

## SHERIFF'S SALES

*By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 George Ave., Suite 520, Silver Springs, MD 20910 February 28, 2024.*

### To all parties in interest and claimants:

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

### First Publication

By virtue of a Writ of Execution **No. 2017-04077**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described according to a certain Lot Location Plan, prepared for Elmo Pio, by C. Raymond Weir, Registered Professional Engineer, dated December 17, 1965, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hawthorne Lane (fifty feet wide) (intended to be dedicated), said point being the two following courses and distances from a point of curve on the Southeasterly side of Rambler Road (forty five feet wide); (1) leaving Rambler Road, on arc of a circle, curving to the left, having a radius of ten feet, the arc distance of fifteen and fifty-nine one-hundredths feet to a point of tangent on the Northeasterly side of Hawthorne Lane; and (2) South forty-seven degrees thirty four minutes East, along the Northeasterly side of Hawthorne Lane, five hundred seventy-seven and ninety-two one hundredths feet to the point of beginning; thence, extending from said point of beginning, North forty-two degrees twenty-six minutes East, three hundred twenty-eight and ninety-six one hundredths feet to a point; thence, extending South forty-seven degrees thirty-four minutes East, one hundred eighty two and twenty one and one hundredths feet to a point; thence, extending South forty-two degrees twenty six minutes West, three hundred twelve and eighty-five one hundredths feet to a point on the Northeasterly side of Hawthorne Lane (of irregular width); thence, extending Northwestwardly, along the same the following courses and distances: (1) on the arc of a circle, curving to the right, having a radius of fifty feet, the arc distance of twenty-nine and forty-nine one hundredths feet to a point of reverse curve; (2) on the arc of a circle, curving to the left, having a radius of fifty feet, the arc distance of sixty-two and fifty-six one hundredths feet to a point of reverse curve; and (3) on the arc of a circle, curving to the right, having a radius of thirty feet, the arc distance of twenty-four and thirty-eight one hundredths feet to a point of tangent on the Northeasterly side of Hawthorne Lane (fifty feet wide); thence, extending North forty seven degrees thirty-four minutes West, along the Northeasterly side of Hawthorne Lane, seventy four and twelve one hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES, which Jeanne Pio Family Trust under Trust dated December 13, 1993, and Amended December 2, 1997, by Deed, dated July 22, 1999, and recorded August 5, 1999, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5282, Page 1445, granted and conveyed unto Cassandra Banko.

Parcel Number: 52-00-08524-00-1.

Location of property: 8801 Hawthorne Lane a/k/a 8801 Hawthorn Lane, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cassandra Banko** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee, for Chase Mortgage Finance Trust Multi-Class Mortgage Pass-Through Certificates Series 2005-A1. Debt: \$1,157,203.05.

**LOGS Legal Group LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-17703**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, Sunnyside Farms Partnership, by Bursich Associates, Inc., dated 7/24/90, last revised 8/1/98 and recorded in Plan Book A58, Pages 146 and 147, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Whitespire Circle (50 feet wide), a corner of this and Lot No. 57 on said plan; thence, extending from said point of beginning and along the Southwesterly side of Whitespire Circle, aforesaid, South 34 degrees 08 minutes 25 seconds West, 80.00 feet to a point, a corner of Lot No. 59 on said plan; thence, extending along the same, North 55 degrees 51 minutes 35 seconds West, 141.63 feet to a point in line of lands, now or late Norman C. and Jeanne S. Leopard; thence, continuing along the same and along lands, now or late Nick J. Baresky, North 39 degrees 09 minutes 36 seconds East, 80.31 feet to a point, a corner of Lot No. 57, aforesaid; thence, extending along the same, South 55 degrees 51 minutes 35 seconds East, 134.60 feet to the first mentioned point and place of beginning.

BEING Lot No. 58 on said plan.

THIS document does not sell, convey, transfer, include, or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights, or estates otherwise created, transferred, excepted or reserved by this instrument.

BEING the same property conveyed to Franklin B. Edwards, who acquired Title by Virtue of a Deed from Household Finance Consumer Discount Company, dated September 11, 2009, recorded October 5, 2009, at Instrument Number 2009106027, and recorded in Book 5745, Page 02878, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 60-00-02994-74-4.

Location of property: 1285 Whitespire Circle, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Franklin B. Edwards, a/k/a Franklin B. Edward** at the suit of Fifth Third Bank. Debt: \$288,988.04.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-23290**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of "Heatherfield", prepared for Heatherfield Assoc., by Urwiler & Walter, Inc., Registered Surveyors, dated 8/3/1987 and last revised on 8/5/1988 and recorded in Plan Book A-50 at Page 78, as follows, to wit:

BEGINNING at a point on the northeast side of Heatherfield Drive (50 feet wide), said point being a corner of Lot #6 on the above-mentioned plan and place of beginning; thence, extending from said place of beginning and along Lot #6, North 20 degrees 52 minutes 40 seconds East, 166.67 feet to a point, a corner of Lot #6; thence, continuing along Lot #6 and along Lot #5 and #4, North 69 degrees 07 minutes 20 seconds West, crossing a 25 feet wide drainage easement, 174.19 feet to a point in line of land of Ruben D. and Eileen H. Stoltzfus; thence, extending along the Northwest side of said 25 feet wide drainage easement and along said land of Stoltzfus and various other owners, North 60 degrees 36 minutes 54 seconds East, 311.59 feet to a point, a corner of Lot #42; thence, re-crossing said 25 feet wide drainage easement and extending along Lots #42, 41, 40 and 39, South 20 degrees 52 minutes 40 seconds West, 406.28 feet to a point on the Northeast side of Heatherfield Drive; thence, extending along the Northeast side of Heatherfield Drive, North 69 degrees 07 minutes 20 seconds West, 25.00 feet to a point, a corner of Lot #6; being the first mentioned point and place of beginning.

BEING known as Lot Number 7 on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Richard D. Kriebel a/k/a Richard Kriebel and Laura Kriebel a/k/a Laura A. Kriebel, by Deed from Sal Lapio, Inc., a Pennsylvania Corporation, dated May 31, 1991, and recorded June 4, 1991, in Deed Book 4977 at Page 618.

Parcel Number: 34-00-02634-46-4.

Location of property: 331 Heatherfield Drive, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard D. Kriebel a/k/a Richard Kriebel and Laura Kriebel a/k/a Laura A. Kriebel** at the suit of Branch Banking and Trust Company. Debt: \$120,851.57.

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

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

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

By virtue of a Writ of Execution **No. 2019-02211**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan, thereof made, known as "Hatboro Farms", by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, on May 11, 1922, and recorded in Deed Book 843 at Page 600, as follows:

BEGINNING at a point on the Southerly side of Crooked Billet Road (fifty feet wide) at the distance of six hundred ninety-seven and forty-nine one-hundredths feet, Westerly from the intersection of the Southerly side of Crooked Billet Road, produced with the center line of York Road; thence, by Lot No 453, South four degrees one minutes fifty-three seconds West, two hundred seventy-one and forty-four one-hundredths feet to a point on the borough line;

thence, along the said borough line, by land, now or late of Clement Ristine; North sixty-seven degrees twenty minutes thirty seconds West, one hundred forty-five and forty-one one-hundredths feet to a corner of Lot No. 451; thence, by the said Lot No. 451, North thirteen degrees twenty minutes forty-one seconds East, two hundred thirty-six and twenty-two one-hundredths feet to a corner on the Southerly side of Crooked Billet Road; thence, along the said Southerly side of said Crooked Billet Road, on a curve to the left, with a radius of six hundred fifteen and nineteen one-hundredths feet, an arc distance of one hundred feet to the place of beginning.

BEING Lot Number 452 on the above-mentioned Plan.

BEING the same premises which John Fiorentino, by Deed dated 6/14/2010 and recorded 6/23/2010 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5770 at Page 02777, granted and conveyed unto Cristiano Zuio and Robyn Zuin, husband and wife.

Parcel Number: 08-00-01282-00-6.

Location of property: 59 Crooked Billet Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Cristiano Zuin and Robyn A. Zuin a/k/a Robyn Zuin** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, f/k/a Quicken Loans Inc. Debt: \$279,226.26.

**KML Law Group, P.C.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-19676**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1608 on a certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County, in Plan Book A-26 at Page 19-A; described according to an "As Built" Plan of House No. 2002, prepared by Serdy Bursich, Inc, as endorsed hereon, as follows:

BEGINNING at a point, a corner on the extended party wall between this and Lot No. 1607, as shown on said plan, which point measured the 5 following courses and distances from a point on the title line, in the bed of Bochert West, the distance of 165.00 feet to a point; a corner; (2) thence, extending North, 69 degrees 00 minutes West, the distance of 83.05 feet to a point of curve, a corner; (3) thence, extending on the arc of a curve, curving to the right, having a radius of 276.50 feet, the arc distance of 79.45 feet to a point of tangent, a corner; (4) thence, extending North, 52 degrees 33 minutes West, the distance of 174.92 feet to a point, a corner; and (5) thence, extending South, 37 degrees 27 minutes West, the distance of 183.65 feet to the point of beginning.

CONTAINING in frontage or breadth on a course, measured South, 37 degrees 27 minutes West from said point of beginning, 17.83 feet and extending of that width, Southeastwardly, between parallel lines at right angles thereto 38.00 feet.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Covenants, Conditions and Restrictions dated September 20, 1976 and recorded in the Office for the Recording of Deeds, aforesaid, in Deed Book 4143 at Page 209&C, and any amendments to the said Declaration, as the same may be made from time to time.

BEING THE SAME PREMISES, which Illya L. Clemons and Robin D. Clemons, by Deed, dated February 11, 2004, and recorded February 20, 2004, in the Montgomery County Recorder of Deed Book 05496 at Page 2241, granted and conveyed unto Carolyn Bennett.

Parcel Number: 42-00-05118-14-1.

Location of property: 1608 Walnut Ridge Estate, Sanatoga (a/k/a Pottstown), PA 19464.

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

Seized and taken in execution as the property of **Carolyn Bennett** at the suit of Nationstar Mortgage LLC. \*Debt: \$116,978.23 \* Plus per diem interest, escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees, property preservation fees, and costs, accruing from, 12/27/22 through the date of sheriff's sale.

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

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

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

By virtue of a Writ of Execution **No. 2019-22591**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or parcel of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Subdivision, for Milton Blasband, by Joseph J. Estock, Registered Surveyor, dated September 22, 1977, last revised December 27, 1977, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book C-15 at Page 9, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Flint Hill Road (40 feet wide), at a corner of Parcel "A", as shown on said Plan and which point is, at the distance of 101.66 feet, measured South 30 degrees 40 minutes East, along the said Southwesterly side of Flint Hill Road, from its point of intersection with the Southeasterly side of Summit Street (33 feet wide); thence, extending from said point of beginning, South 30 degrees 40 minutes East, along the said side of Flint Hill Road, the distance of 68.94 feet, to point, a corner: thence, extending, South 52 degrees 45 minutes West, along the Northwesterly side of 20.00 feet wide road (not opened), as shown on said Plan, the distance of 50.22 feet to a point, a corner of lands, now or late of Helenski, as shown on said Plan; thence, extending North 30 degrees 40 minutes West, along said lands of Helenski, the distance of 74.60 feet to a point, a corner of Parcel "A", aforesaid; thence, extending North 59 degrees 20 minutes East, along Parcel "A", the distance of 49.89 feet to the first mentioned point on the said Southwesterly side of Flint Hill Road and place of beginning.

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

ALL THAT CERTAIN parcel, or tract of land, with the building and improvement thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan prepared by Joseph J. Estock, Registered Surveyor, Norristown, Pennsylvania, dated September 22, 1977, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Flint Hill Road (40 feet wide), said point being measured South, 30 degrees 40 minutes East, 170.60 feet from a point of intersection, with the Southeasterly side of Summit Street (33 feet wide); thence, from said point of beginning, leaving Flint Hill Road and extending along land, now or late of Richard Heckscher and Sons Company, South 52 degrees 45 minutes West, 50.22 feet to a point, a corner of other lands, now or late of The Swedeland Road Corporation; thence, extending along the same, North 30 degrees 40 minutes West, 12.00 feet to a point, a corner of lands, now or late of the Grantee; thence, extending along the same, North 66 degrees 27 minutes 56 seconds East, 50.28 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES, which Margaret Blasband, by Deed, dated 03/31/1988 and recorded in the Office of Recorder of Deeds of Montgomery County, on 08/05/1988, at Book 4869 at Page 168, granted and conveyed unto Leslie L. Barkley.

Parcel Numbers: 58-00-07156-00-4, 58-00-07156-01-3.

Location of property: 705 Flint Hill Road, King of Prussia, PA 19406.

The improvements thereon are: Residential - Duplex and Residential - Assessed with.

Seized and taken in execution as the property of **Leslie L. Barkley** at the suit of Citibank, N.A. Debt: \$225,169.83.

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

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

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

By virtue of a Writ of Execution **No. 2019-24701**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or pieces of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision, prepared for Fricker Development Co., Inc., by Urwiler & Walter Inc., dated April 28, 1986 and last revised December 3, 1986, which was recorded in Montgomery County Plan Book A 48 at Page 309, and being Lot No. 36 as shown on said plan, described as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Weikel Road (50 feet wide), which point is measured, the 5 following courses and distances from a point of curve on the Southeasterly side of Orvilla Road (L.R. 46047), viz: (1) on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point; (2) on the arc of a circle, curving to the left, having a radius of 229.01 feet, the arc distance of 113.32 feet to a point; (3) South 42 degrees 46 minutes 00 seconds East, 254.85 feet to a point; (4) on the arc of a circle, curving to the right, having a radius of 155.61 feet, the arc distance of 410.57 feet; and (5) on the arc of a circle, curving to the left, having a radius of 200.00 feet, the arc distance of 206.27 feet to the place of beginning; thence, extending from said point of beginning, Northwestwardly, along the said Northwesterly side of Weikel Road, on the arc of a circle, curving to the left, having a radius of 200.00 feet, the arc distance of 83.33 feet to a point, a corner of Lot No. 35; thence, extending along the same, North 64 degrees 33 minutes 38 seconds West, crossing the bed of a certain 20 feet wide sanitary sewer easement, 233.29 feet to a point; thence, extending North 49 degrees 03 minutes 53 seconds East, 175.36 feet to a point, a corner of Lot No. 37; thence, extending along the same, South 40 degrees 41 minutes 14 seconds East, re-crossing said sanitary sewer easement, 196.98 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Sin Cheon IM and Sung IM IM, his wife, by Deed, dated March 11, 2003, and recorded April 7, 2003, in the Montgomery County Recorder of Deeds, Deed Book 5452 at Page 0826, granted and conveyed to Eun H. Oh and Youn Suck Oh.

Parcel Number: 53-00-09391-32-1.

Location of property: 588 Weikel Road, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Eun H. Oh and Youn Suk Oh** 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: \$319,019.12 \*Plus \$19.87 per diem interest accruing, on and after 11/23/23, together with escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees, property preservation fees, and costs, accruing from, 08/15/23 through the date of sheriff's sale, pursuant to the Court Order dated 10/25/23.

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

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

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

By virtue of a Writ of Execution **No. 2019-26473**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE CERTAIN lots or pieces of land, being Lot Nos. 19, 20 and 21 on a Plan of Lots known as Gwynedd Heights, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the Southwest side of Sixth Street, 50 feet wide, with the center line of Swedesford Road, 50 feet wide; thence, along said side of said Sixth Street, Northwesterly 150 feet to a corner in line of Lot No. 57 on said Plan; thence, extending along the line of Lot Nos. 57, 58 and 59 on said Plan about to be conveyed to Jennie Pierson, Southwestwardly 150 feet to a corner in line of Lot No. 18 on said Plan; thence, extending along line of Lot No. 18 Southeastwardly 150 feet to a point in the center line of Swedesford Road aforesaid; thence, extending along the same, Northeastwardly 150 feet to the place of beginning.

BEING the same premises, which Estate of James W. Johnson, by Deed, dated 1/14/2011 and recorded 1/25/2011 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5791 at Page 2084, granted and conveyed unto Louella M. Johnson, 6/21/2020.

Parcel Number: 56-00-08770-00-3.

Location of property: 240 Swedesford Road, North Wales, PA 19454.

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

Seized and taken in execution as the property of **Louella M. Johnson, a/k/a Louella Johnson, deceased 6/21/2020** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Finance of America Structured Securities Acquisition Trust 2018-HB1. Debt: \$294,329.57.

**KML Law Group, P.C.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-17292**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or parcel of land, as shown in a Land Development Plan of Brookwood Condominium, prepared for Brookwood Developers, Inc., Sawmill Valley Section II Phase II-B, in **Horsham Township**, Montgomery County, Pennsylvania, prepared by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated 10/5/85, last revised 12/17/85 and recorded 4/10/86, in Condominium Plan Book 9 at Page 81, designated as Unit No. 37 in Brookwood Condominium.

TOGETHER with all the right, title and interest, being a 1.32% undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated 7/27/86 and recorded as aforesaid, in Deed Book 4810 at Page 157 and the Plats attached, thereto and made part, thereof.

BEING THE SAME PREMISES which Latrice Hambright and Margaret Sumney, as Joint Tenants with Rights of Survivorship, by Deed dated November 4, 2003, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on November 17, 2003, in Deed Book 5461 at Page 1837, et seq., granted and conveyed unto Latrice Hambright, in fee.

Parcel Number: 36-00-04812-36-3.

Location of property: 365 Green Meadow Lane, Horsham, PA 19044.

The improvements thereon are: Residential-Condominium (garden-style), private entrance, 1-3 stories.

Seized and taken in execution as the property of **Latrice Hambright** at the suit of Brookwood Condominium Association. Debt: \$4,551.33.

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

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

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

By virtue of a Writ of Execution **No. 2022-02121**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made for Joseph D<sup>3</sup> Arcangelo, by George C. Heilman, Registered Surveyor, dated October 26, 1974, and recorded in the Office of the Recorder of Deeds, in Plan Book 26 at Page 55 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Beech Street (66 feet wide), which point is measured at the distance of one hundred sixty-eight and seventeen one hundredths feet, South 49 degrees 38 minutes 39 seconds East, from a point, a corner of land, now or late of Joseph Interant; which last mentioned point is located Southeastwardly,

one hundred eighty-five and twelve one hundredths feet (given in prior Deeds as one hundred eighty-one and twenty-five one hundredths feet) from a point of intersection of the Northeasterly side of Beech Street, with the Southeast side of Forest Avenue (56 feet wide); thence, extending from said point of beginning, along Lot No. 7 and passing through the middle of a party wall, separating these premises from the premises adjoining on the Northwest, North 46 degrees 21 minutes 30 seconds East, one hundred eighty-six and sixty-seven one hundredths feet to a point in the Southwesterly side of a twenty-foot-wide alley (not opened); thence, extending along the same, South 49 degrees 38 minutes 36 seconds East, twenty four and sixteen one hundredths feet to a corner of lands, now or late of Armando Mastrocola; thence, extending along said lands, South 46 degrees 21 minutes 39 seconds West, one hundred eighty six and sixty seven one hundredths feet to a point on the Northeasterly side of Beech Street, aforesaid; thence, extending along the same, North 49 degrees 38 minutes 36 seconds West, twenty four and sixteen one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 8 on said Plan.

BEING THE SAME PREMISES, which Tina Yorgey and Joann Yorgey, by Deed, dated 9/24/2007 and recorded 10/16/2007, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5668 at Page 01946, Instrument # 2007125220, granted and conveyed unto Ola Fakiyesi, a married person, deceased 5/24/2019.

Parcel Number: 13-00-04600-00-4.

Location of property: 1309 Beech Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Olutope Fakiyesi, solely in his/her capacity as Heir of Ola Fakiyesi a/k/a Abikeola F. Olubayode a/k/a Ademola Olubayode, Deceased 05/24/2019; Remilekun Fakiyesi, solely in his/her capacity as Heir of Ola Fakiyesi a/k/a Abikeola F. Olubayode a/k/a Ademola Olubayode, Deceased 05/24/2019; and The Unknown Heirs of Ola Fakiyesi, Deceased 05/24/2019** at the suit of U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust. Debt: \$223,321.19.

**KML Law Group, P.C.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-07468**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings, and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on 6/7/1959 as follows, to wit:

BEGINNING at a point on the Northeast side of Susquehanna Road (36.50 feet wide), which point is measured on the arc of a circle, curving to the left, having a radius of 30 feet, an arc distance of 55.70 feet from a point on the Southeast side of Edge Hill Road (36.50 feet wide); thence, extending along the Northeast side of Susquehanna Road, South 51 degrees 19 minutes 80 seconds East, 77.24 feet to a point; thence, extending North 38 degrees 40 minutes 30 seconds East, 120 feet to a point; thence, extending North 51 degrees 19 minutes 30 seconds West, 82.06 feet to a point on the Southeast side of Edge Hill Road; thence, extending along the Southeast side of Edge Hill Road, South 55 degrees 3 minutes West, 84.99 feet to a point of curve; thence, extending along the arc of a circle, curving to the left, having radius of 30 feet, the arc distance of 55.70 feet to a point on the Northeast side of Susquehanna Road, the first mentioned point and place of beginning.

BEING the same premises, which Karl A. Lukens and Constance Andrea Lukens, by Deed, dated 2/19/2018 and recorded 2/28/2018, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6081 at Page 737, granted and conveyed unto Peters Stephane and Dodeline Stephane.

Parcel Number: 30-00-64680-00-9.

Location of property: 2179 Susquehanna Road, Abington, PA 19001.

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

Seized and taken in execution as the property of **Dodeline Stephane and Peters Stephane** at the suit of MidFirst Bank. Debt: \$289,336.97.

**KML Law Group, P.C.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-15202**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Unit No. 511, being a Unit in The Meadows Condominium, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101, et seq., as designated in the Declaration of Condominium of The Meadows, bearing date 1/4/1984 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pa., on 1/12/1984, and Plans and Plans for Condominium, bearing date 1/4/1984 and recorded as Exhibit C, of the Declaration of Condominium, of The Meadows Condominium, in Deed Book 4727 at Page 1766, and Amendment thereto, in Deed Book 4971 at Page 347, and Deed Book 5371 at Page 1221.

TOGETHER with all right, title interest, being a .26% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

AND THE GRANTOR Represents and Warrants to the said Grantee(s) that the said Grantor has complied with the provisions of Section 3410(b) of the said Pennsylvania Uniform Condominium Act.

BEING the same premises, which Joseph M. Rouse, by Deed dated 08/29/2005 and recorded 09/20/2005, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 05571 at Page 1812, granted and conveyed unto Paula A. Loeper.

AND THE SAME Paula A. Loeper passed away on or about October 11, 2021, thereby vesting her interest in the property in her Unknown Heirs.

Parcel Number: 61-00-01660-21-4.

Location of property: 511 Meadowview Lane, Condominium 511, Mont Clare, PA 19453-5148.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Paula A. Loeper a/k/a Paula Loeper a/k/a Paula Anna Loeper, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$59,140.89.

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

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

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

By virtue of a Writ of Execution **No. 2022-21919**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

TRACT NO. 1

ALL THAT CERTAIN tract, piece, or parcel of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and limited, according to a Survey, made by George F. Shaner, R.E. as follows, to wit:

BEGINNING at a corner of land of Morris Mitch, said point, being in the middle of Rhoads Road (33 feet wide), leading from the Bliem Road to the Layfield Road; thence, along lands of the said Morris Mitch, South 54 degrees 37 minutes East, 197 feet 5 inches to an iron pin, a corner of the same and a point on a line of land of Joseph M. Mitch; thence, along the same, North 35 degrees 23 minutes East, 60 feet to a corner and continuing along the same, North 54 degrees 37 minutes West, 197 feet 5 inches to a corner, in the middle of the aforesaid road; thence, along the same, South 35 degrees 23 minutes West, 60 feet to the place of beginning.

TRACT NO. 2

ALL THAT CERTAIN lot, piece, or parcel of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a point, in a public road, leading from New Hanover to Bliem Road, a corner of other lands of Grantee; thence, along said Grantees other land, South 54 degrees 37 minutes East, 197 feet 5 inches to other lands of Grantors; thence, along the same, North 35 degrees 23 minutes East, 15 feet to lands, now or late of Jack C. Tinkler; thence, along the same, North 54 degrees 37 minutes West, 197 feet 5 inches to the center line of the aforesaid, public road; thence, along the same, South 35 degrees 23 minutes West, a distance of 15 feet to the point or place of beginning.

BEING THE SAME PREMISES which Francis P. Holmes and Celia M. Holmes, his wife, by Deed dated 2/26/1970 and recorded 3/2/1970, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 3587 at Page 144, granted and conveyed unto Leonard L. Gerber, Deceased 4/26/2017 and Martha L. Gerber, Deceased 11/7/2020, his wife.

Parcel Number: 40-22-04027-00-8.

Location of property: 2248 Rhoads Road, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Elwood Gerber, Solely in His Capacity as Heir of Martha Gerber a/k/a Martha L. Gerber, Deceased and Karen Griesemer, Solely in Her Capacity as Heir of Martha Gerber a/k/a Martha L. Gerber, Deceased** at the suit of Mortgage Assets Management, LLC. Debt: \$189,416.85.

**KML Law Group, P.C.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-24476**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a Certain Plan of Property, made for Henry G. McCulloch, by Charles E. Shoemaker, Registered Professional Engineer, dated October 25, 1957, and last revised October 2, 1958, as follows, to wit:

BEGINNING at point formed by the intersection of the Southeasterly side of Osbourne Avenue (forty feet wide), with the Northeasterly side of Galloway (formerly West Avenue) (forty feet wide); thence, extending from said point of beginning, North forty-two degrees five minutes East, along the Southeasterly side of Osbourne Avenue, sixty-two and fifty one-hundredths feet to a point; thence, extending South forty-seven degrees fifty-five minutes East, eighty-one feet to a point; thence, extending South forty-two degrees five minutes West, sixty-two and fifty one-hundredths feet to a point on the Northeasterly side of Galloway Avenue, aforesaid; thence, extending North forty-seven degrees fifty-five minutes West, along the Northeasterly side of Galloway Avenue, eighty-one feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES, which Suzanne K. Smith, by Deed dated 7/23/2020 and recorded in the Office of the Recorder of Deeds of Montgomery County, on 8/7/2020, in Deed Book Volume 6189 at Page 00415, Instrument 2020063084, granted and conveyed unto Alfred Goode.

Parcel Number: 30-00-50732-00-7.

Location of property: 1555 Osbourne Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alfred Goode** at the suit of Pennymac Loan Services, LLC. Debt: \$300,179.38.

**Powers Kirn, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-00777**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Plan thereon made by George G. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, dated the 8th day of March A.D. 1948, as follows:

BEGINNING at a point on the Southwesterly side of Barclay Road (50 feet wide), the arc distance of 212.42 feet, measured Northwestwardly, along said side of Barclay Road, on a line curving to the left, with a radius of 1,655 feet from a point of compound curve, which said point of compound curve is at the arc distance of 394.98 feet, measured Northeastwardly, along the Northwesterly side of Barclay Road, from a point of compound curve of a radius corner (having a radius of 15 feet) on the said side of Barclay Road, which said point of curve is at the tangent distance of Lanfair Road (50 feet wide), as produced; thence, extending Northwestwardly, along the Southwesterly side of Barclay Road, by a line curving to the left, with a radius of 1,655 feet, the arc distance of 79.20 feet to a point; thence, extending along the line of Lot No. 12 on said Plan, South 78 degrees 6 minutes 35 seconds West, 115 feet to a point; thence, extending Southeastwardly by a line, curving to the right, with a radius of 1,540 feet, the arc distance of 73.70 feet to a point; and thence, extending along the line of Lot No. 11 on said plan, North 80 degrees 51 minutes 6 seconds East, 115 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Richard Kirven and Lorraine Kirven, by Deed dated 10/16/2006 from Champion Mortgage, a division of Key Bank USA, National Association, Successor to the Interests of Champion Mortgage Co. Inc., recorded by the Montgomery County Recorder of Deeds on 02/20/2007, in 5036 Page 49, as Instrument #2007021196.

Parcel Number: 31-00-01675-00-4.

Location of property: 7416 Barclay Road, Cheltenham, PA 19012.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Richard Kelsey Kirven, Known Heir to the Estate of Lorraine Kirven and The Unknown Heirs of the Estate of Lorraine Kirven** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1 c/o Specialized Loan Servicing LLC. Debt: \$256,815.93.

**Parker McCay, P.A.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-00809**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof, known as "Map of Section C, Center Square Green, Inc.," made by M.R. and J.B. Yerkes, Civil Engineers, Byrn Mawr, Pennsylvania, dated August 22nd, 1955, and last revised October 23rd, 1957, as follows, to wit:



BEGINNING at a point on the Northeasterly side of Muhlenburg Drive (fifty feet wide), said point being the four following courses and distances from a point of compound curve to the Southeasterly side of Knox Road (fifty feet wide): (1) leaving Knox Road, on the arc of a circle, curving to the left, having a radius of twenty eight feet, the arc distance of fifty and eighty nine one-hundredths feet to a point of tangent on the Northeasterly side of Muhlenburg Drive; (2) South thirty six degrees, thirty nine minutes East, along the Northeasterly side of Muhlenburg Drive, forty five and ten one-hundredths feet to a point of curve, on the same; (3) Southeastwardly, along the Northeasterly side of Muhlenburg Drive, on the arc of a circle, curving to the left, having a radius of four hundred thirty one and fifty five one-hundredths feet, the arc distance of ninety four and fifteen one-hundredths feet to a point of tangent on the same; and (4) South forty nine degrees, nine minutes East, along the Northeasterly side of Muhlenburg Drive, one hundred eighty seven and fifty nine one-hundredths feet to the place of beginning.

CONTAINING in front or breadth on the Northeasterly side of Muhlenburg Drive, one hundred feet and extending of that width, in length of depth, Northeastwardly, between parallel lines at right angles to Muhlenburg Drive, one hundred twenty-eight and thirty-three one-hundredths feet.

BEING Lot #103 as shown on the above-mentioned plan.

UNDER AND SUBJECT to building restrictions and agreement of record.

BEING THE SAME PREMISES, which Delores Mitchell by Deed dated 11/15/2018 and recorded 12/31/2018 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6120 at Page 1137, granted and conveyed unto Steffon D. Mitchell.

Parcel Number: 66-00-04483-00-5.

Location of property: 1673 Muhlenburg Drive, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Steffon D. Mitchell** at the suit of Pennymac Loan Services, LLC. Debt: \$270,826.90.

**KML Law Group, P.C.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-01098**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE CERTAIN four lots and land Nos. 11, 12, 13 and 14, Section "A", laid out on a Plan of Lots of Arcola Hills, Plot No. 1, laid out by James Cresson, January 29, 1925, said Plan recorded in Deed Book 972 at Page 600, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of the Level Road, a corner of Lot No. 10, Section "A", laid on said Plan; thence, along line of said Lot No. 10, South 75 degrees 29 minutes West, one hundred sixteen and seventy six hundredths feet to a point on the Northeasterly side of an avenue, laid out twenty feet wide on said Plan, known as Arcola Avenue; thence, along the said side of said Arcola Avenue, South 09 degrees 09 minutes East, eighty and eighteen hundredths feet, more or less to a point, a corner of Lot No. 15, Section "A" on said Plan, North 75 degrees 29 minutes East, one hundred twenty eight and one tenth feet to a point on the Southwesterly side of Level Road, aforesaid; thence, along said side of said Level Road, North 17 degrees 51 minutes West, sixty five and sixty seven hundredths feet to a point, a corner of said side of said Level Road; thence, still along said side of said Level Road, North 14 degrees 31 minutes West, fourteen and forty six hundredths feet to the first mentioned point and place of beginning.

AND ALL THOSE CERTAIN lots of land, known as Lots Nos. 8, 9, 10, 15, 16 and 17 Section "A", Plot No. 1 on Plan of Lots of Arcola Hills, as surveyed by James Cresson, January 19, 1925, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

LOTS 8, 9, 10 SECTION "A" - BEGINNING at a point in the Southwesterly side of Level Road, at the distance of one hundred seventy-one and eighty five hundredths feet, Southeastwardly from the corner of other land, now or late of the said Horace L. Saylor and Clara H. Saylor, his wife; thence, along the Southwesterly side of said Level Road, South 14 degrees 31 minutes East, sixty feet to a corner of Lot No. 11, on said Plan; thence, along Lot No. 11, South 75 degrees 29 minutes West, one hundred sixteen and seventy six hundredths feet to a point on the Northeasterly side of Arcola Road; thence, along said side of said Avenue, North 09 degrees 09 minutes West, sixty feet, more or less to a point, a corner of Lot No. 7, on said Plan; thence, along line of Lot No. 7, aforesaid, North 75 degrees 29 minutes East, one hundred eleven and twelve hundredths feet to the place of beginning.

LOTS NOS. 15, 16 AND 17 SECTION "A" - BEGINNING at a point on the Southwesterly side of Level Road, at the distance of three hundred eleven and ninety-two hundredths feet, Southeastwardly from a corner of other land, now or late of Horace L. Saylor and his wife; thence, along said side of said Level Road, South 17 degrees 15 minutes East, sixteen and eight tenths feet; thence, still along said side of said road, South 43 degrees 10 minutes East, forty nine and three tenths feet to a corner of Lot No. 18, on said plan; thence, along line of Lot No. 18, South 75 degrees 29 minutes West, one hundred and five tenths feet to a point on the Northeasterly side of a street or avenue, laid out twenty feet wide; thence, along the Northeasterly side of said avenue, on a curve to the left, with a radius of seventy feet, seventy eight and two tenths feet to a point; thence, still along said side of said street or avenue, on a curve to the right, with a radius of twenty four feet, the distance of five and two tenths feet to a corner of Lot No. 14, on said Plan; thence, along line of Lot No. 14, aforesaid, North 75 degrees 29 minutes East, one hundred twenty eight and one tenth feet to the place of beginning.

BEING THE SAME PREMISES, which Hamid Basbous and Alexandra Smith, by Deed, dated 11/16/2020 and recorded in the Office of the Recorder of Deeds of Montgomery County on 12/14/2020, in Deed Book Volume 6025 at Page 2031, granted and conveyed unto Jason S. Jackson-Washington.

Parcel Number: 43-00-00577-00-1.

Location of property: 3610 Arcola Road, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason S. Jackson-Washington** at the suit of Pennymac Loan Servicing, LLC. Debt: \$224,262.73.

**Powers Kirn, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-01854**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract of land, situate in **Upper Pottsgove Township**, Montgomery County, Pennsylvania, and being designated as Lot 10 on a Plan, entitled "Final Land Development Plan Phase 1, Record Plan Sprogels Run", Shadeland Development Corp., Proposed Residential Development, Crossroad Settlement Parcel, said Plan recorded in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, to Plan Book 45 at Page 337, 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 10, and from said point of beginning, running; thence, along Prout Farm Road, South 63 degrees 34 minutes 54 seconds East, a distance of 100.00 feet to a point; thence, along the dividing line between Lot 9 and Lot 10, South 26 degrees 25 minutes 06 seconds West, a distance of 122.44 feet to a point, along the Easterly sideline of West Moyer Road; thence, along Moyer Road, North 60 degrees 11 minutes 38 seconds West, a distance of 86.33 feet to a point; thence, still along the same, continuing in a Northwesterly direction, on a curve to the left, with a radius of 130.00 feet, an arc length of 13.83, having a chord bearing of North 63 degrees 14 minutes 31 seconds West and a chord distance of 13.82, and a central angle of 06 degrees 05 minutes 45 seconds to a point; thence, along the dividing line, between Lot 10 and Lot 11, North 26 degrees 25 minutes 06 seconds East, a distance of 117.26 feet to the point of beginning.

CONTAINING 11,951 square feet or 0.2744 acres.

BEING THE SAME PREMISES which Sonshine III, LP, by Deed dated 11/27/2019 and recorded 12/4/2019 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6163 at Page 1967, granted and conveyed unto Damone J. Pierre, an unmarried man, and Roberki Fernandez, an unmarried woman, as Joint Tenants with Right of Survivorship.

Parcel Number: 60-00-02254-10-9.

Location of property: 2004 Prout Farm Road, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Roberki Fernandez and Damone J. Pierre** at the suit of Lakeview Loan Servicing, LLC. Debt: \$431,843.01.

**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. 2023-02440**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Rockledge Borough**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by William T. Muldrew, Registered Professional Engineer of Jenkintown, Pennsylvania, on the 21st day of February A.D. 1950, and revised May 31, 1950, as follows, to wit:

BEGINNING at a point in the center line of Cedar Road (thirty-three feet wide), at the distance of one hundred sixty-one and seventy one-hundredths feet, Southwest of the intersection of the center line of Cedar Road with the Southwest side of Fox Chase Road (thirty-three feet wide); projected, thence, South sixty-two degrees, forty-nine minutes, twenty-six seconds East, two hundred seven and seventeen one-hundredths feet to a point; thence, South twenty-three degrees, forty-five minutes West, thirty-six and thirty-two one-hundredths feet to a point; thence, South twenty-nine degrees, twenty minutes West, thirteen and sixty-eight one-hundredths feet to a point; thence, North sixty-three degrees, fifty-two minutes, forty-three seconds West, two hundred fifteen and forty one-hundredths feet to center line of Cedar Road; thence, along the center line of the said Cedar Road, North forty degrees, fifty-one minutes East, fifty-five feet to the place of beginning.

BEING THE SAME PREMISES which Robert J. Ripley and Friedericke Ripley, his wife, by Indenture dated 12/22/1987, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 4863 at Page 2472, granted and conveyed unto Friedericke Ripley, in fee.

BEING THE SAME PREMISES, which Friedericke Ripley, by Deed dated 12/24/2011 and recorded 01/05/2012, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5824 at Page 272, granted and conveyed unto James Kutbach, in fee.

Parcel Number: 18-00-00523-00-8.

Location of property: 833 Cedar Road, Rockledge, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Kutbach** at the suit of Wells Fargo Bank, N.A. Debt: \$145,409.30.

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

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

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

By virtue of a Writ of Execution **No. 2023-05837**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, as part of Oakwood at Plymouth, prepared for Gambone Bros. Dev. Co., by Stout, Tacconelli & Associates, Inc, Civil Engineers and Land Surveying, dated 8/31/1998, last revised 1/14/1999 and recorded in Plan Book A-58 at Page 169, as follows to wit:

BEING Lot No. 54, 125 Ashley Way.

BEING PART OF THE SAME PREMISES, which Latvian Relief Fund of America, Inc., by Deed dated April 8, 1998, and recorded in Montgomery County, in Deed Book 5222 at Page 36, conveyed unto Oakwood Estates, Ltd., a Pennsylvania Corporation, in fee.

GRANTED AND CONVEYED TO Thomas C. Williams and Patricia D. Williams, by Oakwood Estates Ltd., by Deed dated April 26, 2000, recorded in Book 5316 at Page 0149.

Parcel Number: 49-00-00278-23-1.

Location of property: 125 Ashley Way, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential, single-family (Land Use - 1101).

Seized and taken in execution as the property of **Thomas C. Williams and Patricia D. Williams** at the suit of Oakwood at Plymouth Community Association. Debt: \$84,103.27.

**Sean M. Quinn (Morton, Valihura & Zerbato, LLC)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2023-07013**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

PREMISES A:

ALL THAT CERTAIN parcel, or tract of land, together with the building and improvements erected, thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Co., as follows, to wit:

BEGINNING at the Southwesterly corner lands, previously conveyed to James R. Porter, said point being in the bed of a public township road, known as Snell Road, having a legal width of 33 feet and an ultimate width of 50 feet; thence, along lands of said James R. Porter, South 70 degrees 31 minutes 20 seconds East, 250.00 feet to a corner, other lands of Elmer A. Snell; thence, along the latter lands, South 39 degrees 56 minutes West, 100.00 feet and North 70 degrees 31 minutes 20 seconds West, 250.00 feet to a corner, in the bed of aforesaid, Snell Road; thence, along and in said road, leading from Pruss Hill Road to Sanatoga Road, North 39 degrees 56 minutes East, 100.00 feet to the place of beginning.

PREMISES B:

ALL THAT CERTAIN parcel, or tract of land situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Co., as follows, to wit:

BEGINNING at an iron pin, said point being the Northeasterly corner other lands of George E. and Sandra L. Reidnauer, and being on line of lands of James R. Porter, and being distant along the latter lands from a bolt set for a corner in the bed of Snell Road (legal width of 33 feet and ultimate width of 50 feet), leading from Pruss Hill Road to Sanatoga Road a distance of 250.00 feet; thence, from said point of beginning, continuing along lands of the aforesaid, James R. Porter, South 68 degrees 10 minutes East, 278.16 feet to a corner, in line of lands of Nathaniel B. Egelston; thence, along the latter lands, South 39 degrees 20 minutes West, 99.66 feet to a corner other land of Elmer A. and Ellen B. Snell and intended to be conveyed to Petro and Loretta M. Holinka; thence, along the latter lands, North 68 degrees 10 minutes West, 279.27 feet to an iron pin, a corner other lands of George E. and Sandra L. Reidnauer; thence, along the same, North 39 degrees 56 minutes East, 100.00 feet to a corner and place of beginning.

BEING THE SAME PREMISES, which Jennifer Rae Yocum by Deed dated 10/6/2017 and recorded 10/13/2017 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6065 at Page 38, granted and conveyed unto Joseph W. Smercki, III.

Parcel Number: 42-00-04597-00-5.

Location of property: 1462 Snell Road, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Joseph W. Smercki, III** at the suit of Pennymac Loan Services, LLC. Debt: \$163,093.10.

**KML Law Group, P.C.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-07733**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message and tract of land, situate at the Northeast corner of Walnut and Grant Streets, known as House No. 703 Walnut Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake at the Northeast corner of Walnut and Grant Streets; thence, by said Grant Street, North 15 degrees 10 minutes East, 61 feet 10 inches to a point, a corner in line of land of Philip L. Moses; thence, by the same, North 74 degrees 50 minutes East, 60 feet to a corner in of Lot 113; thence, by the same, South 15 degrees 10 minutes West, 61 feet 10 inches to the North side of Walnut Street, aforesaid; thence, along the same, North 74 degrees 50 minutes West, 60 feet to the place of beginning.

THIS description is according to a survey made 8/15/1944, by Ralph E. Shaner and Son, Registered Engineers and Surveyors.

TITLE TO SAID PREMISES IS VESTED IN Antoinette Warrick, by Deed from Michael Moran and Karren Moran, a/k/a Karen Moran, husband and wife, dated November 13, 2006, and recorded January 12, 2007, in Deed Book 5631 at Page 934, Instrument Number 2007006266. The said Antoinette Warrick died on January 11, 2022 without a will or appointment of an Administrator, thereby vesting title in James C. Warrick, Known Surviving Heir of Antoinette Warrick, Jesse H. Warrick, Known Surviving Heir of Antoinette Warrick, Sonya Warrick, Known Surviving Heir of Antoinette Warrick, Trina Yost, Known Surviving Heir of Antoinette Warrick, Angela Warrick, Known Surviving Heir of Antoinette Warrick, and Unknown Surviving Heir of Antoinette Warrick by operation of law The said James Warrick died on January 19, 2016, thereby vesting title in his surviving spouse Antoinette Warrick by operation of law.

Parcel Number: 16-00-30964-00-7.

Location of property: 703 Walnut Street, Pottstown, PA 19464-5715.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James C. Warrick, Known Surviving Heir of Antoinette Warrick; Jesse H. Warrick, Known Surviving Heir of Antoinette Warrick; Sonya Warrick, Known Surviving Heir of Antoinette Warrick; Trina Yost, Known Surviving Heir of Antoinette Warrick; Angela Warrick, Known Surviving Heir of Antoinette Warrick; and Unknown Surviving Heir of Antoinette Warrick** at the suit of Truist Bank, Successor by Merger to SunTrust Bank. Debt: \$83,036.18.

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

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

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

By virtue of a Writ of Execution **No. 2023-09230**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit or parcel of land, situate in **East Norriton Township**, Montgomery County, Pennsylvania and designated and shown on Plan of Subdivision, made for Phillip C. Giovinco, by Urwiler and Walter, Inc., dated 2-4-1985, last revised 1-8-1986, and recorded 1-28-1986, in Plan Book A-47 at Page 106.

TOGETHER with and subject of the rights, conditions, provisions and restrictions as set forth in a certain Declaration of restrictions, covenants and easements of Barley Sheaf Homeowner Association.

ALSO, UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Easements, Conditions and Restrictions by Barley Sheaf Homeowners Association, dated 8-21-1986, recorded 8-26-1986, in Deed Book 4810 at Page 1826, and any amendments to the said Declaration as the same may be made from time to time.

BEING Unit No. 36.

BEING the same premises, which Charles Interrante and Maureen Adams Interrante, husband and wife, by Indenture bearing date 12/16/2004 and recorded 1/5/2005 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5539 at Page 0980, granted and conveyed unto Tami Buckwalter, in fee.

Parcel Number: 33-00-00539-64-3.

Location of property: 136 Barley Sheaf Drive, East Norriton, PA 19403.

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

Seized and taken in execution as the property of **Tami Buckwalter** at the suit of Sleep Again Capital, LLC. Debt: \$17,523.53.

**Jennie C. Shnyder (Shandyer Law Firm, LLC)**, Attorney(s). I.D. #315213

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. 2023-10041**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

PREMISES "A"

ALL THAT TWO CERTAIN, lots or piece of ground, with buildings thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania on the East side of Henry Street, in the 7th Ward of the said Borough, bounded, limited and described as follows, to wit:

BEGINNING at a point on the East side of Henry Street, at the distance of 120 feet, Southward from Morris Street, a corner of this and Lot No. 73; thence, by said Henry Street, Northwardly, 60 feet to Lot No. 74; thence, by said lot, Eastwardly 135 feet to a 20 feet wide alley; thence, by said alley, Southwardly 60 feet to Lot No. 73; thence, by the same, Westwardly 135 feet to the place of beginning.

BEING Lots Nos. 74 and 73 on a plan of lots surveyed and laid out by Henry W. Potts for the Estates of Joseph Potts Jr., and Henry Potts Jr., and Edward S. Davis, a copy of which plan is on file in the Recorder of Deeds Office at Norristown, Pa.

PREMISES "B"

ALL THAT CERTAIN, lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, known and designated as Lot No. 72 on a plan of lots surveyed and laid out by Henry W. Potts for the Estate of Joseph Potts Jr., and other copy of which plan is on file in the Recorder of Deeds Office at Norristown, Pa. bounded and described as follows, to wit:

BEGINNING at a point on the East side of Henry Street at the distance of 120 feet, Southwardly from Morris Avenue a corner of this and Lot No. 74 on said plan; thence extending along said lot Eastwardly 135 feet, to a point on the West side of 20 feet wide alley; thence extending along said side of said alley Southwardly 30 feet to a point a corner of this and Lot No. 72 on said plan; thence extending along said lot Westwardly 135 feet to a point on the East side of the aforesaid Henry Street and thence extending along said side of Henry Street, Northwardly 30 feet to the first mentioned point and place of beginning.

EXCEPTING out therefrom the following:

ALL THAT CERTAIN, lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as designated as a part of Lot No. 73 on a plan of lots surveyed and laid out by Henry W. Potts for the Estate of Joseph Potts Jr., and other copy of which plan is on file in the Recorder of Deeds' Office at Norristown, Pa., being referred to herein for reference purposed only bounded and described as follows, to wit:

BEGINNING at a point on the East side of Henry Avenue at the distance of 147 feet, Southward from Morris Avenue; thence, extending along the remainder of Lot No. 73, being retained herein, Eastwardly 135 feet to a point on the West side of a 20 feet wide alley; thence, extending along the said alley, Southwardly 3 feet to a point, a corner of this and Lot No. 72 on said plan; thence, extending along said lot, Westwardly 135 feet to a point on the East side of the aforesaid Henry Street; and thence, extending along said side of Henry Street, Northwardly 3 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Adrian D. Ayala and Karen A. Kinn who acquired title, with rights of survivorship, by virtue of a deed from Kevin P. Rosenberry and Marlene A. Rosenberry, dated October 19, 2011, recorded December 1, 2011, at Instrument Number 2011105026, and recorded in Book 5820 at Page 02928, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Numbers: 16-00-13620-00-8, 16-00-13616-00-3.

Location of property: 220 Henry Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Adrian D. Ayala and Karen A. Kinn** at the suit of Wells Fargo Bank, N.A. Debt: \$164,563.38.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-10415**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or parcel of land, with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, as shown on that certain subdivision plan as part of "Oakwood at Plymouth", prepared for Gambone Bros. Dev. Co., by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated August 31, 1998, last revised January 14, 1999, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-58 at Page 169; described herein according to an as-built unit 83, as part of "Oakwood at Plymouth", prepared for Gambone Bros. Dev. Co., by Stout, Tacconelli & Associates, Inc., aforesaid, dated February 18, 2000, endorsed hereto, as follows, to wit:

BEGINNING at a point, a common corner of this and the common area, as shown on said plans, and which point is measured the two following courses and distances from the point of intersection of the center line of Donna Drive (of variable widths) (a private road) with an extended line within the bed of Ashley Way (of variable widths) (a private road), both as shown on said plans, viz: (1) extending South 74 degrees 34 minutes 00 seconds West, the distance of 69.42 feet to a point, a corner; and (2) thence, extending South 15 degrees 26 minutes 00 seconds East, the distance of 51.12 feet to the point of beginning; thence, extending from said point of beginning, South 15 degrees 28 minutes 50 seconds East, the distance of 18.50 feet to a point, a corner; thence, extending North 74 degrees 31 minutes 10 seconds East, the distance of 3.30 feet to a point, a corner; thence, extending South 15 degrees 28 minutes 50 seconds East, the distance of 7.30 feet to a point, a corner; thence, extending South 74 degrees 31 minutes 10 seconds West, the distance of 3.30 feet to a point, a corner; thence, extending South 15 degrees 28 minutes 50 seconds East, the distance of 30.40 feet to a point, a corner; thence, extending South 74 degrees 31 minutes 10 seconds West, the distance of 24.70 feet to a point, a corner; thence, extending North 15 degrees 28 minutes 50 seconds West, the distance of 57.40 feet to a point, a corner; thence, extending North 74 degrees 31 minutes 10 seconds East, the distance of 11.20 feet to a point, a corner; thence, extending South 15 degrees 28 minutes 50 seconds East, the distance of 1.20 feet to a point, a corner; thence, extending North 74 degrees 31 minutes 10 seconds East, the distance of 13.50 feet to the first mentioned point and place of beginning.

BEING Unit No. 83, as shown on the above-mentioned subdivision plan and as built.

GRANTED AND CONVEYED to Pamela Ann Pusey by Pamela Ann Pusey and Catherine Pusey, by Deed, dated February 19, 2021, Instrument No. 2021038667.

Parcel Number: 49-00-03071-33-6.

Location of property: 227 Donna Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential, single-family (Land Use-1101).

Seized and taken in execution as the property of **Pamela Ann Pusey** at the suit of Oakwood at Plymouth Community Association. Debt: \$48,343.19.

**Sean M. Quinn (Morton, Valihura & Zerbato, LLC)**, Attorney(s).

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

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

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

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania 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 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 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 and Harry W. 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. 2023-12201**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** one-half of a double brick message and lot of land, situate on the Northwest corner of West and Liberty Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the Northwest corner of West and Liberty Streets; thence, along said West Street, Westwardly, a distance of 30 feet to land, now or late of Willis Moyer; thence, along said Moyer's land, Northwestwardly, a distance of 140 feet to a 10 feet wide alley, passing in part of said course and distance through the middle of the division or partition wall between this and the dwelling erected on the West; thence, along said alley, Eastwardly, a distance of 30 feet to Liberty Street, aforesaid; thence, along said Liberty Street, Southwardly, a distance of 140 feet to the point or place of beginning.

**TITLE TO SAID PREMISES IS VESTED** IN Mark Pienta a/k/a Mark S. Pienta, by Deed from Savaria Real Estate Investments, LLC, dated July 25, 2008, and recorded September 9, 2008, in Deed Book 5706 at Page 02849, Instrument Number 2008091714. The said Mark Pienta a/k/a Mark S. Pienta died on February 5, 2023, without a will or appointment of an Administrator, thereby vesting title in Michael F. Pienta, known surviving Heir of Mark Pienta a/k/a Mark S. Pienta; David A. Pienta, known surviving Heir of Mark Pienta a/k/a Mark S. Pienta; Rita Hobbs, known surviving Heir of Mark Pienta a/k/a Mark S. Pienta; and Unknown Surviving Heirs of Mark Pienta a/k/a Mark S. Pienta by operation of law.

Parcel Number: 16-00-32692-00-7.

Location of property: 213 West Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael F. Pienta, known surviving Heir of Mark Pienta a/k/a Mark S. Pienta; David A. Pienta, known surviving Heir of Mark Pienta a/k/a Mark S. Pienta; Rita Hobbs, known surviving Heir of Mark Pienta a/k/a Mark S. Pienta; and Unknown Surviving Heirs of Mark Pienta a/k/a Mark S. Pienta** at the suit of Truist Bank, formerly known as Branch Banking and Trust Company. Debt: \$128,424.71.

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

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

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

By virtue of a Writ of Execution **No. 2023-14503**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THOSE CERTAIN** lots or pieces of ground, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania, being a certain condominium unit, specifically described as follows:

**SITUATE** as a Unit 1332, Building 1, 200 West Elm Street, Suite 1332, and Parking Space(s) Number(s) 69, Garage No. 1, Upper Level, in The Grande at Riverview Condominium, (referred to in this Unit Deed as the Unit), together with an undivided 0.699% interest in the Common Elements of said Condominium, as same may be adjusted in the future as allowed by the Declaration for The Grande at Riverview Condominium. The conveyance evidenced by this Unit Deed is made under the provisions of and is subject to the Pennsylvania Uniform Condominium Act, as amended, and any applicable regulations adopted under the law. The conveyance evidenced by this Unit Deed is also made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in that certain Declaration for The Grande at Riverview Condominium dated September 1, 2005, and recorded September 13, 2005, in the Montgomery County Clerk's Office in Deed Book 05570 at Page 1950 et seq., as same may now or hereafter be lawfully amended and/or supplemented. The Unit is now designated as Tax Parcel Number 05-00-11867-14-6 on the municipal tax map of the Borough of Conshohocken. The Unit is subject to the Declaration mentioned above and all its exhibits including all easements, terms, conditions, reservations, rights-of-way, air rights, covenants of record, governmental statutes, ordinances and regulations, possible added assessments for the year of sale and all facts that an accurate survey may disclose.

**TITLE TO SAID PREMISES IS VESTED** IN Mary E. Murphy, as Sole Owner by Deed from D.R. Horton, Inc. New Jersey, dated recorded May 14, 2007, in Book No. 5647 at Page 210.

Parcel Number: 05-00-11867-14-6.

Location of property: 200 W. Elm Street, Suite 1332, Conshohocken, PA 19428.

The improvements thereon are: Residential - Condominium (mid-rise), 4 to 6 stories.

Seized and taken in execution as the property of **Mary E. Murphy** at the suit of Specialized Loan Servicing, LLC. Debt: \$186,572.24.

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

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

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

By virtue of a Writ of Execution **No. 2023-15284**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN semi-detached dwelling or townhouse and lot or tract of land, situate on the Northerly side of said road or street, 50 feet wide, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Subdivision Plan known as Terraced Hills, made for Louis Cutillo and Louis Argyris, jointly, prepared by Ralph E. Shaner & Son Engineering Co., Pottstown, Pennsylvania, dated 03/20/1974, latest revision 10/05/1978, and more fully described as follows, to wit:

BEGINNING at a joint corner of Building 7, Units Nos. 1 and 2, said point being on the Northerly side of Terraced Hill Court, 50 feet wide, and being distant along and in said street from the centerline intersection of Terraced Hill Court and Christopher Lane, 50 feet wide, the following 3 courses and distances: (1) South 43 degrees 45 minutes East, 83.75 feet to a point of deflection; (2) South 75 degrees 56 minutes East, 165.42 feet; and (3) at right angles to the centerline of said street, North 14 degrees 04 minutes East, 25 feet; thence, from said point of beginning, leaving Terraced Hill Court, along the Easterly side of Building 7, Unit No. 2 and passing in part through a joint party wall, North 14 degrees 04 minutes East, 87.5 feet to a joint corner of Building 3, Unit Nos. 2 and 1; thence, along the Southerly side of Building 3, Unit No. 1 and along the Northerly side of a 20 feet wide utility easement, South 75 degrees 56 minutes East, 34 feet to a corner of Building 6, Unit No. 6; thence, along the Westerly side of said Building 6, Unit No. 6, crossing the previously mentioned 20 feet wide utility easement and along the centerline of another 20 feet wide utility easement, South 14 degrees 04 minutes West, 87.5 (erroneously shown as 67.5 in prior deed) feet to a corner on the Northerly side of Terraced Hill Court; thence, along the Northerly side of Terraced Hill Court, North 75 degrees 56 minutes West, 34 feet to the place of beginning.

BEING all of Unit No. 1 of Building No. 7 of a Plan of Lots known as Terraced Hills, as laid out for Louis Cutillo and Louis Argyris and recorded in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Plan Book A-37 at Page 18.

TITLE TO SAID PREMISES IS VESTED IN Centelia S. Forbes, as Sole Owner, by Deed from Kharisa Vansickle, date recorded September 29, 2021, in Book No. 6249 at Page 02084, Instrument No. 2021117116.

Parcel Number: 42-00-04885-11-3.

Location of property: 2595 Terraced Hill Court, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Centelia Forbes** at the suit of Data Mortgage, Inc. d/b/a Essex Mortgage. Debt: \$219,904.21.

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

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

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

By virtue of a Writ of Execution **No. 2023-16160**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot of land, No. 19 on a Plan of Lots, laid out by John M. Jacobs, et al., with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the East Ward of **Lansdale Borough**, Montgomery County, Pennsylvania, bounded and described as per a survey made thereof by A.D. Johnson as follows to wit:

BEGINNING at an iron stake, set for a corner of Lot No. 18, now or late of Louis F. Sloan, on the Southeasterly side of Broad Street, at the distance of 306 feet, Northeastwardly from the Northeastly side of 4th Street; thence, extending by the side of the said Broad Street, Northeastwardly, 55 feet 8 inches to a point on the Southwesterly side of 5th Street, as now laid out and opened by Order Of Court (48 feet wide); thence, extending by the side of the said 5th Street, Southeastwardly, 170 feet to a point on the Northwestly side of an alley (20 feet wide); thence, extending by the side of the said 20 foot wide alley, Southwestwardly, 55 feet 8 inches to an iron stake, set for a corner of the said Lot No. 18, now or late of the said Louis F. Sloan; thence, extending along the said Lot, Northwestwardly, 170 feet to the first mentioned point and place of beginning.



BEING the same premises which Brenda W. Kieffer and David Weiner, by his Attorney in Fact, Brenda W. Kieffer, Executors under the Will of Cecelia Weiner, also known as Cecelia J Weiner, deceased 11/20/1997, by Deed dated 10/30/1998 and recorded 11/16/1998, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5248 at Page 1912, granted and conveyed unto Daniel A Decoteau.

Parcel Number: 11-00-00620-00-8.

Location of property: 417 N. Broad Street, Lansdale, PA 19446.

The improvements thereon are: A duplex.

Seized and taken in execution as the property of **Daniel A. Decoteau** at the suit of ABS Loan Trust V. Debt: \$90,041.23.

**KML Law Group, P.C.**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-16415**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit in the property known, named or identified in the Declaration Plan referred to below as Saw Mill Run Condominium, located at Arch Street in **Norristown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County, at Declaration dated July 17, 1975 and recorded on July 17, 1985, in Deed Book 4040 at Page 537; and Declaration Plan dated April 14, 1975 and recorded July 17, 1975, in Condominium Plan Book 4 at Page 20; and a Code of Regulations dated July 17, 1975 and recorded July 17, 1975, in Deed Book 4040 at Page 563, being designated on Declaration Plan as Unit 1, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.333%.

BEING the same premises which Charles G. Tabourn and Karen B. Tabourn, his wife, by Deed dated August 13, 2008, and recorded in the Office of Recorder of Deeds of Montgomery County on September 9, 2008, at Book 5706 at Page 02790, granted and conveyed unto Mary F. Brown. Mary F. Brown departed this life on July 17, 2022.

Parcel Number: 13-00-33278-00-9.

Location of property: 1 Saw Mill Run Road, Norristown, PA 19401.

The improvements thereon are: Residential - Condominium townhouse.

Seized and taken in execution as the property of **Kim Brown, solely in her capacity as known heir of Mary F. Brown a/k/a Mary Frances Brown, deceased and The Unknown Heirs of Mary F. Brown a/k/a Mary Frances Brown** at the suit of Mortgage Assets Management, LLC. Debt: \$130,099.56.

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

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

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

By virtue of a Writ of Execution **No. 2023-17254**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, piece, or parcel of land, situate in **Salford Township**, Montgomery County, Pennsylvania, more particularly bounded, and described as follows:

**BOUNDED AND DESCRIBED** according to a Survey made by Urwiler and Walter, Incorporated, R.S., dated July 8, 1982, being Job Number 82231, as follows:

**BEGINNING** at a pin on the Southwesterly legal right-of-way line of Wambold Road (33 feet wide), said pin being located 191.95 feet, measured Northwestwardly from the intersection of said right-of-way line with the center line of Clump Road; thence, extending along said right-of-way line, North 20 degrees, 21 minutes, 36 seconds West, 523.05 feet to a pin, in line of lands of Buxmont Riding Club; thence, extending along said lands, South 67 degrees, 40 minutes, 13 seconds East, 480.26 feet to a stone pile, in line of lands of Harry E. Reaver; thence, extending along said lands, South 40 degrees, 25 minutes, 25 seconds West, 404.46 feet to a pin, the point and place of beginning.

BEING THE SAME PREMISES which Deane A. Seelhorst and Donna A. Seelhorst, husband and wife, by Deed dated 12/15/1995, and recorded 12/19/1995, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5134 at Page 2390, Instrument No. 079886, granted and conveyed unto Larry E. Ridenour and Mary Beth Ridenour, husband and wife, in fee.

Parcel Number: 44-00-01751-00-5.

Location of property: 17 Wambold Road, Green Lane, PA 18054.

The improvements thereon are: Single.

Seized and taken in execution as the property of **Larry E. Ridenour; Mary Beth Ridenour; and The United States of America** at the suit of Diamond Credit Union. Debt: \$27,262.80.

**Benjamin Hoen**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2023-23873**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN Unit, designated as Building Number E, Unit E-727 being a Unit in Green Hill Condominium, **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium, dated as of January 20, 1981 and recorded in the Recorder's Office, in and for Montgomery County on February 5, 1981, in Deed Book 4603 at Page 176; and Amended by Corrective Amendment to the Declaration dated June 30, 1981 and recorded on July 1, 1981, in the Recorder's Office, in Deed Book 4638 at Page 56; by a Second Corrective Amendment to the Declaration dated July 10, 1981 and recorded on July 15, 1981, in the Recorder's Office, in Deed Book 4642 at Page 534; by a Third Amendment to the Declaration dated August 20, 1986 and recorded on September 2, 1986, in the Recorder's Office, in Deed Book 4811 at Page 2113; by the Fourth Amendment to the Declaration dated April 18, 1988 and recorded on October 14, 1988, in the Recorder's Office, in Deed Book 4890 at Page 1189; and by a Fifth Amendment to the Declaration dated April 30, 1990 and recorded on May 18, 1990, in the Recorder's Office, in Deed Book 4946 at Page 1396; and any Amendments thereto; and Plats and Plans for Green Hill Condominium, bearing date January 29, 1981, and recorded as Exhibit B of the Declaration of Condominium of Green Hill Condominium, in Deed Book 4603 at Page 176.

TOGETHER with all right, title and interest, being an undivided interest, of, in and to the Common Elements, as more fully set forth in the Declaration and the Plats and Plans, and all Amendments thereto, as 0.138559%.

BEING THE SAME PREMISES which Fred D. Lubin and Bryna Brennan, Co-Executors of the Estate of Sara Lublin, Deceased, by Deed dated February 13, 2013, and effective February 27, 2013 and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on February 27, 2013, in Deed Book 5864 at Page 02880, et seq., granted and conveyed unto Richard G. Bennett and Ranti Aryani, husband and wife, in fee.

Parcel Number: 40-00-11155-92-8.

Location of property: 1001 City Avenue, Condominium E-727, Wynnewood, PA 19096.

The improvements thereon are: Residential - Condominium (high rise), 7 + stories.

Seized and taken in execution as the property of **Richard G. Bennett, Jr. and Ranti Aryani** at the suit of Green Hill Condominium Owners Association. Debt: \$5,513.82.

**Stefan Richter**, Attorney. I.D. #70004

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 shareholders and directors of **Neuman Dental Associates, P.C.**, a Pennsylvania business corporation, with an address of 555 Hughes Road, King of Prussia, PA 19406, have approved a proposal that the corporation dissolve voluntarily and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.  
**Unruh, Turner, Burke & Frees, Solicitors**  
P.O. Box 515  
West Chester, PA 19381-0515

**ARTICLES OF INCORPORATION**

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

**Hollywood Garage Apparel & Promotion, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
**Jamie V. Ottaviano, Esquire**  
**Yergey, Daylor, Allebach, Scheffey, Picardi.**  
1129 E. High Street, P.O. Box 776  
Pottstown, PA 19464

**Hollywood Garage Enterprise, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
**Jamie V. Ottaviano, Esquire**  
**Yergey, Daylor, Allebach, Scheffey, Picardi.**  
1129 E. High Street, P.O. Box 776  
Pottstown, PA 19464

**The Grooming Spot, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
**John S. Benson, Esquire**  
18 N. Main Street, Suite 100  
Doylestown, PA 18901

**TRC Electrical Services Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
**Maniaci, Ciccotta & Schweizer, LLP**  
6720 Frankford Avenue  
Philadelphia, PA 19135

**ARTICLES OF INCORPORATION  
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 20, 2023, effective date is January 1, 2024, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.  
The name of the corporation is: **Be Positive**

The purposes for which it was organized are: Raise funds to be donated for research and advancement of a cure for leukemia and lymphoma.  
**Eric C. Frey, Esquire**  
**c/o Dischell, Bartle & Dooley**  
224 King Street  
Pottstown, PA 19464

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.  
The name of the corporation is: **Valley Forge Baptist Academy**  
**Jonathan Moore, Esquire**  
**Moore Legal Counsel, PLLC**  
197 Old Swede Road, #455  
Douglassville, PA 19518

**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 FEBRUARY 5, 2024, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Monday, February 5, 2024.**

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

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

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

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, FEBRUARY 5, 2024. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.**

- 1. DeBERNARDO, SILVANA MARY, DECEASED, (2022-X3967), First and Final Accounting of the Estate of Silvana Mary DeBernardo, deceased filed by Bridget Weidenburner, Esq. (\$42,855.55)
- 2. McNAMARA, MARY JO, DECEASED, (2020-X3502), Second Interim Account, stated by Joseph D. McNamara, Excutor (\$889,652.40)
- 3. MOODY, JANET M, DECEASED, (2023-X0562), First and Final Account of Janet M. Moody, deceased, filed by Desiree M. Davis, Executrix (\$270,472.12)
- 4. SIKORSKI, STEVEN Z, TRUST SETTLOR, (2024-X0012), First Account of Hank Abrams for Steven Z. Sikorski 2008 Declaration of Trust (\$2,308,494.14)
- 5. STRAWTHER, ALICE CATHERINE, DECEASED, (2020-X0169), First and Final Account of Scott F. Breidenbach, Esq., Attorney for Alice C Strawther, deceased (\$77,402.03)

**RELISTED ACCOUNTS**

- 1. BEDFORD III, FRANK A., DECEASED, (1989-X1625) Second Account of Henry J. Schireson, Trustee for the Frank A. Bedford GST-Exempt QTIP Trust under Will dated August 20, 1983, as amended by Codicil dated March 26, 1986, FBO Audrey K. Bedford (\$1,552,356.54)
- 2. BEDFORD III, FRANK A., DECEASED, (1989-X1625) Second Account of Henry J. Schireson, Trustee for the Frank A. Bedford Non-Exempt Trust under Will dated August 20, 1983, as amended by Codicil dated March 26, 1986, FBO Audrey K. Bedford (\$299,326.24)
- 3. BEDFORD III, FRANK A., DECEASED, (1989-X1625) Second Account of Henry J. Schireson, Trustee for the Frank A. Bedford Non-QTIP Trust under Will dated August 20, 1983, as amended by Codicil dated March 26, 1986, FBO Audrey K. Bedford (\$265,926.62)
- 4. BOOTH, JOHN RICHARD, DECEASED, (2022-X2000) First and Final Account, stated by John C. Pickford, Executor (\$1,822,797.03)

**D. Bruce Hanes, Esquire**  
Register of Wills &  
Clerk of the Orphans' Court

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-01091

NOTICE IS HEREBY GIVEN that on January 18, 2024, the Petition of Alex and Inna Ivie, Parents, on behalf of Anastasiia Ivakhnenko, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to ANASTASIIA IVIE.

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

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-01044

NOTICE IS HEREBY GIVEN that on January 22, 2024, the Petition of Charlene Concettina Anne Deverant was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CONSTANCE DEVERANT REBER.

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

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-00648

NOTICE IS HEREBY GIVEN that on January 11, 2024, the Petition of Julie Rose Tognucci was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JT TOGNUCCI.

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

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-01074

NOTICE IS HEREBY GIVEN that on January 17, 2024, the Petition of Kristin Ruth Jannotti was filed in the above-named Court, praying for a Decree to change the Petitioner's name to PETER HUNTER JANNOTTI.

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

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-27109

NOTICE IS HEREBY GIVEN that on December 13, 2023, the Petition of Sharifa Giraldo Brito was filed in the above-named Court, praying for a Decree to change the Petitioner's name to SHARIFA GIRALDO.

The Court has fixed February 7, 2024, at 10:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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**CIVIL ACTION**

COURT OF COMMON PLEAS  
MONTGOMERY COUNTY, PENNSYLVANIA  
NO. 2023-16658

**Aqua Pennsylvania, Inc.,**  
Plaintiff

vs.

**Legal Heirs of Clara A. Esrey (Presumed Deceased),**  
Defendants

**ORDER**

AND NOW, this 4th day of January 2024, this Order is directed to Defendants, who are any Legal Heirs of Clara A. Esrey, presumed deceased, their heirs, successors and assigns. It is hereby ORDERED that unless such Defendant file a pleading in response to the Complaint in this matter within thirty (30) days of the last date of publication of this Order, Defendants will be forever barred from asserting any right, lien, title or interest in the land described in the Complaint inconsistent with the interest or claims of the Plaintiff set forth in the Complaint.

This Order shall be published in *The Times Herald*, *Main Line Times & Suburban*, and the *Montgomery County Law Reporter*, on two (2) occasions, each, one week apart.

If such action is not taken within the thirty (30) day period, the Prothonotary on Praecept of Plaintiff shall enter final judgment, granting all relief requested by Plaintiff.

BY THE COURT:  
Richard P. Haaz, J.

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**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**

**BIBUS, SUSAN THERESA also known as SOPHIE BIBUS, dec'd.**

Late of Upper Gwynedd Township.  
Executor: EDWIN P. GILBERT,  
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

**BICHAY, NAGWA N., dec'd.**

Late of Norristown, PA.  
Administrator: EHAB BICHAY,  
11 Pimlico Lane,  
Bear, DE 19701.

**BIGELOW, NANCY SLAYTON, dec'd.**

Late of East Norriton Township.  
Executor: KENNETH R. BIGELOW,  
c/o Peter J. Bietz, Esquire,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087.

ATTORNEY: PETER J. BIETZ,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087

**CARBONE, JEAN D., dec'd.**

Late of Norristown, PA.  
Executrix: KATHLEEN HILL,  
104 Palmer Road,  
Pennington, NJ 08534.

**CASSIZZI SR., NICHOLAS J. also known as NICHOLAS J. CASSIZZI and NICK CASSIZZI, dec'd.**

Late of Borough of Jenkintown.  
Executrix: MARY ANN DELBALZO-CASSIZZI,  
c/o Adam L. Fernandez, Esquire,  
Blue Bell Executive Campus, Suite 110,  
460 Norristown Road,  
Blue Bell, PA 19422-2323.

ATTORNEY: ADAM L. FERNANDEZ,  
WISLER PEARLSTINE, LLP,  
Blue Bell Executive Campus, Suite 110,  
460 Norristown Road,  
Blue Bell, PA 19422-2323

**COVINGTON, MARILYN K., dec'd.**

Late of Lower Gwynedd Township.  
Personal Representative: DIANA LYNNE KILE,  
c/o R. Nicholas Nanovic, Esquire,  
Gross McGinley, LLP,  
33 S. 7th Street, P.O. Box 4060,  
Allentown, PA 18105-4060.

ATTORNEY: R. NICHOLAS NANOVIC,  
GROSS MCGINLEY, LLP,  
33 S. Seventh Street, P.O. Box 4060,  
Allentown, PA 18105-4060

**DORRAH, MARION H., dec'd.**

Late of Cheltenham Township.  
Administrators CTA: ANTHONY L. DORRAH,  
2161 N. Slope Terrace,  
Spring Valley, CA 91977,  
DERRICK L. CURTIS,  
6232 Cottage Street,  
Philadelphia, PA 19135.

- ATTORNEY: BETH B. McGOVERN,  
102 Lakeside Drive,  
Southampton, PA 18966
- ENGLISH, MARGERY B.H., dec'd.**  
Late of Lafayette Hill, PA.  
Executrix: WILLIAM M. HALL,  
c/o 807 Bethlehem Pike,  
Erdenheim, PA 19038.  
ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
McLafferty & Kroberger, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038
- ERKES, JANICE SUSAN, dec'd.**  
Late of Lower Salford Township.  
Administrator: BRIAN S. ERKES,  
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
- FORD, VALERIE S. also known as  
VALERIE SUE FORD, dec'd.**  
Late of Souderton, PA.  
Executor: MICHAEL J. FORD,  
371 W. Chestnut Street,  
Souderton, PA 18964.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- FRANCIS, NANCY L., dec'd.**  
Late of Upper Gwynedd Township.  
Executor: JONATHAN R. BRIGGS,  
113 N. Village Lane,  
Chadds Ford, PA 19317.  
ATTORNEY: ANDREW P. GRAU,  
THE GRAU LAW FIRM,  
911 Easton Road, P.O. Box 209,  
Willow Grove, PA 19090
- HEYLIN, MARCIA A., dec'd.**  
Late of Skippack Township.  
Executrix: LEIGH HEYLIN.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426,  
610-489-6170
- HUGHES, LOUISA MARGARET also known as  
MARGARET LOUISA HUGHES, dec'd.**  
Late of Towamencin Township.  
Executrix: BRIDGET H. HERBER,  
2204 Smithfield Court,  
Harleysville, PA 19438.
- KROHN, AMY KOLLEEN, dec'd.**  
Late of Horsham Township.  
Administrator: EMIL J. KOLICK, III,  
c/o Catherine M. Harper, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: CATHERINE M. HARPER,  
TIMONEY KNOX LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544
- LEFLAR, DAVID also known as  
DAVID SAMUEL LEFLAR and  
DAVID S. LEFLAR, dec'd.**  
Late of Borough of West Conshohocken.  
Executor: JASON LEFLAR,  
309 Church Street,  
West Conshohocken, PA 19428.
- LILLIE, JANE LOUISE also known as  
JANE L. LILLIE,  
JANE L. ZWICKY LILLIE,  
JANE ZWICKY LILLIE and  
JANE Z. LILLIE, dec'd.**  
Late of Lower Merion Township.  
Executrix: DIANE LILLIE McCALLISTER,  
c/o Stanley A. Pelli, Esquire,  
1880 JFK Boulevard, Suite 1740,  
Philadelphia, PA 19103.  
ATTORNEY: STANLEY A. PELLI,  
ALEXANDER & PELLI, LLC,  
1880 JFK Boulevard, Suite 1740,  
Philadelphia, PA 19103
- MARTIN, BETTY SCHAEFFER also known as  
BETTY S. MARTIN, dec'd.**  
Late of Upper Gwynedd Township.  
Executrix: KATHRYN MARTIN HARBILAS,  
1920 Monterey Drive,  
Mechanicsburg, PA 17050.  
ATTORNEY: WAYNE M. PECHT,  
JOHNSON DUFFIE,  
301 Market Street,  
Lemoyne, PA 17043
- McCRUDDEN, JAMES J., dec'd.**  
Late of Worcester Township.  
Executrix: LEIGH ANNE EATON,  
c/o Stephen P. Taylor, Esquire,  
1235 Westlakes Drive, Suite 295,  
Berwyn, PA 19312.  
ATTORNEY: STEPHEN P. TAYLOR,  
LAMAN LAW LLC,  
1235 Westlakes Drive, Suite 295,  
Berwyn, PA 19312
- MORGANSTERN, BERNARD, dec'd.**  
Late of Lower Moreland Township.  
Administratrix: HELEN A. MORGANSTERN,  
c/o David E. Schwager, Esquire,  
183 Market Street, Suite 100,  
Kingston, PA 18704-5444.  
ATTORNEY: DAVID E. SCHWAGER,  
183 Market Street, Suite 100,  
Kingston, PA 18704-5444
- PENDERGRASS, CAROL M. also known as  
CAROL M. ROBERTS, dec'd.**  
Late of Lower Merion Township.  
Executors: FRANK C. ROBERTS AND  
YARDLY R. JENKINS,  
c/o Richard J. Bove, Esquire,  
6000 N. 62nd Place,  
Paradise Valley, AZ 85253.  
ATTORNEY: RICHARD J. BOVE,  
6000 N. 62nd Place,  
Paradise Valley, AZ 85253
- PEROTTI, ELIZABETH H., dec'd.**  
Late of North Wales, PA.  
Executor: MARK J. PEROTTI,  
716 E. Montgomery Avenue,  
North Wales, PA 19454.

**PETSIS, STEPHEN, dec'd.**

Late of Plymouth Township.  
 Executor: RICHARD BREESER,  
 3120 Taft Road,  
 Norristown, PA 19403.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**POZEYNOT, CATHERINE, dec'd.**

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

**RANDAZZO, HELEN M., dec'd.**

Late of Limerick Township.  
 Executor: MARC J. RANDAZZO,  
 304 Carver Lane,  
 Royersford, PA 19468.  
 ATTORNEY: GARY P. LEWIS,  
 LEWIS & McINTOSH, LLC,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**RICHTER, ROGER F., dec'd.**

Late of Upper Salford Township.  
 Executrix: LISA PAONE GERGAR,  
 c/o Fitzpatrick Lentz & Bubba, P.C.,  
 645 W. Hamilton Street, Suite 800,  
 Allentown, PA 18101.  
 ATTORNEYS: FITZPATRICK LENTZ &  
 BUBBA, P.C.,  
 645 W. Hamilton Street, Suite 800,  
 Allentown, PA 18101

**STAMM, EILEEN M., dec'd.**

Late of Cheltenham Township.  
 Executrix: EVE K. RUBIN,  
 7617 Mountain Avenue,  
 Elkins Park, PA 19027.  
 ATTORNEY: C. WILLIAM WATTS,  
 61 Union Street,  
 Medford, NJ 08055

**STAUFFER, ANNA M. also known as ANNA MOYER STAUFFER, dec'd.**

Late of Upper Hanover Township.  
 Executrix: HEATHER G. TORNETTA.  
 ATTORNEY: MICHELLE M. FORSELL,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**TEHANSKY, SHIRLEY M., dec'd.**

Late of Borough of Pottstown.  
 Executrix: MARIBETH KEILMAN,  
 P.O. Box 126,  
 Lederach, PA 19450.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**TRACY, BARBARA A., dec'd.**

Late of Upper Merion Township.  
 Executrix: MARGARET T. WILLIAMS.  
 ATTORNEY: ROBERT F. MUSSER,  
 CLYMER MUSSER & SARNO, PC,  
 408 W. Chestnut Street,  
 Lancaster, PA 17603

**YANIRO, KATHLEEN M., dec'd.**

Late of New Hanover Township.  
 Executrix: KATIE M. HALL,  
 2373 Turnbury Road,  
 Gilbertsville, PA 19525.  
 ATTORNEY: GARY P. LEWIS,  
 LEWIS & McINTOSH, LLC,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**YOST, DOROTHY E., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: DOUGLAS L. YOST,  
 c/o Jessica R. Grater, Esquire,  
 Monastra & Grater, LLC,  
 400 Creekside Drive, Suite 409,  
 Pottstown, PA 19464.  
 ATTORNEY: JESSICA R. GRATER,  
 MONASTRA & GRATER, LLC,  
 400 Creekside Drive, Suite 409,  
 Pottstown, PA 19464

**YOUNG, DAISY, dec'd.**

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

**Second Publication****BALLASY, BARBARA JANE, dec'd.**

Late of Upper Dublin Township.  
 Executors: PAUL J. BALLASY AND  
 LAWRENCE M. BALLASY,  
 c/o Carrie L. Scattergood, Esquire,  
 7 Neshaminy Interplex, Suite 403,  
 Treose, PA 19053.  
 ATTORNEY: CARRIE L. SCATTERGOOD,  
 ROTHKOFF LAW GROUP,  
 7 Neshaminy Interplex, Suite 403,  
 Treose, PA 19053

**BLOCK, EMMY, dec'd.**

Late of New Hanover Township.  
 Executrix: JUTTA C. TRYNSKY.  
 ATTORNEY: MICHELLE M. FORSELL,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**BOOS, EVELYN, dec'd.**

Late of Lansdale, PA.  
 Personal Representative: ANDREA E. BOOS,  
 306 W. 1st Avenue,  
 Malvern, PA 19355.

**BOSLET, CAROL N., dec'd.**

Late of Lower Merion Township.  
 Executrix: CLAUDIA B. GALLAGHER,  
 c/o Tara M. Walsh, Esquire,  
 30 Valley Stream Parkway,  
 Great Valley, PA 19355.  
 ATTORNEY: TARA M. WALSH,  
 STRADLEY RONON STEVENS & YOUNG, LLP,  
 30 Valley Stream Parkway,  
 Great Valley, PA 19355

**BROWN, TOMMIE SINOR also known as TOMMIE BROWN, dec'd.**

Late of Cheltenham Township.  
 Executrix: SUSANNE LANE,  
 c/o Jay E. Kivitz, Esquire,  
 7901 Ogontz Avenue,  
 Philadelphia, PA 19150.

- ATTORNEY: JAY E. KIVITZ,  
KIVITZ & KIVITZ, P.C.,  
7901 Ogontz Avenue,  
Philadelphia, PA 19150
- CARLYLE, JAMES N., dec'd.**  
Late of Borough of Lansdale.  
Administrator: MATHEW CARLYLE,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE,  
THE LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446
- CASTOR, HORACE EDWIN also known as EDWIN CASTOR, dec'd.**  
Late of Towamencin Township.  
Executor: JEFFREY E. CASTOR,  
558 New Galena Road,  
Chalfont, PA 18914.  
ATTORNEY: ANDREW P. GRAU,  
THE GRAU LAW FIRM,  
911 Easton Road, P.O. Box 209,  
Willow Grove, PA 19090
- CLOUGH, JANE H., dec'd.**  
Late of Lansdale, PA.  
Executor: JAMES A. CLOUGH,  
924 W. Mount Vernon Street,  
Lansdale, PA 19446.  
ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- COLLINS, DIANE E., dec'd.**  
Late of Whitmarsh Township.  
Executrix: KIMBERLY A. QUINN,  
1600 Union Meeting Road, Apt. 116,  
Blue Bell, PA 19422.  
ATTORNEY: MARK J. DAVIS,  
CONNOR ELDER LAW,  
644 Germantown Pike, Suite 2-C,  
Lafayette Hill, PA 19444
- ENDY, FAITH JOAN, dec'd.**  
Late of Upper Frederick Township.  
Executor: SCOTT R. ENDY,  
664 Fishing Creek Road,  
New Cumberland, PA 17070.
- ENGLE, MARGARET, dec'd.**  
Late of Horsham Township.  
Executrices: GABRIELLE A. BATKIN,  
325 E Street NE,  
Washington, DC 20002,  
ERIN E. ENGLE,  
626 Independence Avenue SE, Unit 305,  
Washington, DC 20003.  
ATTORNEY: KIMBERLY J. SCOTT,  
NACHMIAS MORRIS & ALT LLC,  
620 Germantown Pike, Suite 350,  
Plymouth Meeting, PA 19462
- ESCHBACH, ANNA CAROLYN also known as A. CAROLYN ESCHBACH and ANNA C. ESCHBACH, dec'd.**  
Late of Franconia Township.  
Co-Executors: NORMAN J. ESCHBACH AND  
CHERYL E. STINSON.  
ATTORNEY: MICHELLE M. FORSELL,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
570 Main Street,  
Pennsburg, PA 18073
- FLEMMING, ALLAN J., dec'd.**  
Late of Franconia Township.  
Executrix: JOANNE F. PATTERSON,  
c/o Eric Ladley, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446.  
ATTORNEY: ERIC LADLEY,  
MONTCO ELDER LAW LLP,  
608 W. Main Street,  
Lansdale, PA 19446
- FLINT, ANNETTE E., dec'd.**  
Late of Cheltenham Township.  
Executor: MATTHEW J. FLINT,  
1835 Cleveland Avenue,  
Abington, PA 19001.  
ATTORNEY: BRIDGET M. WEIDENBURNER,  
McVAN & WEIDENBURNER,  
162 S. Easton Road,  
Glenside, PA 19038
- FRICKER, WILLIAM P., dec'd.**  
Late of Borough of Lansdale.  
Executors: BENJAMIN FRICKER,  
901 Delaware Avenue,  
Lansdale, PA 19446,  
EAMON FRICKER,  
6685 Tollgate Road,  
Zionsville, PA 18092.  
ATTORNEY: JOHN J. McANENEY,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7444
- GIVEN, JOYCE S., dec'd.**  
Late of Worcester Township.  
Executors: CATHERINE A. GIVEN AND  
KURT M. GIVEN,  
c/o Larissa R. Whitman, Esquire,  
One Logan Square, Suite 2000,  
Philadelphia, PA 19103-6996.  
ATTORNEY: LARISSA R. WHITMAN,  
FAEGRE DRINKER BIDDLE & REATH LLP,  
One Logan Square, Suite 2000,  
Philadelphia, PA 19103-6996
- GUSTAFSON, RICHARD L., dec'd.**  
Late of Horsham Township.  
Executor: WAYNE N. GUSTAFSON,  
c/o Hope Bosniak, Esquire,  
Dessen, Moses & Rossitto,  
600 Easton Road,  
Willow Grove, PA 19090.  
ATTORNEY: HOPE BOSNIAK,  
DESSEN, MOSES & ROSSITTO,  
600 Easton Road,  
Willow Grove, PA 19090
- HAMBLETON, EDITH A., dec'd.**  
Late of Towamencin Township.  
Executrix: BRENDA WHITE,  
c/o Eric Ladley, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446.  
ATTORNEY: ERIC LADLEY,  
MONTCO ELDER LAW LLP,  
608 W. Main Street,  
Lansdale, PA 19446
- HAMM, BARBARA G., dec'd.**  
Late of Upper Frederick Township.  
Executrix: BEVERLY K. BONGIORNO,  
5404 Parade Field Way,  
Lansdale, PA 19446.



- ATTORNEY: KENNETH E. PICARDI,  
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
PICARDI.,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776
- JURICA, HELENA R., dec'd.**  
Late of Upper Gwynedd Township.  
Administratrix: REBECCA SALLEN,  
325 Merion Road,  
Merion Station, PA 19066.  
ATTORNEY: REBECCA SALLEN,  
SALLEN LAW LLC,  
325 Merion Road,  
Merion Station, PA 19066
- KARP, JAY ALAN also known as  
JAY KARP, dec'd.**  
Late of Hatfield Township.  
Administrator: ROBERT W. KARP,  
7729 Heatherton Lane,  
Potomac, MD 20854.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785
- KULP, JOHANNA L. also known as  
JOHANNA LOUISE KULP, dec'd.**  
Late of Souderton, PA.  
Executor: CHRISTOPHER TODD KULP,  
7 Silent Circle Drive,  
Sugar Land, TX 77498.  
ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- LABOWITZ, RUTH L., dec'd.**  
Late of Lower Merion Township.  
Administratrix: DAINA S. WILSON McLEAN,  
ESQUIRE,  
P.O. Box 2410,  
Bala Cynwyd, PA 19004.  
ATTORNEY: DAINA S. WILSON McLEAN,  
WILSON McLEAN LAW FIRM,  
P.O. Box 2410,  
Bala Cynwyd, PA 19004
- LAI, LISA, dec'd.**  
Late of Upper Moreland Township.  
Administrator: GARVIN LAI,  
c/o Kristen L. Behrens, Esquire,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102.  
ATTORNEY: KRISTEN L. BEHRENS,  
DILWORTH PAXSON LLP,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102
- LOMBARD, ROBERT A., dec'd.**  
Late of Lower Merion Township.  
Executors: MARJORIE M. L. FINLEY,  
JEFFREY A. LOMBARD AND  
THOMAS ROBERT LOMBARD,  
520 Hertzog Boulevard,  
King of Prussia, PA 19406.
- MARK, LARRY ALAN, dec'd.**  
Late of Upper Hanover Township.  
Administratrix: JACQUELYNE ELISHA MARK,  
2539 Jenkintown Road,  
Glenside, PA 19038.
- ATTORNEY: BRIDGET M. WEIDENBURNER,  
McVAN & WEIDENBURNER,  
162 S. Easton Road,  
Glenside, PA 19038
- McKENNA, GLADYS MARY, dec'd.**  
Late of Hatfield Township.  
Administratrix: PATTI A. ECKARD,  
150 Saint George Street,  
Coatesville, PA 19320.  
ATTORNEY: KENNETH C. RUSSELL,  
RUSSELL LAW, P.C.,  
3500 Reading Way,  
Huntingdon Valley, PA 19006
- McMULLIN, HUNTER B., dec'd.**  
Late of Lower Merion Township.  
Executrix: PAMELA P. McMULLIN,  
74 Pasture Lane, Apt. 340,  
Bryn Mawr, PA 19010.  
ATTORNEY: GARTH G. HOYT,  
McNEES, WALLACE & NURICK, LLC,  
426 W. Lancaster Avenue, Suite 110,  
Devon, PA 19333
- McNEILL, JAMES PATRICK, dec'd.**  
Late of New Hanover Township.  
Administrator: DANIEL P. McNEILL,  
3100 Dotterer Road,  
Gilbertsville, PA 19525.
- MONYER, DAVID E., dec'd.**  
Late of Upper Merion Township.  
Executors: JOCELYN M. DONOVAN,  
112 Lehigh Drive,  
Coatesville, PA 19320,  
DAVID J. MONYER,  
1411 Penny Lane,  
Gilbertsville, PA 19525.  
ATTORNEY: CAROL R. LIVINGOOD,  
TIMONEY KNOX LLP,  
130 W. Lancaster Avenue, P.O. Box 191,  
Wayne, PA 19087-0191
- PASYMOWSKI, EUGENE P., dec'd.**  
Late of Whitmarsh Township.  
Administrator CTA: STEFAN PASYMOWSKI,  
c/o Nina B. Stryker, Esquire,  
Centre Square West, Suite 3400,  
1500 Market Street,  
Philadelphia, PA 19102.  
ATTORNEY: NINA B. STRYKER,  
OBERMAYER, REBMANN, MAXWELL &  
HIPPEL LLP,  
Centre Square West, Suite 3400,  
1500 Market Street,  
Philadelphia, PA 19102
- PIKE, JAMES STEPHAN, dec'd.**  
Late of Womelsdorf Borough, Berks County, PA and  
Lower Gwynedd Township, Montgomery County, PA.  
Administrator: ANDREW B. PELTZMAN,  
1012 N. Bethlehem Pike, Suite 220,  
Lower Gwynedd, PA 19002.  
ATTORNEY: IAN W. PELTZMAN,  
LAW OFFICE OF ANDREW B. PELTZMAN,  
1012 N. Bethlehem Pike, Suite 220,  
Lower Gwynedd, PA 19002
- SCHILLACÉ, CAROLINE W., dec'd.**  
Late of Chestnut Hill Township, Monroe County, PA and  
Lower Gwynedd Township, Montgomery County, PA.  
Administrator: ANDREW B. PELTZMAN,  
1012 N. Bethlehem Pike, Suite 220,  
Lower Gwynedd, PA 19002.

ATTORNEY: IAN W. PELTZMAN,  
LAW OFFICE OF ANDREW B. PELTZMAN,  
1012 N. Bethlehem Pike, Suite 220,  
Lower Gwynedd, PA 19002

**SMITH-SLATER, GEORGETTE JILL, dec'd.**

Late of Perkiomen Township.  
Administrator: MARK SLATER,  
c/o Lisa M. Nentwig, Esquire,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102.  
ATTORNEY: LISA M. NENTWIG,  
DILWORTH PAXSON LLP,  
1500 Market Street, Suite 3500E,  
Philadelphia, PA 19102

**SPILLANE, ELIZABETH THERESE also known as  
ELIZABETH SPILLANE and  
ELIZABETH T. SPILLANE, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: JEAN L. BENNING,  
c/o Erika L. Smith, Esquire,  
930 Harvest Drive, Suite 360,  
Blue Bell, PA 19422.  
ATTORNEY: ERIKA L. SMITH,  
PILE LAW FIRM,  
930 Harvest Drive, Suite 360,  
Blue Bell, PA 19422

**TOWN, JOAN M., dec'd.**

Late of Schwenksville, PA.  
Executor: FRANK TOWN, JR.

**Van DYKE, JEANETTE, dec'd.**

Late of Borough of Lansdale.  
Executrix: ADRIENNE SERENY,  
c/o Sarah A. Eastburn, Esquire,  
60 E. Court Street, P.O. Box 1389,  
Doylestown, PA 18901-0137.  
ATTORNEY: SARAH A. EASTBURN,  
EASTBURN & GRAY, PC,  
60 E. Court Street, P.O. Box 1389,  
Doylestown, PA 18901-0137

**Third and Final Publication**

**BROWN, L. RICHARD, dec'd.**

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

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

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

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

Late of Lower Providence Township.  
Executor: KEVIN ANDREW CAUSAK,  
2158 Colebrook Road,  
Lebanon, PA 17042.  
ATTORNEY: ANTHONY J. FITZGIBBONS,  
FITZGIBBONS LAW FIRM,  
279 N. Zinns Mill Road, Suite D,  
Lebanon, PA 17042

**CERINO, LOUIS A., dec'd.**

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

**CHUNG, KEE HOK, dec'd.**

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

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

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

**DUPRE, KIRK S., dec'd.**

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

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

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

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

Late of Lower Salford Township.  
Administratrix: DORIS E. LEISTER,  
c/o Danielle M. Yacono, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.  
ATTORNEY: DANIELLE M. YACONO,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446

**FREAD, RICHARD also known as**

**RICHARD A. FREAD, dec'd.**  
Late of Lower Merion Township.  
Executrix: DOROTHY FREAD,  
c/o Rebecca Sallen, Esquire,  
325 Merion Road,  
Merion Station, PA 19066.

- ATTORNEY: REBECCA SALLEN,  
SALLEN LAW LLC,  
325 Merion Road,  
Merion Station, PA 19066
- FUSCO JR., WILLIAM J., dec'd.**  
Late of Whitmarsh Township.  
Administratrix: BERNADETTE MUHLBERGER,  
79 Astor Drive,  
Harleysville, PA 19438.
- GAUGLER, RHODA C., dec'd.**  
Late of Franconia Township.  
Executor: L. DALE GAUGLER,  
c/o Grim, Biehn & Thatcher,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215.  
ATTORNEY: GREGORY E. GRIM,  
GRIM, BIEHN & THATCHER,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215
- GIBBAS, ANNE R. also known as  
ANNE REGINA GIBBAS and  
ANNE GIBBAS, dec'd.**  
Late of West Norriton Township.  
Executor: GEORGE M. NIKOLAOU,  
166 Allendale Road,  
King of Prussia, PA 19406.
- GREENWOOD, PATRICIA B., dec'd.**  
Late of Worcester Township.  
Executrix: REBECCA B. MEEKER,  
c/o Ronald W. Fenstermacher, Jr., Esquire,  
Four Tower Bridge, Suite 400, PMB 8849,  
200 Barr Harbor Drive,  
West Conshohocken, PA 19428.  
ATTORNEY: RONALD W. FENSTERMACHER, JR.,  
RONALD W. FENSTERMACHER, JR., P.C.,  
Four Tower Bridge, Suite 400, PMB 8849,  
200 Barr Harbor Drive,  
West Conshohocken, PA 19428
- HABICK JR., VINCENT C., dec'd.**  
Late of Lansdale, PA.  
Executrix: THERESA M. CARROLL,  
547 Berkley Place,  
Harleysville, PA 19438.  
ATTORNEY: J. OLIVER GINGRICH,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- HAUCK, FLORENCE L., dec'd.**  
Late of Fraconia Township.  
Executrix: PATRICIA ANN LEE,  
569 Godshall Road,  
Telford, PA 18969.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- JAMES, JESSE L., dec'd.**  
Late of Royersford, PA.  
Executrix: MARIE J. JAMES,  
183 Abbey Drive,  
Royersford, PA 19468.  
ATTORNEY: JOSEPH D. SILVAGGIO,  
WILLMAN & SILVAGGIO, LLP,  
5500 Corporate Drive, Suite 150,  
Pittsburgh, PA 15237
- KIRRSTETTER, RUTH M., dec'd.**  
Late of Whitpain Township.  
Executrices: JANE K. INGRAM,  
41 Causeway Road, P.O. Box 232,  
Rye Beach, NH 03871,  
GAIL E. KIRRSTETTER,  
63 Cavendish Drive,  
Ambler, PA 19002.  
ATTORNEY: STEPHEN T. ELINSKI,  
SALVO ROGERS ELINSKI & SCULLIN,  
510 E. Township Line Road, Suite 150,  
Blue Bell, PA 19422
- KOLONIS, THOMAS also known as  
TOMMY KOLONIS, dec'd.**  
Late of Abington Township.  
Executor: THOMAS KOLONIS, JR.,  
2111 Pleasant Avenue,  
Glenside, PA 19038.
- KORCHMAROS, JOAN LYNN, dec'd.**  
Late of Upper Providence Township.  
Administrator: GEZA KORCHMAROS,  
c/o April L. Charleston, Esquire,  
60 W. Boot Road, Suite 201,  
West Chester, PA 19380.  
ATTORNEY: APRIL L. CHARLESTON,  
THE CHARLESTON FIRM,  
60 W. Boot Road, Suite 201,  
West Chester, PA 19380
- LAMON, CATHERINE ELIZABETH, dec'd.**  
Late of Plymouth Township.  
Executor: STEVEN R. LAMON,  
3 Walnut Road,  
Newtown Square, PA 19073.  
ATTORNEY: DEIRDRE A. AGNEW,  
LAW OFFICES OF DEIRDRE A. AGNEW,  
1450 E. Boot Road, Building 400A,  
West Chester, PA 19380
- MANES, JEAN, dec'd.**  
Late of Cheltenham Township.  
Executrix: KIMBERLY C. HOPE,  
214 Grove Avenue,  
Cheltenham, PA 19012.  
ATTORNEY: DAVID W. BIRNBAUM,  
HOWLAND, HESS, GUINAN, TORPEY, CASSIDY,  
O'CONNELL & BIRNBAUM, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006
- MONACO, PASQUAL JOSEPH also known as  
PASQUEL JOSEPH MONACO, dec'd.**  
Late of Lower Providence Township.  
Executor: NICHOLAS C. CIOCCA,  
c/o Stephen M. Porter, Esquire,  
125 Strafford Avenue, Suite 112,  
Wayne, PA 19087.  
ATTORNEY: STEPHEN M. PORTER,  
BRETT SENIOR & ASSOCIATES, P.C.,  
125 Strafford Avenue, Suite 112,  
Wayne, PA 19087
- MOSER, SANDRA, dec'd.**  
Late of Pottstown, PA.  
Executors: WARREN MOSER AND  
LINDA MOSER,  
c/o Amy J. Miller, Esquire,  
Miller Thielen, P.C.,  
101 S. Richmond Street, Suite B,  
Fleetwood, PA 19522.

**PAUL, FRANCES MOREHEAD, dec'd.**

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

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

Late of Upper Dublin Township.  
 Administrator: MICHAEL J. PEAT,  
 c/o John J. McAneney, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JOHN J. McANENEY,  
 TIMONEY KNOX LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**REICHNER, JOANN M. also known as JOANN M. CONNOLLY, dec'd.**

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

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

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

**SCOTT, PRESTON L., dec'd.**

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

**SHREVES, BARBARA E., dec'd.**

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

**STEVENS, DARLENE B., dec'd.**

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

**STRUZEK, WALTER JONATHAN, dec'd.**

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

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

**STRUZEK, WILLIAM W., dec'd.**

Late of Lower Frederick Township.  
 Executor: WALTER J. STRUZEK,  
 3373 Pruss Hill Road,  
 Pottstown, PA 19464.  
 ATTORNEY: ROBERT M. SEBIA,  
 ELLIOTT GREENLEAF P.C.,  
 925 Harvest Drive, Suite 300,  
 Blue Bell, PA 19422

**VISCO, CHRISTINA JOANNA also known as CHRISTINA DURANTE, dec'd.**

Late of Springfield Township.  
 Executrix: CANDACE CENTENO,  
 415 Custis Road,  
 Glenside, PA 19038.

**VITETTA, DOROTHEA H. also known as**

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

**WALICHNOWSKI, ROBERT EDWARD also known as ROBERT WALICHNOWSKI, dec'd.**

Late of Borough of North Wales.  
 Administrator: CHARLES A. J. HALPIN, III,  
 The Land Title Building, Suite 1830,  
 100 S. Broad Street,  
 Philadelphia, PA 19110.  
 ATTORNEY: CHARLES A. J. HALPIN, III,  
 The Land Title Building, Suite 1830,  
 100 S. Broad Street,  
 Philadelphia, PA 19110

**WALTERS, HELEN M., dec'd.**

Late of Upper Dublin Township.  
 Administrator: JOSEPH A. HARASIMOWICZ, JR.,  
 4 Bay Cove Lane,  
 Shalimar, FL 32579.  
 ATTORNEY: SOPHIA CHEREISKY,  
 PRITCHARD LAW OFFICES, LLC,  
 590 Bethlehem Pike, Suite D,  
 Colmar, PA 18915

**WEXLER, FREDNA NAOMI, dec'd.**

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

**WIMS, TYRONE J. also known as TYRONE WIMS and TYRONE JERRY WIMS, dec'd.**

Late of Whitpain Township.  
 Executor: WARNER B. WIMS,  
 64 Mercedes Way,  
 San Francisco, CA 94127.

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

**WORRALL, HAROLD L., dec'd.**

Late of New Hanover Township.  
Executrices: LISA W. KNAUB,  
1952 County Line Road,  
Barto, PA 19504,  
TRICIA A. KORUTZ,  
46 Delancy Court,  
Boyertown, PA 19512.

ATTORNEY: KENNETH E. PICARDI,  
YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.  
PICARDI.,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776

**THE PHILLIP AND WENDY HUNT  
LIVING TRUST DATED 10/14/2021,  
AS AMENDED AND RESTATED**

**WENDY HUNT, DECEASED  
Late of Montgomery Township,  
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:** Phillip N. Hunt  
c/o Wescott Financial Advisory Group, LLC  
162 Main Street, P.O. Box 164, Harleysville, PA  
19438

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**EXECUTIONS ISSUED**

**Week Ending January 23, 2024**

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

- AMEN, JOHN: GREAT VALLEY LANDSCAPING, INC.:  
WELLS FARGO BANK, N.A., GRNSH. - Rivas  
Pool Plaster, LLC; 202319022.
- BELLO, CELESTA: PNC BANK, GRNSH. -  
TD Bank USA, N.A.; 202309846; \$2,323.97.
- BOOTH, CHRISTOPHER: TRI COUNTY AREA  
FEDERAL CREDIT UNION, GRNSH. - American  
Builders & Contractors Supply Co., Inc.; 202326007.
- DEAN, FREDERICK: NAVY FEDERAL CU, GRNSH. -  
Eagle One Federal Credit Union; 202305006;  
WRIT/EXEC.
- EHLINGER, CHRISTOPHER: WOODFOREST  
NATIONAL BANK, GRNSH. - Access Credit Union;  
202400370; \$28,570.74.
- F & M SHIPPING SERVICES, INC., A FLORIDA  
CORPORATION: FRANCOIS, FILBERT:  
PNC BANK, GRNSH. - Forwardline Financial, LLC,  
a California Limited Liability Co.; 202400593;  
\$66,078.67.
- GOLAS, MICHAEL: CITADEL FCU, GRNSH. -  
Cavalry Sp. I, LLC; 202117151.
- HAINES, DIANE - Pennsylvania Housing  
Finance Agency; 202309166.
- JOHNSON, MORGAN: NAVY FEDERAL  
CREDIT UNION, GRNSH. - Sun East  
Federal Credit Union; 202400362; \$4,845.14.
- KLEPPER, IRENE: GEORGE - Citizens Bank, N.A.;;  
202310307.
- KOILOR, DEDEDEH: NAVY FEDERAL  
CREDIT UNION, GRNSH. - Franklin Mint  
Federal Credit Union; 202400364; \$4,261.57.
- LOVE, JAMES: LOVE2DEV: ALLY BANK, GRNSH. -  
Upper Moreland Township Business Tax Office;  
202316833; \$3,124.84.
- MARTINEZ, JOHNNATHON: BANK OF AMERICA,  
GRNSH. - Capital One Bank USA, N.A.; 202116529;  
WRIT/ EXEC.
- MORTON-THOMPSON, JASMINE: NAVY  
FEDERAL CREDIT UNION, GRNSH. -  
Drexel University; 202400354; \$5,437.39.
- MULLEN, GEORGE: BANK OF AMERICA, GRNSH. -  
Capitol One Bank USA, N.A.; 202014162;  
WRIT/EXEC.
- OWENS, VOJN: IRIZARRY-COLON, IRIS: NAVY  
FEDERAL CREDIT UNION, GRNSH. - Viriva  
Community Credit Union; 202400371; \$10,883.69.

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**FICTITIOUS NAME**

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

**Pitcairn Trust Company** with its principal place  
of business at 165 Township Line Road, Suite 3000,  
Jenkintown, PA 19046.

The name and address of the entity owning or interested  
in said business is: Pitcairn Trust Company LLC,  
165 Township Line Road, Suite 3000, Jenkintown,  
PA 19046.

The application was filed on January 22, 2024.

**Paul A. Adams, Esquire  
Shumaker Williams, P.C.**  
3425 Simpson Ferry Road  
Camp Hill, PA 17011

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**TRUST NOTICES**

**Second Publication**

**MARILYN GETZOW  
REVOCABLE TRUST DTD 12/12/22**

**Marilyn Getzow, Deceased  
Late of Abington Twp., Montgomery County, PA**

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

**Trustee:** Martin B. Getzow  
c/o Jonathan H. Ellis, Esq.  
100 Front St., #100, Conshohocken, PA 19428

**Att.: Jonathan H. Ellis  
Flaster Greenberg PC**  
One Tower Bridge, 100 Front St., #100  
Conshohocken, PA 19428

PIERCE, CORI: NAVY FEDERAL CREDIT UNION, GRNSH. - Rutgers, The State University of New Jersey; 201707527.  
 PRESTIGE AUTO SALES, INC. - Sun Federal Credit Union; 202320132; \$27,995.00.  
 REINHART, BARRY: LIZANNE: UNITED STATES OF AMERICA - Citizens Bank, N.A.; 202221253.  
 SONG, ZENG: CHEN, JACKY: SANTANDER BANK, GRNSH. - Old Tees, Inc.; 202323561; \$123,801.90.  
 TUDOR REAL ESTATE, LLC: HOPE, VINCENT - U.S. Bank Trust, National Association, as Delaware Trustee, et al.; 202216554.  
 VAVASSORI BISCUTTI, ARIO: CLEGG RICHARDS, ELIZABETH - On Call Contracting Services, LLC; 201708215; \$66,734.23.  
 WANJEK, JULIANNA: PHILADELPHIA FEDERAL CREDIT UNION, GRNSH. - Main Street Acquisition Corp.; 201212710; \$4,319.69.  
 WILDE, DUKE - Metropolitan Life Insurance Company; 202320669.  
 WILLIAMS-MORROW, ROCHELLE: BENCHMARK FEDERAL CREDIT UNION, GRNSH. - Forsythe Finance, LLC; 202300711.  
 WOOLBERT, MARTIN: SUSAN - Wells Fargo Bank, N.A., et al.; 201504831; ORDER/AMEND IN REM/ \$394,912.82.  
 YANG, DANIEL: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201524584; \$1,076.58.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending January 23, 2024**

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

MABOGUNJE, AYODEJI - LVNV Funding, LLC; 202400886; Judgment fr. District Justice; \$7,001.70.  
 SALVATORE, CHRISTOPHER - LVNV Funding, LLC; 202400897; Judgment fr. District Justice; \$2,414.73.  
 SOHAIL, SAMUEL - LVNV Funding, LLC; 202400872; Judgment fr. District Justice; \$3,098.46.  
 THOM, DAVID - LVNV Funding, LLC; 202400896; Judgment fr. District Justice; \$1,617.96.

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

Qawasmy, Hussam; 202470011; \$556,700.73.  
 Tellez, Guillermo; 202470010; \$89,665.00.

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## LETTERS OF ADMINISTRATION

**Granted Week Ending January 23, 2024**

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

KATZ, DONNA M. - Abington Township; Froelich, David J., 15 Rembrant Lane, Holland, PA 18966.  
 LUKENS JR., FREDERICK W. - Lower Providence Township; Lukens, Christopher, 844 N. 23rd Street, Philadelphia, PA 19130.  
 MORGENSTERN, BERNARD - Lower Moreland Township; Morgenstern, Helen A., 770 Welsh Road, Huntingdon Valley, PA 19006.  
 MOY, JAMES J. - Limerick Township; Moy, Donna L., 86 Forrest Court, Limerick, PA 19468.

PEZZANO, NANCY E. - Plymouth Township; Pezzano, Michael A., 11 Blake Avenue, Rockledge, PA 19046.  
 RENZETTI, CAROL A. - Abington Township; Broom, Ted D., 58 Valentine Road, Ivyland, PA 18974.  
 SILK, LOUIS B. - Lower Merion Township; Scheuermann, Ellen, 13 Mulhouse Drive, West Berlin, NJ 08091.  
 SINGH, CHURH - Singh, Sukhjinder, 566 Hawthorne Lane, Harleysville, PA 19438.

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## SUITS BROUGHT

**Week Ending January 23, 2024**

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

12301 McNULTY ROAD ASSOCIATES, L.P.: 12301 McNULTY ROAD ASSOCIATES, LLC: CERVELLERO, PATRICIA, ET AL. - S&P Cushmore, LLC; 202328108; Petition; Giles, David M.  
 BENGAL, SUSAN - The Addison T d/b/a AP Addison 1, LLC; 202400829; Petition to Appeal Nunc Pro Tunc; Stefanelli, Shannon L.  
 BILVAIS, NINA - Hartenstine, Michael; 202401076; Complaint for Custody/Visitation; Rentz, Sheryl R.  
 BONILLA, IRIS - Bonilla, Carlos; 202401079; Complaint Divorce.  
 DEAN, ANDRE - Phinizy, Kim; 202327856; Complaint for Custody/Visitation.  
 DIAZ DIAZ, SAGRARIO: MARIA - Diaz Diaz, Juan; 202400938; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.  
 DIXON, RACHEL: VAKIN, HEN - Zhu, Yuan; 202400893; Petition to Appeal Nunc Pro Tunc.  
 DOUGLAS, KEVIN - Lannutti, Lauren; 202400855; Complaint for Custody/Visitation; Comelison, Carol L.  
 KOCHANSKI, JESSICA - Kochanski, Charles; 202401001; Complaint Divorce.  
 LOWRY, ERIC - Lower Merion School District; 202400819; Petition; O'Neill, Bethany L.  
 METLIFE TOWER LIFE INSURANCE COMPANY - Law First Finance, LLC; 202400599; Petition; Sophocles, Mark T.  
 MID-ATLANTIC MANAGEMENT CORP., INC.: ASSOCIATIONS, INC. - Laurel Oaks Homeowners' Association; 202400801; Civil Action; Ross, Glenn M.  
 MITCHELL, CARSON - Janapareddi, Naga-Shalini; 202401098; Defendants Appeal from District Justice.  
 MONROE, DARRIN - Oquendo, Vanessa; 202401081; Complaint for Custody/Visitation.  
 PACIFIC LIFE INSURANCE COMPANY - JG Wentworth Originations, LLC; 202400854; Petition; Maro, Robert A.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rudavskyi, Hennadii; 202400904; Appeal from Suspension/Registration/Insp.; Zoftis, Leonard B.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - D'Antonio, Meghan; 202400815; Appeal from Suspension/Registration/Insp.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Smith Doram, Dahwoo; 202401118; Appeal from Suspension/Registration/Insp.

SIMMS, TAYLOR - Wilson, Michael; 202400914;  
Complaint for Custody/Visitation; Weiss, Tova.  
SLADE, TRAVIS - Dewitt, Kim; 202401026;  
Foreign Subpoena.  
STEHMAN, DAVID - Guidotti, Danielle; 202400934;  
Complaint for Custody/Visitation; Westerman, Leah N.  
TOWAMENCIN POLICE DEPARTMENT:  
MONTGOMERY COUNTY EMERGENCY SERVICES -  
Arnold, Stephen; 202400336; Petition; Valentin, James.  
TRAILLE, MARLON - LVNV Funding, LLC;  
202401094; Civil Action; Carfagno, Christopher B.  
TRUSTY, GABRIELLE; GEORGE, LEROY - Trusty, Anita;  
202400802; Complaint for Custody/Visitation.  
VAUGHN, JELANI - McLeod-Vaughn, Tiffany;  
202401103; Complaint Divorce.  
WILLIAMS, SYLVAN - Lindy Property Management;  
202400823; Defendants Appeal from District Justice.  
WILLIS, SYREETA - Townsend, Ernest; 202401089;  
Plaintiffs Appeal from District Justice.

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### WILLS PROBATED

#### Granted Week Ending January 23, 2024

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

BIBUS, SUSAN T. - Upper Gwynedd Township;  
Gilbert, Edwin P., 2709 Fairway Drive, N.,  
Jupiter, FL 33477.  
BIGELOW, NANCY S. - East Norriton Township;  
Bigelow, Kenneth R., 3 Mill Creek Lane,  
Malvern, PA 19355.  
BUTLER, TONYA L. - Perkiomen Township;  
Weidner, Shannon R., 116 Village Drive,  
Boyertown, PA 19512.  
CARBONE, JEAN D. - Lower Providence Township;  
Hill, Kathleen, 104 Palmer Road,  
Pennington, NJ 08534.  
CASPER, JOAN M. - Telford Borough;  
Casper, Anthony T., 101 Brinkley Drive,  
Sellersville, PA 18960.  
CILIO, RUTH - Upper Dublin Township; Cilio, Peter C.,  
11 Tally Ho Lane, Blue Bell, PA 19422.  
CRUZ, FLORA V. - Lower Gwynedd Township;  
Tischler, James F., 863 Chandlee Drive,  
West Chester, PA 19382.  
FRIDMAN, BORIS - Montgomery Township;  
Fridman, Diana, 3751 Powder Horn Drive,  
Furlong, PA 18925.  
GLASS, LOUIS S. - Lower Merion Township;  
Linder, Lisa, 835 Strawberry Lane,  
Wynnewood, PA 19096-1644.  
GRIER, KATHLEEN M. - Lansdale Borough;  
Wheeler, Jennifer L., 15 Gateswood Court,  
Bordentown, NJ 08505.  
HENNINGER, ANNA - Lower Salford Township;  
Henninger, David J., 2187 Old Skippack Road,  
Harleysville, PA 19438.  
HISTAND, JUNE H. - Lower Gwynedd Township;  
Detweiler, E.R., 411 Blue School Road,  
Perkasie, PA 18944; Grasse, Luanne K.,  
101 Upper Church Road, Chalfont, PA 18914.  
HOLLINGER, JAMES L. - East Norriton Township;  
Hollinger, John D., 897 Linganore Drive,  
McLean, VA 22102; Hollinger, Mark A.,  
1917 Wayne Drive, Norristown, PA 19403.  
HUNT, WENDY S. - Montgomery Township;  
Hunt, Phillip N., 123 Wentworth Drive,  
Lansdale, PA 19446.  
JONES, ELIZABETH V. - Montgomery Township;  
Jones, Tameka M., 1821 Farrington Road,  
Philadelphia, PA 19151.  
KOBRLIN, SIDNEY M. - Lower Merion Township;  
Kobrin, Meryl J., 313 Penbree Terrace,  
Bala Cynwyd, PA 19004.  
LANDIS, NAOMI D. - Franconia Township;  
Landis, Bradley C., 2837 Farr Road,  
Emmaus, PA 18049.  
LEEPER, DENNIS B. - Lower Merion Township;  
Leeper, Mardys C., 245 Broughton Lane,  
Villanova, PA 19085.  
McCRODDEN, JAMES J. - Lansdale Borough;  
Eaton, Leigh Anne, 1750 Minden Lane,  
Malvern, PA 19355.  
McNEAL, ALVANDOR - Limerick Township;  
McNeal, Tonia C., 120 W. Beidler Road,  
King of Prussia, PA 19406.  
PEDUTO, ANNA R. - Lower Providence Township;  
Peduto, Steven C., 6019 Indian Woods Lane,  
Norristown, PA 19403.  
PETSIS, STEPHEN - Plymouth Township;  
Breeser, Richard, 3120 Taft Road,  
Norristown, PA 19403.  
PHATAK, MEENA V. - Plymouth Township;  
Phatak, Viveca M., 108 Orchard Court,  
Blue Bell, PA 19422.  
PURNELL-WILLIAMS, VALERIE E. -  
Abington Township; Williams, Tiffany M.,  
1925 Jenkintown Road, Jenkintown, PA 19046.  
RICHTER, ROGER F. - Upper Salford Township;  
Gergar, Lisa P., 2116 Alexander Drive,  
Macungie, PA 18062.  
SCHOPPE, GLORIA E. - Abington Township;  
Schoppe, Robert J., 331 Canthook Lane,  
Fairplay, CO 80440.  
SHANNON, BEVERLY J. - Upper Providence Township;  
Murray, Carol S., 24 Eagle Road, Phoenixville, PA 19460.  
SOFFE, ELIZABETH A. - Lower Merion Township;  
Soffe, Blair J., 20 W. Montgomery Avenue,  
Ardmore, PA 19008; Soffe, Susane M.,  
2750 Plaza Hermosa, Novato, CA 94947.  
SONNHEIM, ROBERT H. - Hatfield Township;  
14 N. Main Street, Souderton, PA 18964.  
TEHANSKY, SHIRLEY M. - Pottstown Borough;  
Keilman, Maribeth, 551 Salfordville Road,  
Lederach, PA 19450.  
TIERNAN, SUSAN - Abington Township;  
Tiernan, Samantha, 7328 Hasbrook Avenue,  
Philadelphia, PA 19111.  
VALTRI, JEANNE L. - Schwenksville Borough;  
Crane, Dennis J., 1707 Coster Drive,  
Shady Side, MD 20764.  
WALLACE SR., OLIVER - Abington Township;  
Wallace Jr., Oliver, 1613 68th Avenue,  
Philadelphia, PA 19126; Wallace, Troy,  
1374 Edgewood Avenue, Roslyn, PA 19001.  
WAMPOLE, SANDRA J. - Salford Township; Wampole,  
Denis C., 1921 Ty Way, Crossing, Apt. B,  
Harrisonburg, VA 22802.  
YOUNG, JEAN B. - Upper Gwynedd Township;  
Young, Gregory S., 326 Main Street,  
Portland, CT 06480.