
SHERIFF'S SALES

*By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA. to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, **October 28, 2026.***

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. 2013-30212**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

PREMISES "A"

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

BEGINNING at a point, at the bridge of the Perkiomen and Reading Turnpike Road, over Sprogell Creek, and in the middle of the said creek and running in a line with the said turnpike, North 82 degrees 15 minutes West, 134.50 feet to a point, a corner of this and the land recently conveyed to L.D. VanBurskirk; thence, along this and the land of L.D. VanBurskirk, North 05 degrees 15 minutes West, 534.60 feet to a point, in the middle of a certain right-of-way of the Trappe & Limerick Railway Company; thence, South 81 degrees 30 minutes West, 105.80 feet to a point, a corner of this and the land, formerly known as the Montgomery Missimer property; thence, along this and the land of Montgomery Missimer, North 00 degrees 15 minutes West, 443.00 feet to a stake; thence, along this and the said Montgomery Missimer land, North 23 degrees 15 minutes East, 182.00 feet to a white oak stump; thence, along this and the land of Montgomery Missimer, North 01 degrees 30 minutes West, 544.50 feet to a black oak street, being a corner of this and the land of Montgomery Missimer and Hutt & Griffith; thence, along this and the land of Hutt & Griffith, North 47 degrees 15 minutes East, 364.00 feet to an iron pin, along the said Sprogell Creek; thence, South 42 and 1/2 degrees East, 30.00 feet to a point on the East side of the said Sprogell Creek, to the middle of a public road; thence, along this and the land of Irvin A. Kepler, and running along the center of the public road, South 3/4 degrees East, 208.20 feet; thence, South 6 and 3/4 degrees West, 165.00 feet; thence, South 11 degrees 00 minutes East, 82.50 feet; thence, South 21 and 3/4 degrees East, 142.00 feet; thence, South 32 degrees 00 minutes East, 265.00 feet; thence, South 8 and 1/2 degrees East, 200.00 feet; thence, South 04 degrees 24 minutes West, 336.00 feet to a point, in the middle of a public road; thence, along said right-of-way of the Trappe & Limerick Railway Company, South 73 and degrees West, 27.50 feet; thence, along this and the land of Hartenstine and Buchert and the Lower Pottsgrove School property, South 21 degrees 45 minutes West, 594.00 feet to the first mentioned point and place of beginning.

CONTAINING 14.9 acres of land, more or less.

EXCEPTING THEROUT AND THEREFROM, that portion of the above-described premises, which was conveyed by Sunnybrook Enterprises, Inc., a PA Corp. to Century 21 Drumheller Associates, Inc., a PA Corp., by Deed, dated August 29, 1995, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4125 at Page 195, as follows, to wit:

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, on the West side of Sunnybrook Road and the North side of East High Street, bounded and described in accordance with a Survey Draft, prepared by Ralph E. Shaner, P.E. and Land Surveyor, dated April 10, 1931, more fully described as follows, to wit:

BEGINNING at a point on the North side of East High Street and the center line of Sunnybrook Road, North 11 degrees 48 minutes East, 302.00 feet to a corner; thence, on a line, leaving said road and along lands of Sunnybrook Enterprises, Inc., the next two (2) courses and distances: (1) North 78 degrees 15 minutes West, 86.5 feet; and (2) South 21 degrees 45 minutes West, 360.6 feet to a corner, in the bed of East High Street; thence, on a line, in the bed of East High Street, North 82 degrees 15 minutes East, 156.4 feet to the place of beginning.

CONTAINING 0.857 acres of land.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate partly in **Pottstown Borough** and partly in **Lower Pottsgrove Township**, bounded and described in accordance with a Survey of R.E. Shaner, Civil Engineer, on September 21, 1933, as follows, to wit:

BEGINNING at a point, a corner of this and land of Irvin A. Kepler; thence, extending along said land of said Irvin A. Kepler, North 78 degrees 10 minutes East, 107.25 feet to a point, in line of said Irvin A. Kepler; thence, still along land of said Irvin A. Kepler, South 07 degrees 30 minutes East, 44.00 feet to a point, in line of land of said Irvin A. Kepler and in line of land of Montgomery Missimer; thence, passing through lands of the said Montgomery Missimer, as follows: South 85 degrees 30 minutes West, 7.80 feet to a point, at the beginning of a curve to the left; thence, by a curve with a radius of 179.00 feet, for a distance of 170.42 feet to a point; thence, South 31 degrees 00 minutes West, 290.00 feet to a point, at the beginning of a curve, to the right; thence, by said curve, with a radius of 190.90 feet, a distance of 125.40 feet to a point; thence, South 68 degrees 30 minutes West, 31.85 feet to a point, in the center line of formerly the Perkiomen and Reading Turnpike Road, now known as High Street; thence, along the center line of said street,

North 79 degrees 50 minutes West, 57.14 feet; thence, North 68 degrees 30 minutes East, 81.50 feet to a point, at the beginning of a curve, to the left; thence, by said curve, with a radius of 169.90 feet, for a distance of 105.70 feet to a point; thence, North 31 degrees 00 minutes East, 290.00 feet, and North 33 degrees 45 minutes East, 112.00 feet to the first mentioned point and place of beginning.

CONTAINING 0.571 of an acre, more or less.

PREMISES C

ALL THAT CERTAIN lot or tract, situate on the North side of S. High Street, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Subdivision Plan, prepared for Pottstown Orthopedic and Fracture Center, by Ralph E. Shaner & Son Engineering Co., Pottstown, PA, dated 12/31/1982, last revision dated 1/30/1984, as follows, to wit:

BEGINNING at a joint corner of Lot No. 1 and No. 2, located in the bed of East High Street, 80 feet wide; thence, from said point of beginning, along Lot No. 2 (lands to be retained by the Grantor, Orthopedic Specialists of Pottstown, Ltd., t/a Pottstown Orthopedic and Fracture Center), the next two courses and distances to wit: (1) North 11 degrees 30 minutes East, 311.98 feet; and, (2) North 74 degrees 30 minutes West, 154.00 feet to the Easterly side of a private road, 30 feet wide; thence, along the Easterly side of said private road, North 32 degrees 25 minutes East, 31.06 feet to a point of curvature; thence, by a line, curving to the right, having a radius 221.98 feet, an arc length of 199.23 feet to a point; thence, leaving said private road and along lands of Sunnysbrook Enterprises, Inc., and crossing a private sanitary sewer and crossing storm sewer, which services Lot No. 1, South 05 degrees 30 minutes East, 490.6 feet to a point, in the bed of East High Street; thence, along and in the bed of East High Street; North 84 degrees 30 minutes West, 141.69 feet to the place of beginning.

CONTAINING 51,065 square feet of land, more or less.

BEING Lot No. 2 on a Plan of Lots, prepared for Pottstown Orthopedic & Fracture Center, said Plan having been recorded 3/15/1985, in Montgomery County Plan Book B-40 at Page 345.

EXCEPTING AND RESERVING the right of ingress and egress for the owner of Lot No. 1 to pass over and through Lot No. 2 to make repairs on the sanitary sewer main or to make repairs on the storm sewer pipe, if needed.

PREMISES D

ALL THAT CERTAIN tract of land, situated in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner of this and land of Irvin Kepler and the School District of Lower Pottsgrove Township; thence, along the land of said Irvin Kepler, North 21 degrees 45 minutes East, 222.50 feet to land of the Reading Transit Company, formerly Schuylkill Valley Traction Company; thence, along the said Eastwardly, 5400 feet to a point, in a public road, leading Northwardly from the former Perkiomen and Reading Turnpike, now state highway, leading from Philadelphia to Reading; thence, along said public road, South 11 degrees 48 minutes West, 240.00 feet, more or less to a point, in the center of said public road; thence, along lands of the Lower Pottsgrove School District, North 78 degrees 15 minutes West, 86.50 feet to the place of beginning.

BEING the same premises which Sunnysbrook Real Estate, LLC, by Deed, dated October 31, 2022, and recorded November 18, 2022, in Montgomery County, in Deed Book 6308 at Page 2419, conveyed unto SoulJoel's at Sunnysbrook, LLC.

THE entire property is 92% in Lower Pottsgrove Township, and 8% in Pottstown Borough.

Parcel Numbers: 42-00-04714-00-5, 16-00-15344-00-3, 42-00-04714-023.

Location of property: 50 Sunnysbrook Road, Pottstown, PA 19464.

The improvements thereon are: Commercial - Parks, Recreational facility, Pools (Private)

Seized and taken in execution as the property of **The Sunnysbrook Foundation, SoulJoel's at Sunnysbrook LLC (Terre Tenant), and Sunnysbrook Real Estate, LLC (Terre Tenant)** at the suit of Mark C. Pollock, and Thomas Sephakis, Jr. (Individually and as Assignee of Cynthia Dreyer). Debt: \$394,056.96.

Law Offices of Mitchell Clair, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-15474**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN garage and tract of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Third Street, between York and Hanover Streets, bounded and described as follows, to wit:

BEGINNING at a point on the South side of said Third Street, at the distance of 342 feet and 2 inches, Eastwardly from the East line of York Street; thence, at right angles to Third Street, Southwardly, passing through and along the middle of a 13 foot wide alley, intended to be opened, 160 feet to land, late of Aaron K. Kulp, now of Lawrence R. Levengood, and about to be conveyed to said Krause and Ludwick; thence, along the same, which was originally the Southern line of a proposed 20 foot wide alley, Northeastwardly, 56 feet to land, now or late of Josiah S. Erb; thence, along the same, Northwardly or Northeastwardly, 160 feet to the South line of Third Street, aforesaid; thence, by the same, Eastwardly or Southeastwardly, 56 feet to the place of beginning.

AND, ALL THAT CERTAIN lot of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, at the rear of the South side of Third Street, between York and Hanover Streets, bounded and described as follows, to wit:

BEGINNING at a point on a corner of this and land of L. R. Levengood, at the South side of a 20 feet wide alley, which beginning point is distant 160 feet, Southwardly from the South line of Third Street, aforesaid; thence, along the said proposed 20 feet wide alley and other land of Krause and Ludwick, Eastwardly or Southeastwardly, 80 feet to other land of Lawrence R. Levengood; thence, by the same, Southwardly or Southwestwardly, 26 feet 8 inches to land, late of Frank Auchenbach, now of Walter Neiman; thence, by the same, Westwardly, 85 feet 8 inches to land of Emma S. Erb Estate; thence, by the same, Northwardly or Northeastwardly, 57 feet 4 inches to the place of beginning.

AND, ALL THAT CERTAIN small tract of land, situate in the rear of the South side of East Third Street, between York and Hanover Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeast corner, McClellan Street or Alley, and a 20 feet wide alley, leading Eastwardly from McClellan Alley; thence, along the East side of said McClellan Alley, Southwardly, 91 feet 10 inches to land, now or late of Frank Auchenbach Estate; thence, by the same, Northeastwardly, 100 feet to land, late of Lawrence R. Levengood, now Krause & Ludwick; thence, by the same, Northwardly, 57 feet 4 inches to the South side of said 20 feet wide alley; thence, by the same, Westwardly, 92 feet 9 inches to the place of beginning.

AND, ALL THAT CERTAIN frame message and lot or piece of land, situate on the South side of Third Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, being Number 128 Third Street, bounded, limited and described as follows, to wit:

BEGINNING at a point on the South side of Third Street, 90 feet East from the East side of McClellan Street, the corner of this and Lot No. 177; thence, Southwardly, along said Lot No. 177, 140 feet to a 20 feet wide alley; thence, along the same, Eastwardly, 15 feet to other land of Frederick G. Erb; thence, Northwardly, along the same, and through the center of the partition wall of this and other frame dwelling adjoining on the East, 140 feet to the South line of Third Street, aforesaid; thence, Westwardly, along the same, 15 feet to the place of beginning.

AND, ALL THAT CERTAIN frame message and lot or piece of land, situate on the South side of Third Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, being Number 130 East Third Street, bounded, limited and described as follows, to wit:

BEGINNING at a point on the South side of Third Street, 120 feet East from the East side of McClellan Street, the corner of this and Lot No. 179; thence, Southwardly, along said Lot No. 179, 140 feet to a 20 foot wide alley; thence, along the same, Westwardly, 15 feet to a corner of this and land of Frederick G. Erb; thence, Northwardly, along the same and through the center of the partition wall of this and the other frame dwelling, immediately adjoining to the West, 140 feet to the South line of Third Street, aforesaid; thence, Eastwardly, 15 feet to the point or place of beginning.

AND, ALL THAT CERTAIN brick message or tenement and lot of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the West side of Hanover Street, between Beech and Third Streets, being known as No 215 N. Hanover Street, bounded and described as follows, to wit:

BEGINNING at a point on the West side of said Hanover Street, at the distance of 145 feet, Northwardly from the Northwest corner of Hanover and Beech Streets, a corner of this and land, now or late of M.C. Andre; thence, by the same, and parallel with Beech Street, Westwardly, 91 feet 2 inches to land, now of Lawrence Levengood; thence, by the same, and parallel with Hanover Street, Northwardly, 35 feet to other land of said Lawrence Levengood; thence, by the same, and parallel with Hanover Street, Northwardly, 35 feet to other land of said Lawrence Levengood; thence, by the same, Eastwardly, and parallel with Beech Street, 100 feet to the West side of Hanover Street, aforesaid; thence, by the same, Southwardly, 35 feet to the place of beginning.

AND, ALL THAT CERTAIN small strip of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, directly in the rear of brick message and lot of land, owned by said Hannah W. Dyer, known as No. 215 N. Hanover Street, bounded and described as follows, to wit:

BEGINNING at a point the Southwest corner of tract of land conveyed to Hannah W. Dyer, by Catharine B. Reigner, Executrix and Mary Annetta Reigner, Remainderman, by Deed, dated February 28, 1925, and recorded at Norristown, Pa., in Deed Book 943 at Page 219, and also at a corner of land, formerly of M.C. Andre, now Mary E. Andre Estate and lands of Lawrence R. Levengood; thence, along land of said Levengood, Westwardly, and parallel to Beech Street, 8 feet 10 inches to other land of Lawrence R. Levengood; thence, by the same, and parallel with Hanover Street, Northwardly, 35 feet to other land of said Levengood, formerly A. K. Kulp; thence, by the same, Eastwardly, 8 feet 10 inches to other land of Hannah W. Dyer; thence, by the same, Southwardly, 35 feet to the place of beginning.

ALL THAT CERTAIN mill and tract of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point, in the Southerly side of East Third Street, distant 342 feet 2 inches Easterly from the Easterly line of York Street; thence, at right angles to Third Street, Southwesterly, passing through and along the middle of a 12 feet wide alley, intended to be opened 160 feet; thence, along the Southerly side of 20 feet wide alley, Northwesterly, 56 feet to land, now or late of Josiah S. Erb; thence, along said land, Southwesterly, 57 feet 4 inches to line of land of Frank Auchenbach; thence, along said land, Eastwardly, 171 feet 1 inches to line of Matilda C. Andre; thence, along said land, Northeasterly, 8 feet 11 inches to line of Henry B. Reigner; thence, along said land, Westerly, 8 feet 10 inches, and Northerly, 35 feet and Easterly, 100 feet to the Westerly line of Hanover Street; thence, along said Street, Northerly, 35 feet; thence, along said Street, Northwesterly, 138 feet, 3 inches to the place of beginning.

TOGETHER with the right to use of a driveway, as now existing on the ground, leading from Hanover Street in, to over and across land, now or late of Henry B. Reigner, in the use and occupation of the said Barn and Stable of the above-described premises, and with the free and unrestricted right for himself and his teams of ingress and egress in, over, to and along said right-of-way, as long as said property shall be used as a business place.

AND, ALL THAT CERTAIN brick 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 a point, in the South line of East Third Street, a distance of 69 feet 9 inches, Eastwardly from the East line of McClellan Alley, a corner of this and land of Samuel Derr; thence, at right angles to the said Third Street, Southwardly, 140 feet, passing through the division or partition wall of this and brick message of Samuel Derr, adjoining on the West to a 20 feet wide alley; thence, along said alley, Eastwardly, 20 feet 3 inches to a corner of this and land of Frederick G. Erb; thence, along the said land, Northwardly, 140 feet to Third Street, aforesaid; thence, along the same, Westwardly, 20 feet 3 inches to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, premises known as 126 East Third Street, conveyed to Martha Ludwick and Continental Bank, Trustees under Will of John G. Ludwick a/k/a John G. Ludwick, Jr., by Indenture, dated January 22, 1973, and recorded in the Recorder of Deeds Office, in and for Montgomery County, at Norristown, Pennsylvania, in Deed Book 3825 at Page 93, granted and conveyed unto John J. Paradis and Betty E. Paradis, his wife.

BEING the same premises which Curtis F. Wilson, by Deed, dated 10/23/2017, and recorded at Montgomery County Recorder of Deeds Office, on 11/17/2017, in Deed Book 6069 at Page 2277, granted and conveyed unto 132 E. Third Street, L.L.C.

Parcel Number: 16-00-29256-00-5.

Location of property: 132 E. Third Street, Pottstown, PA 19464.

The improvements thereon are: Automobile showroom.

Seized and taken in execution as the property of **132 E. Third Street, L.L.C.** at the suit of Pottstown School District. Debt: \$40,810.49.

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. 2021-16080**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or tract of ground, lying, being and situate in **Schwenksville Borough and Lower Frederick Township**, Montgomery County, Pennsylvania, as described by F.X. Ball Associates, Inc., on their Plan of Property #8139-1, dated October 6, 1981, known and numbered as 800 Main Street, Schwenksville, Pennsylvania.

BEGINNING at a point, formed by the intersection of the title line, in the bed of T.R. 29 (LR 158), the center line of Park Avenue (LR 46018); thence, along bed of Park Avenue (LR 46018), North 86 degrees 17 minutes 36 seconds East, 63.98 feet to a point, the intersection of Park Avenue (LR 46018), and the Westerly right-of-way line of the Perkiomen Branch (Reading Company); thence, along said right-of-way, on an arc, curving to the left, having a radius of 1880.08 feet, an arc length of 16.50 feet to a point; thence, through the bed of said railroad, North 81 degrees 25 minutes East, 12.0 feet to a point; thence, North 7 degrees 00 minutes East, 83.84 feet to a point; thence, North 34 degrees 19 minutes 55 seconds West, 27.49 feet to a point; thence, South 66 degrees 15 minutes East, 8.56 feet to a point on the Westerly right-of-way line of the aforementioned railroad; thence, crossing the Borough Line, Lower Frederick Township, following a curve left, with a radius of 1880.08 feet, and an arc of 53.47 feet to a point; thence, South 16 degrees 14 minutes East, 15.84 feet to a point, in the bed of T.R. 29 (LR 158); thence, along the bed of T.R. 29 (LR 158), South 3 degrees 55 minutes West, and recrossing Borough Line, dividing the Borough of Schwenksville, and Lower Frederick Township, 190.54 feet to the point and place of beginning.

CONTAINING .1915, more or less, acres of land.

BEING the same premises which John Chiartas and Lynn Chiartas, by Deed, dated 04/22/2002, and recorded at Montgomery County Recorder of Deeds Office, on 06/03/2002, in Deed Book 5410 at Page 2175, granted and conveyed unto John E. Ortino and Linda S. Ortino.

Parcel Number: 20-00-00226-50-1.

Location of property: 800 Main Street, Schwenksville, PA 19473.

The improvements thereon are: Retail, Office, Apartments (Multi-use).

Seized and taken in execution as the property of **John E. Ortino and Linda S. Ortino** at the suit of Perkiomen Valley School District. Debt: \$4,676.36.

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. **2022-12643**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in Latham Park, in **Cheltenham Township**, Montgomery County, Pennsylvania, and described as follows, to wit:

BEGINNING at the point of intersection of the Northwesterly side of Old York Road (60 feet wide), and the Southwesterly side of Beech Avenue (50 feet wide); thence, extending Northwestwardly, along the Southwesterly side of the said Beech Avenue, 120 feet 7-1/8 inches to a point; thence, extending Southwestwardly, on a line at right angles to the said Beech Avenue, and along the lot or piece of ground next hereinafter, described, 125 feet to a point; thence, extending Southeastwardly, along ground, now or late of Margaret A. Millard, 163 feet, 11.50 inches to a point on the Northwesterly side of the said Old York Road; and thence, extending Northeastwardly, along the same, 132 feet 3-5/8 inches to the first mentioned point and place of beginning.

AND ALSO, ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Latham Park, in **Cheltenham Township**, Montgomery County, Pennsylvania, and described as follows, to wit:

BEGINNING a point on the Southwesterly side of Beech Avenue, at the distance of 120 feet, 7-1/8 inches Northwestwardly from the Northwesterly side of Old York Road; thence, extending Southwestwardly, on a line at right angles to the said Beech Avenue, and along the line of land of the lot first above described, 125 feet to a point; thence, extending Northwestwardly, along a line parallel with the said Beech Avenue, and along the line of land, formerly of David P. Forstner, 100 feet to a point; thence, extending Northeastwardly, on a line at right angles to the said Beech Avenue, 125 feet to the Southwesterly side of Beech Avenue; thence, extending Southeastwardly, along the same, 100 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Todd Rose, who acquired title by virtue of a Deed from Todd Rose and Shawn Tryce, husband and wife, dated May 31, 2000, recorded June 27, 2000, at Document ID #011684, and recorded in Book 05321 at Page 0816, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-29962-00-4.

Location of property: 7454 Old York Road, Elkins Park, a/k/a Melrose Park, PA 19027.

The improvements thereon are: Single-family dwelling, more than one (1) house, detached.

Seized and taken in execution as the property of **Todd Rose** at the suit of U.S. Bank, National Association. Debt: \$446,293.32.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution No. **2023-01628**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described according to a plan known as Norriswood Homes, made by Damon and Foster, Civil Engineers, dated July 24, 1955, and last revised June 14, 1957, as follows, to wit:

BEGINNING at a point on the Northeastly side of Dartmouth Drive (fifty feet wide), at the distance of sixty two feet, measured along said Dartmouth Drive, on a course of South thirty eight degrees forty minutes East from a point of tangent in the same, which point of tangent is measured on the arc of a circle, on a line curving to the left, having a radius of twenty feet, the arc distance of thirty one and forty two one hundredths feet from a point on the Southeastly side of Arch Street (sixty six feet wide); thence, from said beginning point, extending along the Northeastly side of Dartmouth Drive, South thirty-eight degrees forty minutes East, thirty two feet to a point; thence, extending of that width, in length or depth, North fifty one degrees twenty minutes East, between two parallel lines at right angles with the said Dartmouth Drive, one hundred feet, the Southeastly line of which passes partly through the title line in the party wall of the house erected on this lot and the house erected on Lot No. 28 on said plan to the Southeast and the Northwesterly line thereof, extending through the title line in the bed of a certain driveway erected on this Lot and Lot No. 26 on said plan to the Northwest.

BEING known as Lot No. 27 on said Plan.

BEING the same premises, which Kevin Byron O'Toole and Karen M. O'Toole, by Deed dated July 31, 1996, and recorded in the Office of Recorder of Deeds of Montgomery County on August 6, 1996, in Book 5156 at Page 2113, being Instrument #12386, granted and conveyed unto Victor Badoo and Victoria Badoo.

Parcel Number: 13-00-09288-00-5.

Location of property: 305 Dartmouth Drive, Norristown, PA 19401-5408.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Victor Badoo and Victoria Badoo** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-in-Interest to U.S. Bank, National Association, as Trustee, on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Corp. 2006-WMC1 Asset Backed Pass-Through Certificates, Series 2006-WMC1. Debt: \$176,122.85.

Steven P. Kelly, Attorney. I.D. #308573.

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. 2023-04621**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, and all improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan "Union Hill", prepared for The Mertin Organization (a Pennsylvania Limited Partnership, Owner of Record), made by Conceptual Planners and Engineers, dated July 27, 1987, and last revised March 21, 1989, and recorded in Plan Book A-51 at Page 71, as follows, to wit:

BEGINNING at a point on the Northwest side of Overlook Lane (width not given), said point being a corner of Lot No. 10, and place of beginning; thence, extending from said place of beginning, and along Lot No. 10, North 18 degrees 09 minutes 21 seconds West, 140 feet to a point, a corner; thence, extending North 79 degrees 34 minutes 07 seconds East, 45.41 feet to a point, a corner of Lot No. 8; thence, extending along Lot No. 8, South 18 degrees 09 minutes 21 seconds East, 140.17 feet to a point on the Northwest side of Overlook Lane; thence, extending along the Northwest side of Overlook Lane, the 2 following courses and distances: (1) South 09 degrees 48 minutes 10 seconds West, 40.13 feet to a point of curve; and (2) on the arc of a circle, curving to the left, having a radius of 1,013 feet, the arc distance of 5.31 feet to a point, a corner of Lot No. 10, being the first mentioned point and place of beginning.

BEING Lot No. 9 on said Plan.

BEING the same premises which Gyan Bindra and Tejinder Bindra, by Deed, dated September 30, 2016, and recorded on October 6, 2016, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 6018 at Page 1388, being Instrument Number 2016077352, granted and conveyed unto Robert L. Moyer. The said Robert L. Moyer departed this life, on or about July 25, 2019, where, absent the probate of an estate, title now vests in Jack Henry Moyer, as Surviving Heir of Robert L. Moyer, Deceased, Lindsey Rae Moyer, as Surviving Heir of Robert L. Moyer, Deceased, and Jessica Leigh Tamaccio, as Surviving Heir of Robert L. Moyer, Deceased.

Parcel Number: 58-00-14345-16-8.

Location of property: 316 Overlook Lane, Gulph Mills a/k/a Conshohocken, PA 19428.

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

Seized and taken in execution as the property of **Jack Henry Moyer, Surviving Heir of Robert L. Moyer, Deceased; Lindsey Rae Moyer, Surviving Heir of Robert L. Moyer, Deceased; Jessica Leigh Tamaccio, Surviving Heir of Robert L. Moyer, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest, from or under Robert L. Moyer a/k/a Robert Lee Moyer, Deceased, Mortgagor and Owner** 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: \$440,082.78.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-10883**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as "Plan of Property of Larry Gubb", made by Herbert H. Metz, Registered Engineer, dated July 11, 1956, and revised August 8, 1956, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-3 at Page 25, as follows, to wit:

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

CONTAINING in area 1.677 acres.

BEING the same premises which E. Lansing Ray, III, by his Attorney-in-Fact Jeffrey R. Abbott, duly constituted and appointed by Letter of Attorney, dated June 13, 1995, by Deed dated 1/30/1998, and recorded 2/27/1998, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5217 at Page 1301, granted and conveyed unto Harry W. Dean, Deceased as of 11/20/2023, and Claire M. Dean.

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

Location of property: 1430 Meadowbrook Road, Lot 2, a/k/a 1430 Meadowbrook Road, Meadowbrook, PA 19046. The improvements thereon are: A single-family, residential dwelling.

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-20137**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point, for a corner, in the West side of a Public Road, leading from Palm to Pennsburg, in line of land of George Yerger; thence, along the West side of the said Road and along said land, South 25 degrees 02 minutes East, 226.7 feet to a point, for a corner; thence, still along the said land, South 36 degrees 00 minutes West, 56.1 feet to a point, for a corner, in the Perkiomen Creek; thence, still along the said land, in the said Creek, South 22 degrees 46 minutes East, 314.24 feet to a stake, for a corner, in the said Creek; thence, still along the said land, South 17 degrees 59 minutes West, 264 feet to a point, for a corner, in line of land of Raymond Richard; thence, along the said land, North 82 degrees 31 minutes West, 392.7 feet to a point, for a corner, in line of land of Sam Penick; thence, along the same, North 35 degrees 05 minutes East, 230.3 feet to a stake, for a corner; thence, still along the same, North 43 degrees 23 minutes West, 540.63 feet to a point, for a corner, in the middle of a Public Road; thence, along the middle thereof, South 89 degrees 29 minutes East, 111.47 feet to a point, for a corner, in the line of land of Daniel H. Himmelwright; thence, along the same, South 49 degrees 00 minutes East, 59.37 feet to a point, for a corner; thence, still along the same, North 41 degrees 12 minutes East, 86.07 feet to a point, for a corner; thence, along the same, North 04 degrees 14 minutes East, 43.8 feet to a point, for a corner, in the middle of a Public Road; thence, along the middle of the same, North 73 degrees 40 minutes East, 322.09 feet to the place of beginning.

AND ALSO ALL THAT CERTAIN mill property and tract of land, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, for a corner, in the line of land of Harry C. Tomlinson (from which this tract is taken), said iron pin being near the Mill Race; thence, along the said land, South 57 degrees 29 minutes East, 72.74 feet to a point, for a corner; thence, South 09 degrees 14 minutes West, 60.8 feet to a stake, for a corner; thence, South 46 degrees 12 minutes West, 86.07 feet to a stake, for a corner; thence, North 44 degrees West, 59.37 feet to a stake, for a corner, along the side of the dirt road; thence, along land of the said Harry C. Tomlinson, North 24 degrees 04 minutes East, 127.04 feet to the place of beginning.

BEING the same premises which Knoll, Inc., by Deed, dated April 20, 2022, and recorded at Montgomery County Recorder of Deeds Office, on May 3, 2022, in Deed Book 6280 at Page 84, granted and conveyed unto David G. Butterworth.

Parcel Number: 57-00-03658-00-2.

Location of property: 1050 Peevy Road, East Greenville, PA 18041.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **David G. Butterworth** at the suit of Upper Perkiomen School District. Debt: \$11,446.99.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-22653**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece, with the buildings and improvements proposed to be erected thereon, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described according to a Certain Erosion Control Plan for Hankin and Robinson, made by Howard W. Doran, Inc., dated February 5, 1973, and last revised June 23, 1975, as follows, to wit:

BEGINNING at a point on the Northeasterly side of a Certain Proposed Road (of irregular width), said point, being measured the 5 following courses and distances from a point of curve on the Northwesterly side of Route 113: (1) leaving Route 113, on the arc of a circle, curving to the right, having a radius of 25 feet, the arc distance of 36.85 feet, to a point of tangent on the Northeasterly side of the aforementioned Proposed Road; (2) North 53 degrees 33 minutes 48 seconds West, 193.12 feet to a point of curve; (3) Northwardly and Northeastwardly, on the arc of a circle, curving to the right, having a radius of 25 feet, the arc distance of 12.34 feet to a point of tangent; (4) North 27 degrees 50 minutes 00 seconds East, 28 feet to a point, a corner; and (5) North 62 degrees, 10 minutes, 00 seconds West, 118 feet to the point of beginning; thence, extending from said point of beginning, North 62 degrees 10 minutes 00 seconds West, along the Northeasterly side of the aforementioned Proposed Road, 31 feet to a point, a corner; thence, extending North 27 degrees, 50 minutes 00 seconds East, 180 feet to a point, a corner; thence, extending South 55 degrees 32 minutes 49 seconds East, 31.21 feet to a point, a corner; thence, extending South 27 degrees 50 minutes 00 seconds West, 176.41 feet to the first mentioned point and place of beginning.

BEING Lot No. 32 as shown on the above-mentioned Plan.

TOGETHER with a 1/36th interest in the common areas as described, in a certain Declaration of Covenants, Restrictions, Easements, Charges and Liens, dated June 18, 1975, and recorded in Montgomery County in Deed Book 4042 at Page 468.

BEING the same premises which Philip D. Ronca and Mary Ronca, by Deed, dated November 26, 2003, and recorded at Montgomery County Recorder of Deeds Office, on February 5, 2004, in Deed Book 5494 at Page 337, granted and conveyed unto Gerald W. Moore, Jr. and Amy L. Moore. Amy L. Moore departed this life on July 9, 2016, whereby title to said premises vested in Gerald W. Moore, Jr.

Parcel Number: 23-00-00500-35-9.

Location of property: 313 Laurel Drive, Trappe, PA 19426.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Gerald W. Moore, Jr.** at the suit of Perkiomen Valley School District. Debt: \$5,929.16.

Portnoff Law Associates, Attorneys.

DONW 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. 2023-24161**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Survey and Plan thereof, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated March 21, 1946, and revised August 27, 1946, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Arbor Road (forty feet wide), at the distance of one hundred and seventy-nine feet from a point of curve, which point of curve is at the distance of fifteen and seventy-one one-hundredths feet, measured on the arc of a circle, with a radius of ten feet from a point of tangent on the Southeasterly side of Walden Road (forty feet wide); thence, extending North thirty-eight degrees, fifteen minutes East, one hundred and twenty-five feet to a point; thence, extending South fifty-one degrees, forty-five minutes East, fifty-five and fifty one-hundredths feet to a point; thence, extending South thirty-right degrees, fifteen minutes West, one hundred and twenty-five feet to a point on the Northeasterly side of Arbor Road, aforesaid; and thence, extending along the same, North fifty-one degrees, forty-five minutes West, fifty-five and fifty one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph Jay Young and Jane C. Lenhart, Co?Executors under the Will of Jane B. Young, by Deed, dated November 12, 2002, and recorded at Montgomery County Recorder of Deeds Office, on January 17, 2003, in Deed Book 5443 at Page 248, granted and conveyed unto Joseph J. Young and Kathleen A. Young.

THE SAID Joseph J. Young departed this life on November 30, 2009, whereby title to said premises became vested in Kathleen A. Young.

Parcel Number: 31-00-00217-00-4.

Location of property: 519 Arbor Road, Cheltenham, PA 19012.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Kathleen A. Young** at the suit of Cheltenham School District. Debt: \$10,634.61.

Portnoff Law Associates, Attorneys.

DONW 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. 2024-04169**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, and being designated as Lot 42, upon a Plan entitled Final Land Development Plan Phase II, Record Plan Sprogels Run, Shadeland Development Corp., proposed residential development, crossroad settlement parcel, **Upper Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, prepared by Wilkinson and Associates, Inc., Sheet No. 1, dated August 9, 2013, last revised December 7, 2018, said Plan recorded in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Plan Book 50 at Page 195, and more particularly bounded and described as follows, to wit:

BEGINNING at a point along the Southerly sideline of Prout Farm Road (50 feet wide), said point, being the Northerly corner of Lot 42, and from said point of beginning, running; thence, along the dividing line, between Lot 42 and Lot 43, South 83 degrees 46 minutes 44 seconds East, a distance of 25.00 feet to a point; thence, still along the same, South 58 degrees 37 minutes 42 seconds East, a distance of 118.96 feet to a point; thence, along the dividing line between Lot 42 and Unit 22 in Block 2, South 31 degrees 22 minutes 18 seconds West, a distance of 85.00 feet to a point; thence, along the dividing line between Lot 42 and Lot 41, North 58 degrees 37 minutes 42 seconds West, a distance of 125.00 feet to a point along the Southerly sideline of Prout Farm Road; thence, along Prout Farm Road, continuing in a Northerly direction, on a curve to the left, with a radius of 175.00 feet, an arc length of 76.82 feet, having a chord bearing of North 18 degrees 47 minutes 47 seconds East, and a chord distance of 7 feet, and a central angle of 25 degrees 09 minutes 02 seconds to the point of beginning.

CONTAINING 11,084 square feet or 0.2545 acres.

BEING the same premises which Sonshine III, L.P., by Deed, dated September 16, 2020, and recorded at Montgomery County Recorder of Deeds Office, on October 6, 2020, in Deed Book 6195 at Page 2193, granted and conveyed unto Charles A. Fields, III.

Parcel Number: 60-00-02254-50-9.

Location of property: 2120 Prout Farm Road, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Charles A. Fields, III** at the suit of Pottsgrove School District. Debt: \$6,180.40.

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. 2024-06082**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan, Record Plan-Southerly Section, Perkiomen Greene, prepared by Boucher and James, Inc., dated 04/03/1992, last revised 12/07/1995, and recorded in Plan Book A-56 at Page 204, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cornwallis Way (50 feet wide), a corner of this land and Lot No. 256 on said Plan; thence, extending from said point of beginning and along the Southeasterly side of Cornwallis Way, aforesaid, along the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 43.75 feet to a point, a corner of Lot No. 254 on said Plan; thence, extending along the same, South 33 degrees 30 minutes 02 seconds East, 110.79 feet to a point, in line of Open Area "T"; thence, extending along the same, South 66 degrees 32 minutes 24 seconds West, 70.90 feet to a point; a corner of Lot No. 256, aforesaid; thence, extending along the same, North 19 degrees 10 minutes 36 seconds West, 107.20 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nicolas Stasyk and S. Marie C. Stasyk, husband and wife, as Tenants by the Entireties, by Deed from Nicolas Stasyk and Marie Collier, dated September 4, 2002, recorded October 1, 2002, in Book No. 5427 at Page 1342.

Parcel Number: 48-00-01421-26-8.

Location of property: 1130 Cornwallis Way, Collegeville, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **S. Marie C. Stasyk and Nicolas Stasyk a/k/a Nicholas Stasyk** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1. Debt: \$237,835.99.

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

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

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

By virtue of a Writ of Execution **No. 2024-14381**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the dwelling unit thereon erected, situate in Village Green Estates, **Douglass Township**, Montgomery County, Pennsylvania, designated as Unit No. 406, on a certain Plan of Subdivision, prepared for Gambone Bros. Development Co., Inc., as recorded in the Office of the Recorder of Deeds, of Montgomery County, in Plan Book A-48 at Page 464, described in accordance therewith, as follows:

BEGINNING at a point, a corner of this and Unit No. 405 as shown on said Plan, which point is measured the nine following courses and distances from a point formed by the intersection of the centerline of Broad Street (100.00 feet wide) and the original centerline of Bartman Avenue (no width given), as shown on said Plan: (1) leaving said point of intersection and extending along the centerline of Broad Street, North 52 degrees, 38 minutes, 00 seconds West, 226.95 feet to a point of curve; (2) continuing along the centerline of Broad Street, on the arc of a curve, curving to the left, in a Northwestwardly direction, having a radius of 160.00 feet, the arc distance of 103.88 feet to a point of tangent; (3) continuing along the centerline of Broad Street, North 89 degrees, 50 minutes, 00 seconds West, 106.27 feet to a point of curve; (4) continuing along the centerline of Broad Street, on the arc of a curve, curving to the right, in a Northwestwardly direction, having a radius of 150.00 feet, the arc distance of 15.53 feet to a point; (5) South 00 degrees, 10 minutes, 00 seconds West, crossing the Southwesterly side of Broad Street, 56.00 feet to a point; (6) North 89 degrees, 50 minutes, 00 seconds West, 97.50 to a point of curve; (7) on an arc of a curve, curving to the left, in a Northwestwardly to Southwestwardly direction, having a radius of 27.50 feet, the arc distance of 43.20 feet to a point of tangent; (8) North 89 degrees, 50 minutes, 00 seconds West, 37.50 feet to a point; and (9) North 00 degrees, 10 minutes, 00 seconds East, 4.00 feet to the point of beginning.

BEING the same premises which Edward D. McCann, by Deed, dated February 2, 2022, and recorded at Montgomery County Recorder of Deeds Office, on March 4, 2022, in Deed Book 6270 at Page 1849, granted and conveyed unto Peter Dominick and Bonnie L. Dominick.

Parcel Number: 32-00-00423-01-3.

Location of property: 406 Village Green Drive, Gilbertsville, PA 19525.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Peter Dominick and Bonnie L. Dominick** at the suit of Boyertown Area School District. Debt: \$5,270.09.

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. 2024-14810**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, prepared for The Rosen Organization, by Chambers Associates, Inc., dated September 8, 1989, last revised December 31, 1992, and recorded in Plan Book A-56 at Page 173, as follows, to wit:

BEGINNING at a point, Westerly side of Dolores Drive (50 feet wide), a corner of this and Lot No. 11 on said Plan; thence, extending from said point of beginning, and along Lot No. 11, aforesaid; North 88 degrees 01 minutes 04 seconds West, 240.36 feet to a point, in line of Lot No. 9, on said Plan; thence, extending along the same, North 13 degrees 11 minutes 03 seconds West, 134.20 feet to a point, in line of lands, now or formerly of David A. and Janis Vacca; thence, extending along the same, the two (2) following courses and distances, viz: (1) North 87 degrees 30 minutes 00 seconds East, 90.00 feet to a point; and (2) North 01 degree 32 minutes 04 seconds West, 19.90 feet to a point, a corner of Lot No. 13 on said Plan, also the centerline of an existing 20 feet wide sanitary sewer easement, also in the bed of a Storm Water Easement; thence, extending along and through the same, the 2 following courses and distances, viz: (1) North 84 degrees 46 minutes 12 seconds East, 64.32 feet to a point; and (2) South 88 degrees 49 minutes 41 seconds East, 128.20 feet to a point on the Westerly side of Dolores Drive, aforesaid; thence, extending along the same, the 2 following courses and distances, viz: (1) along the arc of a circle; curving to the left; having a radius of 625 feet; the arc distance of 79.37 feet to a point of tangent; therein, and (2) South 01 degree 58 minutes 56 seconds West, 87.15 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 on said Plan.

BEING the same premises which Joseph A. McGinty and Theresa M. McGinty, by Deed, dated July 29, 2009, and recorded at Montgomery County Recorder of Deeds Office, on July 31, 2009, in Deed Book 5738 at Page 2516, granted and conveyed unto Michael E. Martin and Jennifer A. Martin.

Parcel Number: 51-00-01358-85-9.

Location of property: 427 Dolores Drive, Collegeville, PA 19426.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Michael E. Martin and Jennifer A. Martin** at the suit of Perkiomen Valley School District. Debt: \$10,933.98.

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. 2024-17358**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN one half of a frame message, and lot of land, situate on 655 Beech Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and limited, and described as follows, to wit:

BEGINNING at a point on the North side of Beech Street, distant 167 feet 8 3/4 inches Eastwardly, from Adams Street; thence, Northwardly, through the party wall of this and the house adjoining on the West, No. 653 Beech Street, a distance of 135 feet to the South side of a 20 feet wide alley; thence, along said alley, Eastwardly, a distance of 15 feet 3 1/4 inches to other lands, being conveyed by E. Pearl Freese, widow, to Stanley Swinehart; thence, along other land, Southwardly, a distance of 135 feet to the North side of Beech Street, aforesaid; thence, along the same, Westwardly, a distance of 15 3 1/4 inches to the point or place of beginning.

BEING the same premises which April L. Hess, by Deed, dated April 8, 2021, and recorded at Montgomery County Recorder of Deeds Office, on May 20, 2021, in Deed Book 6226 at Page 115, granted and conveyed unto April L. Hess.

Parcel Number: 16-00-01736-00-3.

Location of property: 655 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **April L. Hess** at the suit of Pottstown School District. Debt: \$2,782.63.

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. 2024-20012**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN building lot, or tract of land, designated as Lot No. 6 on a Certain Draft or Plan of Building Lots, surveyed for the Estate of S.D. Hunsberger, deceased, said Plan being recorded in the Recorder's Office, at Norristown, in and for the County of Montgomery, Pennsylvania, in Deed Book No. 661 at Page 500, situate on the East side of Penn Avenue, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, in the middle of Penn Avenue, two hundred and twenty three feet one inch in a Southeasterly direction from an iron pin, a corner in the middle of Meadow Alley and in line of other lands, now or late of Penrose H. and George M. Zendt; thence, along the same, North fifty eight and three quarters degrees East, one hundred and sixty nine and five tenths feet to a point, in the middle of a fifteen feet wide alley; thence, along the middle thereof, South thirty one and one-quarter degrees East, fifty feet to a point, in line of now or late Annie Clemens' land; thence, along the same, South fifty eight and three quarters degrees West, one hundred and sixty nine and five tenths feet to the middle of Penn Avenue, aforesaid; thence, along the middle of Penn Avenue, North thirty one and one quarter degrees West, fifty feet to the place of beginning.

BEING the same premises which Mary Poust, by Deed, dated April 19, 2023, and recorded at Montgomery County Recorder of Deeds Office, on April 25, 2023, in Deed Book 6323 at Page 2712, granted and conveyed unto Adrienne Welber.

Parcel Number: 21-00-05584-00-2.

Location of property: 29 Penn Avenue, Souderton, PA 18964.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Adrienne Welber** at the suit of Souderton Area School District. Debt: \$5,685.64.

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. 2024-21561**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Plan of Sycamore Gardens, made for Roger Construction Company, by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated September 2, 1952, said Plan being recorded at Norristown, Pennsylvania, in the Office for the Recording of Deed, etc., in and for the said County, in Deed Book 2002 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Sycamore Avenue (50 feet wide), at the distance of 384.21 feet, measured along the same, North 42 degrees 1 minute 10 seconds East, from its point of intersection with the Northeast side of Vesper Lane (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Sycamore Avenue, 60 feet, measured North 42 degrees 1 minutes 10 seconds East, from the said beginning point and extending of that width, in length or depth, South 47 degrees 58 minutes 50 seconds East, between parallel lines at right angles to the said Sycamore Avenue, crossing in the rear thereof, a certain 15 feet wide right-of-way for storm drainage and surface watercourse, 161.64 feet.

BEING Lot No. 40 on said Plan.

BEING the same premises which Thomas E. Mayrant and Sharon A. Mayrant, by Deed, dated September 17, 2010, and recorded in the Office of Recorder of Deeds, of Montgomery County, on February 24, 2011, in Book 5794 at Page 00437, granted and conveyed unto Laura Creedon and Anthony Mann.

Parcel Number: 59-00-16810-00-6.

Location of property: 1511 Sycamore Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Anthony G. Mann a/k/a Anthony Mann and Laura M. Creedon a/k/a Laura Marie Mann a/k/a Laura Creedon** at the suit of PHH Mortgage Corporation. Debt: \$214,618.03.

Steven P. Kelly, Attorney, I.D. #308573.

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. 2024-25112**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a certain Plan thereof, by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated January 9, 1950, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Highland Avenue (forty feet wide), at the distance of two hundred ninety-five and thirty-one one-hundredths feet, Northeastwardly from a point of tangent in the said side of Highland Avenue, which said point of tangent is at the arc distance of fifteen and thirty-eight one-hundredths feet, measured along the arc of a circle, curving to the left, having a radius of ten feet from a point of curve on the Northeastly side of Keith Road (sixty feet wide); thence, from said beginning point, extending North forty-six degrees twenty-eight minutes West through Lot No. 85, one hundred sixty feet to a point; thence, extending North forty-three degrees thirty-two minutes East, one hundred five feet to a point; thence, extending South forty-six degrees twenty-eight minutes East, along Lot No. 82, one hundred sixty feet to a point on the Northwesterly side of Highland Avenue; thence, extending along the said side of Highland Avenue, South forty-three degrees thirty-two minutes West, one hundred five feet to the first mentioned point and place of beginning.

BEING part of Lot No. 85, all of Lot No. 84, and all of Lot No. 83 on a Certain Plan of Lots called "Highland Farms".

BEING the same premises which Allen M. Scattergood and Linda S. Robinson, by Deed, dated August 2, 1995, and recorded at Montgomery County Recorder of Deeds Office on September 1, 1995, in Deed Book 5123 at Page 2479, granted and conveyed unto Bryan Sheehan and Cynthia Sheehan.

Parcel Number: 30-00-29224-00-5.

Location of property: 1422 Highland Avenue, Abington, PA 19001.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Bryan Sheehan and Cynthia Sheehan** at the suit of Township of Abington. Debt: \$1,738.61.

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. 2024-27210**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate in **North Wales Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey or plan thereof made by Herbert H. Metz, Civil Engineer, dated June 1, 1920, as follows, to wit:

BEGINNING at a point on the Northeasterly side of 5th Street, at the distance of 148.72 feet, Southeasterly from the Southeasterly side of Walnut Street; thence, extending along land of Adam Schnehl, North 30 degrees, 7 minutes East, 176 feet to a point in the Southwesterly side of 6th Street; thence, along the same, South 59 degrees, 40 minutes East, 25.35 feet to a point; thence, along land conveyed to Daniel L.B. High, of which this was formerly a part and through the partition wall of this and the adjoining brick dwelling house, South 30 degrees, 20 minutes West, 176 feet to a point in the Northeasterly side of 5th Street, aforesaid; thence, along the same, North 59 degrees, 40 minutes West, 24.70 feet to the place of beginning.

BEING the same premises which Raymond E. Myers and Joyce M. Myers, by Deed, dated June 23, 2000, and recorded on July 19, 2000, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5323 at Page 1997, and as Instrument Number 013226, granted and conveyed unto Charlene T. Lukomski and Kathy M. Conley.

Parcel Number: 14-00-00720-00-4.

Location of property: 113 S. 5th Street, North Wales, PA 19454.

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

Seized and taken in execution as the property of **Kathy M. Conley and Charlene T. Lukomski** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-1. Debt: \$202,602.89.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-07706**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or piece of land, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made June 21, 1952, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the Northwestern side of Cherry Avenue (forty feet wide), a corner of this and land of Ray B. and Ruth E. Ziegler; thence, along said side of Cherry Avenue, South forty-two degrees fifteen minutes West, two hundred feet to an iron pin, a corner of other land, now or late of Henry M. Mathieu of which this was a part; thence, along said Mathieu's land, North forty-seven degrees thirty-nine minutes West, four hundred seventy-three and fifty-six one-hundredths feet to an iron pin, a corner of land of now or late of A. Harvey Moyer; thence, along said Moyer's land, North forty-four degrees forty-five minutes East, two hundred and two tenths feet to an iron pin, a corner of land, now or late of Ray B. and Ruth E. Ziegler; thence, along said Ziegler's land, South forty-seven degrees thirty-nine minutes East, four hundred sixty-four and eighty-nine one-hundredths feet to the place of beginning.

CONTAINING 2.154 acres of land, more or less.

BEING the same premises which Calvin J. and Pamela E. Bickings, Inc., by Deed, dated November 19, 2021, and recorded at Montgomery County Recorder of Deeds Office on December 1, 2021, in Deed Book 6256 at Page 2918, granted and conveyed unto 105 Cherry, L.L.C.

Parcel Number: 23-00-00124-00-6.

Location of property: 105 Cherry Avenue, Trappe, PA 19426.

The improvements thereon are: Residential-Commercial, Non-Conform.

Seized and taken in execution as the property of **105 Cherry, L.L.C.** at the suit of Perkiomen Valley School District. Debt: \$11,073.99.

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. 2025-08317**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message, tenement and tract of land, hereditaments and appurtenances, situated along the Bethlehem Pike (County Line) in **Franconia Township**, Montgomery County, Pennsylvania, made by Stanley F. Moyer, Registered Surveyor, dated December 21, A.D. 1938, bounded and described as follows, to wit:

BEGINNING at a corner, in the center line of the Bethlehem Pike or State Highway Route #309, formerly the County Line Road, dividing the Counties of Bucks and Montgomery, said corner also being a corner of land of Edwin E. Hittinger; thence, along the center lane of the Highway, South 49 degrees and 33 minutes East, the distance of 175 feet to a corner of other lands of Levi H. Hunsberger; thence, along other lands of Levi H. Hunsberger, the grantor, of which this was apart, the 3 following courses and distances: South 29 degrees 51 minutes West, the line passing across an iron pin set, in the top of the slope of the highway and 25 feet from the center line, the distance of 244.75 feet to an iron pin, on the North bank of a creek; thence, South 23 degrees and 6 minutes West, the distance of 184.3 feet to an iron pin; thence, North 35 degrees and 43 minutes West, the distance of 299.9 feet to an iron pin, a corner in line of lands of Edwin E. Hittinger; thence, along the latter, North 43 degrees and 5 minutes East, the distance of 345 feet, the line passing across an iron pin set, 30 feet from the center line of the road.

CONTAINING 1.939 acres of land, more or less.

BEING the same premises which Three Ceas, LLC, by Deed, dated July 31, 2020, and recorded at Montgomery County Recorder of Deeds Office on August 11, 2020, in Deed Book 6189 at Page 1529, granted and conveyed unto 32 SCR, L.L.C.

Parcel Number: 34-00-00865-00-1.

Location of property: 32 County Line Road, Souderton, PA 18964.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **32 SCR, L.L.C.** at the suit of Souderton Area School District. Debt: \$6,554.33.

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. 2025-14308**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate **partly in Salford Township and partly in Upper Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared for John G. Skibbe and Diane K. Skibbe, by Herbert H. Metz, Inc., dated June 21, 1991, and last revised July 31, 1992, and recorded in Plan Book A-53 at Page 461, as follows, to wit:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Hill Road (as shown on said Plan), said point being located the arc distance of 30.88 feet from a point of curve, curving to the right, having a radius of 17.5 feet on the Northeastly ultimate right-of-way line of Hill Road; thence, extending from said point and place of beginning, and extending along the Southeasterly ultimate right-of-way line of Hill Road, North 52 degrees 59 minutes 09 seconds East, and crossing the line, dividing Salford Township and Upper Salford Township, 536.39 feet to a point, a corner of Lot #2; thence, extending along the same, South 33 degrees 08 minutes 44 seconds East, 518.34 feet to a point, a corner of lands, now or late of Bret Carberry II and Casto Donnelly; thence, extending along the same, the (2) following courses and distances as follows, to wit: thence, (1) South 75 degrees 45 minutes 20 seconds West, and re-crossing the aforesaid line, dividing Salford Township and Upper Salford Township, 556.62 feet to a point, a corner; thence, (2) North 45 degrees 09 minutes 39 seconds West, 82.18 feet to a point, a curve on the Northeastly ultimate right-of-way line of Hill Road; thence, extending along the same, the (2) following courses and distances as follows, to wit: thence, (1) on the arc of a circle, curving to the left, having a radius of 160.0 feet, the arc distance of 115.23 feet to a point of tangent; thence, (2) North 48 degrees 13 minutes 15 seconds West, 89.98 feet to a point of curve; thence, leaving the said Northeastly side of Hill Road, on the arc of a circle, curving to the right, having a radius of 17.5 feet, the arc distance of 30.88 feet to the point and place of beginning.

BEING Lot #1 as shown on said Plan.

BEING the same premises which Marcia Jane Lafferty, now known as Marcia J. Baker-Lare, by Deed, dated May 7, 2024, and recorded at Montgomery County Recorder of Deeds Office on May 20, 2024, in Deed Book 6363 at Page 1598, granted and conveyed unto The Marcia J. Baker-Lare Irrevocable Property Trust.

Parcel Number: 44-00-00784-00-9.

Location of property: 612 Hill Road, Green Lane, PA 18054.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **The Marcia J. Baker-Lare Irrevocable Property Trust** at the suit of Souderton Area School District. Debt: \$11,088.77.

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. 2025-15937**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract of land and building erected thereon, situate **Pottstown Borough**, Montgomery County, bounded and described according to a Survey of Robert Shaner, dated March 16, 1964, as follows:

BEGINNING at a point, other lands of the Grantors; thence, South 15 degrees 15 minutes West, 40 feet to a point; thence, North 74 degrees 45 minutes West, 2.83 feet to a point; thence, South 15 degrees 15 minutes West, 43.4 feet to a point; thence, North 74 degrees 45 minutes West, 13 feet to a point; thence, South 15 degrees 15 minutes West, 58.60 feet to a point on the side of Rowan Alley; thence, North 74 degrees 45 minutes West, 25 feet to a point; thence, North 15 degrees 15 minutes East, 140 feet to a point, on the side of Walnut Street (50 feet wide); thence, South 74 degrees 45 minutes East, 40.83 feet to a point or place of beginning.

BEING the same premises which Barbara J. Smale, by Deed, dated August 15, 2014, and recorded August 18, 2014, in Montgomery County, in Deed Book 5924 at Page 12767, conveyed unto Justin Murray, in fee.

BEING the same premises which Justin Murray, by Deed, dated June 20, 2018, and recorded June 26, 2018, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6095 at Page 1668, granted and conveyed unto Susie Williams, in fee.

Parcel Number: 160029784008 a/k/a 16-00-29784-008 a/k/a 16-00-29784-00-8.

Location of property: 58 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susie Williams** at the suit of Freedom Mortgage Corporation. Debt: \$169,653.97.

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. 2025-16054**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as "Birchwood Farms", made by Donald Schurr, Civil Engineer and Surveyor, dated August 8, 1961, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Birchwood Drive (fifty feet wide), said point being the three following courses and distances from a point of curve on the Northwesterly side of Old Arch Road (forty-six and fifty one-hundredths feet wide): (1) leaving Old Arch Road, on the arc on a circle, curving to the right, having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the Northeasterly side of Birchwood Drive; (2) North twenty-seven degrees no minutes West, along the Northeasterly side of Birchwood Drive, one hundred forty and seventy-five one-hundredths feet to a point of curve on the same; and, (3) Northwestwardly, still along the Northeasterly side of Birchwood Drive, on the arc of a circle, curving to the left, having a radius of three hundred twenty-five foot, the arc distance of one hundred sixty feet to the point of beginning; thence, extending from said point of beginning, Northwestwardly along the Northeasterly side of Birchwood Drive, on the arc of a circle, curving to the left, having a radius of three hundred twenty-five feet, the arc distance of ninety feet to a point; thence, extending North eighteen degrees fifty-five minutes thirty seconds East, two hundred eleven and ninety-six one-hundredths feet to a point; thence, extending South forty-five degrees forty-nine minutes thirty seconds East, one hundred forty-eight and seventy-nine one-hundredths feet to a point; thence, extending South thirty-four degrees forty seven minutes thirty seconds West, one hundred sixty-seven and twenty-five one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Clemens and Maureen T. Clemens, husband and wife, as Tenants by the Entireties, by Deed from James M. Pastorius and Anna Marie Pastorius, husband and wife, dated July 23, 1999, recorded October 7, 1999, in Book No. 5291 at Page 1585.

THE SAID Maureen Clemens, having departed this life on August 1, 2024.

THE SAID James Clemens, having departed this life on May 25, 2013.

Parcel Number: 33-00-00706-00-8.

Location of property: 2029 Birchwood Drive, East Norriton, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **James A. Clemens, Solely, in his Capacity, as Executor of The Estate of Maureen T. Clemens** at the suit of PNC Bank, National Association. Debt: \$142,076.12.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-16463**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan, dated May 17, 1975, revised August 26, 1975, made by Thomas R. Gibbons, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pine Ford Road (Township Road T-479)(being a width of 25 feet measured from the centerline), said point of beginning, being measured from a point of curve on the Southeasterly side of Fairview Lane (50 feet wide), on the arc of a circle, curving to the left, having a radius of 40 feet, the arc distance of 63.55 feet to the beginning point; thence, extending from said beginning point and running along the Northeasterly side of Pine Ford Road, South 49 degrees 14 minutes 13 seconds East, 345 feet to a point, in line of Lot No. 15; thence, extending along line of Lot No. 15, the following two courses and distances: (1) North 79 degrees 03 minutes 41 seconds East, 146.52 feet to a point; (2) North 31 degrees 10 minutes 17 seconds East, 47.97 feet to a point, in line of Lot No. 5; thence, extending along line of Lot No. 5, North 48 degrees 12 minutes 17 seconds West, 455.37 feet to a point on the Southeasterly side of Fairview Lane, aforesaid; thence, along the said side of Fairview Lane, South 41 degrees 47 minutes 43 seconds West, 139.98 feet to a point of curve; thence, on the arc of a circle, curving to the left, having a radius of 40 feet, the arc distance of 63.55 feet to the first mentioned point and place of beginning.

CONTAINING 1.646 acres, be the same, more or less.

BEING Lot No. 4 on a Plan of Lots known as Pine Ford Estates, as recorded in Montgomery County Plan Book A, Pages 26 and 27.

SUBJECT TO all easements, restrictions, rights of way and appurtenances of record.

BEING designated as Block and Lot Number 60-00-02521-02-9 in the Deed Registry Office of Montgomery County, Pennsylvania.

MORE commonly known as 575 Pine Ford Road, Pottstown, PA 19464.

BEING the same premises which Ronald E. Gumbarge and Patricia A. Gumbarge, by Deed dated May 23, 2000, and recorded June 6, 2000, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5318 at Page 2033, granted and conveyed unto Ronald E. Gumbarge in fee.

AND the said Ronald Edward Gumbarge has departed this life, on or about August 29, 2021, thereby vesting title of the mortgaged premises unto Zachary R. Gumbarge, known Heir of Ronald E. Gumbarge, Deceased; Dara N. Brown, known Heir of Ronald E. Gumbarge, Deceased; Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Ronald E. Gumbarge, Deceased.

Parcel Number: 60-00-02521-02-9 a/k/a 600002521029.

Location of property: 575 Pineford Road, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Zachary R. Gumbarge, known Heir of Ronald E. Gumbarge, Deceased; Dara N. Brown, known Heir of Ronald E. Gumbarge, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Ronald E. Gumbarge, Deceased** at the suit of Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC. Debt: \$94,317.48.

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. 2025-16504**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE CERTAIN lots and tracts of land with improvements thereon erected, situate at the Southwest corner of Lincoln Avenue and Washington Street, and extending to Spruce Alley, in **Pottstown Borough**, Montgomery County, Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point at the Southwest intersection of Washington Street, forty feet (40.0') wide ordained and Lincoln Avenue, fifty feet (50.0') wide ordained; thence, in a Southerly direction along the West right-of-way line of Washington Street, South fifteen degrees sixteen minutes West (S. 15° 16' W.), a distance of one hundred forty feet (140.0') to a point on the North side of Spruce Alley, twenty (20.0') feet wide; thence, in a Westerly direction along the North side of Spruce Alley, North seventy-four degrees forty-five minutes West (N. 74° 45' W.), a distance of fifty-four and ninety-six hundredths feet (54.96') to a point, said point being a common corner of Lots 148 and 149; thence, in a Northerly direction along lands, now or late of Elijah Jones, North fifteen degrees fifteen minutes East (N. 15° 15' E.), a distance of one hundred and forty feet (140.0') to a point on the South side of Lincoln Avenue; thence, in an Easterly direction, along the South side of Lincoln Avenue, South seventy-four degrees forty-five minutes East (S. 74° 45' E.), a distance of fifty-five feet (55.0') to a point and place of n beginning.

BEING Lot 149 on Plan known as Mintzer's Addition to Pottstown.

BEING the same premises which Alicia M. Murray, by Deed, dated January 11, 2023, and recorded at Montgomery County Recorder of Deeds Office on January 18, 2023, in Deed Book 6314 at Page 1845, granted and conveyed unto Alicia M. Murray.

Parcel Number: 16-00-32344-00-4.

Location of property: 219 N. Washington Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Alicia M. Murray** at the suit of Pottstown School District. Debt: \$4,349.90.

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. 2025-16990**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Survey, made by Albright and Mebus, Certified Engineers on February 8 and February 24, 1926, as follows, to wit:

BEGINNING at a point, in the Southeasterly side of Park Avenue (44 feet wide), at the distance of 162 feet and 1/8 inches, Southwestwardly from the Westerly side of Spring Avenue (44 feet wide); thence, through the land of F. Magill, South 51 degrees 6 minutes 15 seconds East, 48 feet, 10 and 3/8 inches to a point; thence, still by the same, South 7 degrees 16 minutes 3 seconds East, 50 feet 4 and 3/8 inches to a point; thence, by land, now or late of M.W. Osbourne, South 82 degrees 43 minutes 57 seconds West, 10 feet, 4 inches to a point; thence, still by the same, and by land of Doctor R.H. Harris, South 7 degrees 16 minutes 3 seconds East, 110 feet 2 inches to a point; thence, North 49 degrees 24 minutes 3 seconds West, 160 feet 8 and 5/8 inches to a point in the aforesaid side of Park Avenue; thence, along the same, North 40 degrees 35 minutes 57 seconds East, 99 feet, 2 and 11/16 inches to a point of curve; thence, still by the same, Northeastwardly, by a line curving to the right, with a radius of 258 feet, for a distance of 14 feet 8 and 1/8 inches to the place of beginning. The Southwesternmost point of the above-described property fronting on the Southeast side of Park Avenue is at the distance of 75 feet, Northeastwardly from a stone set in the said side of Park Avenue, nearly opposite to the Northwesternly side of Elkins Avenue.

BEING the same premises which Kimberly L. Aspenleider and Richard C. Aspenleider, by Deed, dated October 26, 2022, and recorded at Montgomery County Recorder of Deeds Office, on November 1, 2022, in Deed Book 6306 at Page 1803, granted and conveyed unto Rohan Clarke.

Parcel Number: 31-00-21814-00-7.

Location of property: 7825 Park Avenue, Elkins Park, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Rohan Clarke** at the suit of Cheltenham School District. Debt: \$11,601.79.

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. 2025-21922**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Plan of Property made for Albert and Virginia Garner, by Richard G. Rauch, Registered Surveyor, Glenside, Pennsylvania, dated February 3, 1968, in Deed Book 5551 at Page 1689, and further described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Kent Road (40 feet wide), said point, being measured South 52 degrees 46 minutes East, 142.22 feet from a point a curve, which mentioned point of curve is on the arc of a circle, curving to the left, having a radius of 15 feet, the arc distance of 25.76 feet from a point on the Southeasterly side of Edge Hill Road (36.5 feet wide); thence, extending from said point of beginning, along other lands, now or late of Albert and Virginia Garner, North 40 degrees 15 minutes 8 seconds East, 135.18 feet to a point; thence, extending South 52 degrees 46 minutes East, 52.00 feet to a point, a corner of Lot Number 458 on a Plan of Lots known as Highland Farm; thence, extending along the same, South 37 degrees 14 minutes West, 135.00 feet to a point on said of Kent Road; thence, extending along the same, North 52 degrees West, 59.12 feet to the first mentioned point and place of beginning.

BEING the same property described in the Deed to Verna S. Cole from Dana A. Worthington, Executrix under The Estate of Lillian D. Flaherty a/k/a Lillian O. Flaherty, Deceased and Dana A. Worthington a/k/a Dana Ann Worthington, Individually, recorded on April 26, 2005, in Book 5551 at Page 1689, of the Public Records of Montgomery County, Pennsylvania.

Parcel Number: 30-00-35628-00-9.

Location of property: 2153 Kent Road, Abington, PA 19001.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Verna S. Cole** at the suit of NewRez LLC d/b/a ShellPoint. Debt: \$38,214.90.

Padgett Law Group, 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. 2025-24193**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN brick store and apartment building, situate on the Northeast corner of Charlotte Street and Oak Streets, in the 8th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point, in the Northeast corner of Charlotte and Oak Street; thence, along said Oak Street, Eastwardly, 140 feet 3 inches to the West side of a 20 feet wide alley; thence, by the same, Northwardly, 31 feet 3 inches of land of Elizabeth F. Reifsnnyder; thence, by the same, Westwardly, 140 feet, more or less, to the East Side of Charlotte Street, aforesaid; passing in part of said course and distance through the middle of the brick division or partition wall of this and house of said Elizabeth F. Reifsnnyder, immediately adjacent on the North; thence, by the East side of said Charlotte Street, Southwardly, 22 feet 1 inch to the place of beginning.

BEING the same premises which David Somerset, Jr., by Deed, dated November 8, 2019, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on November 18, 2019, in Deed Book Volume 6161 at Page 2510, being Instrument #2019083060, granted and conveyed unto Travis Barnes.

Parcel Number: 16-00-03436-00-4.

Location of property: 452 N. Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Travis Barnes** at the suit of PennyMac Loan Services, LLC. Debt: \$223,755.50.

PowersKirn, 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. 2025-29298**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit, in the property known, named and identified in the Declaration referred to below as "Pine Villa", 447 Pine Street, Unit J4, **Royersford Borough**, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. No. 3101, *et seq.*, by the recording in the Montgomery County Office for the Recorder of Deeds Office of a Declaration, dated 12/03/1985, recorded 12/06/1985, in Deed Book 4786 at Page 1288, as amended in Deed Book 4848 at Page 1178, being and designated in such Declaration as Unit No. J-4, Building 2, as more fully described in such Declaration, together with a proportionate undivided interest in the Common elements (as defined in such Declaration) of .021.

ALL THAT CERTAIN Unit, in the property known, named and identified as "Pine Villa Condominium", located in **Royersford Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, *et seq.*, by the recording in the Montgomery County Department of Records of a Declaration, dated December 3, 1985, and recorded on December 6, 1985, in Deed Book 4786 at Page 1288; and a First Amendment thereto, dated August 4, 1987, and recorded August 20, 1987, in Deed Book 4848 at Page 1178, being and designated as Unit No. J-4, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of a one forty-eighth interest.

BEING the same premises which Rose R. Clark, Administratrix of the Estate of Gerald R. Clark, a/k/a Gerald Richard Clark, Deceased and Rose R. Clark, Neil S. Clark and Stuart M. Clark, Intestate Heirs of the Estate of Gerald R. Clark, a/k/a Gerald Richard Clark, Deceased, by Deed, dated May 5, 2005, and recorded June 16, 2005, in Montgomery County, in Book 5557 at Page 2381, conveyed unto Neil S. Clark, in fee.

Parcel Number: 19-00-01276-80-2.

Location of property: 447 Pine Street, Unit J4, Royersford, PA 19468.

The improvements thereon are: Residential - Condominium (Garden-style), Common Entrance, 1-3 stories.

Seized and taken in execution as the property of **Neil S. Clark** at the suit of Pine Villa Condominium Association. Debt: \$24,840.58.

Michelle J. Cunningham (Marcus & Hoffman, P.C.), 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. 2025-29651**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message and tract of land, together with the dwelling, now thereon erected known as 124 Washington Avenue, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly curb line of Washington Avenue and in line of land of William Y. Kulp; thence, along the Southwesterly curb line of said Washington Avenue, thirty-three feet wide, South thirty and one-quarter degrees East, thirty and no one-hundredths feet to a point, in line of land, now or late of Dill and Stover; thence, South sixty degrees West, one hundred forty-five and three one-tenths feet to an iron pin, in the Northeasterly side of an alley, eighteen feet wide and dedicated to public use; thence, along said alley, North thirty and one-quarter degrees West, twenty-nine and six one-tenths feet to a point, in line of land of said William Y. Kulp; thence, North fifty-nine and three-quarter degrees East, one hundred forty-five and three one-tenths feet to the place of beginning.

CONTAINING four thousand three hundred twenty-nine and ninety-four one-hundredths square feet of land, more or less.

BOUNDED on the North by the land, now or late of William Y. Kulp; on the East by Washington Avenue; on the South by land, now or late of Dill and Stover; on the West by a public Alley.

BEING the same premises which Laura Hanks, by Deed dated July 28, 2004, and recorded August 18, 2004, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 05522 at Page 1044, granted and conveyed unto Dave Nouansavanh and Savivanh Nouansavanh, husband and wife, as Tenants by the Entirety. Parcel Number: 21-00-07548-00-9.

Location of property: 124 Washington Avenue, Souderton, PA 18964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dave Nouansavanh; Savivanh Nouansavanh a/k/a Savianh Nouansavanh; and The Secretary of Housing and Urban Development** at the suit of Freedom Mortgage Corporation. Debt: \$188,320.62.

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. 2026-00280**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN one-half of a double message and building lot on the West side of South Main Street, South of Blaine Street, in **Hatfield Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent Survey and Plan, dated April 16, 1948, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania:

BEGINNING at a point in the West side line of South Main Street (forty six feet wide), said point one hundred sixty six and thirty eight one-hundredths feet (erroneously set out in prior Deed as one hundred seventy six and thirty eight one-hundredths feet) Southeast of the intersection of the center line of Blaine Street and the West side of Main Street; thence, along the said of Main Street; thence, along the side of Main Street, South forty one degrees thirty minutes East, the distance of thirty three and sixty two one-hundredths feet to a corner in the North side of a twenty feet wide alley; thence, along the same, South forty eight degrees two minutes West, the distance of ninety seven feet to an iron pin; thence, along other lands of J. Russell Anders, of which this was a part, the next two (2) courses and distances: (1) North forty one degrees thirty minutes West, the distance of thirty three and sixty two one-hundredths feet to an iron pin; and thence, (2) North forty eight degrees two minutes East, the line passing through the partition wall of the double dwelling on this and adjoining lot, the distance of ninety seven feet to the place of beginning.

CONTAINING 3,260 square feet of land, more or less.

BEING the same premises which James P. Bruscia and Betsy Bruscia, by Deed dated May 5, 2006, and recorded in the Office of Recorder of Deeds of Montgomery County, on May 8, 2006, in Book 5599 at Page 2862, being Instrument #2006054901, granted and conveyed unto James P. Bruscia.

Parcel Number: 09-00-01153-00-8.

Location of property: 216 S. Main Street, Hatfield, PA 19440.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **James P. Bruscia** at the suit of Onity Mortgage Corporation f/k/a PHH Mortgage Corporation. Debt: \$248,461.01.

Steven P. Kelly, Attorney. I.D. #308573

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. 2026-00970**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN three-Story brick dwelling house and lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, being No. 1115 Green Street, bounded and described as follows:

BEGINNING on the Northwest side of Green Street, at the distance of eighty feet two inches, Southwest of Basin Street; thence, Northwesterly, the line for a portion of the distance, passing through the middle of the partition wall, between this and the adjoining premises of Marion A.F. Emery, ninety feet to a point, a corner of this and other land, formerly of Horatio S. Stephens; thence, along the same, Southwesterly, twenty feet three eighths inches on a point, a corner of this and land of Unknown; thence, along the same, Southeasterly, ninety feet to Green Street, aforesaid; thence, along the same, Northeasterly, twenty feet three eight inches to place of beginning.

BEING the same premises which Samuel R. Williams, by Deed dated February 11, 2014, and recorded on February 18, 2014, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5904 at Page 1091, granted and conveyed unto Samuel R. Williams, Individually and Shawn Lee Williams and Tia Marie Williams, husband and wife. Parcel Number: 13-00-14596-00-7.

Location of property: 1115 Green Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Samuel R. Williams a/k/a Sam R. Williams, Individually; Shawn Lee Williams and Tia Marie Williams, husband and wife** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Trustee of NRZ Pass-Through Trust XI. Debt: \$11,339.57.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2026-04683**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made May 27, 1966, by Ralph E. Shaner & Son Engineer Company, and shown as Lot No. 1 on Plan of Lots.

BEGINNING at a point, in the center of Middle Creek Road, leading for Route 73 to Ladwick Road, said point, being a corner with lands of Warren A. Aibitz; thence, South 44 degrees 30 minutes East, 200.00 feet to an iron stake, a corner; thence, South 42 degrees 30 minutes West, 120 feet to a point, a corner with other lands of Leroy Mutter; thence, North 48 degrees 48 minutes West, 199.78 feet to a point, in the center of Middle Creek Road; thence, by said road, North 42 degrees 30 minutes East, to the place of beginning.

BEING the same premises which Vivian Coccia, Administratrix of The Estate of Anthony M. Coccia, Deceased, by Deed dated March 20, 2020, and recorded April 14, 2020, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6177 at Page 2230, granted and conveyed unto Nicholas Mallis.

Parcel Number: 47-00-04984-00-9.

Location of property: 3134 Middle Creek Road, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Nicholas Mallis** at the suit of M&T Bank. Debt: \$163,148.84.

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. 2026-06511**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by C. Roy Minnick, C.E., 76 Prospect Avenue, Norristown, PA, on April 5, 1950, as follows, to wit:

BEGINNING at a point on the Southwest side of Ninth Avenue (80 feet wide), at the distance of 240.00 feet, Southeastwardly from the Southwest side of Wells Street, a corner of land, now or late of Clifford L. Ramey and Regina M., his wife; thence, the Southwest side of Ninth Avenue, Southeastwardly, 21 feet to a point, a corner; thence, Southwest at right angles to Ninth Avenue, the line for a portion of the distance, passing through the centerline of the partition wall, dividing the house erected hereon and the house on the adjoining premises, 140 feet to a point on the Northeast side of a 20 feet wide alley; thence, along said side of said alley, Northwesterly and parallel with Ninth Avenue, 21 feet to a point, a corner of land of Clifford L. Ramey and Regina M., his wife, as aforesaid; thence, along said land, Northeastwardly, at right angles to said 20 feet wide alley, 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. McCrudden, as Sole Owner, by Deed from Marilyn A. Heffron, now known as Marilyn A. Wheaton and John R. Wheaton, her husband, dated June 15, 2006, recorded July 7, 2006, in Book No. 05607, at Page 0371.

THE SAID Andrew J. McCrudden having departed this life on April 29, 2018.

Parcel Number: 05-00-07080-00-7.

Location of property: 325 E. 9th Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Rebecca E. McCrudden, in her Capacity, as Executrix of The Estate and Heir of Andrew J. McCrudden Jr, Deceased** at the suit of Rocket Mortgage, LLC. Debt: \$182,275.99.

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

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

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

By virtue of a Writ of Execution **No. 2026-07763**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania, dated April 7, 1956, as follows, to wit:

BEGINNING at a point, in the center line of Sunset Avenue (33 feet wide), which point is measured South 44 degrees 56 minutes West, from an angle point, in the same, the distance of 100 feet, which said angle point is measured South 46 degrees 42 minutes 30 seconds West, 275 feet along the center line of Sunset Avenue, from its intersection with the center line of Schultz Road (33 foot wide); thence, extending from said point of beginning, crossing over an iron pin on the Southeast line of Sunset Avenue; South 45 degrees 05 minutes 30 seconds East, 543.7 feet to an iron pin, a corner of land, now or late of Eyans; thence, extending along said land, South 44 degrees 26 minutes West, 161.92 feet to an iron pin, a corner of land, now or late of John K. Fulmer; thence, extending along said land, North 44 degrees 49 minutes West, crossing over an iron pin on the Southeast side of Sunset Avenue, 545.12 feet to a point, in the center line of Sunset Avenue (33 feet wide); thence, extending along the center line of Sunset Avenue, North 44 degrees 56 minutes East, 159.31 feet to the first mentioned point and place of beginning.

BEING the same premises which Robert W. Clark and Laura E. Clark, his wife, by Deed dated May 9, 1957, and recorded May 10, 1957, in the Office of the Recorder of Deed, in and for the City of Norristown, County of Montgomery, Pennsylvania, granted and conveyed unto James J. DiGiovannantonio and Marie DiGiovannantonio, his wife, in fee.

Parcel Number: 33-00-08770-00-8.

Location of property: 3168 Sunset Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Parzell, LLC and Patrick Lindsay** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Trustee for the BINOM Securitization Trust 2021-INV1. Debt: \$326,280.74.

Edward J. McKee (Greenspoon Marder, 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. 2026-10519**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract of land with the existing building and improvements erected thereon, situate along the Easterly side of Shoemaker Road and the Southerly side of Robinson Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey, prepared by Conner and Smith Engineering, Inc., Royersford, Pennsylvania, dated June 6, 2003, last revised June 23, 2003, Plan No. B-03-021:

BEGINNING at the intersection of the Easterly legal right-of-way line of Shoemaker Road (60 feet wide) and the Southerly legal right-of-way line of Robinson Street (50 feet wide); thence, from the place of beginning, along the Southerly side of Robinson Street, North 80 degrees 36 minutes 10 seconds East, 448.38 feet to a corner of lands of Albright Paper and Box Corporation; thence, leaving Robinson Street and extending along the said lands of Albright Paper and Box Corporation, and also partly along lands of Kurtz Family Partnership, LP, South 09 degrees 23 minutes 50 seconds East, 268.03 feet to a corner of still, other lands of the Kurtz Family Partnership, LP; thence, along the same, South 80 degrees 36 minutes 10 seconds West, 385.63 feet to a corner on the aforementioned Easterly legal right-of-way of Shoemaker Road; thence, along the same, along a curve to the Northwest, having a radius of 470.00 feet, through a central angle of 33 degrees 56 minutes 06 seconds and an arc distance of 278.37 feet (chord North 22 degrees 38 minutes 03 seconds West, 274.32 feet) to a point of tangent; thence, continuing along the Easterly right-of-way of Shoemaker Road, North 05 degrees 40 minutes 00 seconds 1.00 feet to the place of beginning.

BEING the same premises which Pratt-Read Corporation, a Connecticut Corporation, Successor by Merger to A & L Handles Inc., a Pennsylvania Corporation, by Deed dated December 29, 2008, and recorded February 5, 2009, in Montgomery County, in Deed Book 5721 at Page 618, conveyed unto Moyer 244 Shoemaker Road LLC, a Pennsylvania limited liability company, in fee.

Parcel Number: 16-00-25824-00-8.

Location of property: 244 Shoemaker Road, Pottstown, PA 19464.

The improvements thereon are: Industrial: Multi-story warehouse/manufacturing, 25-50,000 square feet.

Seized and taken in execution as the property of **Tri-County Food Distribution Warehouse LLC** at the suit of PNC Bank, National Association. Debt: \$3,884,140.98.

Dilworth Paxson LLP, Attorneys.

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

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

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that the directors and shareholders of **Franklin Cleaning Equipment & Supply Co.**, a Pennsylvania corporation, with an address of 5116 Butler Pike, Plymouth Meeting, PA 19426, have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Notice is hereby given that the directors of **PTA Corp.**, a PA 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 Title 15, Secs. 1972 through 1978 of the Business Corporation Law, as amended.

Adam L. Fernandez, Solicitor

Wisler, Pearlstine, LLP

Blue Bell Executive Campus, Suite #110

460 Norristown Road

Blue Bell, PA 19422

ARTICLES OF INCORPORATION FOR NONPROFIT

Notice is hereby given that **Juventus Official Fan Club Philadelphia** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

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 OCTOBER 5, 2026, 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, OCTOBER 5, 2026.**

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, OCTOBER 5, 2026. 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. ESTATE OF CUNNANE, MARY ELLEN, DECEASED, (2021-X0392) - First and Final Accounting of John Cunnane, Executor, dated August 26, 2026.
2. CUNNANE, MARY ELLEN, PRINCIPAL, (2026-X1037) - First and Final Account of John J. Cunnane, Agent.
3. THE JUSTIN S. KATZ IRREVOCABLE TRUST DATED JANUARY 13, 2014, TRUST SETTLOR, (2026-X0670) - First and Final Account of Todd B. Katz and Howard J. Katz, Trustees.
4. ESTATE OF LASTER, LARRY L., DECEASED, (2025-X2325) - First and Final Accounting of Howard Lester, Executor.
5. MOORHEAD, ELSA, PRINCIPAL, (2026-X1086) - First and Final Account.
6. ESTATE OF NACE, MICHAEL EVANS, DECEASED, (2024-X3248) - First and Final Account.
7. ESTATE OF PRITCHARD, ANNE LENNIG SNYDER, DECEASED, (2017-X2331) - Second Intermediate Accounting of Eric A. Feldhake, Esq., Trustee.

Relisted Accounts

1. ESTATE OF WILLIAMS, ELLIS D., DECEASED, (0039-X0292) - Ninth and Final Account of Wells Fargo Bank, N.A.

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

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-18999

NOTICE IS HEREBY GIVEN that on August 12, 2026, the Petition of Angelica Carolina Irias Escobar, on behalf of Christopher Isaías Alcalá Irias, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to CHRISTOPHER ISAIAS IRIAS ESCOBAR.

The Court has fixed October 21, 2026, at 9:00 AM, in Courtroom "9" 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. 2026-17690

NOTICE IS HEREBY GIVEN that on July 23, 2026, the Petition of Elaine Neth was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ELAINE CATHERINE NETH.

The Court has fixed November 4, 2026, at 9:00 AM, in Courtroom "G" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-19714

NOTICE IS HEREBY GIVEN that on August 17, 2026, the Petition of Rebecca Gawronski, on behalf of Ceirra Mac Pomeroy, a minor child, was filed in the above-named Court, praying for a Decree to change the Child's name to CEIRRA TRISHA GAWRONSKI.

The Court has fixed November 4, 2026, at 9:00 AM, in Courtroom "G" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-20320

NOTICE IS HEREBY GIVEN that the Petition of Richard Stevens was filed in the above-named Court, praying for a Decree to change the Petitioner's name to RICHARD STEPHENS.

The Court has fixed November 4, 2026, at 9:00 AM, in Courtroom "G" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-17514

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

Bank of America, N.A.,
Plaintiff

vs.

**Keean A. Farrell a/k/a Keean Farrell-El, solely
in capacity as heir of Norman D. Farrell
a/k/a Norman Demoris Farrell, Deceased**

and

David Farrell a/k/a David A. Farrell, solely in capacity as heir of Norman D. Farrell a/k/a Norman Demoris Farrell, Deceased

and

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Norman D. Farrell a/k/a Norman Demoris Farrell, Deceased, Defendants

NOTICE TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Norman D. Farrell a/k/a Norman Demoris Farrell, Deceased

You are hereby notified that on July 20, 2026, Plaintiff, BANK OF AMERICA, N.A. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County Pennsylvania, docket to TERM, No. 2026-17514. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 2528 Lamott Avenue, Willow Grove, PA 19090, whereupon your property would be sold by the Sheriff of Montgomery County.

You are hereby notified to plead to the above referenced Complaint on or before 20 day from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

Lawyer Referral Service
Montgomery Bar Association
100 W. Airy Street
Norristown, PA 19401610-279-9660, ext. 201
www.montgomerybar.org

ESTATE NOTICES

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

First Publication

ALBANESE, JOSEPHINE M., dec'd.

Late of Borough of Conshohocken.
Executors: MARY JO McGEE,
702 Elmway, Circle,
Blue Bell, PA 19422,
CHRISTINE MAZIARZ,
1208 Andora Drive, SE, Unit 27,
Bolivia, NC 28422-7456.

BALDASSARE, EVANGELINA E., dec'd.

Late of Abington Township.
Administrator: PHILIP DAMON DAMORE,
c/o Robert W. Maher, Esquire,
1494 Old York Road, Third Floor,
Abington, PA 19001.
ATTORNEY: ROBERT W. MAHER,
DYER & MAHER,
1494 Old York Road, Third Floor,
Abington, PA 19001

BLACK, GREGG S., dec'd.

Late of Upper Dublin Township.
Executor: MICHAEL P. PETERSON
(A/K/A MICHAEL N. PETERSON),
c/o Gilbert P. High, Jr., Esquire,
40 E. Airy Street,
Norristown, PA 19401.
ATTORNEY: GILBERT P. HIGH, JR.,
HIGH SWARTZ LLP,
40 E. Airy Street,
Norristown, PA 19401

BLOCK, JOYCE D., dec'd.

Late of Springfield Township.
Executor: JON R. GUNDLING,
1500 Wynnemoor Way,
Fort Washington, PA 19034.
ATTORNEY: ALISSA B. GORMAN,
BRADLEY GOLDSMITH LAW, LLC,
1690 Sumneytown Pike, Suite 250,
Lansdale, PA 19446

DICKINSON, CHARLES WILLIAM, dec'd.

Late of Pottstown, PA.
Executrix: MICHELLE DICKINSON,
907 Farmington Avenue,
Pottstown, PA 19464.
ATTORNEY: CHRISTINA BRESLIN ROBERTS,
BRESLIN MURPHY & ROBERTS,
3305 Edgmont Avenue,
Brookhaven, PA 19015

FIRST, SANDRA D., dec'd.

Late of Lower Merion Township.
Executors: CYNTHIA MATTE,
MARK FIRST AND
SAMUEL FIRST,
c/o Andrew Gavrín, Esquire,
306 Clairemont Road,
Villanova, PA 19085.
ATTORNEY: ANDREW GAVRIN,
THE LAW OFFICES OF ANDREW GAVRIN,
306 Clairemont Road,
Villanova, PA 19085

FULMER JR., GEORGE E., dec'd.

Late of Whitemarsh Township.
Executor: MICHAEL BUCHECKER,
c/o Ian W. Peltzman, Esquire,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002.

ATTORNEY: IAN W. PELTZMAN,
LAW OFFICE OF ANDREW B. PELTZMAN,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002

GANSER, JON B., dec'd.

Late of Whippain Township.
Executor: ALLEN M. GANSER,
c/o Keith B. McLennan, Esquire,
400 Arcola Road, Suite A5,
Collegeville, PA 19426.
ATTORNEY: KEITH B. McLENNAN,
MILLER TURETSKY RULE & McLENNAN,
400 Arcola Road, Suite A5,
Collegeville, PA 19426

GIAMPORCARO, MARLENE, dec'd.

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

GIBSON, MARY BRIDGET, dec'd.

Late of Cheltenham Township.
Executrix: HILARY E. HARTMAN,
355 Camp Hill Road,
Fort Washington, PA 19034.

HOSSLER, RICHARD D., dec'd.

Late of Abington Township.
Administratrix: DIANNE BIEDERMANN,
c/o Bess M. Collier, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: BESS M. COLLIER,
FELDMAN, FELDMAN & COLLIER, LLP,
820 Homestead Road,
Jenkintown, PA 19046

HOUCK, LORETTA THERESA, dec'd.

Late of Ambler, PA.
Executrix: KAREN HOUCK,
521 Mullin Road,
Ambler, PA 19002.

KACZAJ, VERA, dec'd.

Late of Cheltenham Township.
Executor: ROMAN D. KACZAJ,
4 Harvest Drive,
Pittsgrove, NJ 08318-4188.
ATTORNEY: EDWARD A. ZETICK,
P.O. Box 414,
Jenkintown, PA 19046-0414

KASSER, LISA D., dec'd.

Late of Borough of Ambler.
Executors: ALEXA P. KASSER AND
ROBERT W. FREEDMAN,
c/o Kara Chickson, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: KARA CHICKSON,
FELDMAN, FELDMAN & COLLIER, LLP,
820 Homestead Road,
Jenkintown, PA 19046

KOLLER, MARGUERITE T., dec'd.

Late of Whippain Township.
Executrix: HELENE K. HARCHUT,
c/o John R. Latourette, Esquire,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.

ATTORNEY: JOHN R. LATOURETTE,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

MATTOX, CHERYL IVEY, dec'd.

Late of Springfield Township.
Administratrix: STEPHANIE A. HENRICK,
1001 Conshohocken State Road, Suite 1-210,
West Conshohocken, PA 19428.
ATTORNEY: STEPHANIE A. HENRICK,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
1001 Conshohocken State Road, Suite 1-210,
West Conshohocken, PA 19428

McCAULEY, MARY ANN, dec'd.

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

McFADDEN, MADELINE M., dec'd.

Late of Towamencin Township.
Administrator: EDWIN J. McFADDEN, JR.,
c/o Robert J. Iannozzi, Jr., Esquire,
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

MEYER, CAROLYN G. also known as

CAROLYN MEYER, dec'd.
Late of Abington Township.
Executrix: CINDY M. CHAFETZ,
c/o Katherine F. Thackray, Esquire,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103.
ATTORNEY: KATHERINE F. THACKRAY,
ALEXANDER & PELL, LLC,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103

MILLER, DAVID F. also known as
DAVID FRANKLIN MILLER, dec'd.

Late of Franconia Township.
Executor: LUKE J. MILLER,
17620 48th Avenue, N.,
Plymouth, MN 55446.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

MYERS, CYNTHIA ANN, dec'd.

Late of Borough of Red Hill.
Administratrix: NANCY M. MYERS,
c/o Christopher P. Mullaney, Esquire,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

PAULINSKI, JOSEPH, dec'd.

Late of Upper Moreland Township.
Administratrix: ERIN K. WHALEN,
3 Brownstone Drive,
Horsham, PA 19044.

ATTORNEY: RUSSELL LAW, P.C.,
3500 Reading Way,
Huntingdon Valley, PA 19006

PILLION JR., THOMAS CALVIN also known as

THOMAS C. PILLION and
THOMAS C. PILLION, JR., dec'd.

Late of Lower Merion Township.
Executor: MICHAEL L. PILLION,
421 Woodland Avenue,
Wayne, PA 19087.

REBUCK, MARIAN L., dec'd.

Late of Lower Providence Township.
Executor: ANDREW J. REBUCK,
c/o Keith B. McLennan, Esquire,
400 Arcola Road, Suite A5,
Collegeville, PA 19426.
ATTORNEY: KEITH B. McLENNAN,
MILLER TURETSKY RULE & McLENNAN,
400 Arcola Road, Suite A5,
Collegeville, PA 19426

REUVEN, EZRA, dec'd.

Late of Lower Merion Township.
Executrix: SARA REUVEN,
c/o April L. Charleston, Esquire,
60 W. Boot Road, Suite 201,
West Chester, PA 19380.
ATTORNEY: APRIL L. CHARLESTON,
THE CHARLESTON FIRM,
60 W. Boot Road, Suite 201,
West Chester, PA 19380

ROSEN, HELENE, dec'd.

Late of Whitpain Township.
Executor: WAYNE ROSEN,
108 Magnolia Street,
Dresher, PA 19025.
ATTORNEY: ROBERT M. SLUTSKY,
SLUTSKY ELDER LAW, P.C.,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

SMITH, ARLENE K., dec'd.

Late of Upper Providence Township.
Executor: DAVID B. SMITH,
c/o Bernard J. McLafferty, Jr., Esquire,
807 Bethlehem Pike,
Erdenheim, PA 19038.
ATTORNEY: BERNARD J. McLAFFERTY, JR.,
McLAFFERTY & KROBERGER, P.C.,
807 Bethlehem Pike,
Erdenheim, PA 19038

SUTTER JR., EDWARD FREDERICK also known as

EDWARD F. SUTTER, JR., dec'd.

Late of Upper Merion Township.
Executor: PHILIP H. MOFFITT,
c/o Nancy W. Pine, Esquire,
104 S. Church Street,
West Chester, PA 19382.
ATTORNEY: NANCY W. PINE,
PINE & PINE, LLP,
104 S. Church Street,
West Chester, PA 19382

SWEENEY, JEAN F. also known as

JEAN FLORIG SWEENEY, dec'd.

Late of Lower Providence Township.
Executrix: KATHLEEN S. SCHEIER,
c/o Keith B. McLennan, Esquire,
400 Arcola Road, Suite A5,
Collegeville, PA 19426.

ATTORNEY: KEITH B. McLENNAN,
MILLER TURETSKY RULE & McLENNAN,
400 Arcola Road, Suite A5,
Collegeville, PA 19426

TIMONEY, MIRIAM T., dec'd.

Late of Lower Gwynedd Township.
Executors: ELLEN T. MELLE AND
PATRICK C. TIMONEY,
c/o Rebecca Rosenberger Smolen, Esquire,
1 Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004.
ATTORNEY: REBECCA ROSENBERGER SMOLEN,
BALA LAW GROUP, LLC,
1 Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004

WADDINGTON, DONNA MARIE, dec'd.

Late of Borough of Jenkintown.
Administrator: BRYAN K. WADDINGTON,
c/o Lara A. Bolte, Esquire,
301 E. Germantown Pike, Suite 100,
East Norriton, PA 19401.
ATTORNEY: LARA A. BOLTE,
SALVO ROGERS ELINSKI & SCULLIN,
301 E. Germantown Pike, Suite 100,
East Norriton, PA 19401

WAROBLAK, CHRISTOPHER LEE, dec'd.

Late of Douglass Township.
Administratrix: PATRICIA ANNE WAROBLAK,
110 Willow Lane,
Gilbertsville, PA 19525.
ATTORNEY: LOWELL F. RAEDER,
LAW OFFICES OF LOWELL F. RAEDER,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

WIXTED, MARY FRANCES, dec'd.

Late of Abington Township.
Executrix: M. EILEEN WIXTED,
101 Hampshire Drive,
Chalfont, PA 18914.

Second Publication

BARTMAT, SCOTT L., dec'd.

Late of Horsham Township.
Executor: BRANDON BARMAT,
c/o Douglas T. Mormello, Jr., Esquire,
2410 Bristol Road,
Bensalem, PA 19020.
ATTORNEY: DOUGLAS T. MORMELLO, JR.,
THE SWAIN LAW FIRM,
2410 Bristol Road,
Bensalem, PA 19020

BERNARDINI, MARIE ANN, dec'd.

Late of Plymouth Meeting, PA.
Executors: LOUIS J. BERNARDINI, JR.,
334 East 12th Avenue,
Conshohocken, PA 19428,
JOHN A. BERNARDINI,
201 Johanna Drive,
King of Prussia, PA 19406.

BLOOM, DEBORAH MARIE, dec'd.

Late of Abington Township.
Executor: ERNEST B. BLOOM, JR.,
c/o Alice Hart Hughes, Esquire,
4 Terry Drive, Suite 3,
Newtown, PA 18940.
ATTORNEY: ALICE HART HUGHES,
4 Terry Drive, Suite 3,
Newtown, PA 18940

BOLDEN, MARGIE ANN, dec'd.

Late of Lansdale, PA.
 Executrix: LORI B. McCLAIN,
 3103 Dotts Way,
 Lansdale, PA 19446.

BUSCH, JUDITH, dec'd.

Late of Upper Gwynedd Township.
 Administrator: A. BUSCH,
 P.O. Box 36,
 Fairview Village, PA 19409.

CUTLER, ANN, dec'd.

Late of Borough of Ambler.
 Executor: JASON CUTLER,
 c/o Delia A. Dougherty, Esquire,
 308 Harper Drive, Suite 200,
 Moorestown, NJ 08057.
 ATTORNEY: DELIA A. DOUGHERTY,
 SHERMAN, SILVERSTEIN, KOHL, ROSE &
 PODOLSKY, P.A.,
 308 Harper Drive, Suite 200,
 Moorestown, NJ 08057

DETWILER, MIRIAM JUNE WISMER also known as**MIRIAM JUNE DETWILER, dec'd.**

Late of Upper Providence Township.
 Executrix: CAROL A. GRIMM,
 2030 Holmes Court E,
 Williamsburg, VA 23188.
 ATTORNEY: DAVID S. KAPLAN,
 OWM LAW,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

DiCARLANTONIO, RAGASTENSE also known as**RONNIE DiCARLANTONIO, dec'd.**

Late of Hatfield Township.
 Executor: ANTHONY DiCARLANTONIO,
 3966 Charter Club Drive,
 Doylestown, PA 18902.
 ATTORNEY: MARY KAY KELM,
 2326 N. Broad Street, Suite 200,
 Colmar, PA 18915

EARNSHAW, THOMAS M., dec'd.

Late of Lower Gwynedd Township.
 Executor: SAMUEL J. JULIANI,
 2003 S. Easton Road, Suite 108,
 Doylestown, PA 18901.
 ATTORNEY: SAMUEL J. JULIANI,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL LLP,
 2003 S. Easton Road, Suite 108,
 Doylestown, PA 18901

FORD, HAROLD MASON, dec'd.

Late of Elkins Park, PA.
 Administrator: FRAN L. LASSITER.

GARDNER, ANITA ZINNI, dec'd.

Late of Norristown, PA.
 Administrator: GEOFFREY R. GARDNER,
 410 Pinecrest Road,
 Norristown, PA 19403.

GARIS, FLOYD E., dec'd.

Late of Lower Gwynedd Township.
 Executrices: STEPHANIE ZUCKER AND
 ARLENE KULP,
 c/o Laura M. Mercuri, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.

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

GREGORY, BROOKE, dec'd.

Late of Abington Township.
 Executrix: APRIL GREGORY
 (A/K/A APRIL GREGORY GONZALEZ),
 c/o Daniella A. Horn, Esquire,
 1 Roberts Avenue,
 Glenside, PA 19038.
 ATTORNEY: DANIELLA A. HORN,
 KLENK LAW, LLC,
 1 Roberts Avenue,
 Glenside, PA 19038

HERSHEY, MARY JANE LEDERACH, dec'd.

Late of Franconia Township.
 Executrix: MARY ELIZABETH HERSHEY,
 1264 Old Sumnertown Pike,
 Harleysville, PA 19438.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

HOMER, LORE, dec'd.

Late of Springfield Township.
 Executor: GUY K. HOMER,
 c/o Ryan M. Bornstein, Esquire,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312.
 ATTORNEY: RYAN M. BORNSTEIN,
 HARVEY BALLARD & BORNSTEIN, LLC,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312

HUMPHREY, MARILYN A., dec'd.

Late of Perkiomen Township.
 Executrix: LAURA CAMP,
 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

INDIK, ZENA K., dec'd.

Late of Cheltenham Township.
 Executor: LAWRENCE R. INDIK,
 c/o Roy S. Ross, Esquire,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103.
 ATTORNEY: ROY S. ROSS,
 DILWORTH PAXSON, LLP,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103

JACOBI, MICHAEL W., dec'd.

Late of Cheltenham Township.
 Administratrix: LAUREN MISHARA,
 216 Nelson Road,
 Scarsdale, NY 10583.
 ATTORNEY: RUSSELL P. SACCO,
 RUSSELL P. SACCO, LLC,
 57 S. Main Street,
 Yardley, PA 19067

JOSE, MARSHALL KEITH, dec'd.

Late of New Hanover Township.
 Executors: PETER MARSHALL JOSE,
 2202 Little Road,
 Perkiomenville, PA 18074,
 STEPHANIE JOSE DOUGHERTY,
 19 Dogwood Lane,
 Aston, PA 19014.

ATTORNEY: LINDSEY M. HOELZLE,
HOELZLE LAW LLC,
P.O. Box 98,
Birchrunville, PA 19421

KEARNEY, MARK E., dec'd.

Late of Borough of Souderton.
Executors: LISA ANN JAVORKA AND
JEFFREY S. KEARNEY,
c/o Gerald R. Clarke, Esquire,
119 S. Easton Road, Suite 207,
Glenside, PA 19038.
ATTORNEY: GERALD R. CLARKE,
CLARKE & ASSOCIATES,
119 S. Easton Road, Suite 207,
Glenside, PA 19038

KELLY-MORGAN, VERONICA A., dec'd.

Late of Whitemarsh Township.
Administrator: MARIANNE FAMOUS,
2204 Lydia Hollow Drive,
Glen Mills, PA 19342.

KING, FLORENCE GWENDOLYN, dec'd.

Late of Cheltenham Township.
Executor: DENISE KING,
7755 Clements Road,
Wyncote, PA 19095.

KOLB, HILDA, dec'd.

Late of Upper Frederick Township.
Executrix: KAY L. BARR,
1701 County Line Road,
Bechtelsville, PA 19505.
ATTORNEY: JEFFREY R. BOYD,
BOYD & KARVER, P.C.,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

LEACH, DANIEL BRUCE also known as

DANIEL B. LEACH, dec'd.
Late of Hatfield Township.
Executrix: MELISSA M. BRASCH,
c/o Diane H. Yazujian, Esquire,
P.O. Box 1099, North Wales, PA 19454.
ATTORNEY: DIANE H. YAZUJIAN,
P.O. Box 1099, North Wales, PA 19454

McCOY, CHRISTINE M. also known as

CHRISTINE McCOY-LUTZ, dec'd.
Late of Whitemarsh Township.
Executor: MR. ERIC K. McCOY,
c/o John J. McAneney, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: JOHN M. McANENEY,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

McDEVITT, MARION ROSE, dec'd.

Late of Lower Merion Township.
Executor: DANIEL McDEVITT,
7446 Devon Street,
Philadelphia, PA 19119.
ATTORNEY: MICHAEL DAVEY,
FULL CIRCLE LAW,
716 E. Willow Grove Avenue,
Wyndmoor, PA 19038

MESSATZZIA, JOHN E., dec'd.

Late of Plymouth Township.
Administratrix: MICHELLE LYNN COLYER,
633 Delaware Avenue,
Norwood, PA 19074.

ATTORNEY: ELIZABETH T. STEFANIDE,
339 W. Baltimore Avenue,
Media, PA 19063

MORRISON, SUSAN S., dec'd.

Late of Lower Moreland Township.
Executor: EARL C. SUPPLEE, III,
c/o Andrew S. Rusniak, Esquire,
620 Freedom Business Center, Suite 200,
King of Prussia, PA 19406.
ATTORNEY: ANDREW S. RUSNIAK,
STEVENS & LEE, P.C.,
620 Freedom Business Center, Suite 200,
King of Prussia, PA 19406

MURPHY-MOORE, HELEN, dec'd.

Late of West Norriton Township.
Administrator: ROBERT J. MOORE,
19 S. Whitehall Road,
Norristown, PA 19403.
ATTORNEY: MARK J. DAVIS,
CONNOR ELDER LAW, LLC,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

NATHAN, LAUREN S., dec'd.

Late of Abington Township.
Administrator: KEVIN MAX NATHAN,
3235 Larimer Road, Unit 431,
Denver, CO 80205.
ATTORNEY: ROBERT C. NATHAN,
135 Old York Road, Suite 200,
Jenkintown, PA 19046

**POPE, BARBARA BLANCHE also known as
BARBARA BLANCHE NORTHCOTE, dec'd.**

Late of Collegeville, PA.
Co-Executors: WENDI RANK,
1043 Woodbourne Drive,
Southampton, PA 18966,
DAVID POPE,
3017 Greenes Way Circle,
Collegeville, PA 19426.

RAFFEO, VINCENT B., dec'd.

Late of Lower Providence Township.
Executrix: SHERRI L. SHANER,
834 Palomino Drive,
Collegeville, PA 19426.
ATTORNEY: DAVID S. KAPLAN,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

**ROBERTS, CELIA W. also known as
CELIA WHITE ROBERTS and
CELIA ROBERTS, dec'd.**

Late of Lafayette Hill, PA.
Executor: WILLIAM A. SEGRAVES,
81 Kimberly Drive,
Guilford, CT 06437.

SCHNEIDER, ETHEL MARY, dec'd.

Late of Limerick Township.
Executor: EUGENE SCHNEIDER, JR.,
c/o Mary E. Podlogar, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: MARY E. PODLOGAR,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

SPEELHOFFER, THOMAS J., dec'd.

Late of Norristown, PA.
 Executor: DOUGLAS BROOKER,
 511 W. Montgomery Avenue,
 North Wales, PA 19454.

STEIN, FRANKLIN M., dec'd.

Late of Cheltenham Township.
 Executrices: SUSAN STEIN WOLK AND
 LISA S. CABANEL,
 c/o Bradley S. Cohen, Esquire,
 20000 Horizon Way, Suite 750,
 Mt. Laurel, NJ 08054.
 ATTORNEY: BRADLEY S. COHEN,
 LEX NOVA LAW, LLC,
 20000 Horizon Way, Suite 750,
 Mt. Laurel, NJ 08054

VALENTINE, MARVA M., dec'd.

Late of Cheltenham Township.
 Executrix: REYNALDSE VALENTINE-CHARLES,
 7701 Seminole Avenue,
 Elkins Park, PA 19027.

WEINGARTEN, SANDRA, dec'd.

Late of Lower Merion Township.
 Executor: BO GABRIEL PIHL,
 c/o Stephen D. Potts, Esquire,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087.
 ATTORNEY: STEPHEN D. POTTS,
 HERR, POTTS & POTTS, LLC,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087

WERTZ, DOROTHY J., dec'd.

Late of Conshohocken, PA.
 Executrix: LISA ROMANO,
 c/o James J. McCarthy, Esquire,
 10 E. Sixth Avenue, Suite 315,
 Conshohocken, PA 19428.
 ATTORNEY: JAMES J. MCCARTHY,
 MCCARTHY & MCCARTHY, P.C.,
 10 E. 6th Avenue, Suite 315,
 Conshohocken, PA 19428

Third and Final Publication**ANGELO JR., STANLEY JOHN also known as**

**STANLEY JOHN ANGELO,
 STANLEY J. ANGELO and
 STANLEY ANGELO, dec'd.**

Late of Abington Township.
 Executor: MATTHEW LEVITSKY,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: MATTHEW A. LEVITSKY,
 FOX ROTHSCHILD LLP,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

BERKEY, ROBERT T., dec'd.

Late of Limerick Township.
 Executrix: JESSICA MARIE BENFIELD,
 c/o Robert P. Snyder, Esquire,
 121 Ivy Lane,
 King of Prussia, PA 19406.
 ATTORNEY: ROBERT P. SNYDER,
 SNYDER LAW GROUP, P.C.,
 121 Ivy Lane,
 King of Prussia, PA 19406

BIRCHFIELD, RUTH E., dec'd.

Late of Borough of Hatboro.
 Executor: WADE G. BIRCHFIELD,
 c/o Don J. Solomon, Esquire,
 300 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: DON J. SOLOMON,
 300 N. York Road,
 Hatboro, PA 19040

CAPASSO JR., PASQUALE, dec'd.

Late of Borough of Green Lane.
 Administrator DBNCTA: ALEXANDER V. CAPASSO,
 c/o Kenneth R. Pugh, Esquire,
 910 Harvest Drive, Suite 200,
 Blue Bell, PA 19422-0765.
 ATTORNEY: KENNETH R. PUGH,
 KAPLIN STEWART MELOFF REITER &
 STEIN, PC,
 910 Harvest Drive, Suite 200,
 Blue Bell, PA 19422-0765

CATAGNUS, SHARON L., dec'd.

Late of Borough of Norristown.
 Executors: RICHARD CINAGLIA,
 SHARON V. CATAGNUS AND
 ANTHONY J. CATAGNUS,
 c/o Lara A. Bolte, Esquire,
 301 E. Germantown Pike, First Floor,
 East Norriton, PA 19401.
 ATTORNEY: LARA A. BOLTE,
 SALVO ROGERS ELINSKI & SCULLIN,
 301 E. Germantown Pike, First Floor,
 East Norriton, PA 19401

DEHAAN, EDITH, dec'd.

Late of Wyncote, PA.
 Executrix: SHAYNA A. HUH.

DURKALEC, MARK ALFRED ANTHONY, dec'd.

Late of Marlborough Township.
 Personal Representative: EDITH A. DURKALEC,
 4301 Geryville Pike,
 Green Lane, PA 18054.

HEPPNER, GAIL E., dec'd.

Late of Upper Merion Township.
 Executrix: DAWN R. ZADROGA,
 c/o Jennifer L. Simons, Esquire,
 30 Cassatt Avenue,
 Berwyn, PA 19312.
 ATTORNEY: JENNIFER L. SIMONS,
 McANDREWS, MEHALICK, CONNOLLY,
 HULSE AND RYAN, P.C.,
 30 Cassatt Avenue,
 Berwyn, PA 19312

HUDACK, DAVID J., dec'd.

Late of Springfield Township.
 Executor: DAVID M. ENGLE,
 c/o Prokup & Swartz,
 7736 Main Street,
 Fogelsville, PA 18051.

JENSEN, KATHLEEN MARIE also known as

KATHLEEN M. JENSEN, dec'd.
 Late of Lower Pottsgrove Township.
 Executrix: KAREN MARIE JENSEN,
 c/o David G. Garner, Esquire,
 2129 E. High Street,
 Pottstown, PA 19464.

KLUG, MURRAY, dec'd.

Late of Springfield Township.
 Administrator: HARRY KLUG,
 54 Remsen Street, Apt. 1,
 Brooklyn, NY 11201.

ATTORNEY: KRISTINA A. MILLER,
COMMONS & COMMONS, LLP,
30 Pelham Road,
Philadelphia, PA 19119

KNAPP, DAVID A., dec'd.

Late of Upper Moreland Township.
Administrator: MICHAEL C. KNAPP,
c/o Carl M. Knapp, Esquire,
809 N. Bethlehem Pike, Unit F2,
Ambler, PA 19002.
ATTORNEY: CARL M. KNAPP,
KNAPP LAW, LLC,
809 N. Bethlehem Pike, Unit F2,
Ambler, PA 19002

KOWALCZUK, PETER A., dec'd.

Late of Upper Providence Township.
Executor: CORBIN J. DUNPHY,
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

LYONS, HELENE M., dec'd.

Late of Borough of Hatboro.
Executor: MARTIN A. LYONS,
c/o Don J. Solomon, Esquire,
300 N. York Road,
Hatboro, PA 19040.
ATTORNEY: DON J. SOLOMON,
300 N. York Road,
Hatboro, PA 19040

MANN, JAMES ARTHUR also known as

JAMES A. MANN, dec'd.
Late of Borough of Royersford.
Administratrix: SHIRLEY MANN,
c/o S. Stacy Mogul, Esquire,
890 Lantern Lane,
Blue Bell, PA 19422-1614.
ATTORNEY: S. STACY MOGUL,
HEILIGMAN AND MOGUL, P.C.,
890 Lantern Lane,
Blue Bell, PA 19422-1614

MATASE, MARY ANNA, dec'd.

Late of Harleysville, PA.
Executrix: BARBARA MATASE,
170 Middle Park Drive,
Souderton, PA 18964.

McNALLY, MATTHEW CHARLES also known as

**MATTHEW McNALLY,
MATTHEW C. McNALLY and
MATT McNALLY, dec'd.**
Late of Borough of Lansdale.
Executrix: MEGHAN EMILY McNALLY,
c/o Philip G. Italiano, Esquire,
1500 Walnut Street, 7th Floor West,
Philadelphia, PA 19102.
ATTORNEY: PHILIP G. ITALIANO,
1500 Walnut Street, 7th Floor West,
Philadelphia, PA 19102

MILLER, EVELYN HOOPES, dec'd.

Late of Upper Dublin Township.
Executrix: MARGARET HOOPES MILLER CLASS,
c/o Sarah A. Eastburn, Esquire,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137.

ATTORNEY: SARAH A. EASTBURN,
EASTBURN AND GRAY, P.C.,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137

MILLINGHAUSEN, HARRY PAUL also known as

**PAUL MILLINGHAUSEN and
H. PAUL MILLINGHAUSEN, dec'd.**
Late of Whitpain Township.
Executrix: SHARON LEE MILLINGHAUSEN,
c/o Lara A. Bolte, Esquire,
301 E. Germantown Pike, First Floor,
East Norriton, PA 19401.
ATTORNEY: LARA A. BOLTE,
SALVO ROGERS ELINSKI & SCULLIN,
301 E. Germantown Pike, First Floor,
East Norriton, PA 19401

NEELY, THOMAS J., dec'd.

Late of Borough of Pottstown.
Executrix: WENDY L. ROGERS,
135 S. Keim Street,
Pottstown, PA 19464.
ATTORNEY: MARY KAY KELM,
2326 N. Broad Street, Suite 200,
Colmar, PA 18915

PAK, THOMAS, dec'd.

Late of Lansdale, PA.
Executor: IN SOO PAK,
1500 Garden Road,
Lansdale, PA 19446.
ATTORNEY: PAUL ROATH,
LAW OFFICE OF PAUL ROATH,
P.O. Box 427,
Norristown, PA 19404

PENROSE, PATRICIA J., dec'd.

Late of Borough of Green Lane.
Executrix: PATRICIA A. BERNHEISEL,
c/o Christopher P. Mullaney, Esquire,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

RYAN, RACHELLE, dec'd.

Late of Towamencin Township.
Executrix: ALICIA ANN DIXON,
610 Hartzel Way,
Sellersville, PA 18960.
ATTORNEY: ABIGAIL M. ZONARICH,
METTE,
7 Neshaminy Interplex, Suite 400,
Trevose, PA 19053

SCHROEDER, STEPHEN T., dec'd.

Late of Montgomery Township.
Administratrix: KARYN SCHROEDER,
c/o Anna O. Sappington, Esquire and
Judith Stutman Izes, Esquire,
101 Old York Road, Suite 303,
Jenkintown, PA 19046.
ATTORNEY: ANNA O. SAPPINGTON,
JUDITH STUTMAN IZES,
ANNA SAPPINGTON P.C.,
101 Old York Road, Suite 303,
Jenkintown, PA 19046

SMITH, CRAIG, dec'd.

Late of Borough of Lansdale.
Executor: ANDREW L. BERGEY,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.

ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

TAYLOR, KAREN ANNE, dec'd.

Late of Upper Moreland Township.

Executor: DAVE B. TAYLOR,
c/o Laura M. Mercuri, Esquire,
104 N. York Road,
Hatboro, PA 19040.

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

TORELLO, JOAN H., dec'd.

Late of Whitpain Township.

Executrix: SHARON L. TORELLO,
c/o Carol R. Livingood, Esquire,
130 N. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087-0191.

ATTORNEY: CAROL R. LIVINGOOD,
TIMONEY KNOX LLP,
130 N. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087-0191

TURÓCK, JOHN JOSEPH, dec'd.

Late of Collegeville, PA.

Executrix: STACEY FOSTER,
445 Chestnut Street,
Collegeville, PA 19426.

URUSOW, RUDY, dec'd.

Late of Hatfield, PA.

Executrix: GEREL L. ELSETINOW,
c/o David C. Onorato, Esquire,
298 Wissahickon Avenue,
North Wales, PA 19446.

ATTORNEY: DAVID C. ONORATO,
HLADIK, ONORATO & FEDERMAN, LLP,
298 Wissahickon Avenue,
North Wales, PA 19454

WAXLER, RICHARD, dec'd.

Late of Borough of Pottstown.

Executor: BARRY WAXLER,
5040 Seachase Way,
San Diego, CA 92130.

ATTORNEY: FREDERICK M. NICE,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

WHITENIGHT, DORIS GENE, dec'd.

Late of Spring Mount, PA.

Executor: GLENDA A. RAINES.

ATTORNEY: ROBERT J. REILLEY, JR.,
BELLO, REILLEY, McGRORY, DiPIPPPO &
BELLO, P.C.,

144 E. DeKalb Pike, Suite 300,
King of Prussia, PA 19406

WYATT, PHYLLIS A., dec'd.

Late of Rockledge, PA.

Executor: WALTER G. WYATT, JR.,
742 Kirkwood Avenue,
Jenkintown, PA 19046.

ZHOU, WEIQIU, dec'd.

Late of Willow Grove, PA.

Administratrix: YING ZHOU,
3545 Welsh Road,
Willow Grove, PA 19090.

ATTORNEY: PAUL ROATH,
LAW OFFICE OF PAUL ROATH,
P.O. Box 427,
Norristown, PA 19404

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State, of the Commonwealth of Pennsylvania, on August 4, 2026, for **Grundy Insurance**, with a principal place of business located at 410 Horsham Road, Suite 100, Horsham, PA 19044, in Montgomery County. The individual interested in this business is James A. Grundy, also located at 410 Horsham Road, Suite 100, Horsham, PA 19044. 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 July 29, 2026, for **Misty Lake Designs** with a principal place of business located at 2120 Buchert Road, Suite 98, Pottstown, PA 19464, in Montgomery County. The individual interested in such business is Christine Cullen, also located at 2120 Buchert Road, Suite 98, Pottstown, PA 19464. This is filed in compliance with 54 Pa. C.S. Sec. 311.

PROFESSIONAL CORPORATIONS

David J. Weinstock, D.M.D., P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a Professional Corporation, as amended.

The Tannenbaum Law Group

600 W. Germantown Pike, Suite 400
Plymouth Meeting, PA 19462

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on September 16, 2026, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Liberation Psychology, PC**

The purposes for which it was organized are: The practice of psychology and related clinical psychological services.

TRUST NOTICES

Second Publication

**THE JOAN L. CROWE
REVOCABLE TRUST AGREEMENT
DATED 11/9/92 AMENDED 10/26/16**

Joan L. Crowe, deceased 11/29/25

**Late of Upper Providence Twp., Phoenixville,
Montgomery County, Pennsylvania**

All persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

Jeffrey M. Crowe, **Trustee**
98 Larch Dr., Atherton, CA 94027

Elizabeth C. Petrozelli, **Trustee**
403 Calais Dr., Sellersville, PA 18960

Or their Attorney,
Elizabeth M. Wetzler, Esquire
**LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP**

114 East Broad Street, P.O. Box 64769
Souderton, Pennsylvania 18964
215-723-4350

Third and Final Publication

**JEROME W. RALPH
REVOCABLE LIVING TRUST
DATED FEBRUARY 19, 2001, AS AMENDED
Jerome W. Ralph, Dec.'d.**

Late of Plymouth Twp., Montgomery County, PA

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

Trustee: Madelyn Malis
c/o Jonathan H. Ellis, Esq.
Flaster Greenberg, PC
One Tower Bridge, #100
100 Front St.
Conshohocken, PA 19428

EXECUTIONS ISSUED

Week Ending September 21, 2026

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

ANDREWS, CASANDRA: POLICE AND FIRE
FEDERAL CREDIT UNION, GRNSH. - Westlake
Services, LLC d/b/a Westlake Financial Services;
202507428.

BARRY, ABDOULAYE: MARIAMA: WELLS FARGO
BANK, GRNSH. - Reserve at Stoney Creek
Planned Community; 202617079; \$7,130.15.

BOWEN, ANDREA - Berkeley Court
Community Association; 202523841.

BROWN, TEONA: NAVY FEDERAL CREDIT UNION,
GRNSH. - Capital One Bank USA, N.A.; 202218117;
WRIT/EXEC.

BUCHHALTER, ERIC - Wells Fargo Bank, N.A.;
202604170.

CANNAN, JODI: WELLS FARGO, GRNSH. -
Abdulhayoglu, Aleem; 202620935; \$3,383.00.

DREAM MAKER CONSTRUCTION SERVICES, LLC:
JACKSON, ROBERT: BANK OF AMERICA, N.A.,
GRNSH. - Tague Lumber, Inc.; 202619234; \$46,632.90.

EVIN ELECTRIC, LLC - Wilson's Check Cashing;
202619374; \$8,714.75.

FREEMAN, HYEASHA: NAVY FEDERAL
CREDIT UNION, GRNSH. - Sun East Federal
Credit Union; 202525295; \$2,327.49.

GARTENBERG, TERRI: WELLS FARGO, GRNSH. -
Capital One Bank USA, N.A.; 202117757;
WRIT/EXEC.

HOMSHER, DAVID: WELLS FARGO BANK, GRNSH. -
Midland Funding, LLC, et al.; 200923630; \$577.95.

HORSTMAN, JANE - Trumark Credit Union; 202610366.

HOWARD, DANEE: DANEE - Drexel University;
202621235; \$38,422.13.

JONES, DIAMANTE: LAZARD, KENEETRA -
Trabucco, Joseph; 202619836; WRIT/EXEC.

KINSKY, CHARLES: DEBORAH - Berks-Montgomery
Municipal Authority; 202619619; WRIT/EXEC.

KNIGHT FIRE MECHANICAL, LLC: CORNAGIE,
KEVIN: WELLS FARGO BANK, GRNSH. -
Ferguson Enterprises, LLC; 202606889.

LEE, BRANDON: TD BANK, GRNSH. -
Bank of America, N.A.; 202526271; \$9,663.59.

LEE, KYONG: BANK OF AMERICA, GRNSH. -
Jefferson Capital Systems, LLC; 202600222.

McGOLDRICK, ESTHER: POLICE & FIRE
CREDIT UNION, GRNSH. - Jefferson Capital
Systems, LLC; 202408435; \$3,017.31.

NAV SERVICES, LLC: WSFS BANK, GRNSH. -
Utica National Insurance Group; 202617744;
WRIT/EXEC.

NELO, LLC - Lower Merion Township Building &
Planning Department; 202520777; ORDER/
JUDGMENT/\$127,802.45.

ONDA PHILLY, INC.: JPMORGAN CHASE BANK,
GRNSH. - Pennsylvania Unemployment
Compensation Fund; 202561591; \$2,343.86.

OWENS, VOJN: IRIZARRY-COLON, IRIS:
NAVY FEDERAL CREDIT UNION, GRNSH. -
Viriva Community Credit Union; 202400371;
ORDER/REASSESS/\$10,271.03.

PERFECTION AUTO SPA, LLC: COTAYO, IVAN:
CHASE BANK, GRNSH. - Auxilior Capital
Partners, Inc.; 202603495.

PERSON, MARGARET: TD BANK, GRNSH. -
Jefferson Capital Systems, LLC; 202321001;
\$7,384.88.

QUARLES, WENDY - 3 Hill Credit Union
f/d/b/a Norristown Bell Credit Union; 202621234;
\$4,979.44.

SAFARI WILLIAMS, OSCAR: WELLS FARGO,
GRNSH. - Capital One Bank USA, N.A.; 202404675;
WRIT/EXEC.

SKYMA LIVING SOLUTIONS, LLC: NAVY
FEDERAL CREDIT UNION, GRNSH. -
Pennsylvania Unemployment Compensation Fund;
202621625; \$12,340.49.

TRUSH, GLEN: TD BANK, N.A., GRNSH. -
Access Credit Union; 202504984.

JUDGMENTS AND LIENS ENTERED**Week Ending September 21, 2026****The Defendant's Name Appears
First in Capital Letters**

ANTHONY, NAQUEDA - Jefferson Capital Systems, LLC;
202621639; Judgment fr. District Justice; \$5,134.37.
CLOWNEY, CERIA - Jefferson Capital Systems, LLC;
202621607; Judgment fr. District Justice; \$2,733.32.
DRISCOLL, MEGAN - Cantello, Paul; 202621628;
Mechanics Lien Claim; \$19,700.00.
GAYMON, DANA - LVNV Funding, LLC; 202621670;
Judgment fr. District Justice; \$932.74.
JENNINGS, TOSHON - Midland Credit
Management, Inc.; 202621732; Judgment fr.
District Justice; \$1,314.00.
KELLY, BRIANA - S&T Bank; 202621297; Complaint in
Confession of Judgment; \$451,100.87.
MALLOZZI, MICHAEL - Midland Credit
Management, Inc.; 202621740; Judgment fr.
District Justice; \$3,152.67.
McCOY, SHAKARA - Midland Credit Management, Inc.;
202621707; Judgment fr. District Justice; \$1,094.91.
MITCHOM, ROBERT - Midland Credit
Management, Inc.; 202621749; Judgment fr.
District Justice; \$1,096.43.
NEY, PATRICIA - Midland Credit Management, Inc.;
202621694; Judgment fr. District Justice; \$3,344.75.
PRINCETON RESOURCE ASSOCIATES, INC. -
West Ave. Jenkintown Property, LLC; 202621341;
Complaint in Confession of Judgment Money;
\$274,432.74.
REINSCHMIDT, LORENE - LVNV Funding, LLC;
202621689; Judgment fr. District Justice; \$1,680.07.
SCHMOCK, LAUREN - Midland Credit
Management, Inc.; 202621698; Judgment fr.
District Justice; \$4,333.22.
SPADY, AKEEM: ILLUMINATED
ENTERPRISES, LLC - Saska Investments, LLC;
202621307; Foreign Judgment; \$147,300.00.
STICKLEY, MATTHEW - Trivelpiece, Christopher;
202621723; Certification of Judgment; \$11,373.25.
VARGAS, SHANNON - LVNV Funding, LLC;
202621629; Judgment fr. District Justice; \$2,000.29.
WILSON, TAHMEIR - Midland Credit
Management, Inc.; 202621722; Judgment fr.
District Justice; \$1,318.87.
XU, YILIN - Hughes, Glenn; 202621736;
Judgment fr. District Justice; \$2,800.25.

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

Coleote, German; 202670586; \$109,210.92.
Fiber Tech Solutions, LLC; 202670587; \$120,086.53.
Golden-Glo Carpet Cleaners, Inc.; 202670585;
\$1,020.00.
Townes Mechanical Contractor, Inc.; 202670588;
\$8,764.96.

LETTERS OF ADMINISTRATION**Granted Week Ending September 21, 2026****Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BOZZI, JANE T. - Abington Township; Bozzi, Marie T.,
1084 Leopard Road, Rydal, PA 19046.
BROWN, RAYMOND G. - Upper Moreland Township;
Brown, Katherine M., 1394 Linden Avenue,
Willow Grove, PA 19090.
CORBIN SR., JOSEPH L. - Cheltenham Township;
Corbin, Linda L., 1712 Beech Avenue, Elkins Park,
PA 19027.
CUSICK, CECELIA J. - Limerick Township; Cusick,
Harry J., 528 N. 7th Avenue, Royersford, PA 19468.
DELANEY, EDIE - West Norriton Township; Haley,
Daniel J., 221 Shelly Drive, Collegeville, PA 19426.
DiPIETRO, LOUIS F. - Hatfield Borough; Reichert,
Frances M., 21 E. Lambert Street, Hatfield, PA 19440.
DURRELL SR., KENNETH O. - Norristown Borough;
Stewart, Carol, 77 E. Spring Avenue, Ardmore,
PA 19003.
EDWARDS, KENNETH M. - Norristown Borough;
Moses, Kendall J., 5 Oak Street, Wellesley, MA 02482.
GJERTSEN, BRUCE F. - Lower Moreland Township;
Gjertsen, Lauren, 1016 W. Baltimore Pike, Media,
PA 19063.
HEUBACH, DEBRA K. - Hatfield Township; Covelens,
Damion, 1627 Woodland Road, Green Lane,
PA 18054; Covelens, Deric, 118 W. Paletown Road,
Quakertown, PA 18951; Covelens, Donald,
2314 Branch Road, Perkasio, PA 18944.
HOSSLER, RICHARD D. - Abington Township;
Biedermann, Dianne, 626 Pheasant Run,
North Wales, PA 19454.
HOUSE, CHRISTOPHER A. - Ambler Borough;
House, Justine A., 137 Greenwood Ave Ambler,
PA 19002.
IRIZARRY, MANUEL - Norristown Borough; Irizarry,
Jose M., 448 E. Moore Street, Norristown, PA 19401.
KOPP, SANDRA F. - Towamencin Township; Kopp,
Kelly M., 3957 Yerkes Road, Collegeville, PA 19426.
MAHER, MEREDETH A. - Whitpain Township;
Brown, Martin D., 604 Giordano Avenue, Parlin,
NJ 08859.
McFADDEN, MADELINE M. - Towamencin Township;
McFadden Jr., Edwin J., 1731 Route #9, Unit 20,
Ocean View, NJ 08230.
MITCHELL, LISA N. - Upper Gwynedd Township;
Snellings, Lauren J., 105 E. 5th Street, Lansdale,
PA 19446-2609.
PALUSZKA, ELIZABETH - Plymouth Township;
Hein, Kenneth, 8526 Rising Sun Avenue,
Philadelphia, PA 19111.
PEARNS, CHRISTOPHER A. - Jenkintown Borough;
Acord, Susan, 2434 Hickman Road, Greenwood,
DE 19950.
ROSENHEIM, MARION R. - Springfield Township;
Stull, Kirsten L., 1801 Butler Pike, Conshohocken,
PA 19428.
SCHWARTZ, DENNIS J. - Red Hill Borough; Schwartz,
Brian, 2479 Emerald Lane, Quakertown, PA 18951.
SLOAN, SADLER ALEXIS L. - Pottstown Borough;
Yancik, Teresa L., 633 Woodland Drive, Pottstown,
PA 19607.

SOMMERS, SUZANNE - Upper Providence Township;
Sommers, Suzanne, 103 Buckwalter Road, Royersford,
PA 19468.

WRAMPE, KARIN M. - Montgomery Township; Stoll,
Martina, 132 Wentworth Drive, Lansdale, PA 19446.

SUITS BROUGHT

Week Ending September 21, 2026

The Defendant's Name Appears First in Capital Letters

BRYANT, ZACHARY - LVNV Funding, LLC;
202621445; Civil Action; Turay, Foday.
BUREMS, JOHN/JANE - Lamar Brown FR 2835;
202621370; Civil Action.
CANDELARIO, HANNAH - Letkiewicz, Jonathan;
202621142; Complaint for Custody/Visitation.
CANNON, ZANAYAH - Meachum, Malique;
202621334; Complaint for Custody/Visitation.
CHAVEZ, MIGUEL - Ovando, Maria; 202621761;
Complaint Divorce.
CHEN, QI - Commonwealth Motor, Inc.; 202621465;
Petition.
CLAYBACK, NICOLE - Keating, Collin; 202621377;
Complaint for Custody/Visitation; Zlock, Mark.
DISMUKES, VINCENT - Olea-Villanueva, Kathryn;
202621412; Complaint for Custody/Visitation.
DOE ACCOUNT HOLDER: CAPITAL ONE
NATIONAL ASSOCIATION: DOE IMPERSONATOR -
Silverang, Rosenzweig & Haltzman, LLC; 202621456;
Civil Action.
DWYER, JOSHUA - McMenamin, Bria; 202621499;
Complaint for Custody/Visitation; Masley, Mark A.
FITZMAURICE, ASHLYE - American Express
National Bank; 202621372; Civil Action; Lipinski,
Michael R.
FLIPPEN, TRINA - Flippen, Jelani; 202621435;
Complaint Divorce; Marinari, Guy.
GARCIA CHAVEZ, JESUS - Rosete Garces, Dulce;
202621292; Complaint for Custody/Visitation;
Atzert, Karen.
GILANI, SALMAN - American Express National Bank;
202621762; Civil Action; Lipinski, Michael R.
GRAVELY, VICTORIA - Gravely, Wayne; 202621310;
Complaint for Custody/Visitation.
HAYNES, ANTIONE - Barefield, Marquita; 202621144;
Complaint for Custody/Visitation.
HELLSTERN, STEPHANIE - White, Zachary;
202621270; Complaint for Custody/Visitation.
HUSTI-LUCA, PAUL - Husti-Luca, Stefanie;
202621396; Complaint Divorce.
IATROPOULOS, ALEXANDROS - Schwarz, Jesse;
202621312; Complaint Divorce.
LI, HONG - Oswald, Richard; 202621760; Complaint
Divorce.
LOWER MERION TOWNSHIP - Lourie, Alan;
202620913; Petition; Schnee, J. Chadwick.
McHALE, MAUREEN - Smith, Philip; 202621279;
Complaint for Custody/Visitation.
MIRAMBEAUX, EVELYN - Wydner, Jameel;
202621266; Civil Action.
MULLEN, MARCUS - Mullen, Mark; 202621410;
Complaint in Ejectment.
NELSON, RICHARD - Bank of America, N.A.;
202621378; Civil Action; Cawley, Jonathan Paul.

OLIVEROS, DANIEL - American Express
National Bank; 202621758; Civil Action; Lipinski,
Michael R.
PENN, CHRISTOPHE - American Express
National Bank; 202621753; Civil Action; Lipinski,
Michael R.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Feldman, Richard; 202621349;
Appeal from Suspension/Registration/Insp.; McVan,
Brian P.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Baker, Thomas; 202621226;
Appeal from Suspension/Registration/Insp.
PORPORA, NATASHA - Zembower, Steven; 202621247;
Complaint Divorce.
POWELL, DAVID - Powell, Alexandra; 202621706;
Complaint for Custody/Visitation.
POZOS LAGUNO, BERNARDO - Garces Sanchez,
Micaela; 202621291; Complaint for Custody/
Visitation; Atzert, Karen.
RICHARDSON, BRITTNEY - Richardson, James;
202621453; Complaint for Custody/Visitation.
RIZZI, LINDA - Friedman, Brian; 202621368;
Complaint Divorce.
ROSETE SANCHEZ, ROBERTO - Garces Sanchez,
Micaela; 202621290; Complaint for Custody/
Visitation; Atzert, Karen.
SANTIAGO, JENNYFER - Resendiz-Moran, Isac;
202621406; Civil Action.
TANNER, FELECIA - Tanner, Vincent; 202621431;
Complaint Divorce.
TENG, JIE - He, Jianchun; 202621439; Complaint
Divorce.
UPPER MERION TOWNSHIP BOARD OF
SUPERVISORS - Innovation 411 Fee Owner, LLC;
202621467; Appeal from Zoning Board
Non-Govt.; Kaplin, Marc B.
UPPER MERION TOWNSHIP BOARD OF
SUPERVISORS - Innovation 411 Fee Owner, LLC;
202621472; Appeal from Zoning Board
Non-Govt.; Kaplin, Marc B.
UPPER MERION TOWNSHIP BOARD OF
SUPERVISORS - Innovation 2201, LLC; 202621475;
Appeal from Zoning Board Non-Govt.; Kaplin,
Marc B.
UPPER MERION TOWNSHIP BOARD OF
SUPERVISORS - Bryemere Holding, LLC; 202621482;
Appeal from Zoning Board Non-Govt.; Kaplin,
Marc B.
VASQUEZ-PISCIL, MARIA - Willis, Amirah;
202621388; Petition for Protection from Intimidation.
VAUGHN, DONALD - Vaughn, Tara; 202621322;
Complaint Divorce.
VIRTUA OUR LADY OF LOURDES HOSPITAL -
Enley, William; 202621690; Foreign Subpoena.
WATT, SHAILA - Sundanz Properties, LLC;
202621146; Petition to Appeal Nunc Pro Tunc.
WEILER, MICHAEL - Diehl, Rebecca; 202621721;
Civil Action.
ZHONG, YIN CHEN: ZHENG, ZENG FU -
Ren, Xiu Zhen; 202621643; Complaint for
Custody/Visitation.

WILLS PROBATED

Granted Week Ending September 21, 2026

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

- ANDRZEJEWSKI, KATHRYN M. - Hatfield Township;
Dooley, John T., 1016 Saw Mill Way, Lansdale,
PA 19446.
- BERSTEIN, MARILYN J. - Abington Township;
Bernstein, Janet, 6946 Jackson Street, Philadelphia,
PA 19135.
- BLASCHAK, RUTH M. - Lower Providence Township;
Blaschak, John A., 2650 Haas Lane, Montoursville,
PA 17754.
- BODNAR, LISA E. - Whitmarsh Township; Marchozzi,
Dana C., 3006 Rebel Road, Lafayette Hill, PA 19444.
- BORDA, FLORENCE H. - Lower Merion Township;
Borda, Charles A., 1624 Marion Avenue, Durham,
NC 27705; Borda, Luke H., 5002 Kennett Pike,
Greenville, DE 19807; Compton, Katherine B.,
15 Ten Acre Lane, West Hartford, CT 06107.
- BROWNE, BARBARA J. - Upper Merion Township;
Browne, Sheila A., 10 Filipi Lane, Landenberg,
PA 19350.
- BURGEN, RUTH D. - Royersford Borough; Neyhart,
Shannon, 22 Cameron Court, Royersford, PA 19468.
- BURNS, DAVID A. - Pottstown Borough; McGwinn,
Johanna M., 206 Tulip Road, Paxinos, PA 17860.
- CONNELLY, MICHAEL J. - Ambler Borough; Smith,
Christine M., 1700 Monroe Lane, Ambler, PA 19002.
- CRIELLY JR., WILLIAM J. - Upper Dublin Township;
Stader, Crielly Anita, 1229 Boden Place,
Fort Washington, PA 19034-1503.
- CRONEY, JAMES K. - Whitpain Township; Croney,
Dawn T., 4 Withers Lane, Blue Bell, PA 19422.
- DICKINSON, CHARLES W. - Lower Pottsgrove
Township; Dickinson, Michelle, 907 Farmington
Avenue, Pottstown, PA 19464-1819.
- DURANCEAU, ELAINE M. - North Wales Borough;
Bothwell, Dawn L., 2112 Stratford Avenue,
Abington, PA 19001.
- EIMER, NELLA B. - Upper Moreland Township;
Powidzki, Susan, 2644 Pine Road,
Huntingdon Valley, PA 19006.
- FLYNN, PATRICIA A. - Horsham Township; Flynn,
Gregory, 1219 Horsham Road, Horsham, PA 19002.
- FUHRMAN, JAMES M. - Limerick Township; Fuhrman,
Beth A., 313 Ridgewood Drive, Royersford, PA 19468.
- GIBSON, MARY B. - Cheltenham Township; Hartman,
Hilary E., 355 Camp Hill Road, Fort Washington,
PA 19034.
- GRANDO, GEORGE - Limerick Township; Grando,
Kevin, 530 Arch Street, Royersford, PA 19468-2531.
- JORDAN, WILLIAM C. - Schwenksville Borough;
Pulli, Erana J., 4840 Perkiomen Creek Road,
Schwenksville, PA 19473-2009.
- KASSER, LISA D. - Ambler Borough; Freedman,
Robert W., 1833 Thornbury Drive, Ambler,
PA 19002; Kasser, Alexa P., 854 Furrow Way,
Lafayette, CO 80026.
- KELLEY, JOAN E. - Lower Providence Township;
Hayn, Kathleen M., 4509 Spring Island Drive,
Olatie, SC 29909.
- KOLLER, MARGUERITE T. - Whitpain Township;
Harchut, Helene K., 517 Bell Lane, Maple Glen,
PA 19002.
- KREISHER, GERALD W. - Upper Hanover Township;
Kreisher, Eric J., 3166 Berkshire Road, Doylestown,
PA 18902.
- LANE, ALICE V. - Whitpain Township; Sullivan, Alice,
1859 Ambler Road, Abington, PA 19001.
- MAST, LOIS - Lansdale Borough; Perkins, Sharon,
12-Z River Hill Road, Louisville, KY 40207.
- MAZZIE, JOHN A. - Upper Gwynedd Township;
Mazzie, Catherine M., 414 Bonnie Lane, Lansdale,
PA 19446.
- McCANN JR., RAYMOND V. - Douglass Township;
McCann, Raymond R., 408 Lorane Road, Reading,
PA 19606.
- MILLIGAN, JOHN K. - Upper Merion Township;
Zappaterrini, Milligan Kathleen, 140 Valley Green
Lane, King of Prussia, PA 19406-2294.
- MINDER, JOSEPH C. - Plymouth Township; Minder,
Martin W., 604 Anthony Drive, Plymouth Meeting,
PA 19462.
- MIRABELLO, NANCY K. - Lansdale Borough;
Eisenhower, Kathleen E., 2117 Berry Drive,
Hatfield, PA 19440.
- MYERS, CHARLES W. - East Greenville Borough;
Myers, Heather L., 231 State Street,
East Greenville, PA 18041.
- PILLION JR., THOMAS C. - Lower Merion Township;
Pillion, Michael L., 421 Woodland Avenue, Wayne,
PA 19087.
- REILLY, JOHN O. - Limerick Township; Reilly, Paul J.,
147 Hartz Store Road, Mohnton, PA 19540.
- REUVEN, EZRA - Lower Merion Township; Reuven,
Sara, 1323 Remington Road, Wynnewood, PA 19096.
- RONAN, LISA M. - Hatfield Township; Ronan,
William R., 1919 Rosemarie Way, Hatfield,
PA 19440.
- ROSEN, HELENE - Whitpain Township; Rosen,
Wayne, 108 Magnolia Street, Dresher, PA 19025.
- SALMONS, GERALDINE R. - Whitmarsh Township;
Salmons, Francis C., 8114 Salem Bible Church Road,
Macungie, PA 18062.
- SUNDERLAND, JOANNE S. - Pottstown Borough;
Love, Carrie B., 413 Kingston Drive, Douglassville,
PA 19518.
- THOMAS, MARION D. - Pottstown Borough; Wood,
Raymond C., 433 Foxtail Drive, Longs, SC 29568.
- TIMONEY, MIRIAM T. - Lower Gwynedd Township;
Melle, Ellen T., 313 Prelude Drive, Silver Spring,
MD 20901; Timoney, Patrick C., 624 E. Gravers Lane,
Wyndmoor, PA 19083.
- URUSOW, RUDY - Hatfield Township; Elsetinow,
Gerel, 7259 Powder Valley Road, Zionsville,
PA 18092.
- WELTY, CAROLINE - West Norriton Township;
Colbert, Joshua, 1438 S. 17th Street, Philadelphia,
PA 19146.
- WOLF, CALVIN M. - Plymouth Township; Beyer,
Janet M., 307 Towamencin Avenue, Hatfield,
PA 19440.
- WURTZ, FRANK C. - Lower Providence Township;
DiGiovanni, Suzanne W., 122 Oxford Circle,
Eagleville, PA 19403.