus, Registered Professional Engineer, dated 2/17/1948, and revised 3/20/1948 and 9/22/1949, as follows, to wit:

BEGINNING at a point on the title line in the bed of Edge Hill Road, (36.5 feet wide) said title line being 16.5 feet, Southeastwardly from the Northwesterly side of Edge Hill Road and parallel thereto, at the distance of 714.11 feet, Northeastwardly, measured along said title line by its various courses and distances from the center line of Susquehanna Road; thence, extending North 39 degrees 24 minutes 40 seconds West, crossing the Northwesterly side of Edge Hill Road, 153.11 feet to a point on the Southeasterly side of Tyson Avenue (70 feet wide); thence, extending North 69 degrees 41 minutes East, along said side of Tyson Avenue, 58.49 feet to a point; thence, extending South 39 degrees 24 minutes 40 seconds East, re-crossing the aforesaid Northwesterly side of Edge Hill Road, 133.98 feet to a point on the aforesaid title line, in the bed of Edge Hill Road; thence, extending South 50 degrees 35 minutes 20 seconds West, along said title line through the bed of Edge Hill Road; thence, extending South 50 degrees 35 minutes 20 seconds West, along said title line through the bed of Edge Hill Road, 55.27 feet to the first mentioned point and place of beginning.

BEING the same premises, which Steven L. Cunnane, by Deed dated August 28, 1998, and recorded at Montgomery County Recorder of Deeds Office on October 5, 1998, in Deed Book 5242 at Page 2486, granted and conveyed until Steven L. Cunnane.

Parcel Number: 30-00-15608-00-4.

Location of property: 1156 Edge Hill Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven L. Cunnane** at the suit of Ardent Credit Union. Debt: \$140,881.00.

Corinne Samler Brennan, 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. 2021-13926**, 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 **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Chestnut and York Streets; thence, extending Southerly, by said York Street, one hundred forty feet to Leshar Alley; thence, along said alley, Westerly thirty feet to a stake or post, a corner of this and land, now or late of Samuel Boyer; thence, by the same, Northwardly, in a line parallel with said York Street, one hundred forty feet to Chestnut Street, aforesaid; thence, by said Chestnut Street, Easterly, thirty feet to the place of beginning.

BEING the same premises, which LTP Group, LLC, by Deed dated 2/28/20, and recorded at Montgomery County Recorder of Deeds Office on 3/4/20, in Deed Book 6174 at Page 1111, granted and conveyed unto Lighthouse Withholding, L.L.C.

Parcel Number: 16-00-05420-00-9.

Location of property: 66 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Triplex.

Seized and taken in execution as the property of **Lighthouse Withholding, L.L.C.** at the suit of Pottstown School District. Debt: \$5,696.98.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-16736**, 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 **Bridgeport Borough**, Montgomery County, Pennsylvania:

BEGINNING at a point on the Northwesterly side of Prospect Avenue, as laid out on a Plan of Lots of John Jacobs and Jacob Bodey on the Coates Farm, at the distance of 200 feet, Northeasterly from Holstein Street, said point of beginning, being also at the distance of 40 feet, Northeasterly from an alley, shown on said Plan of Lots; thence, by land, formerly of William Schall, Northwesterly, 120 feet; thence, by land, formerly of William P. McOrath, Sr., Northeasterly, parallel to Prospect Avenue, 40 feet to a corner of this and land, now or late of Allesandro Russo; thence, by said Russo's land, Southeasterly at right angles of said Prospect Avenue, 120 feet to the Northwest side of Prospect Avenue; and thence, along said side of said Prospect Avenue, Southwesterly, 40 feet to the place of beginning.

BEING the same premises, which Christopher Dolga, by Deed dated 4/27/16 and recorded at Montgomery County Recorder of Deeds Office on 4/28/16, in Deed Book 5996 at Page 1568, granted and conveyed unto Rose Ann D. Livingston.

Parcel Number: 02-00-04852-00-6.

Location of property: 359 Prospect Avenue, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Rose Ann D. Livingston** at the suit of Borough of Bridgeport. Debt: \$4,282.34.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-18539**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point in the centerline of Stoneway Lane (45 feet wide) (and opened to public use), at the distance of 87.44 feet from the center line of Old Lancaster Road (50 feet wide and opened to public use), measured South 64 degrees 49 feet West, along the said centerline of Stoneway Lane.

CONTAINING in front or breadth, South 64 degrees 49 feet West, from the said point of beginning, along the centerline of Stoneway Lane, 18 feet, and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to the said Stoneway Lane, 112.5 feet to the center of a 14 feet wide driveway, which leads Southwesterly from Old Lancaster Road to Orchard Road.

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

UNDER SUBJECT to certain building restrictions of record.

BEING the same premises, which Joseph Miritello and Robyn A. Schauer, Agents acting under Power of Attorney for Maria R. Miritello, by Deed dated 1/5/2004 and recorded at Montgomery County Recorder of Deeds Office on 2/25/2004, in Deed Book 5497 at Page 1171, granted and conveyed unto Dena R. Finch.

Parcel Number: 40-00-59604-00-8.

Location of property: Residential, single-family.

The improvements thereon are: 205 Stoneway Lane, Merion Station, PA 19066.

Seized and taken in execution as the property of **Dena R. Finch a/k/a Dena R. Simpson** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$84,640.61.

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

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

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

By virtue of a Writ of Execution **No. 2022-07471**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being known as Lot No. 42, as shown on a Plan of Roslyn Homesteads, which Plan is recorded at Norristown, in Deed Book 855 at Page 600, and described according thereto, as follows, to wit:

SITUATE on the Southeasterly side of Arnold Avenue (50 feet wide), at the distance of 168 feet 1-3/4 inches, Northeastwardly from the intersection which the said side of Arnold Avenue makes with the Northeastly side of Woodland Road (formerly Tyson Lane) (33 feet wide).

CONTAINING in front or breadth on the said side of Arnold Avenue, 50 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to the said Arnold Avenue, 175 feet.

BEING the same property conveyed by Deed dated March 16, 2020, from David Choi to Debra Cooper, Michael Micciolo, and Edmund Micciolo, as Tenancy in Common, which was recorded in the Office of the Register of Deeds for Montgomery County on March 18, 2020, in Deed Book 5761 at Page 1410, as Instrument # 2010021908. Edmund Micciolo departed this life on January 11, 2020, vesting Title in Debra Cooper, Michael Micciolo, Donna Micciolo, Solely, as Heir to The Estate of Edmund Micciolo, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Edmund Micciolo, Deceased.

Parcel Number: 30-00-02220-00-9.

Location of property: 1355 Arnold Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Debra Cooper, Michael Micciolo, Donna Micciolo, Solely as Heir to The Estate of Edmund Micciolo, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Edmund Micciolo, Deceased** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust J. Debt: \$225,507.89.

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. 2022-09178**, 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 improvements thereon erected, situate in **Towamencin Township**, Montgomery County, Pennsylvania, described and known as Lot No. 221, St. Andrews Way, formerly known as Amy's Way, according to a Plan of Subdivision, made for Hunter Construction Company, by Herbert H. Metz, Inc., dated December 13, 1977, and last revised July 24, 1979, which plan is recorded in Plan Book B-35 at Pages 3A and 3B, which plan is commonly known as Hunter Villa, as follows, to wit:

BEGINNING at a corner of this Lot and Lot No. 20 on the aforesaid plan, on the Southerly side of St. Andrews Way, formerly Amy's Way, fifty feet (50.00 feet) wide; thence, along Lot No. 20, South twenty degrees seven minutes three seconds East, one hundred sixty-nine and ninety one-hundredths feet (S. 20 deg. 07 min. 03 sec. E. 169.90 feet) to a corner; thence, along Lot No. 22, South eighty-three degrees, fifty-one minutes, fifty-six seconds West, one hundred thirty-nine and sixty-nine one-hundredths feet (S. 83 deg. 51 min. 56 sec. W. 139.69 feet) to a corner; thence, along Lot No. 22, North one degree, thirty-nine minutes, twenty seconds West, one hundred fifty-nine and sixty-four one-hundredths feet (N. 01 deg. 39 min. 20 sec. W. 159.64 feet) to a corner; thence, along the said Southerly side of said St. Andrews Way, along the arc of a circle, curving to the left, with a radius of three hundred feet (300.00 feet), the arc distance of eighty-six and sixty-six one-hundredths feet (86.66 feet), the chord of said arc, being North eighty degrees, four minutes, seven seconds East, eighty-six and thirty-six one-hundredths feet (N. 80 deg. 04 min. 07 sec. E. 86.36 feet) to the point and place of beginning.

BEING the same premises, which John B. Smith and Michele D. Smith, by Deed dated September 20, 2010, and recorded September 24, 2010, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5780 at Page 629, granted and conveyed unto Edward S. Grondski and Mary Grondski, in fee.

Parcel Number: 53-00-07651-16-2.

Location of property: 1510 St. Andrews Way, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary Grondski and Edward S. Grondski** at the suit of American Heritage FCU. Debt: \$270,986.58.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-09207**, 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 two and one-half story, brick dwelling house and lot of land, situate in the Village of Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, on the Northeast corner of Fourth and Howard Streets, the dimensions of the building being 20 feet wide in front, by 30 feet in length and the description of the lot on which said dwelling house is located is as follows:

BEGINNING at a stake on the Northeast corner of Howard and Fourth Streets; thence, Northwardly, along the East side of said Howard Street, 64 feet 6 inches, more or less to the dividing line of this and Lot 205; thence, Eastwardly, along the same 75 feet to land, now or late of Samuel Hartlino; thence, Southwardly, along the same 60 feet, more or less to the North side of said Fourth Street; thence, Westwardly, along the same, 75 feet to the place of beginning.

BEING Lot Nos. 203 and 204 in a Plan of Lots laid out by Horace N. and C. Q. Guldin.

BEING the same premises, which Kathryn L. Sabuack, by Deed dated September 13, 2018, and recorded September 28, 2018, in Deed Book 6109 at Page 00142, as Instrument No. 2018067620, conveyed to Neil C. Heinrich, II.

Parcel Number: 64-00-02500-00-1.

Location of property: 530 E. Howard Street, Stowe, PA 19464.

The improvements thereon are: Single-family, residence.

Seized and taken in execution as the property of **Neil C. Heinrich, II** at the suit of Pennsylvania Housing Finance Agency. Debt: \$114,126.00.

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. 2022-12537**, 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 situated in **Lower Merion Township**, Montgomery County, Pennsylvania, being described as follows: Parcel 40-00-63685-27-4, and being more fully described in a Deed dated 07/31/1981, and recorded 08/13/1981, among the land records of the County and State set forth above, in Deed Book 4652, Page 509.

ALL THAT CERTAIN piece or strip of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described in accordance with a lot location Plan, made for Rosen Lot 2 Knollbrook, by Joseph F. Clark, Registered Land Surveyor, Media, Pennsylvania, dated June 2, 1976, and last revised March 22, 1977, as follows, to wit:

BEGINNING at a point, said point being at the intersection of the title line of Richard Knoll (50 feet wide), with the title line of Waldron Park Drive (50 feet wide); thence, extending South 54 degrees, 45 minutes, 20 seconds West, 191.16 feet to a point, a corner of Lot No. 2 on the above-mentioned plan; thence, extending along said Lot No. 2, the two following courses and distances: (1) North 224 degrees, 45 minutes, 40 seconds West, leaving the bed of said Richard Knoll, 223.32 feet to a point, in the bed of a 30 feet wide sewer easement; (2) North 65 degrees, 14 minutes, 20 seconds East, through the bed of the above-mentioned sewer easement, and also along the title line of Lots 1 and 2A, 226.05 feet to a point of curve, on the title line in the bed of the said Waldron Park Drive; thence, extending along the same, the two following courses and distances: (1) Southwestwardly on the arc of a circle, curving to the left, having a radius of 200 feet, the arc distance of 179.94 feet to a point of tangent; (2) South 35 degrees, 14 minutes, 40 seconds East, 25 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Randall C. Palmer and Kathleen M. Palmer, husband and wife, as Tenants by the Entireties (Kathleen M. Palmer passed away on September 5, 2019), by Deed dated 7/31/1981 from West Wholesale Drug Co., a Delaware Corporation, recorded by the Montgomery County Recorder of Deeds on 8/13/1981, in Deed Book 4652 at Page 509.

BEING Lot No. 4 on the said Plan.

Parcel Number: 40-00-63685-27-4.

Location of property: 504 Waldron Park Drive, Haverford, PA 19041.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Randall C. Palmer** at the suit of FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust, National Association, as Collateral Trust Trustee c/o Specialized Loan Servicing LLC. Debt: \$772,495.84.

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. 2022-18701**, 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 of ground, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Property, made for Edward Rubinosky, made by F. Richard Urwiler, Registered Professional Engineer, dated September 27, 1965, and recorded at Norristown, in the Recorder of Deeds Office, in Plan Book B10 at Page 133, as follows, to wit:

BEGINNING at a point of curve on the title line in the bed of Township Line Road, said point also being a point on the Southeasterly side line of lands, now or late of the Lehigh Valley Transit Company, as shown on the above-mentioned Plan; thence, extending from said beginning point, crossing the Northeasterly side of Township Line Road, on the arc of a circle, curving to the left, having a radius of 2,962.93 feet, the arc distance of 22.21 feet to a point, a corner of lands, now or late of Lehigh Valley Transit and Philadelphia Electric Company; thence, extending along said lands of Philadelphia Electric Company, North 67 degrees 42 minutes East, 855.19 feet to a point; thence, extending South 25 degrees 12 minutes West, 283.90 feet to a point; thence, North 22 degrees 18 minutes West 201.40 feet to a point; thence, extending South 67 degrees 42 minutes West, 211.11 feet to a point; thence, extending South 34 degrees 19 minutes West, recrossing the Northeasterly side of Township Line Road, 66.50 feet to a point on the title line in the bed of Township Line Road; thence, extending along the same, North 55 degrees 41 minutes West, 55.64 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Alicia M. Hazzard, who acquired Title by Virtue of a Deed from Thomas R. McNamara, dated May 12, 2005, recorded June 8, 2005, at Document ID #2005078553, and recorded in Deed Book 05556 at Page 2572, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 56-00-08902-53-7.

Location of property: 205 Township Line Road, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Alicia M. Hazzard** at the suit of PNC Bank, National Association. Debt: \$355,347.98.

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. 2023-00450**, 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 to be thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of Subdivision for the Reserve of Penn Crossing, for The Cutler Group, Inc., made by Urwiler and Walter, Inc., dated 9/2/2003, and last revised 4/13/2004, and recorded in Plan Book 23 at Pages 326, 327, 328 and 329, as follows, to wit:

BEGINNING at a point Southwest side of Brownstone Drive (40 feet wide), said point of beginning, being a point, a corner of Lot 54, as shown on above plan; thence, from said point of beginning and along said Lot, South 39 degrees 59 minutes 33 seconds West, and crossing a certain 5 feet wide, and also crossing a certain 10 feet wide drainage and utility easement, 118 feet to a point a corner of lands, now or late of George H. Buck; thence, along said lands, North 50 degrees 00 minutes 27 seconds West, 47 feet to a point, a corner of Lot 56, as shown on above Plan; thence, along said Lot, North 39 degrees 59 minutes 33 seconds East, and re-crossing said easement, 118 feet to a point on the Southwest side of Brownstone Drive; thence, along same, South 50 degrees 00 minutes 27 seconds East, 47 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kazim Oyenuga and Linda Oyenuga, by Deed dated 8/20/2007 from Kazim Oyenuga and Linda Oyenuga, recorded by the Montgomery County Recorder of Deeds, on 10/2/2007, in Deed Book 5667 at Page 499, as Instrument #2007120179.

Parcel Number: 33-00-00963-09-3.

Location of property: 36 Brownstone Drive, East Norriton, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Linda A. Oyenuga; Kazim O. Oyenuga; and The United States of America Department of Justice** 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: \$355,729.35.

Parker McCay, P.A., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-07723**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

PREMISES "A"

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of other lands of Raymond Romig, said corner being on the Southerly side of a street (50 feet wide), known as Glendale Avenue (not ordained); thence, continuing along said property line, North 61 degrees 24 minutes West, 100 feet to a corner of lands of Glendale Realty Company; thence, along the same, South 54 degrees 19 minutes West, 231.44 feet to a corner of other lands of Raymond Romig, et ux; thence, along the same, North 78 degrees 15 minutes East, 83.79 feet to a corner of other lands of Raymond Romig, et ux; thence, along the same, South 49 degrees 30 minutes East, 52.48 feet to a corner of other lands of Raymond Romig; thence, along the same, North 58 degrees 48 minutes East, 190 feet to the place of beginning.

Parcel No. 60-00-01198-01-1

PREMISES "B"

ALL THAT CERTAIN piece or parcel of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a corner of other lands of Raymond Romig; thence, along the same, South 51 degrees 17 minutes East, 121.54 feet to a corner at the Northerly side of a given 20 feet wide alley, and end of the same; thence, along the Northerly side of alley, South 46 degrees 30 minutes West, 89.20 feet to a corner of other lands of Jacob Bhem; thence, along the same, North 43 degrees 30 minutes West, 162.27 feet to a corner, on line of lands of the Sunnyside Farm of the Glendale Realty Corporation; thence, along the same North 76 degrees 28 minutes East 83.79 feet to the place of beginning.

Parcel No. 60-00-01201-00-8

PREMISES "C"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision of "Sunnyside Farms", made by Bursich Associates, Inc., Pottstown, PA, dated 7/24/1990, and recorded in Plan Book A-59 at Page 25, bounded and described as follows, to wit:

BEGINNING at a point of curve on the Southerly side of Glen Dale Avenue, a corner of this and Lot No. 87 on the above plan; thence, extending along said avenue, along the arc of a circle, curving to the left, having a radius of 320 feet, the arc distance of 116.72 feet to a point in line of lands, now or late of Raymond and Anne Romig; thence, extending along said lands, North 64 degrees 12 minutes 1 second West, 124.52 feet to a point in line of Lot No. 87, aforesaid; thence, extending along Lot No. 87, North 51 degrees 53 minutes 15 seconds East, 23.46 feet to a point of curve on the aforesaid Glen Dale Avenue, the first mentioned point and place of beginning.

Parcel No. 60-00-01198-01-1

BEING the same premises, which Tax Claim Bureau, of the County of Montgomery, Pennsylvania, as Trustee, by Deed, dated May 14, 2018, and recorded in the Office of Recorder of Deeds of Montgomery County, on June 1, 2018, at Deed Book 6092 at Page 00729, granted and conveyed unto AKNJ LLC.

Parcel Number: 60-00-01198-01-1.

Location of property: 258 Glendale Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling/Commercial property.

Seized and taken in execution as the property of **AKNJ LLC; Leslie D. Winberry; and Ronnie G. Winberry** at the suit of PHH Mortgage Corporation. Debt: \$458,922.53.

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. 2023-10248**, 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 house and lot, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan or Survey, made by Will D. Hiltner, Registered Surveyor, dated January 1945, and described as follows:

BEGINNING at a point on the Northwesterly side of Astor Street, said point, being at a distance of three hundred twenty seven and fifty three one hundredths feet, Northeasterly from the Northerly corner of Marshall and Astor Streets, a corner of this and land, now or late of Mary Ann Stinson, of which this was a part; thence, along the same, the line passing through the center of a partition wall, North fifty one degrees West one hundred ten feet to the center of March Alley (twenty feet in width); thence, along the same, North thirty nine degrees East, twenty four feet to a point, a corner of this and land, now or late of Mary Ann Stinson, of which this was a part; thence, along the same, South fifty one degrees East, one hundred ten feet to a point on the Northwesterly side of Astor Street; thence, along the same, South thirty nine degrees West, twenty four feet to the place of beginning.

BEING THE SAME PREMISES which Barry Fields and Jennifer Cianciulli, by Deed, dated 10/25/2017 and recorded 10/25/2017 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6066 at Page 01763, granted and conveyed unto Barry Fields, Deceased 1/6/2022, and Sharon L. Fields, as Tenants by the Entirety.

Parcel Number: 13-00-03264-00-8.

Location of property: 639 Astor Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Jennifer Cianciulli and Sharon Fields a/k/a Sharon L. Fields** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for Legacy Mortgage Asset Trust 2021-GS4. Debt: \$117,860.12.

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. 2023-17512**, 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 Southerly half of a double brick message, tenement and lot or piece of land, situate in the Third (formerly Ninth) Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance, with a situation survey as made by Ralph E. Shaner and Son Engineering Co., as of November 4, 1968, as follows, to wit:

BEGINNING at a corner of lands of Joseph Kinzer (No. 270 North York Street), said corner being on the Easterly property line of North York Street (48 feet 6 inches wide) and distant along the same from a point, marking the Southeasterly property line intersection of aforesaid, North York Street and East Third Street (50 feet wide); South 34 degrees 58 minutes West, 118 feet 9 inches; thence, from said point of beginning, by a course, passing through the middle of a joint party wall of a double dwelling, South 54 degrees 16 minutes East, 143 feet 6 inches to a corner on the Westerly side of McClellan Street (alley); thence, along said alley, South 36 degrees 14 minutes West, 30 feet 9 inches to a corner land of William J. Mort (No. 264 North York Street); thence, along said lands on a course, passing through a joint party wall of a concrete block garage, North 54 degrees 47 minutes West, 142 feet 10 inches, a corner of the aforesaid, East side of North York Street; thence, along the same, North 38 degrees 58 minutes East, 32.00 feet to a corner and place of beginning.

BEING the same property conveyed to Raymond J. Gasper, who acquired Title by Virtue of a Deed from Michael Landis and Kenneth Bealer, Jr., dated October 19, 2018, recorded October 22, 2018, as Instrument Number 2018073095, and recorded in Deed Book 6112 at Page 46, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-33672-00-8.

Location of property: 268 N. York Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Raymond J. Gasper** at the suit of Wells Fargo Bank, N.A. Debt: \$140,767.12.

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. 2023-19274**, 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, being Lot No 65 of the Penllyn Plan of Lots, situate in **Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING on the Southwest side of Trewellyn Avenue, at the distance of 36 feet, Northwesterly from Gwynedd Avenue, a corner of this and Lot No. 64 in said plan; thence, by the same, Southwesterly, at right angles to Trewellyn Avenue, 150 feet to Beach Alley, and along the Northeast side thereof, Northwesterly, 50 feet to a corner of this and Lot No 66, and by the same, parallel with the first line, Northeasterly, 150 feet to Trewellyn Avenue, aforesaid; and thence, along the Southwest side thereof, Southeasterly, 50 feet to the place of beginning.

BEING the same property conveyed to Deborah A. Dukes, who acquired Title by Virtue of a Deed from Louise Williams, by her agent Kim W. Ford, and Kim Williams-Ford, dated June 24, 2005, recorded July 8, 2005, at Document ID #2005094272, and recorded in Deed Book 5561 at Page 989, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 39-00-04543-00-8.

Location of property: 1104 Trewellyn Avenue, Blue Bell, PA 19422.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Deborah Dukes, a/k/a Deborah A. Dukes** at the suit of U.S. Bank, National Association, as Trustee for Harborview Mortgage Loan Trust 2005-8, Mortgage Loan Pass-Through Certificates, Series 2005-8. Debt: \$186,650.56.

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. 2023-20370**, 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 in the Declaration of Noble Oaks Condominium, located on North 3rd Street, **Telford Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Act, 68 Pennsylvania C.S. 3101 &c, and Declaration dated July 31, 1995, recorded September 5, 1995, in Deed Book 5124 at Page 82&c.; First Amendment dated 10/24/2000, recorded 6/17/2002 in Deed Book 5412 at Page 1410; Second Amendment dated 10/24/2000, recorded 6/17/2002 in Deed Book 5412 at Page 1405; and a Record Condominium Plan - "Noble Oaks Condominium", dated February 28, 1995, last revised May 2, 1995, and recorded September 5, 1995, in Plan Book A-55 at Page 454, being designated in such Declaration as Unit 1, as more fully described in such Declaration.

TOGETHER with the undivided interest in the Common Elements (as defined in such Declaration of Condominium).

BEING the same premises, which Susan L. Mumbauer, formerly known as Susan Selph, by Deed dated 4/9/2003, and recorded 4/25/2003, in Montgomery County, in Deed Book 5454 at Page 1060, conveyed unto Susan L. Mumbauer, in fee.

BEING the same premises, which Susan L. Mumbauer, by Deed dated 7/16/2018, and recorded 7/19/2018, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6098 at Page 2657, granted and conveyed unto Zachary Peart and Jenet Sharp, in fee.

Parcel Number: 22-02-00401-00-7.

Location of property: 133 Catherine Street, Condo. 1, Telford, PA 18969.

The improvements thereon are: Residential, Condominium townhouse.

Seized and taken in execution as the property of **Zachary Peart a/k/a Zachary N. Peart and Jenet M. Sharp** at the suit of Wells Fargo Bank, N.A. Debt: \$234,075.31.

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

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

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

By virtue of a Writ of Execution **No. 2023-20561**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and lot, or piece of land, situate in **Collegetown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by H.D. Herbert, February 11, 1949, as follows:

BEGINNING at a point in the center line of a public road, leading to Ridge Pike, known as Clayhor Avenue, at the distance of 218.5 feet, Southeastwardly from a point, being an angle in said road (said beginning point in Bright's Deed being given as approximately 225 feet); thence, along the center line of said Clayhor Avenue, South 48 degrees 45 minutes East, 100 feet to a point, a corner; thence, South 41 degrees 15 minutes West, 250 feet to an iron pin, a corner; thence, North 48 degrees 45 minutes West, 100 feet to an iron pin, a corner; and thence, North 41 degrees 15 minutes East, 250 feet to the place of beginning.

BEING the same premises, which Ralph E. Spotts and Pearl R. Spotts, husband and wife, by Deed, dated 5/29/1964 and recorded 6/2/1964, at Norristown, Pennsylvania, in Deed Book 3331 at Page 1062, granted and conveyed unto George Marinkov and Joy May Marinkov, husband and wife, in fee.

Parcel Number: 04-00-00163-00-4.

Location of property: 830 Clahor Avenue a/k/a Clayhor Avenue, Collegetown, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George Marinkov** at the suit of Wells Fargo Bank, N.A. Debt: \$237,631.66.

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

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

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

By virtue of a Writ of Execution **No. 2023-21918**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point, in the middle of Third Street and land of Sylvanns S. Rittenhouse; South 47 degrees East 25 feet; thence, by land of Emma Heffentrager, South 42 degrees West, 166 feet and 6 inches to the East side of Murray Street; thence, along the same street, North 47 degrees West, 25 feet to a point and land of said Sylvanns S. Rittenhouse; thence, by the same, North 42 degrees East, 166 feet and 6 inches to the place of beginning (this line is intended to pass through the middle of the party wall located on these premises).

BEING the same premises, which Craig S. Eisenhard and Karen L. Eisenhard, by Deed dated 5/25/2006, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 6/5/2006, in Deed Book Volume 5602 at Page 2809 as Instrument No. 2006067251, granted and conveyed unto Steven C. Bonatsos and Lisa Bonatsos.

Parcel Number: 22-02-02200-00-8.

Location of property: 112 N. 3rd Street, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven C. Bonatsos and Lisa Bonatsos** at the suit of Wells Fargo Bank, N.A. Debt: \$140,314.79.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-22156**, 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 Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 3308, on a certain development plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County, in Plan Book A-26 at Page 19-A; described according to a "Situation Survey" of the 3300 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Co., as endorsed hereon, as follows:

BEGINNING at a point, a corner of this and Unit No. 3307, as shown on said plan; which point is measured the 5 following courses and distances from a point, a corner of the Walnut Ridge Estates Subdivision, in the bed of Buchert Road, shown on said plan: (1) leaving Buchert Road, on a corner measured South 29 degrees 03 minutes West, along lands of Edgar Frye, 115.00 feet; (2) South 38 degrees 03 minutes West, still land of Frye, 128.42 feet;

(3) North 79 degrees 15 minutes West, through the Walnut Ridge Estates Subdivision, 69.96 feet to a point on the centerline of "A" Drive; (4) South 42 degrees 00 minutes West through "A" Drive, 172.31 feet; and (5) South 48 degrees 00 minutes East, 57.00 feet to the place of beginning.

CONTAINING in frontage or breadth from said point of beginning, on a course, measured South 42 degrees 00 minutes West, the distance of 18.00 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles thereto, 38.00 feet.

BEING the same property conveyed to Adam A. Silks, single man, who acquired Title by Virtue of a Deed from Ronald S. Gibson, dated August 3, 2020, recorded August 11, 2020, as Instrument Number 2020063644, and recorded in Deed Book 6189 at Page 01241, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 42-00-05119-49-1.

Location of property: 3308 Walnut Ridge Estate, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Adam A. Silks** at the suit of Union Home Mortgage Corp. Debt: \$148,344.24.

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. 2023-23945**, 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 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to plan of Kohn Street Homes, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, PA, on July 27, 1967, which plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, PA, in Plan Book No. B-12 at Page 41-A, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kohn Street, (50 feet wide), which point is at the distance of 40 feet, measured South 39 degrees 49 minutes West, along the said side of Kohn Street, from its intersection with the Southwesterly side of Beech Street (66 feet wide), as shown on said Plan; thence, extending from said beginning point, South 50 degrees 11 minutes East, passing a portion of the distance through the party wall of this premises and premises adjoining to the Northeast and crossing a certain 20 feet wide alley, not open as shown on Plan, the distance of 120 feet to a point; thence, extending along the Southeasterly side of said alley, South 39 degrees 49 minutes West, the distance of 16 feet to a point; thence, extending North 50 degrees 11 minutes West, recrossing said alley and extending a portion of the distance through the party wall of this premises and premises adjoining to the Southwest, the distance of 120 feet to a point on the Southeast side of Kohn Street, aforesaid; thence, extending along said side of Kohn Street, North 39 degrees 49 minutes East, the distance of 16 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 13 on said Plan.

BEING the same premises, which the Francis Vandegrift and Linda Vandegrift, by Deed dated 10/28/2011, and recorded in the Office of the Recorder of Deeds, of Montgomery County, PA, on November 1, 2011, in Deed Book 5817 at Page 2499, et seq., granted and conveyed unto Wamamu Management Company.

Parcel Number: 13-00-18712-00-4.

Location of property: 846 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Wamamu Management Company** at the suit of Phoenixville Federal Bank & Trust. Debt: \$28,526.13.

Phillip D. Berger (Berger Law Group, PC), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2023-23946**, 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 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of "Kohn Street Homes", made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, PA, on 7/27/1967, which plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, PA.

BEGINNING at a point on the Southeasterly side of Kohn Street, (50.00 feet wide), which point is at the distance of 140.00 feet, measured North 39 degrees 49 minutes East, along the said side of Kohn Street, from its intersection with the Northeasterly side of Elm Street (as shown on said Plan); thence, extending from said point of beginning and along the said side of Kohn Street, North 39 degrees 49 minutes East, the distance of 16.00 feet to a point; thence, extending South 50 degrees 11 minutes East, passing a portion of the distance through the party wall of this premises and premises adjoining to the Northeast, and crossing the Northwesterly side of a proposed 20 feet wide alley (not open)

(as shown on said Plan), the distance of 110.00 feet to a point on the centerline of said alley; thence, extending along the centerline of said alley, South 39 degrees 49 minutes West, the distance of 16.00 feet to a point; thence, extending North 50 degrees 11 minutes West, re-crossing the Northwesterly side of said alley and extending a portion of the distance through the party wall of this premises and premises adjoining to the Southwest, the distance of 110.00 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 2, on said Plan.

BEING the same premises, which the Jessie Aiking, by Deed dated 8/27/15, and recorded in the Office of the Recorder of Deeds, of Montgomery County, PA, on September 28, 2015, in Deed Book 5971 at Page 2596, et seq., granted and conveyed unto Wamamu Management Company.

Parcel Number: 13-00-18664-00-7.

Location of property: 816 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Wamamu Management Company** at the suit of Phoenixville Federal Bank & Trust. Debt: \$38,403.28.

Phillip D. Berger, Attorney.

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

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

By virtue of a Writ of Execution **No. 2023-25477**, 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, lot or piece of land, with the buildings and improvements thereon erected, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron bar in the middle of a public road, leading from Linfield to Parkerford, a corner of this and land of Lewis E. Frick; thence, along the middle of the aforesaid road, by land of James Kendall, South 85 1/2 degrees East, 67 feet and 10 inches to an iron bar in the middle of the aforesaid road, a corner of this and other land of Joseph M. Kendall; thence, along said Joseph M. Kendall's other land, South 4 1/2 degrees West, 200 feet to an iron bar, a corner of this and other land of the said Joseph M. Kendall; thence, along the same, North 85 1/2 degrees West, 60 feet to an iron bar, a corner in the line of Jacob G. Kinsey's land, North 04 degrees West, 50 feet to a post, a corner of Lewis E. Frick's land; thence, along said Lewis E. Frick's land, North 4 1/2 degrees East, 150 feet to the place of beginning.

BEING the same premises, which Amy L. McNicholas, by Deed dated 2/27/2020 and recorded 4/9/2020, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6177 at Page 1191, granted and conveyed unto Daniel J. Robbins and Nikki Brasch, as Joint Tenants.

Parcel Number: 37-00-02764-00-7.

Location of property: 1245 Main Street, Linfield, PA 19468.

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

Seized and taken in execution as the property of **Nikki Brasch and Daniel J. Robbins** at the suit of PennyMac Loan Services, LLC. Debt: \$238,409.69.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-01591**, 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 **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan "Chadwick Place", made for Tok Son Kim, by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated June 30, 1995, and last revised on February 5, 1997, and recorded on April 21, 1997, in the Recorder of Deeds Office of Montgomery County, at Norristown, Pennsylvania in Plan Book A57 at Page 21, as follows, to wit:

BEING known as Building Unit A.

BEING the same premises, which Susan Marie Gullick-Holland, Executrix of the Estate of James William Holland, by Deed dated July 5, 2002, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on April 16, 2003, in Deed Book 5453 at Page 1425, et seq., granted and conveyed unto Susan Marie Gullick-Holland, in fee.

Parcel Number: 67-00-00203-31-5.

Location of property: 9 Abbott Court, Eagleville, PA 19403.

The improvements thereon are: Residential, single-family. Seized and taken in execution as the property of **Susan M. Gullick Holland** at the suit of Chadwick Place Community Association. Debt: \$4,742.70.

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

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

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

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the sole Shareholder and the sole Director of **Raymond Sherman Co., Inc.**, a Pennsylvania Corporation, have approved a proposal that the Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Law Offices of Wendy F. Bleczynski, Solicitors
661 Moore Road, Suite #105
King of Prussia, PA 19406

Notice is hereby given that the shareholders and directors of **Stephen L Fedder MD PC**, a Pennsylvania corporation, with an address of 107 Green Lane, Haverford, PA 19041, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**NOTICE OF CORPORATE DISSOLUTION
(Correction)**

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that **VALUED REALTY, INC.**, 3873 Martin Rd, Huntingdon Valley, PA 19006, is currently in the process of voluntarily dissolving. It was previously incorrectly advertised in the *Montgomery County Law Reporter* on 4/11/2024 that VALUEDREALTY, LLC was dissolving.

Stephanie M. Shortall, Esquire
Drake, Hileman & Davis, PC
PO Box 1306
Doylestown, PA 18901

**ARTICLES OF INCORPORATION
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 17, 2024 with an effective date of July 1, 2024, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Music of Richard Yardumian (MoRY)**

The purposes for which it was organized are: notice of filing of charitable corporation, Music of Richard Yardumian (MoRY).

Joseph D. Seckelman, Esquire
Joseph D. Seckelman, Attorney at Law
1066 Melba Road
Encinitas, CA 92024

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 May 9, 2020, effective date May 11, 2020, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **The Ann Frances Outreach Foundation, Inc. amended to Ann Frances Outreach Foundation, Inc.**

The specific purposes of the corporation are exclusively charitable within the meaning of Section 501(c)(3) of the Internal Revenue Code and includes providing goods, services, and support to those unable to provide their own means of support.

AUDIT LIST

Second and Final Publication

NOTICE

ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF MONTGOMERY COUNTY, PA.

VIRTUAL AUDIT

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of May 6, 2024, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM. on Monday, May 6, 2024.**

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

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

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

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m., ON MONDAY, MAY 6, 2024. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

1. BODINE, SAMUEL T., TRUST UNDER WILL, (1993-X0615), Sixth Account of Wells Fargo Bank, N.A., Trustee Under Will of Samuel T. Bodine, Residuary Trust for Eleanor Gray Baird, et/al.
2. RUBIN, SEYMORE, DECEASED, (2019-X0371), First and Final Account of Mark Rubin, Personal Representative for Estate.
3. SARADA, THYAGARAJA, DECEASED, (2022-X4836), First and Intermediate Accounting of Sylaja Spinivasan.
4. SCOTT, LAWRENCE MCCOY, SR., PRINCIPAL, (2024-X1255), First and Final Account, stated by: Valerie Scott Cooper Moman, POA.
5. SIMMONS, CURTIS T, IRREVOCABLE TRUST SETTLOR DATED NOVEMBER 1, 1990, (2024-X0543), First and Final Account, stated by: Robert L. Adshead, Successor Independent Trustee.
6. WALLACE, SYDNEY E. JR., DECEASED, (2022-X2389), First and Final Account, state by: Michelle Edwards, Executrix.

RELISTED ACCOUNTS

1. CASSATT, ALEXANDER J. TRUST UNDER DEED DATED MAY 7, 1973, AS AMENDED, (1992-X0965), Third Account for the trust established under the Deed of Alexander J. Cassatt, Settlor dated 5/7/73 as Amended and Restated 3/30/85; First Account of PNC Bank NA, Successor, Trustee.

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-05465

NOTICE IS HEREBY GIVEN that on March 25, 2024, the Petition of Erika Laine Silverman was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ERIKA LAINE SILVERBREIT.

The Court has fixed June 5, 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. 2024-05641

NOTICE IS HEREBY GIVEN that the Petition of Ivy Kristine Badillo Fernando was filed in the above-named Court, praying for a Decree to change the Petitioner's name to IVY KRISTINE YAP FERNANDO.

The Court has fixed June 5, 2024, at 10:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-06622

NOTICE IS HEREBY GIVEN that on April 11, 2024, the Petition of Marguerite Homsher was filed in the above-named Court, praying for a Decree to change the Petitioner's name to MARCY ELIZABETH SHARROW.

The Court has fixed June 12, 2024, at 10:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mitchell H. Baylarian, Esquire
Grim, Biehn & Thatcher, P.C.
104 S. Sixth Street, P.O. Box 215
Perkasie, PA 18944

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-03337

NOTICE IS HEREBY GIVEN that on April 12, 2024, the Petition of Nya Makenzi Colantonio was filed in the above-named Court, praying for a Decree to change the Petitioner's name to NYA MAKENZI BARRY.

The Court has fixed May 28, 2024, at 1:30 PM in Courtroom “21” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-06358

NOTICE IS HEREBY GIVEN that on April 8, 2024, the Petition of Rebecca Anzivino, on behalf of Miley Ingrid Smith, a minor, was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to MILEY INGRID ANZIVINO.

The Court has fixed June 12, 2024, at 10:30 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-07586

NOTICE IS HEREBY GIVEN that on April 11, 2024, the Petition of Robert Anthony Talbot was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to ROBERT ANTHONY VERGARA.

The Court has fixed June 12, 2024, at 10:30 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-05612

NOTICE IS HEREBY GIVEN that on March 29, 2024, the Petition of Shari Dutkin was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to SHARI HEATHER DUTKIN-STEVENSON MAURIELLO.

The Court has fixed June 5, 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. 2024-06459

NOTICE IS HEREBY GIVEN that on April 9, 2024, the Petition of Tammie Michelle delaBarre was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to TAMMIE MICHELLE HRIPTO.

The Court has fixed June 12, 2024, at 10:30 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

AMBROSE, AUDREY A., dec’d.

Late of Abington Township.
Executrix: ROBIN L. EDINGER,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040

BARATTA JR., ANTHONY P., dec’d.

Late of Abington Township.
Administrator: ANTHONY J. BARATTA,
c/o John M. Sweeney, Esquire,
1801 Market Street, Suite 2300,
Philadelphia, PA 19103.
ATTORNEY: JOHN M. SWEENEY,
OFFIT KURMAN, P.A.,
1801 Market Street, Suite 2300,
Philadelphia, PA 19103

BARBALACE, AUGUSTINE, dec’d.

Late of Lower Pottsgrove Township.
Executrix: DONNA M. D’EMILIO,
128 Weston Road,
Douglassville, PA 19518.
ATTORNEY: SANDRA M. LIBERATORI,
RICK LAW, LLC,
933 N. Charlotte Street, Suite 3-B,
Pottstown, PA 19464

BARTH, PATRICIA H., dec’d.

Late of Abington Township.
Executrix: CHRISTINE LEMANOWICZ,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040

BIBBO, MARY E., dec'd.

Late of West Norriton Township.
 Executor: RAYMOND S. BIBBO, JR.,
 431 Burnside Avenue,
 West Norriton, PA 19403.

ATTORNEY: NEIL M. HILKERT,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

BOILEAU JR., WALTER J., dec'd.

Late of Salford Township.
 Executrix: PATRICIA S. KRATZ,
 786 Hunter Drive,
 Pennsburg, PA 18073.

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

BONFIGLIO, ALEX R., dec'd.

Late of Borough of Jenkintown.
 Executor: JOSEPH B. CAMPBELL,
 125 Olga Road,
 Wilmington, DE 19805.

ATTORNEY: JOHN J. MCCREESH, IV,
 MCCREESH, MCCREESH and CANNON,
 7053 Terminal Square,
 Upper Darby, PA 19082

BOWER, NEVIN C. also known as**NEVIN BOWER, dec'd.**

Late of Borough of Hatboro.
 Executrix: CATHIE S. BOWER,
 c/o Michael F. Frisbie, Esquire,
 169 N. Broad Street,
 Doylestown, PA 18901.

ATTORNEY: MICHAEL F. FRISBIE,
 FRISBIE LEGAL SOLUTIONS,
 169 N. Broad Street,
 Doylestown, PA 18901

BURNS, MICHAEL J., dec'd.

Late of Lower Moreland Township.
 Administratrix: KAREN E. BURNS,
 1090 Wright Drive,
 Huntingdon Valley, PA 19006.

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

BYER, ALVIN, dec'd.

Late of Lower Gwynedd Township.
 Executor: JACK A. BYER,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936.

ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

CALDWELL, SUSAN L., dec'd.

Late of Skippack Township.
 Executrix: EILEEN FLINT,
 P.O. Box 1970,
 Media, PA 19063.

ATTORNEY: D. SELAINE KEATON,
 HALLIGAN AND KEATON PC,
 P.O. Box 1970,
 Media, PA 19063

CANTAFIO, MARIE L. also known as**MARIE LUCY CANTAFIO, dec'd.**

Late of Upper Merion Township.
 Executor: RALPH A. CANTAFIO,
 c/o 19 Waterloo Avenue,
 Berwyn, PA 19312.

ATTORNEY: THOMAS W. FLYNN, III,
 CRAWFORD DIAMOND FLYNN LLC,
 19 Waterloo Avenue,
 Berwyn, PA 19312

CRAWFORD, KATHLEEN M., dec'd.

Late of Abington Township.
 Administrator, C.T.A.: DAVID J. CRAWFORD, V,
 c/o Alexander Gusikoff, Esquire,
 Friedman, Schuman, PC,

275 Commerce Drive, Suite 210,
 Fort Washington, PA 19034.
 ATTORNEY: ALEXANDER GUSIKOFF,
 FRIEDMAN, SCHUMAN, PC,
 275 Commerce Drive, Suite 210,
 Fort Washington, PA 19034

DAYWALT, ANNE MARIE, dec'd.

Late of Borough of Conshohocken.
 Administratrix: JENNIFER TORNETTA,
 81 Fox Hollow Circle,
 Pottstown, PA 19464.

ATTORNEY: SHARON A.L. BRASS,
 2735 Terwood Road,
 Willow Grove, PA 19090

DUDA, DIANE K., dec'd.

Late of Limerick Township.
 Executrix: PATRICIA D. GRZYWACZ,
 2508 Jane Lane,
 Gilbertsville, PA 19525.

ATTORNEY: GREGORY W. PHILIPS,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

FAN, JESSICA R., dec'd.

Late of Upper Moreland Township.
 Executor: HOWARD B. ZAVODNICK,
 123 S. Broad Street, Suite 1220,
 Philadelphia, PA 19109.

ATTORNEY: HOWARD B. ZAVODNICK,
 ZAVODNICK, ZAVODNICK, & LASKY, LLC,
 123 S. Broad Street, Suite 1220,
 Philadelphia, PA 19109

GEIGER, ELAINE SYBIL also known as**ELAINE S. GEIGER and****ELAINE GEIGER, dec'd.**

Late of Cheltenham Township.
 Executrices: ILENE BERG,
 151 Bordertown Crosswicks Road,
 Crosswicks, NJ 08515,
 DEBRA SCHORR,

1 Hibiscus Place,
 Newtown, PA 18940.
 ATTORNEY: ABIGAIL M. ZONARICH,
 SKARLATOS ZONARICH,
 7 Neshaminy Interplex, Suite 400,
 Treose, PA 19053

GESULLO, PASQUALE, dec'd.

Late of Borough of Norristown.
 Administratrix: CARLA JEAN RADICIONI,
 1708 Monterey Drive,
 Plymouth Meeting, PA 19462.

ATTORNEY: ROBERT A. SARACENI, JR.,
 SARACENI LAW, PLLC,
 548 1/2 E. Main Street, Suite A,
 Norristown, PA 19401

HANBIDGE, DONNA LEE also known as**DONNA JONES HANBIDGE, dec'd.**

Late of Whippain Township.
 Executrix: LAURA ELIZABETH HANBIDGE,
 c/o Melissa V. Bond, Esquire,
 16 N. Franklin Street, Suite 300,
 P.O. Box 853,
 Doylestown, PA 18901.
 ATTORNEY: MELISSA V. BOND,
 BOND & McCULLOUGH,
 16 N. Franklin Street, Suite 300,
 P.O. Box 853,
 Doylestown, PA 18901

HARTMAN, JAMES E., dec'd.

Late of Montgomery Township.
 Executrix: ALISA HARTMAN,
 c/o D. Keith Brown, Esquire,
 2 N. State Street, P.O. Box 70,
 Newtown, PA 18940.

ATTORNEY: D. KEITH BROWN,
 STUCKERT AND YATES,
 2 N. State Street, P.O. Box 70,
 Newtown, PA 18940

HOLLOMAN, LAISHAH KENDRA, dec'd.

Late of Cheltenham Township.
 Administrator: SHANIQUE WALLS,
 P10 E. Garden Way,
 Dayton, NJ 08810.

HUNT, WENDY S., dec'd.

Late of Montgomery Township.
 Executor: PHILLIP N. HUNT,
 123 Wentworth Drive,
 Lansdale, PA 19446.

JENSEN, JOEL E., dec'd.

Late of Bryn Mawr, PA.
 Executor: KEVIN E. BROWN,
 c/o Douglas L. Kaune, Esquire,
 Unruh, Turner, Burke & Frees, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460.

ATTORNEY: DOUGLAS L. KAUNE,
 UNRUH, TURNER, BURKE & FREES, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460

KRICUN, VIRGINIA M., dec'd.

Late of Lower Providence Township.
 Executor: LOUIS N. TETI,
 17 W. Miner Street,
 West Chester, PA 19382.

ATTORNEY: LOUIS N. TETI,
 MacELREE HARVEY, LTD.,
 17 W. Miner Street,
 West Chester, PA 19382

LANE, KENNETH E., dec'd.

Late of Lower Gwynedd Township.
 Executrix: LORETTA L. GALLAGHER,
 c/o Rudolph L. Celli, Jr., Esquire,
 125 Stafford Avenue, Suite 115,
 Wayne, PA 19087.

ATTORNEY: RUDOLPH L. CELLI, JR.,
 CELLI & ASSOCIATES,
 125 Stafford Avenue, Suite 115,
 Wayne, PA 19087

LAVERY, MARGARET L., dec'd.

Late of Lower Moreland Township.
 Executrix: DENISE FRASCA,
 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

LAZORCHICK, SANDRA B., dec'd.

Late of Lower Providence Township.
 Executor: DAVID SOTAK,
 933 Hawthorn Road,
 Allentown, PA 18103.

LOTTER, ANN, dec'd.

Late of West Norriton Township.
 Administratrix DBN/CTA:
 LINDA I. LOTTER ROMANO.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

MALESKI, EILEEN M., dec'd.

Late of Montgomery Township.
 Executor: CHARLES MALESKI,
 4 Spruce Lane,
 Chalfont, PA 18914.
 ATTORNEY: DAVID R. WHITE, JR.,
 HORST KREKSTEIN & RUNYON LLC,
 610 W. Germantown Pike, Suite 350,
 Plymouth Meeting, PA 19462

McCLATCHY, MARIANNE G., dec'd.

Late of Lower Merion Township.
 Executors: LOUIS N. TETI AND
 THE HAVERFORD TRUST COMPANY,
 c/o Joseph A. Bellinghieri, Esquire,
 17 W. Miner Street,
 West Chester, PA 19382.
 ATTORNEY: JOSEPH A. BELLINGHERI,
 MacELREE HARVEY, LTD.,
 17 W. Miner Street,
 West Chester, PA 19382

McNALLY, CHARLES F., dec'd.

Late of Lower Merion Township.
 Executrix: KATE KINNEY,
 c/o Dana C. Panagopoulos, Esquire.
 ATTORNEY: DANA C. PANAGOPOULOS,
 APPEL, YOST & ZEE LLP,
 33 N. Duke Street,
 Lancaster, PA 17602

McNALLY, RITA A., dec'd.

Late of Upper Merion Township.
 Executor: JOHN A. McNALLY, III,
 c/o William E. Scott, Esquire,
 Newtown Pavilion, Suite 202,
 6 Penns Trail,
 Newtown, PA 18940.
 ATTORNEY: WILLIAM E. SCOTT,
 CARACAPPA COOK SCOTT & RAMAGLI,
 Newtown Pavilion, Suite 202,
 6 Penns Trail,
 Newtown, PA 18940

MOULY, PATRICE F. also known as**PATRICE MOULY and
PATRICE FLANAGEN MOULY, dec'd.**

Late of Whippain Township.
 Executor: PAUL J. MOULY,
 c/o Nikolaos I. Tsouros, Esquire,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406.

- ATTORNEY: NIKOLAOS I. TSOUROU,
LAW OFFICES OF WENDY F. BLECZINSKI,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406
- NELSON, CHRISTOPHER, dec'd.**
Late of Pottstown, PA.
Administrator: SARAH ANNE GELET,
78 Forrest Court,
Royersford, PA 19468.
ATTORNEY: JAMES E. SHER,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530
- PARAVATY, VIRGINIA, dec'd.**
Late of Norristown, PA.
Executor: FRANCIS PARAVATI,
c/o Mullaney Law Offices,
598 Main Street,
Red Hill, PA 18076.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street,
Red Hill, PA 18076
- PETRUCELLI, LENORE also known as
LENORE W. PETRUCELLI, dec'd.**
Late of Lower Providence Township.
Executrix: JEANETTE M. PETRUCELLI,
663 Sandra Lane,
Phoenixville, PA 19460.
ATTORNEY: JAMES C. KOVALESKI,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464
- POTTER, DIANE E., dec'd.**
Late of Abington Township.
Executrix: HEIDI E. POTTER,
508 S. Bethlehem Pike, Apt. 3,
Fort Washington, PA 19034.
ATTORNEY: RYAN A. KROCKER,
ROTHKOFF LAW GROUP,
Seven Neshaminy Interplex, Suite 403,
Trevose, PA 19053
- SEDLACEK, VIVIAN also known as
VIVIAN I. SEDLACEK, dec'd.**
Late of Lower Providence Township.
Executors: MONA SABIA AND
KEITH SEDLACEK,
c/o Maurice D. Lee, III, Esquire,
1500 Centre Square West, 38th Floor,
Philadelphia, PA 19102-2186.
ATTORNEY: MAURICE D. LEE, III,
SAUL EWING LLP,
1500 Centre Square West, 38th Floor,
Philadelphia, PA 19102-2186
- SHOEMAKER, ELLA MAY, dec'd.**
Late of Pennsburg, PA.
Executrix: BARBARA A. BONANNI,
822 8th Lane,
Palm Beach Gardens, FL 33418.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- SILVERMAN, LINDA also known as
LINDA M. SILVERMAN, dec'd.**
Late of Upper Merion Township.
Administrator: LEE M. SILVERMAN,
4136 Dana Lane,
Lafayette Hill, PA 19444.
ATTORNEY: ABIGAIL M. ZONARICH,
SKARLATOS ZONARICH,
7 Neshaminy Interplex, Suite 400,
Trevose, PA 19053
- SOLT, LEONAA., dec'd.**
Late of Franconia Township.
Executor: KEITH E. BOYER,
c/o Elaine T. Yandrisevits, Esquire,
131 W. State Street, P.O. Box 50,
Doylestown, PA 18901.
ATTORNEY: ELAINE T. YANDRISEVITS,
ANTHEIL, MASLOW & MacMINN, LLP,
131 W. State Street, P.O. Box 50,
Doylestown, PA 18901
- SONAK, MARIA, dec'd.**
Late of Willow Grove, PA.
Administratrix: MARCELLA M. GARVIN,
c/o Mullaney Law Offices,
598 Main Street,
Red Hill, PA 18076.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076
- STRABLE, ERICA LEIGH, dec'd.**
Late of New Hanover Township.
Administrator: DONALD L. STRABLE,
1405 Trimble Road,
Garnet Valley, PA 19060.
ATTORNEY: W. MARSHALL PEARSON,
311 Exton Commons,
Exton, PA 19341
- STROSSER, CATHERINE AMELIA, dec'd.**
Late of Borough of Ambler.
Executrix: KATHLEEN T. WHALEY,
185 Greenwood Creek Road,
Queenstown, MD 21658.
ATTORNEY: DAVID W. BIRNBAUM,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY, O'CONNELL & BIRNBAUM, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006
- STUPKA, FRANCES MARY, dec'd.**
Late of Whitemarsh Township.
Executrix: MARYANN STUPKA,
369 Summit Avenue,
Conshohocken, PA 19428.
- TARR, NATHAN, dec'd.**
Late of West Norriton Township.
Executrix: WENCY TARR,
135 N. Whitehall Road,
Norristown, PA 19403.
- THORSON, FREDERICKA, dec'd.**
Late of Lower Providence Township.
Executors: AMY ELIZABETH WYSS AND
ROBERT DONOHUE,
c/o Suzanne M. Hecht, Esquire,
Two Villanova Center, Suite 280,
795 E. Lancaster Avenue,
Villanova, PA 19085.

ATTORNEY: SUZANNE M. HECHT,
HANEY & HECHT,
Two Villanova Center, Suite 280,
795 E. Lancaster Avenue,
Villanova, PA 19085

TOMCZAK, EUGENE S., dec'd.

Late of Upper Gwynedd Township.
Executrix: CHRISTINE J. DONOVAN,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

VASTA, JAMES DAVID also known as

**JAMES D. VASTA and
JIM VASTA, dec'd.**

Late of Cheltenham Township.
Administratrix: EVELYN VASTA,
130-A The Orchards,
East Windsor Township, NJ 08512.
ATTORNEY: ALLEN L. COHEN,
THE LAW OFFICES OF ALLEN L. COHEN,
100 Greenwood Avenue, Suite A,
Wyncote, PA 19095

**WALKER, M. ANTOINETTE also known as
ANTOINETTE WALKER, dec'd.**

Late of Horsham Township.
Executrix: CAROL G. EVANS,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040

WEAVER, GRETA S., dec'd.

Late of Lower Merion Township.
Executors: SHELLEY W. WILSON AND
SCOTT WEAVER,
c/o Marilyn Seide Mitchell, Esquire,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087.
ATTORNEY: MARILYN SEIDE MITCHELL,
HERR, POTTS & POTTS, LLC,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087

YURKANIN, ANNA MAE, dec'd.

Late of Whitemarsh Township.
Executor: ROBERT H. FISCHER,
c/o Lechowicz and Bolig Law Offices,
5 Temple Avenue,
Sellersville, PA 18960.
ATTORNEY: RONALD R. BOLIG,
LECHOWICZ and BOLIG LAW OFFICES,
5 Temple Avenue,
Sellersville, PA 18960

**ZYGMONT, MARGARET A. also known as
MARGARET ANNE ZYGMONT, dec'd.**

Late of Horsham Township.
Executor: RYAN T. ZYGMONT,
604 Kimball Street,
Philadelphia, PA 19147.
ATTORNEY: ABIGAIL M. ZONARICH,
SKARLATOS ZONARICH,
7 Neshaminy Interplex, Suite 400,
Trevese, PA 19053

Second Publication

ALEXANDER, RICHARD G., dec'd.

Late of Lower Providence Township.
Executor: P. TODD ALEXANDER,
c/o Mark T. Carlidge, Esquire,
620 W. Germantown Pike, Suite 350,
Plymouth Meeting, PA 19462.
ATTORNEY: MARK T. CARLIDGE,
NACHIMAS MORRIS & ALT LLC,
620 W. Germantown Pike, Suite 350,
Plymouth Meeting, PA 19462

BOTSIS, VIRGINIA, dec'd.

Late of Lower Merion Township.
Executrix: THEODORA PORTER,
c/o Thomas J. Burke, Jr., Esquire,
15 Rittenhouse Place,
Ardmore, PA 19003.
ATTORNEY: THOMAS J. BURKE, JR.,
HAWS & BURKE, P.C.,
15 Rittenhouse Place,
Ardmore, PA 19003

BOYCE, CATHERINE M., dec'd.

Late of Cheltenham Township.
Administrator: WILLIAM JOSEPH BOYCE,
7640 Levis Road,
Cheltenham, PA 19012.

BRAND, RUTH, dec'd.

Late of Lower Providence Township.
Co-Executrices: MIRIAM ORENSTEIN AND
DEBORAH HARRIS,
c/o Robert A. Bacine, Esquire,
Friedman, Schuman, PC,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034.
ATTORNEY: ROBERT A. BACINE,
FRIEDMAN, SCHUMAN, PC,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034

BURGER, EILEEN, dec'd.

Late of Upper Moreland Township.
Executor: JOHN BURGER,
c/o The Bainbridge Law Firm, LLC.
ATTORNEY: JAMES S. BAINBRIDGE,
THE BAINBRIDGE LAW FIRM, LLC,
921 Penllyn Blue Bell Pike, Suite A2,
Plymouth Meeting, PA 19422

BUTLER, MARGIGENE H., dec'd.

Late of Lower Gwynedd Township.
Executor: DANIEL K. BUTLER, JR.,
8104 Flourtown Avenue,
Wyndmoor, PA 19038.
ATTORNEY: KATHERINE B. COMMONS,
COMMONS and COMMONS, LLP,
30 Pelham Road,
Philadelphia, PA 19119

CAROLAN, JOHN F., dec'd.

Late of Upper Dublin Township.
Executrix: CAROL L. CAROLAN,
c/o The Bainbridge Law Firm, LLC.
ATTORNEY: JAMES S. BAINBRIDGE,
THE BAINBRIDGE LAW FIRM, LLC,
921 Penllyn Blue Bell Pike, Suite A2,
Plymouth Meeting, PA 19422

CASSARELLA, THERESA ANN, dec'd.

Late of New Hanover Township.
Executrix: LISE LEONARD,
c/o Heidi Anderson, Esquire.

- ATTORNEY: HEIDI ANDERSON,
LEONARD SCIOLLA, LLP,
1617 John F. Kennedy Boulevard, Suite 825,
Philadelphia, PA 19103
- CHAMBERLAIN JR., SHELDON, dec'd.**
Late of East Norriton Township.
Co-Executors: CRAIG CHAMBERLAIN AND
JILL CHAMBERLAIN,
c/o 298 Wissahickon Avenue,
North Wales, PA 19454.
ATTORNEY: DAVID ONORATO,
298 Wissahickon Avenue,
North Wales, PA 19454
- DAVIDHEISER, HAROLD R., dec'd.**
Late of West Pottsgrove Township.
Executor: THOMAS A. DAVIDHEISER,
c/o Kenneth E. Picardi, Esquire,
Yergey. Daylor. Allebach. Scheffey & Picardi,
1129 E. High Street,
Pottstown, PA 19464.
ATTORNEY: KENNETH E. PICARDI,
YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464
- DELL, LAURA D., dec'd.**
Late of Lower Gwynedd Township.
Administratrix: DIANE D. RULLO,
c/o Tom Mastroianni, Esquire,
101 Greenwood Avenue, Suite 300,
Jenkintown, PA 19046.
ATTORNEY: TOM MASTROIANNI,
THE ELDER CARE LAW CENTER, LLC,
101 Greenwood Avenue, Suite 300,
Jenkintown, PA 19046
- DiBATTISTA, CARMEN J., dec'd.**
Late of Upper Providence Township.
Executrix: MARIA K. McCAUGHAN,
32 John Beal Drive,
Garnet Valley, PA 19060.
ATTORNEY: GARY P. LEWIS,
LEWIS & McINTOSH, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468
- DOORLEY, TERESA C., dec'd.**
Late of Towamencin Township.
Executor: WILLIAM S. DOORLEY,
191 Bradford Lane,
Lansdale, PA 19446.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- DYCKMAN, SALLY, dec'd.**
Late of Lower Merion Township.
Executors: SHARON DYCKMAN MELLER AND
HOWARD LLOYD DYCKMAN,
c/o Jamie D. Valentine, Esquire,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102.
ATTORNEY: JAMIE D. VALENTINE,
DILWORTH PAXSON LLP,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102
- FURLONG, GREGORY G., dec'd.**
Late of Lower Providence Township.
Administratrix: KATHLEEN FURLONG,
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
- GUENTHER, NANCY A. also known as
NANCY ANDERMAN GUENTHER and
NANCY ELEANOR ANDERMAN, dec'd.**
Late of Upper Salford Township.
Executor: ANDREW W. GUENTHER,
1808 Perkiomenville Road,
Harleysville, PA 19438.
ATTORNEY: VALERIE ROSENBLUTH ANGST,
878 Main Street,
Harleysville, PA 19438
- HOLLOMAN, KENDRA, dec'd.**
Late of Cheltenham Township.
Administratrix: SHANIQUE Y. WALLS,
c/o Paul A. Lauricella, Esquire,
1845 Walnut Street, 21st Floor,
Philadelphia, PA 19103.
ATTORNEY: PAUL A. LAURICELLA,
FELDMAN SHEPHERD WOHLGELERNTER
TANNER WEINSTOCK DODIG LLP,
1845 Walnut Street, 21st Floor,
Philadelphia, PA 19103
- JOHNSON, CHARLES EDWARD, dec'd.**
Late of Wyncote, PA.
Executrix: CHERYL E. JOHNSON,
5515 Shallow River,
Clinetown, MD 20735.
ATTORNEY: MICHAELANGELO L. DIPPOLITO,
THEPEOPLESLAWFIRM.COM, LLC,
712 Kimberton Road,
Chester Springs, PA 19425
- KRAUSE, BETTY A. also known as
BETTY ANN KRAUSE, dec'd.**
Late of East Greenville, PA.
Executor: ZACHARY L. KRAUSE,
2355 Route 100,
Orefield, PA 18069.
ATTORNEY: BRIDGET MONAGHAN WIBLE,
MONAGHAN WIBLE LAW LLC,
8500 West Chester Pike,
Upper Darby, PA 19082
- LATTANZI, ALLAN R., dec'd.**
Late of Lower Providence Township.
Executrix: KELLY LATTANZI,
34 Henry Avenue,
Collegeville, PA 19426.
ATTORNEY: JACQUELINE A. JOHNSON,
3770 Ridge Pike,
Collegeville, PA 19426
- MARRON, JAMES V. also known as
JAMES VINCENT MARRON, dec'd.**
Late of Abington Township.
Executor: EDWARD GARRETT GUMMER, III
(A/K/A E. GARRETT GUMMER, III),
c/o Stephen T. Elinski, Esquire,
301 E. Germantown Pike, 1st Floor,
East Norriton, PA 19401.

- ATTORNEY: STEPHEN T. ELINSKI,
SALVO ROGERS ELINSKI & SCULLIN,
301 E. Germantown Pike, 1st Floor,
East Norriton, PA 19401
- McGONIGLE, HUGH P., dec'd.**
Late of Skippack Township.
Executor: MATTHEW G. MCGONIGLE,
c/o Mullaney Law Offices,
598 Main Street,
Red Hill, PA 18076.
- ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street,
Red Hill, PA 18076
- MERRITT, JOYCE, dec'd.**
Late of Upper Providence Township.
Executor: MATTHEW C. MERRITT,
c/o Lisa J. Cappolella, Esquire,
1236 E. High Street,
Pottstown, PA 19464.
- ATTORNEY: LISA J. CAPPOLELLA,
1236 E. High Street,
Pottstown, PA 19464
- MEYERS, FREDERICK W., dec'd.**
Late of Perkiomen Township.
Administrator: DOUGLAS S. MEYERS,
c/o Mullaney Law Offices,
598 Main Street,
Red Hill, PA 18076.
- ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street,
Red Hill, PA 18076
- MOKLUK, WILLIAM PETER, dec'd.**
Late of Borough of East Greenville.
Executor: ROBERT F. LaSALLE,
22 Hunter Forge Road,
Barto, PA 19504.
- ATTORNEY: JANNA M. PELLETIER,
535 N. Church Street, Suite 115,
West Chester, PA 19380
- MORSE, STEVEN DALE, dec'd.**
Late of Upper Hanover Township.
Executrix: GILLIAN MORSE,
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
- NIEMI, BARBARA D. also known as
BARBARA DAWN NIEMI, dec'd.**
Late of Upper Hanover Township.
Executrix: MELISSA D. WEIDNER.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073
- ORKIN, FRANCES also known as
FRANCES S. ORKIN, dec'd.**
Late of Cheltenham Township.
Executors: ELLEN ORKIN GOLDMAN AND
JEFFREY STUART ORKIN,
c/o Hilary Fuelleborn, Esquire,
1500 Market Street, Suite 3500,
Philadelphia, PA 19102.
- ATTORNEY: HILARY FUELLEBORN,
DILWORTH PAXSON LLP,
1500 Market Street, Suite 3500,
Philadelphia, PA 19102
- PAOLUCCI, DAISY J., dec'd.**
Late of Cheltenham Township.
Executrix: LEE ANN PAOLUCCI,
c/o 1129 E. High Street,
Pottstown, PA 19464.
- ATTORNEY: JAMIE V. OTTAVIANO,
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
PICARDI.,
1129 E. High Street,
Pottstown, PA 19464
- PRINZO, NORMA, dec'd.**
Late of Worcester Township.
Executrix: PATRICIA M. ELBERFELD,
500 Hays Lane,
Ambler, PA 19002.
- ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464
- RAUBENSTINE, CLAIR M., dec'd.**
Late of Towamencin Township.
Executrix: JEANNE L. RAUBENSTINE,
c/o Jonathan H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
- ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428
- ROBBINS, JOHANNA G., dec'd.**
Late of East Norriton Township.
Executor: JONATHAN M. ROBBINS,
c/o Cynthia Love Dengler, Esquire,
484 Norristown Road, Suite 124,
Blue Bell, PA 19422.
- ATTORNEY: CYNTHIA LOVE DENGLER,
MURPHY & DENGLER,
484 Norristown Road, Suite 124,
Blue Bell, PA 19422
- SCHILLER, JOAN A., dec'd.**
Late of Lower Merion Township.
Executor: L. GEORGE HENISÉE, JR.
(A/K/A LAWRENCE G. HENISSE, JR.),
c/o Paul C. Heintz, Esquire,
Centre Square West, Suite 3400,
1500 Market Street,
Philadelphia, PA 19102-2101.
- ATTORNEY: PAUL C. HEINTZ,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
Centre Square West, Suite 3400,
1500 Market Street,
Philadelphia, PA 19102-2101
- SCHIRMER, RICHARD N., dec'd.**
Late of Hatfield Township.
Executor: DONALD K. SCHIRMER,
613 North Wales Road,
North Wales, PA 19454.
- ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

SCHRAISHUHN, NELSIE A., dec'd.

Late of Abington Township.
 Executor: FREDRIC L. SHENKMAN,
 c/o Mark S. Blaskey, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: MARK S. BLASKEY,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103

SCHULER, CONRAD E., dec'd.

Late of Abington Township.
 Executrix: GRETCHEN S. VAN BUREN,
 1322 Rydal Road,
 Rydal, PA 19046.
 ATTORNEY: THOMAS J. BARNES,
 EGBERT & BARNES, P.C.,
 349 York Road, Suite 100,
 Willow Grove, PA 19090

SHORDAY SR., CHARLES EDWARD, dec'd.

Late of Abington Township.
 Co-Executors: CHARLES E. SHORDAY,
 LYNN M. SHORDAY-APPLEBAUM AND
 SUSANNE C. SHORDAY,
 c/o Jeffrey P. Garton, Esquire,
 Begley, Carlin & Mandio, LLP,
 680 Middletown Boulevard,
 Langhorne, PA 19047.
 ATTORNEY: JEFFREY P. GARTON,
 BEGLY, CARLIN & MANDIO, LLP,
 680 Middletown Boulevard,
 Langhorne, PA 19047

SILVERT, STEVEN E., dec'd.

Late of Upper Dublin Township.
 Executor: DANIEL M. SILVERT,
 c/o Robert W. Maher, Esquire,
 400 Greenwood Avenue, 1st Floor,
 Wyncote, PA 19095.
 ATTORNEY: ROBERT W. MAHER,
 DYER & MAHER,
 400 Greenwood Avenue, 1st Floor,
 Wyncote, PA 19095

SIMSON, SHARON J.P. also known as

SHARON JOYCE SIMSON and
SHARON J. SIMSON, dec'd.
 Late of Lower Merion Township.
 Executor: MICHAEL DAVID SIMSON,
 c/o Bernard Eizen, Esquire,
 1845 Walnut Street, Suite 2250,
 Philadelphia, PA 19103.
 ATTORNEY: BERNARD EIZEN,
 LEX NOVA LAW, LLC,
 1845 Walnut Street, Suite 2250,
 Philadelphia, PA 19103

TEITELBAUM, ROCHELLE E., dec'd.

Late of Abington Township.
 Executrix: SHANA TEITELBAUM,
 8016 Seminole Street,
 Philadelphia, PA 19118.
 ATTORNEY: LOUIS P. DiLELLO,
 40 W. Evergreen Avenue, Suite 101,
 Philadelphia, PA 19118

TICKER, MARY, dec'd.

Late of Meadowbrook, PA.
 Executor: LEE TICKER,
 1167 Glenn Street,
 Philadelphia, PA 19115.

TOLOMEO-PHILLIPS, CAROL EMILY, dec'd.

Late of Pennsburg, PA.
 Executor: ROY S. PHILLIPS, SR.,
 3318 Geryville Pike,
 Pennsburg, PA 18073.
 ATTORNEY: JANET K. LUBON,
 516 Main Street,
 Pennsburg, PA 18073

WANDALL, KATHLEEN ANN, dec'd.

Late of Borough of Ambler.
 Executor: GARY MARLIN WANDALL, II,
 c/o Brook Hastings, Esquire,
 275 S. Main Street, Suite 11,
 Doylestown, PA 18901.
 ATTORNEY: BROOK HASTINGS,
 275 S. Main Street, Suite 11,
 Doylestown, PA 18901

WARD, JACQUELINE M., dec'd.

Late of Upper Merion Township.
 Executor: ANDREW B. PELTZMAN,
 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

WHITE, THOMAS A. also known as

TOM WHITE, dec'd.
 Late of Montgomery Township.
 Executrix: BARBARA LOPEZ,
 2379 Greensward South,
 Warrington, PA 18976.

WILSON, CHARLENE G., dec'd.

Late of Borough of East Greenville.
 Executor: ROBERT J. McHUGH, III.
 ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pennsburg, PA 18073

Third and Final Publication**ACKLEY, JACQUELINE C., dec'd.**

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

AMAN, ANNAMARIA also known as

ANNAMARIA E. MARINARI, dec'd.
 Late of East Norriton Township.
 Administrator: DARYL K. HENNING,
 6203 Riverfront Drive,
 Royersford, PA 19468.
 ATTORNEY: JOSEPH K. KOURY,
 OWM LAW,
 41 E. High Street,
 Pottstown, PA 19464

BARBARETTA, LOUISE W., dec'd.

Late of Borough of Ambler.
 Executors: MICHAEL J. BARBARETTA AND
 WILLIAM F. WATERS,
 c/o Thomas A. Boulden, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: THOMAS A. BOULDEN,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

BAUER, STEVEN PAUL, dec'd.

Late of Limerick Township.
 Administrator: TERENCE McGUIGAN.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

CAMPBELL, WILLIAM H., dec'd.

Late of Upper Merion Township.
 Executrix: STACEY CAMPBELL,
 568 Powderhorn Road,
 King of Prussia, PA 19406.

CAMUSO, MARY P., dec'd.

Late of West Norriton Township.
 Executor: MARK CAMUSO,
 c/o Kent Conway, Esquire,
 Conway Schadler,
 3245 Ridge Pike,
 Eagleville, PA 19403.
 ATTORNEY: KENT CONWAY,
 CONWAY SCHADLER,
 3245 Ridge Pike,
 Eagleville, PA 19403

DAVIS, WANDA E., dec'd.

Late of Borough of Souderton.
 Executrix: BARBARA DAVIS,
 12 E. Cherry Lane,
 Souderton, PA 18964.
 ATTORNEY: KIRSTEN B. MINISCALCO,
 WINTER & DUFFY LAW P.C.,
 190 Bethlehem Pike, Suite 1,
 Colmar, PA 18915

**DUFFY, MONIQUE A. also known as
MONIQUE ANGELETE WEIDLER, dec'd.**

Late of Hatfield Township.
 Executor: LOGAN VISAVATI,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

FLANAGAN JR., JOSEPH P., dec'd.

Late of Whitemarsh Township.
 Executors: MAUREEN E. FLANAGAN AND
 BNY MELLON, N.A.
 (C/O JACKLYNN ANN BARRAS),
 c/o Jenna R. Millman, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: JENNA R. MILLMAN,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103

GIERA, DOLORES R., dec'd.

Late of Plymouth Township.
 Executors: BARBARA A. RODDEN AND
 EDWARD J. GIERA,
 c/o Robert J. Iannozi, Jr.,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: ROBERT J. IANNOZZI, JR.,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

**HATFIELD, GLENN D. also known as
GLENN DAVID HATFIELD, dec'd.**

Late of Upper Gwynedd Township.
 Executrix: VICTORIA R. HATFIELD,
 a/k/a VICTORIA RENEE HATFIELD,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: JOEL STEINMAN,
 c/o GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215

HJELM, NORMAN A., dec'd.

Late of Lower Merion Township.
 Executor: LARS-ERIK A. HJELM,
 c/o Michael F. Rogers, Esquire,
 301 E. Germantown Pike, 1st Floor,
 East Norriton, PA 19401.
 ATTORNEY: MICHAEL F. ROGERS,
 SALVO ROGERS ELINSKI & SCULLIN,
 301 E. Germantown Pike, 1st Floor,
 East Norriton, PA 19401

HOFFMAN, MARK ANTHONY, dec'd.

Late of Lower Salford Township.
 Executrix: MOLLY HOFFMAN.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

**HUBER, CHESTER LEROY also known as
CHESTER L. HUBER, dec'd.**

Late of Abington Township.
 Executor: DAVID W. BIRNBAUM,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: DENNIS R. MEAKIM,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY, O'CONNELL & BIRNBAUM, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

JAROTA, JADWIGA, dec'd.

Late of Borough of Conshohocken.
 Executrix: SOPHIE ARRASMITH,
 2249 E. High Street,
 Pottstown, PA 19464.

JONES, CHARLES M., dec'd.

Late of Lansdale, PA.
 Executrix: PATRICIA ANN CONNOLLY,
 138 Southern Hills Drive,
 New Bern, NC 28562.
 ATTORNEY: SOPHIA H. DUFFY,
 WINTER & DUFFY LAW,
 190 Bethlehem Pike, Suite 1,
 P.O. Box 564,
 Colmar, PA 18915

**KELLAR, LOUISE A. also known as
BOBBIE KELLAR, dec'd.**

Late of Lansdale, PA.
 Executor: JOHN KELLAR,
 525 Collegeville Road,
 Collegeville, PA 19426.

**LINDER JR., EDWARD F. also known as
EDWARD ERNEST FREDERICK LINDER, JR., dec'd.**

Late of Upper Providence Township.
 Executor: DONALD DiIANNI,
 518 Logan Road,
 Phoenixville, PA 19460.

- ATTORNEY: JAMES C. KOVALESKI,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464
- MATYASOVSKY, DAVID B. also known as
DAVID BRUCE MATYASOVSKY, dec'd.**
Late of West Pottsgrove Township.
Administrator CTA: JOSEPH R. BUCHERT,
23 Chestnut Lane,
Bechtelsville, PA 19505.
- ATTORNEY: JAMES C. KOVALESKI,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464
- McGLADE, CHARLES JOSEPH, dec'd.**
Late of Lafayette Hill, PA.
Executor: CHARLES McGLADE,
12 Grange Court,
Woodstown, NJ 08098.
- MONAGHAN, MARYANN J., dec'd.**
Late of Montgomery Township.
Executor: JOHN J. MONAGHAN,
c/o Nicholas W. Stathes, Esquire,
899 Cassatt Road, Suite 320,
Berwyn, PA 19312.
- ATTORNEY: NICHOLAS W. STATHES,
TOSCANI, STATHES & ZOELLER, LLC,
899 Cassatt Road, Suite 320,
Berwyn, PA 19312
- MULLAHY, JAMES J., dec'd.**
Late of Lower Merion Township.
Executors: SEAN BARKER AND
ROBERT J. DENAULT,
c/o Nathan Egner, Esquire,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087.
- ATTORNEY: NATHAN EGNER,
DAVIDSON & EGNER,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087
- MUSCARELLA, DR. VINCENT JOSEPH, dec'd.**
Late of Worcester Township.
Executrix: ROSEMARIE BUCCI,
862 Mystic Lane,
Norristown, PA 19403.
- ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464
- NEFF, JEROME J. also known as
JEROME NEFF and
JERRY NEFF, dec'd.**
Late of Lower Merion Township.
Executor: DANIEL A. NEFF,
c/o David B. Pudlin, Esquire,
One Logan Square, 27th Floor,
Philadelphia, PA 19103.
- ATTORNEY: DAVID B. PUDLIN,
HANGLEY ARONCHICK SEGAL PUDLIN &
SCHILLER,
One Logan Square, 27th Floor,
Philadelphia, PA 19103
- NEILSON, SHIRLEY ANN, dec'd.**
Late of Lower Providence Township.
Executor: HIRAM C. NEILSON, JR.,
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
- NOWICKI, ADAM, dec'd.**
Late of Douglass Township.
Executrix: ELEANORA A. FREED,
c/o Mary C. Crocker, Esquire,
1296 E. High Street,
Pottstown, PA 19464.
- O'BRIEN, MILDRED M., dec'd.**
Late of Montgomery Township.
Administratrix: MARIA A. GABRYS,
130 Billingsley Drive,
Chalfont, PA 18914.
- ATTORNEY: CHRISTOPHER MAZULLO,
MAZULLO & MURPHY, P.C.,
2003 Low State Road, Suite 120,
Doylestown, PA 18901
- PITONE, EILEEN M., dec'd.**
Late of Springfield Township.
Executrix: CARA P. LAWTON,
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
- QUINN, MARY BARBARA, dec'd.**
Late of Abington Township.
Administrator: THOMAS DAWSON,
c/o 104 N. York Road,
Hatboro, PA 19040.
- ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040
- READ JR., HOWARD WOOD, dec'd.**
Late of East Norriton Township.
Executor: WILLIAM B. READ,
7525 Easton Club Drive,
Easton, MD 21601.
- ATTORNEY: HEATHER L. TURNER,
LAW OFFICE OF HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072
- REITZ, JUDITH A., dec'd.**
Late of Hatfield Township.
Executor: BARRIE REITZ,
c/o HighPoint Law Offices, PC.
ATTORNEY: ASHLEY HAN,
HIGHPOINT LAW OFFICES, PC,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914
- RENNINGER, LINDA E., dec'd.**
Late of Douglass Township.
Administrator: STEPHEN BETZ, III,
404 Mill Street,
Boyertown, PA 19512.
- ATTORNEY: JEFFREY R. BOYD,
BOYD AND KARVER, P.C.,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

RUBRICO, TREYESE, dec'd.

Late of North Wales, PA.
 Administratrix: ATHENA BILLONES,
 c/o HighPoint Law Offices, PC.
 ATTORNEY: ASHLEY HAN,
 HIGHPOINT LAW OFFICES, PC,
 200 Highpoint Drive, Suite 211,
 Chalfont, PA 18914

SCHULTZ, MARTHA JANE, dec'd.

Late of Whitpain Township.
 Executors: STEPHEN T. SCHULTZ,
 GEORGE M. RITER AND
 SUSAN J. HESSLER,
 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

SHACKLADY, RICHARD, dec'd.

Late of Abington Township.
 Executor: GARRY D. SHACKLADY,
 P.O. Box 85,
 Creamery, PA 19430.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046-2800,
 215-885-6785

**SPINDLER, HENRY A. also known as
HENRY SPINDLER and**

HENRY A. SPINDLER, JR., dec'd.
 Late of Borough of Hatboro.
 Administratrix: DIANE M. SYKES,
 c/o Law Office of Robert E. Fravel, Esquire.
 ATTORNEY: ROBERT E. FRAVEL,
 123 N. Main Street, Suite 101B,
 Dublin, PA 18917

**STEVENSON JR., STANFORD L. also known as
STANFORD LEROY STEVENSON, JR., dec'd.**

Late of Lansdale, PA.
 Executor: STANFORD L. STEVENSON, III,
 c/o Janice M. Matier, Esquire,
 P.O. Box 551,
 Wilmington, DE 19899.
 ATTORNEY: JANICE M. MATIER,
 RICHARDS, LAYTON & FINGER,
 P.O. Box 551,
 Wilmington, DE 19899

**STEWART, JOLY WALTON also known as
JOLY W. STEWART, dec'd.**

Late of Whitmarsh Township.
 Executors: MAHLON K. STEWART AND
 REGINA O. THOMAS,
 c/o Jenna R. Millman, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: JENNA R. MILLMAN,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103

SUNSHINE, PAULA J., dec'd.

Late of Lower Merion Township.
 Executor: ROBERT P. KAGAN,
 c/o Guy F. Matthews, Esquire,
 300 W. State Street, Suite 300,
 Media, PA 19063.

ATTORNEY: GUY F. MATTHEWS,
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
 SLOANE, MATTHEWS & AUSLANDER, PC,
 300 W. State Street, Suite 300,
 Media, PA 19063

TAGLAND, JOHN K., dec'd.

Late of Upper Providence Township.
 Executor: JOHN K. TAGLAND, JR.,
 121 Brant Road,
 Norristown, PA 19403.
 ATTORNEY: J. MICHAEL RYAN,
 LAW OFFICE OF J. MICHAEL RYAN,
 300 N. Pottstown Pike, Suite 150,
 Exton, PA 19341

ZISCHANG, SONJA ELIZABETH, dec'd.

Late of Hatfield Township.
 Administrator: SCOTT A. ZISCHANG,
 1813 Keystone Drive,
 Hatfield, PA 19440.
 ATTORNEY: NICOLAS F. METER,
 METER LAW OFFICES, LLC,
 1401 E. High Street,
 Pottstown, PA 19464

FICTITIOUS NAMES

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

Blue Sky Home Finance with its principal place of business at 488 Norristown Road, Suite 241, Blue Bell, PA 19422.

The name and address of the entity owning or interested in said business is: Northeast Equitable Mortgage, LLC, 488 Norristown Road, Suite 241, Blue Bell, PA 19422.

The application was filed on March 29, 2024.

DESIGNS BY CLARKE with its principal place of business at 625 Shearer Street, North Wales, PA 19454.

The name and address of the person owning or interested in said business is: Adrienne C. Ward, c/o Designs by Clarke, 625 Shearer Street, North Wales, PA 19454.

The application was filed on March 4, 2024.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 4, 2024, for **Health Plan Solutions**, with a principal place of business located at 777 Germantown Pike, Apt. 233, Plymouth Meeting, PA 19462 in Montgomery County. The individual interested in this business is Lanre Anthony Adebajo, also located at 777 Germantown Pike, Apt. 233, Plymouth Meeting, PA 19462. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 22, 2024, for **Ithan Creek Mining** with a principal place of business located at 1101 E. Hector Street, Unit 435, Conshohocken, PA 19428 in Montgomery County. The individual interested in this business is Erik Hanhauser, also located at 1101 E. Hector Street, Unit 435, Conshohocken, PA 19428. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Markert with its principal place of business at 7295 Mill Spring Drive, Ambler, PA 19002.

The individuals owning or interested in said business are: Kristen Markert and Michael Markert, c/o Go To Markert LLC, 7295 Mill Spring Drive, Ambler, PA 19002.

The application was filed on April 17, 2024.

FOREIGN REGISTRATION STATEMENT NONPROFIT

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 19, 2024, by **JAFCO Children’s Foundation, Inc.**, a foreign nonprofit corporation, formed under the laws of the State of Florida, where its principal office is located at 4200 N. University Drive, Sunrise, FL 33351, for a Foreign Registration to do business in Pennsylvania under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for religious, charitable, scientific, literary or educational purposes under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. The Corporation’s registered office in Pennsylvania will be located at 2004 Renaissance Boulevard, King of Prussia, PA 19406.

Zarwin Baum DeVito Kaplan Schaar Toddy, Solicitors
2005 Market Street, 16th Floor
Philadelphia, PA 19103-7042

MISCELLANEOUS

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Montgomery County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated March 20, 2024, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 19, 2024, for Compliance Group 2.

**Brett, Brendan H.
Gill, Sunjeet Singh
Maniscalco, Frank Stephen
O’Malley Jr., Thomas J.
Pass, Henry Ian**

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

EXECUTIONS ISSUED

Week Ending April 23, 2024

The Defendant’s Name Appears First in Capital Letters

- BRIGGS, TYQUIN: NAVY FEDERAL CREDIT UNION, GRNSH. - Franklin Mint Federal Credit Union; 202406301; \$12,243.06.
- BROOKS, CHRISTINA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202324334.
- CAMPBELL, SADIE: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201513079; \$3,086.15.
- DAVIS ROAD HOLDINGS, LLC: MATTHEWS, MARTIN: SULEK, MARK - Lima One Capital, LLC; 202323475.
- DOCTOR, JEREMY: BANK OF AMERICA, GRNSH. - Portfolio Recovery Associates, LLC; 202408223; \$1,235.02.
- GEORGE, WILLIAM: BB&T BANK, GRNSH. - Cavalry Spv. I, LLC; 201826338.
- GHRIST, SCOTT: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202405814; WRIT/EXEC.
- GOOD TIMES RENTAL, LLC: PEOPLES SECURITY BANK & TRUST, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202361896; \$5,000.00.
- HALL, PATRICIA: SANTANDER BANK, GRNSH. - Cavalry Spv. I, LLC; 202221037.
- JORDAN, MYRNA: FIRSTRUST BANK, GRNSH. - Cavalry Spv. I, LLC; 202204361.
- KIEM, JAMES: KEYBANK, GRNSH. - Portfolio Recovery Associates, LLC; 201422828; \$3,651.58.
- KIESSLING, MILDRED: FULTON BANK, GRNSH. - Mariner Finance, LLC; 202106231; \$3,103.86.
- LAWRENCE, DEBORAH: UNKNOWN HEIRS OF GEORGE R. LAWRENCE DECEASED - U.S. Bank Trust, National Association, not in its Individual Capacity, et al.; 202309234.
- LENNARD, PAUL: CITIZENS BANK, GRNSH. - Citibank, N.A.; 202314692.
- LOCASTO, JOSEPH: TD BANK, GRNSH. - Portfolio Recovery Associates; 201326515; ORDER/JDMT. \$1,266.04.
- LOGAN, WALTER: COMMUNITY HOMES PHILADELPHIA, LLC: WJ LOGAN, INC.: BRYN MAWR TRUST, GRNSH. - U.S. LBM Operating Co. 2009, LLC; 202326670; \$96,931.08.
- LUNGIN, IRINA: SANTANDER BANK, GRNSH. - Cavalry Spv. I, LLC, et al.; 201432694; \$4,026.09.
- MATTHEWS, MELISSA: PNC BANK, GRNSH. - Portfolio Recovery Associates; 202407872; \$2,785.93.
- McCARTHY, JOHN - Carrington Mortgage Services, LLC, et al.; 201827553; ORDER/REASSESS/\$329,759.25.
- MILLS, CURT: FREEDOM CREDIT UNION, GRNSH. - Cavalry Spv. I, LLC; 202020603.
- MOORE, REBECCA: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202311104; \$4,085.71.
- RADAR, DANIEL: UNIVERSAL DENISTRY - Stone, Marie; 202400024; WRIT/EXEC.
- RAMOS, HEATHER: CITIZENS BANK, GRNSH. - American Express National Bank; 202305370.
- REINERT, DONALD: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202315686.
- ROODY INCORPORATED - Loan Funder, LLC Series 25486; 202325087.

ROSADO, FRANCISCO: BANK OF AMERICA, GRNSH. - Portfolio Recovery Associates, LLC; 201828477; \$2,360.00.

ROSS, MILLICENT: PNC BANK, GRNSH. - PNC Bank, National Association, et al.; 202304651.

SHAFER, BENJAMIN: 4926 KINGSESSING, LLC - Jacob, Gift, et al.; 202407901; \$8,119.00.

SHAFIE, DARIA: BANK OF AMERICA, GRNSH. - Portfolio Recovery Associates, LLC; 201620905; \$2,133.92.

ST. CLAIR, CORNELIUS: WAN, GENEVIEVE: BANK OF AMERICA, N.A., GRNSH. - Hunter House Condominium Association; 202408163; \$10,173.57.

THE UNKNOWN HEIRS OF MARY L. FITZGERALD, DECEASED - U.S. Bank, National Association; 202324286.

THOMPSON, LEONDRA - Dickson, Meredith, et al.; 202326273; \$6,089.75.

VILLARI, KUSTURISS, BRANDES & KLINE, P.C.: VILLARI, PETER: KUSTURISS, JOHN: FIRSTTRUST SAVINGS BANK, GRNSH., ET AL. - Shor, Levin & DeRita, P.C.; 200701476; ORDER/SANCTIONS/ \$387,978.95.

WOODSON, BARRY: POLICE AND FIRE FCU, GRNSH. - Ardent Credit Union; 202310191.

YORGEY, HARRY: WELLS FARGO BANK, GRNSH. - Silks, Peggy; 202408079; \$12,212.24.

HOLT, RASAGNA - Pnc Bank National Association; 202408218; Complaint In Confession of Judgment; \$829488.93.

HOME SMART REALTY ADVISORS - Realty Mark Cityscape; 202407848; Judgment fr. District Justice; \$2,109.43.

ILLESCU, STEVEN - The Bancorp Bank; 202407949; Complaint In Confession of Judgment; \$135,191.91.

KARNES, JAMES - Autovest, LLC; 202407776; Certification of Judgment; \$6,864.55.

KGTIGER CORPORATION - PNC Bank, National Association; 202408208; Complaint in Confession of Judgment; \$829,488.03.

MARTIN, JOSHUA - Autovest, LLC; 202407743; Certification of Judgment; \$3,342.52.

NELSON, R. - Palisades Collection, LLC; 202407771; Certification of Judgment; \$15,302.35.

ORTIZ, JENITZA - Autovest, LLC; 202407779; Certification of Judgment; \$9,359.35.

PRETZELFARMERS.COM, LLC - The Victory Bank; 202407971; Complaint in Confession of Judgment; \$223,119.94.

RAMKHELAWAN, JASON - Absolute Resolutions Investments, LLC; 202408005; Judgment fr. District Justice; \$2,026.72.

RUBLY, DENISE - Autovest, LLC; 202407809; Certification of Judgment; \$10,079.16.

SITHENS, JANELLE - LVNV Funding, LLC; 202408002; Judgment fr. District Justice; \$3122.01.

THANKACHAN, BINI - 2651 Huntingdon Pike, LLC; 202408121; Complaint In Confession of Judgment Money; \$9,602.23.

VALENTIN, ELIZABETH - Capital One Bank USA; 202407775; Certification of Judgment; \$2,921.12.

WEIKEL, KYLE - LVNV Funding, LLC; 202407994; Judgment fr. District Justice; \$1,026.46.

WHITE, WALENE - LVNV Funding, LLC; 202407868; Judgment fr. District Justice; \$1,126.75.

JUDGMENTS AND LIENS ENTERED

Week Ending April 23, 2024

The Defendant's Name Appears First in Capital Letters

ASSAYAG HOLDINGS 860, LLC - Metropolitan Business Center Condominium Association; 202408029; Complaint in Confession of Judgment; \$38,715.31.

BARBINE, TONI MARIE - Absolute Resolutions Investments, LLC; 202408018; Judgment fr. District Justice; \$9,691.77.

BERGAMASCO, JOSEPH - Second Round Sub, LLC; 202407738; Certification of Judgment; \$2,254.39.

BIEN-AIME, VLADIMIR - Citizens Bank, N.A.; 202407940; Complaint In Confession of Judgment; \$3,814,374.64.

BOYD, WESTLEY - LVNV Funding, LLC; 202407992; Judgment fr. District Justice; \$500.00.

CELANO, JOSEPH - Senior Helpers; 202407806; Judgment fr. District Justice; \$3,044.80.

EVANS, ANDREA - Capital One, N.A.; 202407865; Judgment fr. District Justice; \$2,703.30.

EVANS, KIMISHA - Crown Asset Management, LLC; 202408013; Judgment fr. District Justice; \$2,434.18.

EVELAND, MEGHAN - LVNV Funding, LLC; 202408015; Judgment fr. District Justice; \$1,842.82.

FOLTZ, SUZANNE - Capital One, N.A.; 202407774; Certification of Judgment; \$2,535.92.

GINGRICH, WILLIAM - Second Round Sub, LLC; 202407754; Certification of Judgment; \$1,891.01.

GLOBAL DATA MANAGEMENT SYSTEMS, LLC - Citizens Bank, N.A.; 202407941; Complaint in Confession of Judgment; \$3,814,374.64.

HANES, DOMINIC - Westlake Services, LLC; 202407866; Judgment fr. District Justice; \$4,651.03.

UNITED STATES INTERNAL REV. - entered claims against:

AST Financial, Inc., A Corporation; 202470096; \$16,972.89.

Dr. Leak Detection, LLC; 202470098; \$6,663,737.86.

Dr. Leak Detection, LLC; 202470097; \$1,975,016.86.

FIS Capital Markets US, LLC; 202470094; \$25,657.00.

Heredia-Gonzalez Inc Top & Bottom Wear; 202470100; \$2,429.99.

RSTB, Inc.; 202470099; \$23,844.45.

Shrum, Jackson: Ziarno, Maria; 202470095; \$59,273.86.

LETTERS OF ADMINISTRATION

Granted Week Ending April 23, 2024

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

HENRY, JUNE - Pennsburg Borough; Williams, Paya, 201 York Road, Jenkintown, PA 19046.

KUHN, ELIZABETH - Abington Township; Kuhn, Philip, 1428 Arnold Avenue, Roslyn, PA 19001.

LLOYD, BART M. - Upper Merion Township; Lloyd, Jackson, 909 Montgomery Avenue, Bryn Mawr, PA 19010.

MAYBERRY, ALFRED J. - Plymouth Township; Helm, Heather, 1500 Nitterhouse Drive, Chambersburg, PA 17201.

NELSON, CHRISTOPHER - Pottstown Borough; Gelet, Sarah A., 78 Forrest Court, Royersford, PA 19468.

PACE, STANLEY E. - Douglass Township; Pace, Dana F., 25 Wilson Avenue, Gilbertsville, PA 19525.

PENDLETON, HUYEN T. - Upper Merion Township; Pendleton, Mark F., 407 E. Rambo Street, Bridgeport, PA 19405.

SUDLER SR., FRANKLIN D. - Abington Township; Sudler, Charmaine N., 2215 N. Woodstock Street, Philadelphia, PA 19132; Sudler Jr., Franklin D., 3216 N. 34th Street, Philadelphia, PA 19129.

SUNDERVILLE, THERESA - Towamencin Township; Sunderville, Michael, 1051 Snyder Road, Lansdale, PA 19446.

YEAKEL, JOHN A. - North Wales Borough; Hemmerle, Donna A., 220 E. Summit Avenue, Telford, PA 18969.

FLORES NARANJO, JULIO - Mejia Martinez, Dixia; 202407980; Complaint for Custody/Visitation; Atzert, Karen.

FLOYD, ASHLEY - Floyd, Niklas; 202408091; Complaint for Custody/Visitation; Cohen, David J.

FRIEDMAN, DANA - Capital One, N.A.; 202407862; Civil Action; Baroska III, Robert L.

GUERRERO, BARBARA: LICK, JASON - Farmington Heights, LLC; 202408073; Defendants Appeal from District Justice.

GUZARO BRITO, DANIEL - Perez Rivera, Juana; 202408177; Complaint for Custody/Visitation; Mixon, Justin.

HALL, LT: GLUSHAKOW, ADAM: HENDERSON, SRGT, ET.AL. - Zamichieli, Lamont; 202408189; Civil Action.

HERNANDEZ TELLEZ, RODRIGO: De La LUZ CASTRO, VICTORIA - Hernandez De La Luz, Jose; 202407981; Complaint for Custody/Visitation.

HERNANDEZ, JULIO - Alarcon, Ileana; 202407931; Complaint for Custody/Visitation; Atzert, Karen.

INGRUM, CHAUNTE: INGRUM ESTATE LLC - American Express National Bank; 202408194; Civil Action; Felzer, Jordan W.

ISKANDARANI, BASSEL - Midland Credit Management, Inc.; 202407856; Civil Action; Baroska III, Robert L.

LAPLANTE, ROBERT - American Express National Bank; 202408106; Civil Action; Felzer, Jordan W.

MARSHALL, ZAVIA - Norris Hills II; 202408022; Petition to Appeal Nunc Pro Tunc; Stefanelli, Shannon L.

McFARLAND, JASON - Liberty Insurance Corp.; 202408204; Civil Action; Zellner, Brian K.

McGUIRE, ZACHARY - Melograna, Clara; 202407861; Complaint in Ejectment.

MIAH, ISMAIL - Bank of America, N.A.; 202408111; Civil Action; Cawley, Jonathan Paul.

MILLARD, BRIAN - Nicholson Millard, Jodi; 202407898; Complaint Divorce.

ORANGE LAKE RESORT: CORPORATE OFFICE - Fulmore, Antwinnie; 202408109; Civil Action.

PACIFIC LIFE INSURANCE COMPANY - JG Wentworth Originations, LLC; 202407854; Petition; Maro, Robert A.

PASCAL, JOHNSON - Crown Asset Management, LLC; 202408200; Civil Action; Carfagno, Christopher B.

PATTERSON, TIFFANY - Bank of America, N.A.; 202408115; Civil Action; Cawley, Jonathan Paul.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ibragimova, Meerim; 202407869; Appeal from Suspension/Registration/Insp.; Weiss, William.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Goodlet, Tatiana; 202407990; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - C7 Garage Motorsports, Inc; 202408037; Appeal from Suspension/Registration/Insp.; Conwell, R. David.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Burns, Marisa; 202408017; Appeal from Suspension/Registration/Insp.; Katz, Elliott.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Yatsko, Ryan; 202408009; Appeal from Suspension/Registration/Insp.; DeNardo, William C.

SUITS BROUGHT

Week Ending April 23, 2024

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

3M COMPANY ET AL - Jeffrey Ochoa; 202408076; Foreign Subpoena.

AION, ALEXANDER - Smith, Samantha; 202407855; Complaint for Custody/Visitation; Graff, Caron P.

ASHFORD, MARCUES - Reid, Janae; 202408100; Complaint for Custody/Visitation.

BALDYGA, SANDRA - Bank of America, N.A.; 202408117; Civil Action; Cawley, Jonathan Paul.

BARNDT, JILL - Eitreich, Andrew; 202407928; Complaint Divorce.

BETHI, RAVITEJA - Khota, Kavya; 202407991; Complaint Divorce.

BROWN, QUADIRA - JDL Property Management, LLC; 202408090; Defendants Appeal from District Justice.

BULIC, LEON - Jonello, Lillian; 202408225; Complaint Divorce.

BURTON, LAMONT: LAMONT - Stanish, Joan; 202408124; Civil Action; Braitman, Arthur R.

CAMACHO, PATRICIA - Zamora, Abisaid; 202407922; Complaint for Custody/Visitation.

CARBAJAL, SANDRA: BARAHONA, ELIU - Ramirez Barahona, Lesly; 202408174; Complaint for Custody/Visitation; Mixon, Justin.

CARCAMO, SELVIN - Biermaas, Brandi; 202408092; Petition for Protection from Intimidation.

CASTRO REYES, JOEL - Reyes Alvarado, Nelsy; 202408175; Complaint for Custody/Visitation; Mixon, Justin.

CHEKAS, WALTER - Stenack, Kendra; 202407920; Complaint for Custody/Visitation; Schadler, Nathan J.

CUXE MONZON, GLORIA - Xujur Aquino, Walter; 202408176; Complaint for Custody/Visitation; Mixon, Justin.

DAVIS, JOHN - American Express National Bank; 202408131; Civil Action; Felzer, Jordan W.

DAVIS, SHAREEF - Darden, Atiyyah; 202408116; Complaint for Custody/Visitation.

De La CRUZ, SANDRA: MORATAYA PEREZ, FAUSTINO - Morataya Perez, Elvia; 202407979; Complaint for Custody/Visitation.

- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Hynds, Matthew; 202408036;
Appeal from Suspension/Registration/Insp.;
Cregar, Christine C.
- PLANINSHEK, DAVID - Planinshek, Patricia;
202407807; Complaint Divorce.
- POFFARL, WILLIAM - Midland Credit Management, Inc.;
202407857; Civil Action; Baroska III, Robert L.
- QUINN, LABRON - Lewis, Crystal; 202408202;
Complaint for Custody/Visitation.
- RODRIGUEZ LUCERO, KEVIN - Medina Contreras,
Iris; 202408058; Complaint for Custody/Visitation.
- RONCHETTI, CASEY - Parise, Ariella; 202407860;
Complaint for Custody/Visitation; Snyder, Nathan.
- SAYLOR, CHRISTOPHER - Bank of America, N.A.;
202408114; Civil Action; Cawley, Jonathan Paul.
- STONER, BRETT - Biermaas, Brandi; 202408089;
Petition for Protection From Intimidatio.
- STULTZ-MILLER, NICOLA - Steidle, Bennett;
202408183; Complaint for Custody/Visitation.
- TAYLOR, JERO: SOURIAC, NAJAH - Cao, Dianglong;
202407943; Complaint in Ejectment; McFadden,
David C.
- VARGAS RUIZ, JOSE - Castillo Castillo, Keren;
202408190; Complaint for Custody/Visitation;
Mixon, Justin.
- WHITENY, KARYN - Moore, Debra; 202407944;
Petition to Appeal Nunc Pro Tunc.
- WILLIAMS, THOMAS - Broadnax, Tanisha;
202408113; Complaint for Custody/Visitation.
- WONG PEREZ, ARMANDO - Alarcon, Ileana;
202407929; Complaint for Custody/Visitation;
Atzert, Karen.
- DENZLER, CHARLES D. - Denzler, Donald C.,
185 Pulaski Boulevard, Toms River, NJ 08757.
- DePAUL, JOHN A. - Plymouth Township;
Ortlieb, Edward A., 141 Mainland Square Drive,
Harleysville, PA 19438.
- FERRAIOLI, ADAM F. - Plymouth Township;
Ferraoli, Joseph N., 1916 Little Avenue,
Plymouth Meeting, PA 19462.
- FITTON, ROBERT G. - Whitemarsh Township;
Fitton, Lisa, 514 Valley Green Court,
Flourtown, PA 19031.
- GILBERT, ELVA A. - Lansdale Borough;
Gilbert, Rebecca A., 832 Elm Street,
Hatfield, PA 19440.
- GINTHER, GEORGE E. - Whitemarsh Township;
Ginther Sr., John A., 2019 Springer Road,
Harleysville, PA 19438.
- GRACZYK, CAROLYN M. - New Hanover Township;
Graczyk, Jeffrey J., 2351 Turnbury Road,
Gilbertsville, PA 19525.
- HUFF, CELESTE M. - Abington Township;
Huff, Kenneth B., 1320 Cardeza Street,
Philadelphia, PA 19119.
- KRICUN, VIRGINIA M. - Lower Providence Township;
Teti, Louis N., 17 W. Miner Street, West Chester,
PA 19382.
- La VAIR, CLIFFORD - West Norriton Township;
Kowalski, Kathleen S., 644 Stanbridge Street,
Norristown, PA 19401; La Vair, Clifford M.,
4 Elm Avenue, Eagleville, PA 19403.
- LANE, KENNETH E. - Lower Gwynedd Township;
Gallagher, Loretta L., 125 Stafford Avenue,
Wayne, PA 19087.
- LARSEN, MARGARET L. - Lower Gwynedd Township;
Baughman, Kelly L., 717 Meadowcreek Circle,
Lower Gwynedd, PA 19002.
- LEATHERBEE, TABITHA S. - Upper Merion
Township; Shanahan, Rachel L., 317 Huffman Drive,
Exton, PA 19341.
- LEONARD, SANDRA - Lower Merion Township;
Leonard, Michelle, 312 Exton Commons,
Exton, PA 19341.
- LORENZ, THEODORE E. - Lower Merion Township;
Lorenz, Anne P., 606 Old Gulph Road,
Penn Valley, PA 19072.
- LYONS, HELEN - Abington Township;
Yahr, Harold, 4636 E. Desert Cactus Street,
Phoenix, AR 85032-1572.
- MALESKI, EILEEN M. - Montgomery Township;
Maleski, Charles, 4 Spruce Lane, Chalfont, PA 18914.
- MARION, ROSELYN S. - Abington Township;
Marion, David H., 1360 Revelation Road,
Meadowbrook, PA 19046.
- McCLATCHY, MARIANNE G. - Lower Merion
Township; Three Radnor Corporate Center,
Radnor, PA 19087; Teti, Louis N., 17 W. Miner Street,
West Chester, PA 19382.
- MIDDLETON, GAIL F. - Cheltenham Township;
Heiland, James L., 550 Valley Ranch Drive,
Clio, CA 96106; Ross, Roy S., 1500 Market Street,
Philadelphia, PA 19102.
- MKHALIAN, NARTOUHI R. - Upper Moreland
Township; Voskian, Jason, 401 Hillcrest Road,
Ridgewood, NJ 07450.
- NGUYEN, JOHN - Lower Providence Township;
Nguyen, Lynn M., 2766 Egypt Road,
Audubon, PA 19403.

WILLS PROBATED

Granted Week Ending April 23, 2024

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

- BAIRD JR., JOHN G. - Lower Pottsgrove Township;
Baird, Jesse J., 43 E. High Street, Pottstown, PA 19464.
- BIBBO, MARY E. - West Norriton Township;
Bibbo Jr., Raymond S., 41 Bittersweet Court,
West Norriton, PA 19403.
- BOORAEM, CHARLES H. - Limerick Township;
Booraem, Betty H., 1506 Richards Court,
Limerick, PA 19468.
- BRINTON, JOAN - Royersford Borough;
Gregg Sr., Richard D., 15092 Stella Del Mar Lane,
Fort Myers, FL 33908.
- BRUNO, JAMES P. - Skippack Township;
Seiwell, Madeline, 1046 Scenic View Drive,
Schwenksville, PA 19473.
- BULGER SR., LAWRENCE L. - Plymouth Township;
Bulger, Patrick J., 302 Franklin Avenue,
Phoenixville, PA 19460.
- COHEN, NANCY S. - Lower Merion Township;
Cohen, Joshua J., 526 Manor Road,
Wynnewood, PA 19096.
- CRESCENTE, MARIE G. - Bridgeport Borough;
Milke, Deborah M., 321 Jefferson Street,
Bridgeport, PA 19405.
- DELAPAZ, ADELAIDA E. - Lansdale Borough;
Delapaz-Brems, Lily, 35 Contra Costa Place,
Henderson, NV 89052.

NORRIS, EDWARD F. - Montgomery Township;
Norris, Patricia A., 649 Redwood Court,
North Wales, PA 19454-1183.

NORTON, MARIANNE R. - East Norriton Township;
Norton, Kimberly A., 2219 Carol Lane,
East Norriton, PA 19401.

PEDICONE, CARMELA C. - Conshohocken Borough;
Pinzka, Kathleen E., 150 Reagan Drive,
Sellersville, PA 18960.

POLI, LILLIAN L. - Upper Gwynedd Township;
Poli, Frederick, 201 Goldenrod Drive,
Lansdale, PA 19446.

POLLICK, SYLVIA B. - Pottstown Borough;
Pollick, John G., 9 Country Drive, Pottstown, PA 19464.

RAYMOND, KERRY A. - Lower Merion Township;
Turner, Heather L., 137 N. Narberth Avenue,
Narberth, PA 19072.

RHOADS, ANN L. - Douglass Township; Wary, Debbie,
1237 Montgomery Avenue, New Berlinville, PA 19545.

SHOEMAKER, ELLA M. - Pennsburg Borough;
Bonanni, Barbara A., 822 8th Lane,
Palm Beach Gardens, FL 33418.

STEINBERG, BARBARA - Lower Merion Township;
Steinberg, Joseph, 4289 N.W. 63rd Place,
Boca Raton, FL 33496; Zarett, Randi,
12 Buttonwood Circle, Lafayette Hill, PA 19444.

STERNE, NANCY M. - Montgomery Township;
McNabb, Christopher G., 403 St. Anns Circle,
Phoenixville, PA 19460.

UMFER, ANDREW J. - Lansdale Borough;
Umfer, Gerald, 106 Brantford Circle,
Horsham, PA 19044.

ZAPATA, JOSEPH - Lansdale Borough;
Grimmer, Jennifer D., 194 Stine Drive,
Collegeville, PA 19426.
