

## 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 **August 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.

### Third and Final Publication

By virtue of a Writ of Execution **No. 2015-02659**, 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, being part of lots of Willow Grove Homestead Company, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fairview Avenue (50 Feet wide), at the distance of 61 feet, Northeast of a corner stone, at the Northeast corner of Parkview Avenue (50 feet wide) and Fairview Avenue; thence, along the Southeasterly side of said Fairview Avenue, North 28 degrees 32 minutes East, 32 feet; thence, South 61 degrees 28 minutes East, 125 feet; thence, South 28 degrees, 32 minutes West, 32 feet; thence, North 61 degree 28 minutes West, 125 feet to the place of beginning.

BEING the same premises as Allison Ambrose-Edwards, conveyed to Calvin F. Edwards, by Deed, dated August 23, 2004, and recorded on September 29, 2004, by the Montgomery County Recorder of Deeds, in Deed Book 5529 at Page 1517.

Parcel Number: 30-00-19292-00-1.

Location of property: 1827 Fairview Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Calvin Edwards a/k/a Calvin F. Edwards** at the suit of U.S. Bank N.A., Successor Trustee to Bank of America, N.A., Successor in Interest to LaSalle Bank, National Association, on Behalf of the Registered Holders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2005-AQ1. Debt: \$420,365.83 plus costs.

**Richard Nalbandian**, Attorney. I.D. #312653

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

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

By virtue of a Writ of Execution **No. 2015-23571**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property of Taylor Investment Co., made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, February 12, 1952, and revised February 19, 1952, as follows, to wit:

BEGINNING at a point in the middle line of Cedar Lane (fifty feet wide), at the arc distance of one hundred eighty eight feet and ninety two one-hundredths feet, measured in a Southeastwardly direction, along the middle line of said Cedar Lane, from its intersection with the middle line of Spruce Lane (fifty feet wide); thence, extending along the middle line of Cedar Lane, on the arc of a circle, curving to the left, with a radius of nine hundred ninety two one-hundredths feet, the arc distance of one hundred twenty eight feet and eighteen one-hundredths feet, the chord distance of one hundred twenty eight feet and eight one-hundredths feet to a point; a corner of Lot #9 of said Plan; thence, extending along said Lot #9, South nine degrees, eleven minutes East, two hundred eighty six feet and eighty four one-hundredths feet to a point; thence, extending South sixty six degrees, twenty four minutes West, one hundred eighty two feet and twenty two one-hundredths feet to a point; a corner of Lot #6; thence, extending partly along said Lot #6 and along Lot #7, North one degrees, three minutes, thirty seconds West, three hundred forty four feet and seventy five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #8 on the above-mentioned Plan.

CONTAINING One Acre and eighty-two one-thousandths (1.082) Acres.

EXCEPTING thereout that portion of the premises which lies within the bed of said Cedar Lane.

TITLE TO SAID PREMISES IS VESTED IN William B. Kovolski and Kathleen C. Kovolski, by Deed from Sandra C. Rauzzino, by her Attorney-in-Fact Constantino Rauzzino, by Power of Attorney, dated 7-21-1983 and to be forthwith recorded, dated 11/29/1983, recorded 12/13/1983, in Book 4725, Page 401.

Parcel Number: 40-00-09460-00-4.

Location of property: 605 Cedar Lane, Villanova, PA 19085-1803.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William B. Kovolski and Kathleen C. Kovolski** at the suit of U.S. Bank, National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2. Debt: \$565,234.75.

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

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

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

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

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

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

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

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

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

**Hladik, Onorato and Federman, LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2017-09517**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery, County, Pennsylvania, bounded and described according to a Final Plan Subdivision known as "the Buehler Estate", made by Eastern Chadrow Associates, Inc., Registered Professional Land Surveyors, dated 6/3/1998, being recorded on 9/25/1998, in the Recorder of Deeds Office, of Montgomery County, of Norristown, PA, in Plan Book A58 at Page 39, as follows, to wit:

**BEGINNING** at a point on the Southeasterly side of Madison Road (50 feet wide), said point of beginning, being South 42 degrees 19 minutes 00 seconds West, 125 feet from the Southwesterly side of Sheldon Road (50 feet wide); thence, extending from said point of beginning, along lands, now or late of Donald and Joyce Mignona, Block 43, Unit 28; South 47 degrees 41 minutes 00 seconds East, 125 feet to a point, a concrete monument, a corner of part of lands, now or late of Eugene and Katherine Brett, Block 43 Unit 72; thence, extending along part of the aforesaid lands and along lands, now or late of Griffith and Sara Lee Lloyd, Block 43 Unit 71; South 42 degrees 19 minutes 00 seconds West, 75 feet to a point, a corner of Lot 1, as shown on the above mentioned plan; thence, extending along the aforesaid Lot, North 47 degrees 41 minutes 00 Seconds West, passing through part of an existing garage and also passing through part of an existing Bituminous Drive, 125 feet to an iron pin on the aforesaid Southeasterly side of Madison Road, North 42 degrees 19 minutes 00 seconds East 75 feet to a concrete monument, to the first mentioned point and place of beginning.

BEING the same premises, which Steven G. Hurley by Deed dated 5/9/2007 and recorded 5/10/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5646 at Page 2023, granted and conveyed unto Kathleen Marco as to 1/2 interest and Steven G. Hurley and Megan A. Hurley, husband and wife as to the other 1/2 as tenants by the entireties.

Parcel Number: 59-00-11749-00-9.

Location of property: 7 Madison Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Megan A. Hurley, Steven G. Hurley, and Kathleen Marco** at the suit of U.S. Bank, National Association, as Trustee on Behalf of The Holders of The Citigroup Mortgage Loan Trust, Inc. Asset-Backed Pass-Through Certificates, Series 2006-FX1. Debt: \$346,657.77.

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

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

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

By virtue of a Writ of Execution **No. 2017-19678**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 17 on a Plan of Laverack Downs, made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, on the 17th day of July A.D. 1958, which plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Plan Book A-4 at Page 87, and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Doe Lane (fifty feet wide) which point is measured North forty-three degrees fifty-four minutes twenty-four seconds West three hundred nine and seventy-two one-hundredths feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and seventy-six one-hundredths feet from a point of curve on the Northwesterly side of Waverly Road (forty-three Feet wide); thence extending from said point of beginning along the said side of Doe Lane North forty-three degrees fifty-four minutes twenty-four seconds West one hundred feet to a point a corner of Lot No. 16; thence extending along the same North forty-six degrees five minutes thirty-six seconds East two hundred thirty feet to a point in the approximate required bottom of slope of freeway; thence extending through the same South forty-three degrees fifty-four minutes twenty-four seconds East one hundred feet to a point a corner of Lot No. 18; thence extending along the same South forty-six degrees five minutes thirty-six seconds West two hundred thirty feet to a point on the Northeasterly side of Doe Lane being the first mentioned point and place of beginning.

BEING the same premises, which Edward & Lucille Glickman, by Deed, dated 12/11/1986, and recorded at Montgomery County Recorder of Deeds Office, on 12/26/1986, in Deed Book 4824 at Page 408, granted and conveyed unto Samuel T. Sims and Armita B. Sims. Samuel T. Sims departed this life on 4/25/1999, whereby title to said premises became vested in Armita B. Sims.

Parcel Number: 31-00-08482-00-1.

Location of property: 7715 Doe Lane, Cheltenham, PA 19038.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Duane M. Sims, Executor of the Estate of Armita B. Sims, Deceased** at the suit of School District of Cheltenham Township. Debt: \$19,165.21.

**Portnoff Law Associates, Ltd.**, 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. 2018-15559**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit in the property known, named and identified as The Village at Sawmill Valley Condominium and whereby First Amendment to Declaration, Condominium is now known as Sawmill Village Condominium, located in **Horsham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., by the recording in the Montgomery County Department of Records of a Declaration dated November 22, 1982 and recorded on December 8, 1982, in Deed Book 4697 at Page 495, and an Amendment thereto, dated September 6, 1983 and recorded September 7, 1983, in Deed Book 4717 at Page 814; and a Second Amendment thereto, dated January 6, 1984 and recorded January 13, 1984, in Deed Book 4727 at Page 2092; and a Third Amendment thereto, dated April 30, 1984 and recorded May 9, 1984, in Deed Book 4735 at Page 1935; and a Fourth Amendment thereto, dated August 10, 1984 and recorded August 22, 1984, in Deed Book 4745

at Page 1657; and a Fifth Amendment thereto, dated September 11, 1984 and recorded September 19, 1984, in Deed Book 4748 at Page 602; and a Sixth Amendment thereto, dated October 24, 1984 and recorded November 7, 1984, in Deed Book 4752 at Page 120; and Declaration Plan, dated November 8, 1982 and recorded on December 8, 1982, in Condominium Plan Book 9 Pages 49 to 53; being and designated as Unit B-1, together with a Proportionate Undivided Interest in the Common Elements (as defined in such Declaration) of 0.8929%.

BEING the same premises which Charles P. McClintock by Deed Dated 4/5/2012 and recorded 4/24/2012 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5833 at Page 01324, granted and conveyed unto Nicholas Rivelli.

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

Location of property: 20 Hickory Drive, #B1, 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 **Nicholas Rivelli** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$173,239.81.

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

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

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

By virtue of a Writ of Execution **No. 2018-27553**, 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 six town lots, or pieces of ground, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania:

BEGINNING at a point on the Southwest side of Cedar Avenue, at the distance of 40 feet Southeasterly from Bullock Avenue; thence, Southwesterly and parallel with said Bullock Avenue, 110 feet to a stake on the Northeasterly side of Pleasant Street; thence, by said side of said Pleasant Street, South 24 degrees 37 minutes East, 120 feet to a stake, a corner of Lot No. 153; thence, Northeasterly by the same and parallel to said Bullock Avenue, 110 feet to a stake on the Southwesterly side of Cedar Avenue, aforesaid, and along the said side of said Cedar Avenue, North 24 degrees 37 minutes West, 120 feet to the place of beginning.

CONTAINING 48 1/3rd perches of land, more or less.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN message and four town lots or pieces of ground, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described together as one lot, to wit:

BEGINNING at a point on the Southwest side of Cedar Avenue, at the distance of 80 feet Southeasterly from Bullock Avenue; thence, Southwesterly and parallel with said Bullock Avenue, 110 feet to a stake on the Northeasterly side of Pleasant Street; thence, by said side of said Pleasant Street, South 24 degrees 37 minutes East, 80 feet to a stake, a corner of Lot No. 153; thence, Northeasterly by the same and parallel to said Bullock Avenue, 110 feet to a stake on the Southwesterly side of Cedar Avenue, aforesaid, and along said side of said Cedar Avenue, North 24 degrees 37 minutes West, 80 feet to the place of beginning.

ALSO, ALL THOSE TWO CERTAIN town lots or pieces of ground, being Lot No. 160 and 161, on a Plan of Town Lots, laid out in the Village (**now Borough**) of **West Conshohocken**, Montgomery County, Pennsylvania, with the dwelling thereon erected, and herein described as one lot as follows, to wit:

BEGINNING at a marble stone on the Southeasterly corner of Cedar and Bullock Avenue, a corner of Lot No. 161; thence, by the Southeasterly side of said Bullock Avenue, Southwesterly 110 feet to a stake on the Northeasterly side of Pleasant Street; thence, by the said side thereof, Southeasterly 40 feet to a stake, a corner of Lot No. 159, now or late, belonging to John Whitehead; thence, by said Whitehead's line, Northeasterly, 110 feet to a stake on the Southwesterly side of the aforesaid Cedar Avenue and by the said side thereof, Northwesterly, 40 feet to the place of beginning.

BEING the same premises, which John J. McCarthy, III and Marlin R. McCarthy, his wife, by Deed, dated June 30, 2009, and recorded July 10, 2009, in Book 5736 at Page 01453, in Document #2009074271, in the Office of the Recorder of Deeds, in and for the County of Montgomery, granted and conveyed unto John J. McCarthy, III, in fee.

Parcel Number: 24-00-00380-00-1.

Location of property: 169 Cedar Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John J. McCarthy, III** at the suit of Carrington Mortgage Services, LLC. Debt: \$329,759.25.

**LOGS Legal Group, LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-00625**, 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 Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared for Sal Paone, by Chambers Associates, Consulting Engineers and Surveyors, dated 8/5/86 and last revised 4/3/87, in Plan Book 48, Page 234, as follows, to wit:

BEGINNING at a point on the Northeast side of Saljon Court (50 feet wide); said point being located along Saljon Court, the four following courses from the Southernmost terminus of a round corner, connecting the Northeast side of Saljon Court with the Northwest side of Shalimar Lane (50 feet wide), viz: (1) on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 30.33 feet to a point of reverse curve; (2) on the arc of a circle, curving to the left, having a radius of 225.00 feet, the arc distance of 150.26 feet to a point of reverse curve; (3) on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 30.51 feet to a point of reverse curve; (4) on the arc of a circle, curving to the left, having a radius of 50.00 feet, the arc distance of 70.14 feet to a point, a corner of Lot No. 3 and place of beginning; thence, continuing along the Northeasterly to Northwesterly side of Saljon Court cul-de-sac, on the arc of a circle, curving to the left, having a radius of 50.00 feet, the arc distance of 61.39 feet to a point, a corner of Lot No. 5; thence, along and around Lot No. 5, the two following courses and distances, viz: (1) North 47 degrees, 59 minutes, 00 seconds West 150.91 feet; (2) North 42 degrees, 01 minutes, 00 seconds East 148.00 feet to a point, a corner in line of Marple Manor Swim Club; thence, along Marple Manor Swim Club, South 47 degrees, 59 minutes, 00 seconds East 185.00 feet to a point, a corner of Lot No. 3; thence, along Lot No. 3, South 42 degrees, 01 minutes, 00 seconds West 101.56 feet to a point on the Northeasterly side of Saljon Court cul-de-sac and first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

BEING the same premises which M.L.S.C. Inc., a Penna. Corp., by Deed, dated June 17, 1988, and recorded in the Office of Recorder of Deeds of Montgomery County, on June 28, 1988, at Book 4877, Page 1534, granted and conveyed unto Michael P. Creedon and Regina A. Creedon.

Parcel Number: 54-00-13860-52-2.

Location of property: 4 Saljon Court, Maple Glen, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Michael P. Creedon and Regina A. Creedon** at the suit of Wells Fargo Bank, National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust 2003-HE6, Asset Backed Pass-Through Certificates, Series 2003-HE6. Debt: \$658,254.57.

**Matthew C. Fallings**, 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. 2019-24473**, 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 **Narberth Borough** (formerly Lower Merion Township), Montgomery County, Pennsylvania, and bounded and described as follows:

SITUATE on the West side of Essex Avenue at the distance of 50 feet wide Southward from the South side of Windsor Avenue.

CONTAINING in front or breadth on the said Essex Avenue 50 feet and extending in length or depth of that width Westward, between parallel lines at right angles with the said Essex Avenue 125 feet.

BOUNDED on the North by Lot #170 on a certain plan called Narberth Park, on the East by said Essex Avenue, on the South by Lot #174 and on the West by Lot #192 on said Plan.

UNDER AND SUBJECT to Conditions and Restriction as of record.

BEING the same premises, which Community Housing, Inc., a Pennsylvania Corporation, by Deed, dated May 21, 2003, and recorded on June 26, 2003, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5461 at Page 2157, as Instrument No. 2003012664, granted and conveyed unto Thomas G. Rice.

Parcel Number: 12-00-01174-00-2.

Location of property: 116 N. Essex Avenue a/k/a 116 Essex Avenue, Narberth, PA 19072.

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

Seized and taken in execution as the property of **Thomas G. Rice** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Trustee for the RMAC Trust, Series 2016-CTT. Debt: \$519,592.98.

**Hladik, Onorato & Federman, LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-00865**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit, in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House, located at the Northwest corner of Old York Road and Spring Avenue, **Cheltenham Township**, 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 for the Recording of Deeds, at Montgomery County, a Declaration dated June 29, 1973, and recorded on July 2, 1973, in Deed Book 3874 at Page 161; and Amendment to said Declaration, dated October 23, 1973, and recorded on December 19, 1973, in Deed Book 3911 at Page 123; and a Second Amendment to said Declaration, dated July 25, 1978, and recorded on April 30, 1979, in Deed Book 4405 at Page 461; and a Third Amendment to said Declaration, dated May 1, 1980, and recorded August 25, 1980, in Deed Book 4554 at Page 341; and a Fourth Amendment to said Declaration, dated April 2, 1982, and recorded April 28, 1982, in Deed Book 4683 at Page 709; and a Fifth Amendment to said Declaration, dated August 6, 1986, and recorded August 12, 1986, in Deed Book 4809 at Page 330; and Declaration Plan, dated February 22, 1973, and recorded July 2, 1973, in Condominium Plan Book 2 at Page 1 and Pages 1 and 2 thereof, revised December 12, 1973, and recorded December 19, 1973, in Condominium Plan Book 2 at Pages 44 and 45; and Page 9 thereof, revised July 25, 1978, and recorded April 30, 1979, in Condominium Plan Book 6 at Page 49, thereof, revised August 9, 1979, and recorded August 25, 1980, in Condominium Plan Book 8 at Pages 32 and 33; and a Code of Regulations, dated June 29, 1973, and recorded July 2, 1973, in Deed Book 3874 at Page 190, and First Amendment thereto, dated December 19, 1973, and recorded December 19, 1973, in Deed Book 3911 at Page 151, and Second Amendment thereto, dated December 19, 1973, and recorded January 8, 1974, in Deed Book 3915 at Page 4, and further Amendment thereto, dated April 2, 1982, and recorded April 28, 1982, in Deed Book 4683 at Page 70s; and Fourth Amendment thereto, dated July 1, 1986, and recorded August 12, 1986, in Deed Book 4809 at Page 324; and a Fifth Amendment thereto, dated May 12, 1987, and recorded July 6, 1987, in Deed Book 4843 at Page 506; and a Sixth Amendment thereto, dated October 5, 1987, and recorded November 18, 1987, and recorded in Deed Book 4857 at Page 1838; and a Seventh Amendment thereto, dated November 14, 1988, and recorded February 7, 1989, in Deed Book 4902 at Page 292, being designated on Declaration Plan, as Unit 712-A; 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 .4363%.

BEING the same premises, which Geraldine C. Schneeberg, by Deed, dated April 2, 2007, and recorded April 27, 2007, in Montgomery County, in Deed Book 5644 at Page 2912, conveyed unto Marilyn Sanders, as Sole Owner, in fee.

TITLE TO SAID PREMISES IS VESTED IN Marilyn Sanders, by Deed from Geraldine C. Schneeberg, dated April 2, 2007, and recorded April 27, 2007, in Deed Book 5644 at Page 02912, Instrument Number 2007052496. The said Marilyn Sanders died on January 5, 2020, without a will or appointment of an Administrator, thereby vesting title in Robin Sanders, a/k/a Robin Krumminga, known surviving Heir of Marilyn Sanders and Unknown Surviving Heir of Marilyn Sanders, by Operation of Law.

Parcel Number: 31-00-30005-86-1.

Location of property: 7900 Old York Road, Unit 712A, Elkins Park, PA 19027.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Robin Sanders, a/k/a Robin Krumminga, known Surviving Heir of Marilyn Sanders, Deceased and Unknown Surviving Heir of Marilyn Sanders, Deceased** at the suit of PHH Mortgage Corporation. Debt: \$330,750.67.

**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. 2020-14368**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of the "Village of Trewellyn", made for The Cutler Group, Inc., by Horizon Engineering Associates, LLC, Quakertown, Pa., dated June 1, 2004, last revised October 7, 2005, and recorded in Montgomery County in Plan Book 25 at Pages 422 thru 426 (Page 423), as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sloan Way (50.00 feet wide), a corner of this and Lot No. 40, as shown on said Plan; thence, extending from said point and place of beginning and along Lot No. 40, North 05° 49' 08" West, 117.87 feet to a point, a corner, and also in line of lands marked "Open Space F" on said Plan; thence, extending along said "Open Space F" and also along Lot No. 37, as shown on said Plan, North 78° 18' 46" East, 34.18 feet to a point, a corner of Lot No. 38, as shown on said Plan; thence, extending along Lot No. 38, South 05° 49' 08" East, 120.17 feet to a point of tangent on the afore-mentioned Northeasterly side of Sloan Way; thence, extending along said side of Sloan Way, on the arc of a circle, curving to the left, having a radius of 275.00 feet, the arc distance of 34.04 feet, to the first mentioned point and place of beginning.

BEING Lot Number 39 as shown on said Plan.

BEING the same premises, which The Cutler Group, Inc., by Deed, dated March 27, 2008, and recorded in the Office of Recorder of Deeds of Montgomery County, on April 1, 2008, in Book 5687 at Page 356, granted and conveyed unto Sophie Hahn and Edward E. Shin.

Parcel Number: 39-00-00424-47-3.

Location of property: 1575 Sloan Way, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sophie Hahn and Edward E. Shin** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Trustee for BCAT 2020-3TT. Debt: \$435,776.33.

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

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

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

By virtue of a Writ of Execution **No. 2021-02977**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of "West Side Eight" Subdivision, made for Lloyd H. Mignot, by Albert G. Newbold, Engineer, Bechtelsville, Pa., dated 5-3-1971 and recorded in Plan Book B-21 at Page 6, as follows, to wit:

BEGINNING at a P.K. Nail placed in the bed of an unnamed road known as Dietz Mill Road, said point, being a corner of Lot No. 2 as shown on said Plan; thence, extending from said point of beginning, along Lot No. 2, South 54 degrees 44 minutes West, crossing the Southwesterly side of Dietz Mill Road, a pin, and the ultimate right-of-way line of said Dietz Mill Road, 563.22 feet to a pin placed in line of land, now or late of Robert A. Barboni (DB 3323 at Page 722); thence, extending along same, the 2 following courses and distances: (1) North 33 degrees 14 minutes 50 seconds West, 323.71 feet to a pin, placed; and (2) North 55 degrees 2 minutes 20 seconds East, crossing the ultimate right-of-way line of said Dietz Mill Road, a pin placed, and the Southwesterly side of said Dietz Mill Road, 575.38 feet to a P.K. Nail placed in the bed of said Dietz Mill Road; thence, extending along same, South 42 degrees 17 minutes 40 seconds East, crossing the Northeasterly side of said Dietz Mill Road, 227.45 feet to an I.P. found and held on the Northeasterly side of said Dietz Mill Road; thence, extending South 6 degrees 47 minutes 10 seconds East, crossing the Northeasterly side of said Dietz Mill Road, 107.72 feet to the first mentioned point and place of beginning.

BEING Lot No. 1, Block 24, Unit 2 as shown on said Plan.

BEING the same premises as Mickey Mignot Allem, by Deed, dated April 19, 2007, and recorded on May 23, 2007, by the Montgomery County Recorder of Deeds, in Deed Book 5658 at Page 00675.

Parcel Number: 44-00-00637-00-3.

Location of property: 53 S. Dietz Mill Road, Telford, PA 18969.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Michele E. Mignot** at the suit of TOWD Point Mortgage Trust 2017-6, U.S. Bank National Association, as Indenture Trustee. Debt: \$603,405.48.

**Eckert Seamans Cherin & Mellott, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-02607**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit in the property known, named, and identified in the Declaration Plan referred to below as Ardmore Avenue Condominium, located in **Lower Merion Township**, 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, on a Declaration, dated November 30 1973, and recorded on April 16, 1974, in Deed Book Number 3934 at Page 333; a Declaration Plan, dated November 30, 1973, and recorded on April 16, 1974, in Condominium Plan Book Number 2 at Page 102; and Code of Regulations, dated November 30, 1973, and recorded on April 16, 1974, in Deed Book Number 3934 at Page 365, being and designated on such Declaration Plan and Declaration, together with a proportionate undivided interest, in the common elements (as defined in said declaration) as 5.7546%.

BEING the same premises, which Carolyn J. Harvey, Deceased 5/9/2021, Trustee for Tanya L. Harvey, James Harvey and Wilbert Harvey, by Deed, dated 4/27/1990, and recorded 5/16/1990, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 4946 at Page 1037, granted and conveyed unto Carolyn J. Harvey, Deceased 5/9/2021.

Parcel Number: 40-00-56040-00-8.

Location of property: 108 W. Spring Avenue, Condominium #6, Ardmore, PA 19003.

The improvements thereon are: Residential-Condominium townhouse.

Seized and taken in execution as the property of **The Unknown Heirs of Carolyn Harvey a/k/a Carolyn J. Harvey, Deceased; James Franklin Harvey, Jr., Solely in His Capacity as Heir of Carolyn Harvey a/k/a Carolyn J. Harvey, Deceased; and Wilbert Tasco, Jr., Solely in His Capacity as Heir of Carolyn Harvey a/k/a Carolyn J. Harvey, Deceased** at the suit of Mortgage Assessts Management, LLC. Debt: \$182,111.60.

**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. 2022-07175**, 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 frame message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side Chestnut Street at a corner of now or late Sarah Shultz land; thence, by the same Southwardly 140 feet to a 20 feet wide alley; thence by the same Eastwardly 30 feet to a corner of land now or late of Thomas Gardener; thence by the same Northwardly 140 feet to Chestnut Street aforesaid; thence by the same, Westwardly 30 feet more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carla Thornton, as Sole Owner, by Deed from Adam S. Hoehne, dated September 26, 2017, recorded October 3, 2017, in Book No. 6063 at Page 02533, Instrument No. 2017074399. Carla Thornton is deceased, date of death was October 18, 2021.

Parcel Number: 16-00-05392-00-1.

Location of property: 46 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Faith Forde, in her capacity as Heir of Carla Thornton a/k/a Carla Forde, Deceased; A.F., a Minor, in his/her capacity as Heir of Carla Thornton a/k/a Carla Forde, Deceased; H.F., a Minor, in his/her capacity as Heir of Carla Thornton a/k/a Carla Forde; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest from or under Carla Thornton a/k/a Carla Forde, Deceased** at the suit of Freedom Mortgage Corporation. Debt: \$96,514.89.

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

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

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

By virtue of a Writ of Execution **No. 2022-12188**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the building and improvements thereon erected, commonly known as No. 429 East 12th Avenue, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof, made 2/7/1953, by Myers-Richardson Associates. C.E.s, as follows to wit:

BEGINNING at a point on the Southwest side of 12th Avenue, 80 in width, at the distance of two hundred eighty-seven and five tenths' feet (287.5), Southeasterly from the Southeast side of Jones Street, 66 in width; thence, extending along the said Southwest side of 12th Avenue, Southeasterly twenty and five tenths' feet (20.5) to a point, a corner of premises commonly known as No. 431 East 12th Avenue; thence, extending along said premises, Southwesterly, the line for a portion of the distance, passing through the center line of the partition wall, dividing the house erected on these premises from the one on the adjoining premises, one hundred eight and four tenths' feet (108.4) to a point on the Northeast side of an alley, 20 in width; thence, extending along the Northeast side of said alley, Northwesterly, twenty and five tenths' feet (20.5) to a point, a corner of premises, commonly known as No. 427 East 12th Avenue; thence, extending along said premises, Northeasterly, one hundred eight and four tenths' feet (108.4) to the first mentioned point and place of beginning.

SUBJECT TO all covenants, restrictions, reservations, easements, conditions and right appearing of record; and subject to any state of facts an accurate survey would show.

TITLE TO SAID PREMISES IS VESTED IN Linda G. Miller and William Miller, a married couple, as Joint Tenants with Right of Survivorship and not as Tenants in Common, by Deed from Linda G. Miller and Steven Miller, mother and son, as Joint Tenants with Right of Survivorship, dated May 29, 2014, recorded March 11, 2022, in Book No. 6271 at Page 2672, being Instrument No. 2022030454. Linda G. Miller is deceased, date of death was July 21, 2017.

Parcel Number: 05-00-11556-00-4.

Location of property: 429 E. 12th Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Linda G. Miller, Deceased and William Miller, a married couple, as Joint Tenants with Right of Survivorship and not as Tenants in Common** at the suit of PHH Mortgage Corporation. Debt: \$212,585.03.

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

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

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

By virtue of a Writ of Execution **No. 2022-13179**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements to be erected thereon, situate in **Horsham Township**, Montgomery County, Pennsylvania, as follows, to wit:

**BEGINNING** at a point in the center line of Tennis Avenue (33 feet wide, as widened to 41.5 feet, by the addition of 8.5 feet on the Southeastwardly side thereof), which point is located by the 3 following courses and distances: (1) South 52 degrees 24 minutes 30 seconds West, from the point of intersection a stone and the center line of Limekiln Pike (45 feet wide), with the center line of Tennis Avenue (33 feet wide), 514.01 feet to another stone in said Tennis Avenue, and; (2) South 52 degrees 25 minutes 30 seconds West (still along the center line of said Tennis Avenue), 1,142.53 feet to a point; thence, extending South 52 degrees 25 minutes 30 seconds West (along said center line of Tennis Avenue), 175 feet to the said point of beginning; thence, from said beginning point, South 39 degrees 28 minutes East (crossing Tennis Avenue), 400 feet to a point; thence, extending South 52 degrees 25 minutes 30 seconds West, 175 feet, more or less to a point; thence, extending North 39 degrees 28 minutes West, 400 feet, more or less to the center line of Tennis Avenue, aforesaid; thence, extending North 52 degrees 29 minutes 30 seconds East, 175 feet, more or less to the first mentioned point and place of beginning.

BEING the same premises, which Thomas Johnson, by Deed, dated 2/27/2018, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 2/28/2018, in Deed Book Volume 6081 at Page 691, granted and conveyed unto Joanne Coniglio and Joseph Coniglio.

Parcel Number: 36-00-11059-00-2.

Location of property: 936 Tennis Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joanne Coniglio and Joseph Coniglio** at the suit of Matrix Financial Services Corp. Debt: \$440,693.71.

**Powers Kirn, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21641**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being Lot No. 116 on Plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on 8-3-1950 and 10-5-1950, and bounded and described in accordance therewith, as follows, to wit:

**BEGINNING** at a point on the Southeast side of Oxford Circle, 50 feet wide, at the distance of 399.84 feet, measured Northwestwardly and Northeastwardly along the Northeast and Southeast sides of Oxford Circle, as shown on said plan, from a point of tangent of the radius round corner of Oxford Circle and Prospect Avenue, 50 feet wide, a corner of Lot No. 117 on said plan; thence, along the Southeast side of Oxford Circle, North 42 degrees 48 minutes East, 55 feet to a point, a corner of Lot No. 115; thence, along Lot No. 115, South 47 degrees 12 minutes East, 105 feet to a point, in line of land of George Kemner; thence, along land of George Kemner, South 42 degrees 48 minutes West, 55 feet to a point, a corner of Lot No. 117, aforesaid; thence, along Lot No. 117, North 47 degrees 12 minutes West, 105 feet to the place of beginning.

BEING the same premises which Richard Thomas, by Deed dated 10-3-2000 and recorded 10-10-2000 at Norristown, Pennsylvania in Deed Book 5334, Page 1774, granted and conveyed unto Marlene Ford, in fee.

AND the said Marlene Ford passed away, on or about April 25, 2012, thereby vesting title of the mortgaged premises unto William H. Ford, Jr. a/k/a William Ford, in his Capacity as Administrator and Heir of the Estate of Marlene Ford.

Parcel Number: 63-00-05779-00-8.

Location of property: 214 Oxford Circle, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William H. Ford, Jr. a/k/a William Ford, in his Capacity as Administrator and Heir of The Estate of Marlene Ford** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4. Debt: \$167,360.92.

**Jeff Calcagno (Brock & Scott, PLLC)**, Attorney. 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. 2022-21943**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by Edward A. Cardwell, Registered Surveyor of Hatboro, PA, on January 9, 1950, as follows to wit:

**BEGINNING** at a point in the North edge of the right of way of Woodhill Drive South (fifty feet wide), at a distance of three hundred eighteen and eighty-three one hundredths feet Northwest of the intersection thereof, with the edge of the right of way of Fitzwatertown Road (as widened to fifty-eight and fifty one-hundredths feet); thence, extending by said right of way of Woodhill Drive South (fifty feet wide), North sixty-seven degrees twenty-six minutes thirty seconds West, sixty feet to a point, in line of Lot #21; thence, extending by the same, North twenty-two degrees thirty-three minutes thirty seconds East, one hundred seventy-five feet; thence, extending South sixty-seven degrees twenty six minutes thirty seconds East, sixty feet to a corner, in line of Lot #17; thence, extending by the same, South twenty-two degrees thirty-three minutes thirty seconds West, one hundred seventy-five feet to a point of beginning.

BEING known as Lot #19 Woodhill Gardens.

**TITLE TO SAID PREMISES IS VESTED** IN Ronald E. Salvati and Amy E. Salvati, as Tenants by the Entireties, by Deed, from Martin C. Blankenhorn, III, Executor under the Will of Irma M. Blankenhorn, deceased, dated December 13, 2001, recorded December 19, 2001, in the Montgomery County Clerk's/Register's Office in Deed Book 5396 at Page 2105.

**\*\*Amy Elizabeth Salvati departed this life May 21, 2018\*\***

Parcel Number: 59-00-18967-00-9.

Location of property: 19 Woodhill Drive, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Ronald E. Salvati** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Trustee of the Truman 2021 SC9 Title Trust. Debt: \$249,344.49.

**Emmanuel J. Argentieri**, Attorney. I.D. #59264

**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. 2022-22639**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

**BEGINNING** at a point on the Northeasterly side of Spruce Street (formerly Beech Street), at the distance of 60.2 feet, Northwestwardly from the Northwesterly corner of Spruce and Cherry Streets; thence, Northeastwardly, at right angles to said Spruce Street, by land of Clara C. Hoffam; 90 feet to the Southwestwesterly side of a 10 feet wide alley, laid out and dedicated for the use of the properties abutting thereon; thence, along said side of said alley; Northwestwardly, 14 feet to a point, a corner of land of John S. Rex; thence, by the same, Southwestwardly, parallel to the first course, the line passing through the middle of the partition wall between this house and said Rex's adjoining house, 90 feet to the Northeasterly side of Spruce Street and along said side thereof, Southeastwardly, 14 feet to the place of beginning.

BEING the same premises, which Douglas E. Ealy and Susan L. Dalton Brown Ealy, by Deed dated August 31, 2000, and recorded September 14, 2000, in the Office of the Recorder of Deeds, in and for Montgomery County, in Deed Book 5331 at Page 1691, granted and conveyed unto Pedro Gonzalez, in fee.

AND THE SAID Pedro Gonzalez has departed this life, on or about 9/7/2015, thereby vesting title of the mortgage premises unto David Gonzalez Rodriguez, Administrator of the Estate of Pedro Gonzalez, Deceased.

Parcel Number: 13-00-34284-00-2.

Location of property: 209 W. Spruce Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Gonzalez Rodriguez, Administrator of the Estate of Pedro Gonzalez, Deceased** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-AA7. Debt: \$76,434.23.

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

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

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

By virtue of a Writ of Execution **No. 2023-02984**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** lot, or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan - Phase 3 and 4, The Hunt Club, at the Colony at Valley Forge, made by Nave, Newell and Stampfl, dated 10/18/1996, last revised on 04/21/1999, and recorded in Plan Book A-59 at Page 56, as follows, to wit:

**BEGINNING** at a point on the Northerly side of a cul-de-sac at the terminus of Norsham Way, said point of beginning, being a corner of Lot 182, as shown on the above mentioned plan; thence, extending from said point of beginning, along Lot 182, North 10 degrees 01 minutes 15 seconds East, 97.03 feet to a point; thence, extending South 79 degrees 58 minutes 45 seconds East, 24 feet to a point, a corner of Lot 184; thence, extending along the same, South 10 degrees 01 minutes 15 seconds West, 102.04 feet to a point on the Northerly side of the aforementioned cul-de-sac, at the terminus of Norsham Way; thence, extending along the same, Westwardly, along the arc of a circle, curving to the left, having a radius of 60 feet, the arc distance of 24.69 feet to the first mentioned point and place of beginning.

**TITLE TO SAID PREMISES IS VESTED IN** Scott G. Schoedler, as Sole Owner, by Deed from Susan P. Ramondo n/k/a Susan P. Degan, dated 03/28/2019, recorded 03/28/2019 in Book 6130 at Page 00752, being Instrument Number 2019018492

Parcel Number: 61-00-03874-15-1.

Location of property: 18 Norsham Way, Colledgeville, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Scott G. Schoedler, as Sole Owner** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Debt: \$310,469.45.

**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. 2023-03174**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

**ALL THAT CERTAIN** lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, described according to a Plan of Property Subdivide for York Garden Homes, Inc., made by George C. Gilmore, Registered Surveyor, on May 31, 1943, as follows, to wit:

**SITUATE** on the Northeast side of James Road (45 feet wide), at the distance of 664 feet, Southeast from the intersection of the Northeast side of James Road and the Southeast side of Township Line Road, also known as Blair Mill Road (50 feet wide) (both extended).

**CONTAINING** in front or breadth on the said side of James Road, 52 feet, and extending of that width, in length or depth, Northeastwardly, between parallel lines at right angles to said James Road, 100 feet.

**TITLE TO SAID PREMISES IS VESTED IN** Kimberly A. Pagano, by Deed from Kimberly A. Pagano and Steven Pagano, dated 04/16/2010, recorded 11/17/2010 in Book 5785 at Page 00914, being Instrument Number 2010104555.

Parcel Number: 08-00-02656-00-9.

Location of property: 20 James Road, Hatboro, PA 19040.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Kimberly A. Pagano and Steven Pagano** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Owner Trustee for VRMTG Asset Trust. Debt: \$259,976.82.

**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. 2023-05771**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the building and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by William W. Reeder, Civil Engineer, Upper Darby, Pennsylvania, dated February 10th, 1947, as follows, to wit:

BEGINNING at a point, in the bed of Remington Road (50 feet wide), at the distance of 110.0=30 feet, measured North 61 degrees, 19 minutes East from a point, an angle in the bed of Remington Road, which point is at the distance of 10.32 feet, measured South 17 degrees, 47 minutes, 30 seconds East, along the middle line of said Remington Road, from its intersection with the middle line of Rockglen Road (50 feet wide).

CONTAINING in front or breadth, in the bed of said Remington Road, 60 feet and extending of that width, in length or depth, South 28 degrees 51 minutes East, between parallel lines, 125 feet, to the middle line of a certain 16 feet wide driveway, which extends Northeastward or Southeastward from Haverford Road, (80 feet wide), to Trent Road.

BEING Lot #24 on the aforesaid Plan.

BEING the same premises, which Eric T. Rosenthal and Janie L. Rosenthal, by Deed, dated May 27, 2020, and recorded at Montgomery County Recorder of Deeds Office, on July 29, 2020, in Deed Book 6188 at Page 467, et seq., granted and conveyed unto Ericon Dominick.

Parcel Number: 40-00-49044-00-2.

Location of property: 1404 Remington Road, Wynnewood, PA 19096.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Ericon Dominick** at the suit of U.S. Bank Trust, National Association, as Trustee of Igloo Series V Trust. Debt: \$323,672.73.

**Timothy Cirino (Friedman Vartolo LLP)**, Attorney(s). I.D. #326340

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. 2023-10223**, 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 **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a lot Subdivision Plan of Towamencin Colonial Village, made for William E. Nash, Developer by Herbert Hallman Metz, Jr., Registered Professional Engineer, dated June 26, 1968, last revised September 19, 1968, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Troxell Road (50 feet wide at this point), which point is measured South 42 degrees 20 minutes 30 seconds West, 324.73 feet from a point, in the same, which point is measured South 42 degrees 01 minutes West, 123.64 feet from a point of tangent, in the same, which point is measured on the arc of a circle, curving to the left, having a radius of 25 feet, the arc distance of 39.56 feet from a point of curve on the Southwesterly side of Pickwick Lane (50 feet wide); thence, from said point of beginning, extending along Lot No. 54, on said Plan; South 47 degrees 39 minutes 30 seconds East, 197.48 feet to a point, in line of Lot No. 40; thence, extending along the same and Lot No. 41; South 27 degrees 12 minutes 25 seconds West, 79.52 feet to a point, a corner of Lot No. 52 on said plan; thence, extending along the same, North 56 degrees 30 minutes 22 seconds West, 213.57 feet to a point on the Southeasterly side of Troxell Road, aforesaid; thence, extending along the same, on the arc of a circle, curving to the right, having a radius of 607.27 feet, the arc distance of 93.78 feet to a point of tangent, in the same; thence, continuing along the same, North 42 degrees 20 minutes 30 seconds East, 16.26 feet to the first mentioned point and place of beginning.

BEING the same premises, which Steven P. Cook and Linda L. Cook, his wife, by Deed, dated June 30, 2004, and recorded in the Office of Recorder of Deeds, in and for Montgomery County, on July 8, 2004, in Deed Book 5515 at Page 0974, granted and conveyed unto Kenneth R. Hartman, Jr. and Julianna Brostowicz, as Joint Tenants with Right of Survivorship.

Parcel Number: 53-00-08604-00-1.

Location of property: 843 Troxel Road, Lansdale, PA 19446.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Julianna Brostowicz and Kenneth R. Hartman, Jr.** 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: \$192,239.88.

**Michael Clark (Friedman Vartolo LLP)**, Attorney(s). I.D. #202929

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. 2023-14200**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or piece of land, with the buildings thereon erected, situate in **Limerick Township**, Montgomery County, Pennsylvania bounded and described according to a Survey and Plan thereof, made by Francis W. Wack, Registered Surveyor, Schwenksville, PA, on December 19, 1953, as follows, to wit:

BEGINNING at a point, in the center line of Ridge Pike (fifty feet wide), also known as State Highway Route No. 422, a corner of this and land, now or late of Jack MacFarland; thence, along said land and land, now or late of John F. and Anne A. Epps, the two following courses and distances: South fifty-seven degrees fifteen minutes West, one hundred forty-three feet to an iron pin, a corner; thence, South fifty-three degrees, thirty minutes West, forty-five and two one hundredths feet to an iron pin, a corner of land of John A. Markowski; thence, along said land, North forty-eight degrees, forty-five minutes West, one hundred three and ninety-eight hundredths feet to an iron pin, a corner; thence, along said Markowski's land and land of said Miller, about to be conveyed to said Markowski; North forty-nine degrees thirty minutes East one hundred fifty-seven and six tenths feet to an iron pin, a corner; thence, North fifty-seven degrees fifteen minutes East, twenty-five and eighty-five hundredths feet to a point, in the middle of said highway; thence, in and through the center line of said State Highway, South forty-seven degrees forty-five minutes East, one hundred twenty-five feet to the place of beginning.

EXCEPTING THEREFROM, the following described property:

BEGINNING at a point on the Southwesterly legal right-of-way line of Ridge Pike (a.k.a. S.R. 4031, a.k.a. L.R. 146, a.k.a. R.R. 422, a.k.a. Main Street, a.k.a. William Penn Highway, a.k.a. Ridge Turnpike, 60 foot wide legal right-of-way), at its intersection with the dividing line between Unit 9, Block 64, APN #37-00-04240-007, lands now or formerly Heffner and Unit 8, Block 64, APN #37-00-04237-001, lands now or formerly Harris Properties, LLC and from said point of beginning running, thence; 1.) Along the Southwesterly legal right-of-way line of Ridge Pike, South 48 degrees 51 minutes 48 seconds East, a distance of 122.83 feet to a point, thence; 2.) Along the dividing line between Unit 9, Block 64, APN #37-00-04240-007 and Unit 10, Block 64, APN #37-00-04243-004, lands now or formerly Epps, Jr. and Ganovsky, South 58 degrees 10 minutes 42 seconds West, a distance of 10.35 feet to a point on the Southwesterly required right-of-way line of Ridge Pike, thence; the following three (3) courses and distances along the Southwesterly required right-of-way line of Ridge Pike and along a line running through Unit 9, Block 64, APN #37-00-04240-007: 3.) North 48 degrees 49 minutes 03 seconds west, a distance of 45.52 feet to a point, thence; 4.) North 41 degrees 10 minutes 57 seconds east, a distance of 5.00 feet to a point, thence; 5.) North 48 degrees 49 minutes 03 seconds west, a distance of 75.07 feet to a point, thence; 6.) Along the dividing line between Unit 9, Block 64, APN #37-00-04240-007 and Unit 8, Block 64, APN #37-00-04237-001, North 50 degrees 25 minutes 42 seconds East, a distance of 4.86 feet to the point and place of beginning.

CONTAINING 825 square feet or 0.019 acre.

THIS property subject to restrictions, covenants and/or easements either written or implied.

BEING the same property conveyed to Kimberly A. Heffner and William L. Heffner III, wife and husband, who acquired title by virtue of a Deed from Kimberly A. Heffner, Individually and as Executrix and Heir of the Estate of Daniel Paul Miller and Thomas W. Miller, Individually, dated September 24, 2003, recorded February 12, 2004, being Document ID #2004028506, and recorded in Book 5495 at Page 1537, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Kimberly A. Heffner died January 15, 2022.

Parcel Number: 37-00-04240-00-7.

Location of property: 89 W. Ridge Pike, Royersford, PA 19468.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **William L. Heffner, III and JEH, a minor, as believed Heir and/or Administrator to the Estate of Kimberly A. Heffner (deceased), Unknown Heirs, and/or Administrators to the Estate of Kimberly A. Heffner (deceased)** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$181,936.19.

**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. 2023-14787**, 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 **Cheltenham Township**, Montgomery County, Pennsylvania: BEGINNING at a point on the Northeastly side of Glenside Avenue (33 feet wide), said point being the common front corner of land, now or late of Nicholas D. and Angelina Melair and land of John T. Melair, said point being at the distance of 357.96 feet, measured south 82 degrees 30 minutes East from the point of intersection, which the said Northeastly side of Glenside Avenue makes with the original Easterly side of Limekiln Turnpike (50 feet wide), but since widened by the Pennsylvania Department of Transportation to its present width of 70 feet, as shown on a plan prepared by George B. Mebus, Inc., Engineers, Abington, Pennsylvania, dated January 3, 1978 and approved by The Board of Township Commissioners of The Township of Cheltenham, on March 21, 1978, and recorded in

The Office for the Recording of Deeds etc., at Norristown, Pennsylvania, in Plan Book B-34 at Page 3, on March 30, 1978; thence, from the place of beginning and partly along the Southeasterly line of land, now or late of Nicholas D. and Angelina Melair, North 7 degrees 22 minutes 48 seconds East, 148.72 feet to a point; thence, through land of John T. Melair, of which this is a part, the three following courses and distances: (1) South 76 degrees 48 minutes 30 seconds East, 22.66 feet to a point; thence, (2) South 13 degrees 11 minutes 30 seconds West, 21.21 feet to a point; thence, (3) South 76 degrees 48 minutes 30 seconds East, 42.50 feet to a point on the Southeasterly line of land of John T. Melair; thence, along the said Southeasterly line of land of John T. Melair and passing through the center line of a party wall, South 13 degrees 11 minutes 30 seconds West, 121.75 feet to a point on the aforementioned Northeastly side of Glenside Avenue; thence, along the said Northeastly side of Glenside Avenue, North 82 degrees 30 minutes West, 50.35 feet to the place of beginning.

CONTAINING 7,500.25 square feet.

TITLE IS VESTED WITH Joseph Jacob Dautel, Jr. and Sandra M. Dautel, his wife, as Tenants by the Entireties, by Deed from John T. Melair, single man, dated April 3, 1978, and recorded with the Montgomery County Recorder of Deeds on April 11, 1978, in Book 4292 at Page 504, and being Instrument No. 000481. Joseph Jacob Dautel, Jr. departed this life intestate, on or about January 15, 2022. Sandra M. Dautel departed this life intestate, on or about December 9, 2022.

Parcel Number: 31-00-11359-00-4.

Location of property: 523 W. Glenside Avenue, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Gabrielle N. Gaun, as Administratrix and as known Heir of the Estate of Sandra M. Dautel, Deceased and Danielle Brett, as known Heir of the Estate of Sandra M. Dautel, Deceased** at the suit of AJAX Mortgage Loan Trust 2021-F, Mortgage-Backed Securities, Series 2021-F, by U.S. Bank National Association, as Indenture Trustee. Debt: \$134,803.81.

**William Miller (Padgett Law Group)**, Attorney(s). I.D. #308951

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. 2023-16307**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a record Plan Phase I of Winners Circle, made by Showalter and Associates, dated 10/14/1991, and last revised 2/23/1993, said Plan recorded in the Office of the Recorder of Deeds, at Norristown, Montgomery County, Pennsylvania, in Plan Book A-54 at Page 214, as follows to wit:

BEGINNING at interior point, said point being a point, a corner Lot #115, as shown on the above-mentioned Plan; thence, along the aforesaid Lot, North 30 degrees 28 minutes 36 seconds East, and crossing a certain Easement and crossing a certain Buffer, a distance of 126.56 feet to a point, a corner of lands, now or late of Equus Limited Partnership; thence, along the aforesaid lands, South 59 degrees 31 minutes 24 seconds East, 99.69 feet to a point, a corner of Lot #93, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, South 30 degrees 28 minutes 35 seconds West, and recrossing the aforementioned Buffer and aforementioned Easement, a distance of 126.43 feet to a point, a corner of Lot #113, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, North 59 degrees 36 minutes 00 seconds West, 99.69 feet to the first mentioned interior point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Alexandria R. Don Konics**, By Deed from Robert G. Dice and Patricia A. Dice, dated 06/22/2007, recorded 06/28/2007, in Book 5652 at Page 02940, being Instrument Number 2007077717.

Parcel Number: 46-00-00057-41-9.

Location of property: 200 Delmar Court, North Wales, PA 19454.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Alexandria R. Don Konics** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Debt: \$276,413.73.

**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. 2023-18650**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, as shown on Subdivision Plan, being known as "Bridge Terrace", dated November 27, 1985, prepared by McCormick, Taylor & Associates, Inc., 1617 John F. Kennedy Boulevard, Philadelphia, Pennsylvania, 19103, being bounded and described, as follows:

BEGINNING at a point on the Northerly right-of-way Line of Coates Street, said point being located along said right-of-way line, 192.00 feet from the intersection of said right-of-way line with the Easterly right-of-way line of Fraley Street; thence, proceeding North 27 degrees 11 minutes 50 seconds West, 105.40 feet to a point; thence, North 63 degrees 03 minutes 10 seconds East, 18.00 feet to a point, a corner; thence, South 27 degrees 11 minutes 50 seconds East, 105.33 feet to a point, a corner on the said Northerly right-of-way line of Coates Street; thence, South 62 degrees 48 minutes 10 seconds West, along the said Northerly right-of-way line of Coates Street, 18.00 feet to the point and place of beginning.

CONTAINING 1,896.56 square feet of land, more or less.

BEING Lot Number 11, as shown on said Plan.

UNDER AND SUBJECT to Restrictions and Agreements of Record.

BEING the same premises, which Ronald B. Halas and Sandra J. Hallas, by Deed, recorded 8/2/04, in the Office of the Recorder of Deeds, in and for Montgomery County, in Book 5219 at Page 2025, granted and conveyed unto Ronald B. Halas, in fee.

TITLE TO SAID PREMISES IS VESTED IN Ronald B. Halas, by Subordinate Agreement, dated September 11, 2007, and recorded September 18, 2007, in Deed Book 12223 at Page 00214, being Instrument Number 2007113676.

Parcel Number: 02-00-00733-10-2.

Location of property: 243 Coates Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ronald B. Halas** at the suit of Bank of America, N.A. Debt: \$12,095.89.

**Nathalie Paul (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #309118

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

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

By virtue of a Writ of Execution **No. 2023-20294**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a corner of Lot No. 156 Reynolds Avenue, said point of beginning, being on the South side of Reynolds Avenue (fifty feet wide), distant West fifty-six feet from the West property line of Belmont Street (fifty feet wide); thence, along the said side of Reynolds Avenue, North fifty-two degrees fifteen minutes West, forty-seven feet to a corner of No. 172 Reynolds Avenue; thence, along the same, South thirty-seven degrees forty-five minutes West, one hundred twenty feet to a corner of the same, on the North side of a proposed twenty feet wide alley; thence, along the same, South fifty-two degrees fifteen minutes East, forty-seven feet to a corner of No. 156; thence, along the same, North thirty-seven degrees forty-five minutes East, one hundred twenty feet to the place of beginning.

BEING the same premises, which Shirley M. Neiman, by Deed, dated 8/27/2021, and recorded 10/7/2021, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6250 at Page 2876, granted and conveyed unto Alan Edward Smedburg, II, in fee.

Parcel Number: 16-00-24456-00-8.

Location of property: 164 Reynolds Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alan Edward Smedburg, II** at the suit of CrossCountry Mortgage, LLC. Debt: \$198,096.16.

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

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

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

By virtue of a Writ of Execution **No. 2023-21304**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THOSE TWO CERTAIN lots, or pieces of ground, with the buildings and improvements thereon, known and designated as Lots Nos. 115 and 116 on Plan of Lots known as "Grand View Heights," recorded in Deed Book 606 at Page 500, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwest side of Montgomery Avenue, at the distance of 240.00 feet, Northwesterly from the Northwest side of First Street, a point, a corner of Lot No. 117 on said Plan; thence, extending along said Lot, Southwesterly, 150.00 feet to a point, a corner of Lot No. 145; thence, extending along said Lot and Lot No. 146, Northwesterly, 80.00 feet to a point, a corner of Lot No. 114 on said Plan; thence, extending along said Lot, Northeasterly, 150.00 feet to a point on the said Southwest of Montgomery Avenue; thence, extending along the said Southwest side of Montgomery Avenue, Southeasterly, 80.00 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Patricia H. Maher, who acquired Title by Virtue of a Deed from Edward C. Maher and Patricia H. Maher, his wife, dated November 20, 1992, recorded July 12, 1995, being Document ID 009990, and recorded in Book 5118 at Page 639, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 33-00-05827-00-8.

Location of property: 114 Montgomery Avenue, Norristown, a/k/a East Norriton, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Patricia S. Hansell a/k/a Patricia H. Maher** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$160,617.20.

**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. 2023-21311**, 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 tract of land, situate in **New Hanover Township**, Montgomery County, Pennsylvania, being known as Lot No 30, as shown on a certain Plan entitled, Shannon Rose Estate, as recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Plan Book B-21 at Page 37A and Plan Book 30, Pages 237-240.

BEING the same premises which Mikelen, LLC, by Deed, dated 8/16/2012 and recorded 10/24/2012, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5852 at Page 1846, granted and conveyed unto Matthew George Moore.

Parcel Number: 47-00-05410-37-2.

Location of property: 110 Lawrence Drive, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Matthew George Moore** at the suit of Colonial Savings F.A. Debt: \$260,342.00.

**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. 2023-22410**, 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 Lot Revision of Development Plan, made by Franklin and Lindsay, Registered Engineers, Philadelphia, Pennsylvania, dated March 3, 1953 and recorded in the Office for the recording of Deeds, in Norristown, Pennsylvania on April 2, 1953, in Deed Book 2339 at Page 601, as follows to wit:

BEGINNING at a point on the Southwesterly side of Parkview Road (50 feet wide), at the distance of 746 feet, measured Southeastwardly, along the Southwesterly side of Parkview Road from the Northeasternmost terminus of a radial round corner, connecting the Southwesterly side of Parkview Road with the Southeasterly side of Ivinetta Road (50 feet wide); thence, in a Southeasterly direction, along the Southwesterly side of Parkview Road, on the arc of a circle, on a line curving to the left, having a radius of 950 feet, the arc distance of 80 feet to a point; thence, extending South 13 degrees 18 minutes 34 seconds West, 125.630 feet to a point; thence, extending North 74 degrees 43 minutes 39 seconds West, 36,846 feet to a point of curve; thence, in a Northwesterly direction, on the arc of a circle, on a line curving to the right, having a radius of 1075 feet, the arc distance of 53,698 feet to a point; thence, extending North 18 degrees 08 minutes 04 seconds East, 125 feet to the Southwesterly side of Parkview Road, the first mentioned point and place of beginning.

BEING known as Lot No. 18 on the above-mentioned Plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 15 feet wide driveway between these Premises and Lot No. 17 as and for a passageway and driveway at all times hereafter, forever.

BEING the same premises, which Fannie Mae a/k/a Federal National Mortgage Association Organized and existing under the laws of The United States of America, by its Attorney-in-Fact, Goldbeck McCafferty & McKeever, by Deed, dated August 27, 2009, and recorded in the Office of Recorder of Deeds, of Montgomery County, on April 19, 2024, in Book 5743 at Page 01312, granted and conveyed unto Felicia Felder-Houston.

Parcel Number: 31-00-21988-00-4.

Location of property: 16 Parkview Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Felicia B. Felder-Hutson a/k/a Felicia Felder-Houston** at the suit of PHH Mortgage Corporation. Debt: \$289,920.00.

**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. 2023-23142**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in Lower Merion Township, Montgomery County, Pennsylvania, bounded and described according to a map of property of Giustino Giuliani, made by M. R. And J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, June 9, 1954, as follows, to wit:

BEGINNING at a point in the middle line of Brookhurst Avenue (forty feet wide) at the distance of six hundred twenty-three feet measured Northeastwardly along the middle line of said Brookhurst Avenue from its intersection with the middle line of Montgomery Avenue (sixty-six feet wide); thence leaving Brookhurst Avenue and extending North sixty degrees, forty-three minutes West, One hundred eighty-two feet to an iron pin; thence extending South twenty-nine degrees, seventeen minutes West, Thirty feet to an iron pin on the Northeasterly side of Schiller Avenue (formerly Gordon Avenue) (Thirty feet wide); thence extending along same, North sixty degrees, forty-three minutes West, Thirty-five feet and thirty-seven one-hundredths feet to an iron pin; thence extending North twenty-nine degrees, thirty minutes East, Sixty feet to an iron pin; thence extending South sixty degrees, forty three minutes East, partly passing through a party wall separating those premises from premises adjoining to the Northeast, Two hundred seventeen feet and six one-hundredths feet to a point in the middle line of Brookhurst Avenue; thence extending along same, South twenty-nine degrees, seventeen minutes West, Thirty feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Elizabeth Wintz who acquired title by virtue of a deed from Sandra M. Leibfried, Executrix of the Estate of Mary T. Giuliani, deceased, dated July 7, 2020, recorded July 29, 2020, at Instrument Number 2020059927, and recorded in Book 6188, Page 177, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Elizabeth Wintz died on April 6, 2023.

Parcel Number: 40-00-07700-00-9.

Location of property: 472 Brookhurst Avenue, Penn Valley, a/k/a Narbeth, a/k/a Narberth, PA 19072.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Ava Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz (deceased); James Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz (deceased); Jack Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz (deceased); Sam Lledo, as believed Heir and/or Administrator to the Estate of Elizabeth Wintz (deceased); and Unknown Heirs, and/or Administrators to the Estate of Elizabeth Wintz( deceased)** at the suit of Allied First Bank s/b, d/b/a ServBank. Debt: \$351,297.67.

**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. 2023-23667**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of "Maple Hill", by W. Richard Craig, P.L.S., Pottstown, PA, dated October 15, 1982, and last revised January 2, 1983, and recorded in the Office of the Recorder of Deeds, in Plan Book A-44 at Page 427, as follows, to wit:

BEGINNING at a point, a corner of Lot No. 207; thence, extending along said Lot, passing through a partition wall, North 44 degrees 22 minutes East, 75.00 feet to a point; thence, extending South 45 degrees 38 minutes East, 25.00 feet to a point; thence, extending South 44 degrees 22 minutes West, 75.00 feet to a point; thence, extending North 45 degrees 38 minutes West, 25.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 206.

BEING the same premises, which Victoria Debebe, by Deed, dated May 29, 2015, and duly recorded in the Office of the Recorder of Deeds, in and for Montgomery County, on May 29, 2015, in Deed Book 5955 at Page 01992, granted and conveyed unto Victoria Debebe and Dawit T. Debebe.

Parcel Number: 48-00-01418-33-4.

Location of property: 282 Lexington Road, Schwenksville, PA 19473.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Victoria Debebe and Dawit T. Debebe** at the suit of Maple Hill Community Association. Debt: \$23,479.89.

**Michelle J. Cunningham (Marcus & Hoffman, P.C.)**, 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. 2023-26459**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, situate in **East Norriton Township**, Montgomery County, Pennsylvania, and described according to a survey thereof, made by Damon and Foster, C.E., dated September 25, 1940, as follows, to wit:

BEGINNING at a point on the Northwest side of North Wales Road (33 feet wide), at the distance of 650.25 feet, measured North 23 degrees 10 minutes East, from the Northeast side of Germantown Pike (50 feet wide); thence, extending along the said side of North Wales Road, North 23 degrees 10 minutes East, 100 feet to a point; thence, extending on a line, at right angles to the said side of North Wales Road, North 66 degrees 50 minutes West, 200 feet to a point; thence, extending on a line parallel to North Wales Road, South 23 degrees 10 minutes West, 100 feet to a point; thence, extending South 66 degrees 50 minutes East, 200 feet to a point in the Northwest side of Northwest side of North Wales Road, being the first mentioned point and place of beginning.

BEING the same property that Pamela L. Getty, Executrix of the Estate of Robert D. Crawford, Deceased, transferred to John J. McGuire on October 17, 2017, with the Deed being recorded on October 26, 2017, in Instrument No. 2017080937. John J. McGuire a/k/a John J. Maquire Jr., passed away on December 16, 2018. An Estate was opened on his behalf on July 23, 2019, in which Barbara J. McGuire was named as the Administratrix of his Estate at Case No. 2019-X0560.

Parcel Number: 33-00-06199-00-5.

Location of property: 2921 North Wales Road, East Norriton, PA 19401.

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

Seized and taken in execution as the property of **Barbara J. Maguire, as Administratrix CTA of the Estate of John J. Maguire, Jr., a/k/a John J. Maguire, Deceased** at the suit of Siwell Inc. d/b/a Capital Mortgage Services of Texas. Debt: \$198,222.39.

**Leopold and Associates, PLLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-00173**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point on the Northwesterly side of DeKalb Street, at the distance of 70 feet, Northeasterly from Wood Street, a corner of other land, now or late of Elizabeth Roberts, of which this was a part; thence, by said land, now or late of Elizabeth Roberts, Northwesterly, at right angles to DeKalb Street, 130 feet to Ross Alley; thence, along said alley, Northeasterly 30 feet to a corner of Lot 176 in the original Plan of Lots, formerly owned by Phillip Gillingier, now or late of W.W. Bailey; thence, by said Lot 176, Southeasterly, 130 feet to the Westerly side of DeKalb Street; thence, along said side of said DeKalb Street, Southwesterly, 30 feet to the place of beginning.

BEING the same premises, conveyed from Charles S. Franzone, Jr., by Deed, dated July 10, 2017, and recorded in the Montgomery County Recorder of Deeds Office, on July 13, 2017, in Deed Book 6052 at Page 2672 to Brian Rousis.

Parcel Number: 13-00-10160-00-6.

Location of property: 1305 DeKalb Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Brian P. Rousis a/k/a Brian Rousis** at the suit of Trumark Financial Credit Union. Debt: \$210,338.13.

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

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

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

By virtue of a Writ of Execution **No. 2024-01585**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point in the West line of Willow Street, now Lemon Street, at the distance of 280 feet, South from the Southwest corner of Willow and Beech Streets, a corner of this and land, now or late of Louis Gussman; thence, along the said Willow Street, Southwardly, 20 feet to a corner of this and land, now or late of William H. Wiand; thence, by the same, Westwardly, 110 feet, more or less to a 10 feet wide alley; thence, by the same, Northwardly, 20 feet to land, now or late of Louis Glassman; thence, by the same, Eastwardly to land, now or late of Louis Gussman; thence, by the same, Eastwardly to land, now or late of Louis Gussman; thence, by the same, Eastwardly, 111 feet, 1 inch, more or less, to the West side of Willow Street, aforesaid, the place of beginning.

BEING the same premises, which Anthony L. Lascala and Carol Lascala, husband and wife, by Deed, dated 8/28/2003, and recorded 10/24/2003, in Montgomery County, in Deed Book 5478 at Page 2219, granted and conveyed unto Melissa A Duka, in fee.

TITLE TO SAID PREMISES VESTED IN Keith Molnar and Laura Molnar, by Deed from Melissa A. Duka, dated August 30, 2005, recorded September 16, 2005, in Book 5571 at Page 1061.

Parcel Number: 64-00-03340-00-7.

Location of property: 527 Lemon Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Keith Molnar and Laura Molnar** at the suit of Citibank, N.A., et al. Debt: \$112,291.03.

**Orlans PC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-02385**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration and Plats and Plans referred to below as Liberty Knoll Condominium, a Condominium, located in **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act, Act No. 68 Pa. C.S.A. Section 3101 et seq., as Amended, (The "Act") by the Recording in the Office for the Recording of Deeds and c., in and for the County of Montgomery, of a Declaration of Condominium, dated 10/17/1995 and recorded 10/30/1995, in Deed Book 5129 at Page 2011, and the Plats and Plans of said Condominium attached thereto and made part thereof, and a First Amendment of Declaration, dated 10/17/1995 and recorded 10/30/1995, in Deed Book 5129 at Page 2073, being and designated in such Declaration and Plats and Plans as Unit No. 7.

TOGETHER with all Rights, in and to the Common Elements, as set forth in the aforesaid Declaration of Condominium, and as the same may be changed by any Amendments thereto.

BEING the same premises, which Linda J. Carnahan n/k/a Linda J. Brumbaugh, by Deed, dated 7/14/2017, and recorded 7/19/2017, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6053 at Page 1321, granted and conveyed unto Michael John Mulqueen and Alyssa Marie Bell.

Parcel Number: 53-00-05720-29-3.

Location of property: 110 Newport Court, Harleysville, PA 19438.

The improvements thereon are: Residential, Condominium townhouse.

Seized and taken in execution as the property of **Alyssa Marie Bell and Michael John Mulqueen a/k/a Michael Mulqueen** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$175,485.55.

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

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

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

By virtue of a Writ of Execution **No. 2024-03477**, 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 or to be erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a Plan of part, of Fern Village, Section No. 2, made by George B. Mebus, Registered Professional Engineer, dated April 21, 1953, as follows, to wit:

BEGINNING at a point on the Southwesterly side of County Line Road (56.5 feet wide), at the distance of 442.33 feet, measured South 46 degrees 19 minutes 30 seconds East, along the said side of County Line Road, from a point of tangent is the same, said point of tangent, being at the distance of 47.12 feet, measured on the arc of a circle, curving to the right, having a radius of 30 feet from a point of curve on the Southeasterly side of Goodwin Road (60 feet wide).

CONTAINING IN FRONT OR BREADTH on said side of County Line Road, 63.72 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to County Line Road, 125.00 feet.

BEING known as Lot No. 2 as shown on the above-mentioned Plan.

BY FEE Simple Deed from Stephen Olson and Jolene Olson erroneously called Steven Olson as set forth in Deed Book 5642 at Page 01856 and recorded on 4/11/2007, Montgomery County Records. the source Deed as stated above is the last record of vesting filed for this property. There have been no vesting changes since the date of the above referenced source.

BEING the same premises, which Stephen Olson and Jolene Olson, husband and wife, erroneously called Steven Olson, in prior Deed, by Deed, dated March 30, 2007 and recorded in the Office of Recorder of Deeds, of Montgomery County, on April 11, 2007, in Book 5642 at Page 01855, granted and conveyed unto Stephen M. Olson and Jolene M. Olson, husband and wife, heirs and assigns, in fee, as tenants by the entireties.

Parcel Number: 59-00-03502-00-3.

Location of property: 2710 E. County Line Road, Hatboro, PA 19040.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jolene M. Olson and Stephen Olson** at the suit of Towd Point Mortgage Trust 2019-4, U.S. Bank National Association, as Indenture Trustee. Debt: \$327,759.62.

**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. 2024-03501**, 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 Final Location Plan of Portion of Roberts Park, made by George C. Mailman, Registered Surveyor, Norristown, Pa., on November 13, 1966, and revised on August 12, 1967, which Plan of Roberts Park is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-9, Page 28, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Linda Lane (fifty feet wide), at the distance of five hundred forty-eight, measured North forty-nine degrees fourteen minutes West, along the said side of Linda Lane, from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve, curving to the right, having a radius of one hundred seventeen feet, the arc distance of one hundred thirteen and thirty-one hundredths feet, from a point of compound curve therein, which last mentioned point or compound curve is measured on the arc of a curve, curving to the right, having a radius of sixty-nine and ninety-six one -hundredths feet, the arc distance of forty-one and ninety- seven one-hundredths feet, from a point of curve on the Northwesterly side of Tremont Avenue (fifty feet wide).

CONTAINING IN FRONT OR BREADTH on the said side of Linda Lane, thirty feet and extending of that width, in length or depth, Northwesterly, between parallel lines at right angles to the said Linda Lane, one hundred and eleven one-hundredths feet, Southeast line hereof, passes a portion of the distance through the party wall of this premises and premises adjoining to the Southeast.

BEING Lot No. 202 as shown on said Plan.

BEING the same premises, which Beatrice Russ, by Deed, dated 9/12/2017, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 10/11/2017, in Deed Book Volume 6064 at Page 2083, granted and conveyed unto Michael C. Rozier. Michael C. Rozier departed this life on 2/11/2019.

Parcel Number: 13-00-20356-00-7.

Location of property: 609 Linda Lane, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael C. Rozier, Jr., Individually and as Administrator of the Estate of Michael C. Rozier, Deceased as of 02/11/2019** at the suit of PennyMac Loan Services, LLC. Debt: \$179,698.49.

**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. 2024-04323**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property, made for A. Stuard, Jr., and Patricia Hardy Graham, by George B. Mebus, Inc., Engineers, dated May 6, 1963, and revised August 6, 1963, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-8 at Page 124, as follows, to wit:

BEGINNING at a point on the Northerly side of Laburnum Lane (forty feet wide), a corner of Lot No. 2 on said Plan, said point, being the four following courses and distances from a point of curve, on the Northeasterly side of Church Road (46.50 feet wide); (1) leaving Church Road, on the arc of a circle, curving to the left, having a radius of twenty four and forty five one hundredths feet, the arc distance of thirty eight and forty one one-hundredths feet to a point of reverse curve, on the Northwesterly side of Laburnum Lane; (2) Northeastwardly, along the Northwesterly side of Laburnum Lane, on the arc of a circle, curving to the right, having a radius of two hundred twenty and ninety one one-hundredths feet, the arc distance of one hundred seven and seventy seven one-hundredths feet to a point of tangent, on the same; (3) North forty three degrees forty four minutes East, still along the Northwesterly side of Laburnum Lane, one hundred fifty six and sixty five one hundredths feet to a point of curve, on the same; and (4) Northeastwardly and Eastwardly, partly along the Northwesterly and Northerly sides of Laburnum Lane, on the arc of a circle, curving to the right, having a radius of one hundred eighteen and eight one hundredths feet, the arc distance of sixty seven and sixty one one-hundredths feet to a point beginning; thence, extending from said point of beginning, along Lot No. 2, aforesaid, the three following courses and distances: (1) North forty six degrees sixteen minutes West one hundred twenty two and twenty three one hundredths feet to a point; (2) North six degrees twenty six minutes five seconds West thirty four and seventy one one-hundredths feet to a point; and (3) North forty three degrees forty four minutes East, one hundred seventy eight feet to a point; thence, extending South forty six degrees thirty three minutes, forty five seconds East, one hundred fifty four feet to a point; thence, extending South forty one degrees eighteen minutes West one hundred fifty six and fifty one one-hundredths feet to a point; thence, extending South four degrees fifty four minutes thirty seconds West, twenty one and forty four one hundredths feet to a point on the Northerly side of Laburnum Lane, aforesaid; thence, extending Westwardly along the Northerly side of Laburnum Lane, on the arc of a circle, curving to the left, having a radius of one hundred eighteen and eight one hundredths feet, the arc distance of thirty seven and eight five one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 1, as shown on the above-mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of ingress and egress over the adjoining driveway of the Grantors located on the Southwest side of property being conveyed herewith, for a depth of One Hundred feet Northwestward from the Northwest side of Laburnum Lane.

BEING the same premises, which David Hollander Grossman, a single man, and Cindy Beth Grossman, a single woman, by Deed, dated 12/29/1981, and recorded 01/08/1982, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4675 at Page 515, granted and conveyed unto Sol Grossman and Esther H. Grossman, husband and wife, as Tenants by the Entirety.

AND ALSO, BEING the same premises, which Sol Grossman and Esther H. Grossman, his wife, by Deed, dated 05/01/1990 and recorded 07/20/1990, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4952 at Page 1078, granted and conveyed unto Esther H. Grossman.

AND THE SAID Esther H. Grossman, has since departed this life on 03/29/2020, leaving a Last Will and Testament, duly filed and probated to No. 46-2020-X1125 in the Office of the Register of Wills of Montgomery County, wherein, she did nominate Cindy B. Green, to whom Letters Testamentary were granted on 05/07/2020.

BEING the same premises, which Estate of Esther H. Grossman, by Deed, dated 3/4/2021, and recorded 1/4/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6250 at Page 1661, granted and conveyed unto Giang Huong Nguyen, in fee.

Parcel Number: 31-00-16357-00-1.

Location of property: 919 Laburnum Lane, Wyncote, PA 19095.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Giang Huong Nguyen** at the suit of Wells Fargo Bank, N.A. Debt: \$303,451.42.

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

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

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

By virtue of a Writ of Execution **No. 2024-07871**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or tract of land, with the buildings and improvements thereon erected, situate in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey made by Earl R. Ewing, Inc., dated February 4, 1963, as follows, to wit:

BEGINNING at a point in the center line of Washington Street, a corner of lands of Robert Buckwalter, said point being North 49 degrees, 0 minutes East, 225.00 feet from the center line of Sixth Avenue; thence, from the place of beginning, along lands of Robert Buckwalter, crossing an iron pin on line, 28.51 feet distant, North 41 degrees, 0 minutes West, 195.00 feet to an iron pin, a corner of lands of Grantor; thence, along the same, the two (2) following courses and distances: (1) North 49 degrees, 0 minutes East, 25.15 feet to an iron pin; and (2) North 41 degrees, 0 minutes West, 5.00 feet to an iron pin; thence, North 49 degrees, 0 minutes East, 24.85 feet to an iron pin; thence, South 41 degrees 0 minutes East, 200.00 feet to a point, in the center line of Washington Street, having crossed an iron pin on line 28.51 feet, distant from said point; thence, along the center line of Washington Street, South 49 degrees, 0 minutes West, 50.00 feet to the place of beginning.

BEING the same premises, which Judith A. Colden, by Deed, dated 4/15/2016, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 4/18/2016, in Deed Book Volume 5995 at Page 00943, Instrument 2016025984, granted and conveyed unto Carol A. Walsh. Carol A. Walsh departed this life on 11/17/2019. Parcel Number: 19-00-05408-00-9.

Location of property: 619 Washington Street, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lori Spina, as Executrix of the Estate of Carol A. Walsh, Deceased** at the suit of PennyMac Loan Services, LLC. Debt: \$148,794.51.

**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.

#### 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 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.*

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is: **PB10 Investments Inc.**

Articles of Incorporation have been filed on: **July 30, 2024**

**Simple Surprise, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**McCreesh, McCreesh, McCreesh & Cannon**  
7053 Terminal Square  
Upper Darby, PA 19082

## ARTICLES OF INCORPORATION NONPROFIT

**Ashford Preserve Community Association** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purposes of managing, maintaining, caring for, preserving and administering a planned unit community to be known as the Ashford Preserve Planned Community located in Coopersburg Borough, Lehigh County, PA.

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

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on August 1, 2024, with respect to a proposed nonprofit corporation, **Bellflower Community Association, Inc.**, which has been incorporated under the Nonprofit Corporation Law of 1988.

**CERTIFICATE OF ORGANIZATION**

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **Miehle Appraisals, LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on May 29, 2024.

**Gerald L. Bowen, Jr., Esquire**  
530 Street Road  
Southampton, PA 18966

**CHANGE OF NAMES**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-13936

NOTICE IS HEREBY GIVEN that on May 22, 2024, the Petition of Aron Christopher Salas was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to ARON CHRISTOPHER MARKEY.

The Court has fixed October 2, 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.

**Kevin J. Murphy, Esquire**  
**Mazullo & Murphy, PC**  
2003 Lower State Road, Suite 120  
Doylestown, PA 18901

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-16889

NOTICE IS HEREBY GIVEN that on July 5, 2024, the Petition of Heather Hart and Timothy Hart, on behalf of Leah Rose Hart, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to GODIE RAE HART.

The Court has fixed September 11, 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.

**Carl M. Knapp, Esquire**  
809 N. Bethlehem Pike, Building F  
Ambler, PA 19002

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-18461

NOTICE IS HEREBY GIVEN that on July 25, 2024, the Petition of Jamie Miller, Mother, on behalf of Ayden Wertz, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to AYDEN MILLER.

The Court has fixed September 18, 2024, at 10:30 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-18033

NOTICE IS HEREBY GIVEN that on July 19, 2024, the Petition of Janell Lanice Clark was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JANELL LANICE WASHINGTON.

The Court has fixed September 18, 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.

**Alexander R. Ferrante, Esquire**  
**Gold & Ferrante, P.C.**  
716 N. Bethlehem Pike, Suite 208  
Ambler, PA 19002

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-18603

NOTICE IS HEREBY GIVEN that on August 2, 2024, the Petition of Jeffrey Aaron Kliewer was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JEFFRY KLEIWER ROUSH.

The Court has fixed October 2, 2024, at 9:30 AM in Courtroom “13” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**CIVIL ACTIONS**

COURT OF COMMON PLEAS  
MONTGOMERY COUNTY, PA  
CIVIL ACTION - LAW  
NO. 2024-09543

**The Estate of Joseph Pezzano,**  
Plaintiff

vs.

**JPA R/E Associates, L.P.,**  
Defendant

To: **JPA R/E Associates, L.P., Defendant, 555 Second Ave., Bldg. F-100 Collegeville, PA 19426.**

You are hereby notified that Plaintiff filed a Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Montgomery County, PA docketed to No. 2024-09543, seeking to appoint a permanent receiver over your assets.

**NOTICE**

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

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

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

Lawyer Referral Service  
100 W. Airy St.  
Norristown, PA 19401  
610-279-9660, x201

**Eric B. Smith, Atty. for Plaintiff**  
**Timoney Knox, LLP**  
400 Maryland Dr., P.O. Box 7544  
Ft. Washington, PA 19034  
215-646-6000  
esmith@timoneyknox.com

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2023-27764

**Teresa L. Schaeffer,**  
Plaintiff

vs.

**Monai L. Horton,**  
Defendant

**WRIT OF SUMMONS**

**NOTICE**

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

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

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

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

**Richard T. Curley, Esquire**  
**Law Offices of Richard T. Curley, P.C.**  
50 E. Philadelphia Avenue, P.O. Box 357  
Boyertown, PA 19512  
*Attorney for Plaintiff*

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2024-07749

**Jay Dietterich,**  
Plaintiff

vs.

**Shane R. Vargas,**  
Defendant

Complaint in Civil Action has been filed against Defendant Shane R. Vargas concerning a motor vehicle accident that occurred on May 10, 2022. Montgomery County Docket No. 2024-07749.

Service by Special Order (publication) granted by Montgomery County Judge Steven C. Tolliver, Sr. on July 23, 2024.

**NOTICE**

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

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

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

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

**Joseph T. Piscitello, Esquire**  
234 Delancey Street  
Philadelphia, PA 19106

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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****ALEXANDER SR., TERENCE JAMES, dec'd.**

Late of Horsham Township.  
Administratrix: BARBARA A. ALEXANDER,  
20 Downey Drive,  
Horsham, PA 19044.

**ALLABERG, AL, dec'd.**

Late of Lower Moreland Township.  
Executrix: MALIKA SULTANOVA,  
c/o Carol R. Livingood, Esquire,  
130 W. Lancaster Avenue, P.O. Box 191,  
Wayne, PA 19087-0191.  
ATTORNEY: CAROL R. LIVINGOOD,  
TIMONEY KNOX, LLP,  
130 W. Lancaster Avenue, P.O. Box 191,  
Wayne, PA 19087-0191

**AUGUSTINE, EVELYN A., dec'd.**

Late of East Norriton Township.  
Executrix: MARGARET HUNSICKER,  
c/o E. Nego Pile, Esquire,  
930 Harvest Drive, Suite 360,  
Blue Bell, PA 19422.  
ATTORNEY: E. NEGO PILE,  
PILE LAW FIRM,  
930 Harvest Drive, Suite 360,  
Blue Bell, PA 19422

**BENSON, MONA CLAIRE also known as**

**MONA C. BENSON, dec'd.**  
Late of Upper Merion Township.  
Administration: FRANCIS D. GARVEY,  
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

**COLANTONIO, THERESA R. also known as**

**THERESA COLANTONIO, dec'd.**  
Late of Upper Moreland Township.  
Executrix: STEPHANIE A. JOYCE,  
c/o Gregory E. Grim, Esquire,  
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

**COOPER, WILLIAM SCOTT also known as**

**W. SCOTT COOPER, dec'd.**  
Late of Towamencin Township.  
Executrix: ANDREA MARTIN,  
205 Jefferson Street,  
Newark, OH 43055.

ATTORNEY: JOHN P. CORRIGAN,  
404 Heritage Drive,  
Harleysville, PA 19438

**CUNNALLY, EDWARD F., dec'd.**

Late of Borough of Green Lane.  
Executrix: MARY B. CUNNALLY,  
c/o Robert J. Iannozzi, Jr., Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.  
ATTORNEY: ROBERT J. IANNOZZI, JR.,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446

**DeLaPaz, ADELAIDA E. also known as**

**ADELAIDA DE LA PAZ, dec'd.**  
Late of Borough of Lansdale.  
Executrix: LILY DeLaPaz-BREMS,  
c/o Stephen M. Howard, Esquire,  
100 W. Main Street, Suite 405,  
Lansdale, PA 19446.  
ATTORNEY: STEPHEN M. HOWARD,  
100 W. Main Street, Suite 405,  
Lansdale, PA 19446

**DiLELLO, MARGUERITE J., dec'd.**

Late of Lower Salford Township.  
Executor: JAMES PUIA,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**DiNICOLA, RITA MARIE, dec'd.**

Late of Borough of Lansdale.  
Administrator: DONALD G. HANNUM,  
c/o Jeremy Z. Mittman, Esquire,  
593 Bethlehem Pike, Suite 10,  
Montgomeryville, PA 18936.  
ATTORNEY: JEREMY Z. MITTMAN,  
593 Bethlehem Pike, Suite 10,  
Montgomeryville, PA 18936

**DONATO, MARIE A., dec'd.**

Late of Plymouth Township.  
Executrix: MARIE A. BILL,  
600 Penllyn Pike,  
Penllyn, PA 19422-1043.  
ATTORNEY: B. JOHN BEDROSSIAN,  
900 Maple Street, Office Suite A,  
Conshohocken, PA 19428

**DUGAN, MARY B., dec'd.**

Late of West Norriton Township.  
Executor: LOUISE McBRIDE,  
c/o D. Selaine Keaton, Esquire,  
21 W. Front Street, P.O. Box 1970,  
Media, PA 19063.  
ATTORNEY: D. SELAINE KEATON,  
HALLIGAN & KEATON, P.C.,  
21 W. Front Street, P.O. Box 1970,  
Media, PA 19063

**EVANS, LORRAINE R., dec'd.**

Late of Perkiomen Township.  
Executrix: CRYSTAL YOST,  
c/o Andrew C. Laird, Esquire,  
360 W. Main Street,  
Trappe, PA 19426.

- ATTORNEY: ANDREW C. LAIRD,  
KING LAIRD, P.C.,  
360 W. Main Street,  
Trappe, PA 19426
- FRECHEM, BART S., dec'd.**  
Late of Hatfield Township.  
Executrix: NANCY FRECHEM,  
c/o David Onorato, Esquire,  
298 Wissahickon Avenue,  
North Wales, PA 19454.  
ATTORNEY: DAVID C. ONORATO,  
HLADIK, ONORATO & FEDERMAN, LLP,  
298 Wissahickon Avenue,  
North Wales, PA 19454
- FURCZYK, GLORIA D., dec'd.**  
Late of Franconia Township.  
Executrix: DOLORES F. CONSTANZER,  
c/o Christopher P. Mullaney, Esquire,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024
- GOLDMAN, SONJA E., dec'd.**  
Late of Upper Providence Township.  
Executor: EDWARD A. GOLDMAN,  
c/o Gilbert P. High, Jr., Esquire,  
40 E. Airy Street,  
Norristown, PA 19401.  
ATTORNEY: GILBERT P. HIGH, JR.,  
HIGH SWARTZ, LLP,  
40 E. Airy Street,  
Norristown, PA 19401
- HAMMOND, EILEEN KARSH, dec'd.**  
Late of Upper Merion Township.  
Executor: LYNN J. HAMMOND,  
c/o Laura M. Tobey, Esquire,  
229 W. Wayne Avenue,  
Wayne, PA 19087.  
ATTORNEY: LAURA M. TOBEY,  
REIDENBACH & ASSOCIATES, LLC,  
229 W. Wayne Avenue,  
Wayne, PA 19087
- HARASCHAK, JANICE M. also known as  
JANICE MAE HARASCHAK, dec'd.**  
Late of Borough of Hatboro.  
Executor: KEITH P. HARASCHAK,  
c/o 104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040
- IRVINE, JAMES G., dec'd.**  
Late of Upper Merion Township.  
Co-Executors: MICHAEL F. IRVINE AND  
TIMOTHY T. IRVINE,  
708 Canterbury Avenue,  
Villanova, PA 19085.  
ATTORNEY: MICHAEL L. SALAD,  
COOPER LEVENSON, P.A.,  
1125 Atlantic Avenue, Third Floor,  
Atlantic City, NJ 08401
- KELLY, KATE M., dec'd.**  
Late of Norristown, PA.  
Executor: JAMES F. KELLY, IV,  
323 Winding Way,  
Glenside, PA 19038.
- ATTORNEY: KIRSTEN B. MINISCALCO,  
WINTER & DUFFY LAW,  
190 Bethlehem Pike, Suite 1,  
Colmar, PA 18915
- LYNCH, JOSEPH C., dec'd.**  
Late of Borough of Ambler.  
Executor: STEPHEN J. LYNCH,  
c/o 104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040
- MASSANISO JR., FRANK P., dec'd.**  
Late of Horsham Township.  
Executor: MARCO ROSELLI,  
1110 Camp Hill Road,  
Fort Washington, PA 19034.  
ATTORNEY: JUDITH P. STUTMAN IZES,  
GAZAN & JOHN, P.C.,  
30 W. Airy Street,  
Norristown, PA 19401
- McGUIRE, JOSEPH, dec'd.**  
Late of Conshohocken, PA.  
Executrix: KATHERINE IRWIN,  
1335 Midland Road,  
Conshohocken, PA 19428.
- McRAE-JACKSON, ANGELA, dec'd.**  
Late of Abington Township.  
Administrator: MICHAEL McRAE,  
c/o Brian F. Levine, Esquire,  
22 E. Grant Street,  
New Castle, PA 16101.  
ATTORNEY: BRIAN F. LEVINE,  
LEVINE LAW LLC,  
22 E. Grant Street,  
New Castle, PA 16101
- MORTON, GREGORY J., dec'd.**  
Late of Lower Merion Township.  
Executrix: LISA PRATT,  
108 Bloomingdale Avenue, Apt. 5,  
Wayne, PA 19087.  
ATTORNEY: MATTHEW A. BOLE,  
FIFIK LAW GROUP, P.C.,  
Foster Plaza, Suite 315,  
661 Anderson Drive,  
Pittsburgh, PA 15220
- NAGLE, CLEO P., dec'd.**  
Late of Springfield Township.  
Executrix: CLIESSA SARA NAGLE,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446
- NISENHOLTZ, RHODA GRETA, dec'd.**  
Late of Upper Dublin Township.  
Executor: MARTIN A. NISENHOLTZ,  
4451 Gulf Shore Boulevard, North,  
Naples, FL 34103.  
ATTORNEY: MICHAEL L. SALAD,  
COOPER LEVENSON, P.A.,  
1125 Atlantic Avenue, Third Floor,  
Atlantic City, NJ 08401

**NOGRADI, KERRY F., dec'd.**

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

**OBERMAN, CARYL, dec'd.**

Late of Borough of Jenkintown.  
 Executor: MICHAEL GELBURD,  
 c/o Jennifer L. Zegel, Esquire,  
 Three Logan Square, 5th Floor,  
 1717 Arch Street,  
 Philadelphia, PA 19013.  
 ATTORNEY: JENNIFER L. ZEGEL,  
 KLEINBARD LLC,  
 Three Logan Square, 5th Floor,  
 1717 Arch Street,  
 Philadelphia, PA 19013

**OLIVER, SARA TERESA also known as TERESA M. OLIVER, dec'd.**

Late of Lower Moreland Township.  
 Executrix: COLLEEN MALPEZZI,  
 c/o Ned Hark, Esquire,  
 Goldsmith Hark & Hornak, PC,  
 7716 Castor Avenue,  
 Philadelphia, PA 19152.  
 ATTORNEY: NED HARK,  
 GOLDSMITH HARK & HORNAK, PC,  
 7716 Castor Avenue,  
 Philadelphia, PA 19152

**OTT, SHIRLEY KNIPE, dec'd.**

Late of Hatfield, PA.  
 Executor: DAVID OTT,  
 P.O. Box 223,  
 Hatfield, PA 19440.

**PARKER, RUSSELL ELLIS, dec'd.**

Late of Jenkintown, PA.  
 Executrix: DIANA LESH,  
 86 Creek Drive,  
 Doylestown, PA 18901.

**PLOCIENNIK, EILEEN N., dec'd.**

Late of Lafayette Hill, PA.  
 Administratrix: CHRISTINE CONNERS,  
 786 N. Valley Forge Road,  
 Devon, PA 19333.

**ROBBINS, FLORENCE M., dec'd.**

Late of Upper Providence Township.  
 Executrix: HELEN E. LECH,  
 5044 Cold Spring Drive,  
 Collegeville, PA 19426.  
 ATTORNEY: JACQUELINE A. JOHNSON,  
 3770 Ridge Pike,  
 Collegeville, PA 19426

**RUBIS, WILLIAM, dec'd.**

Late of Abington Township.  
 Executor: GREGORY RUBIS,  
 6 Brenner Court,  
 Somerset NJ 08873-5240.

**SCHLACK, RITA MARY also known as RITA M. SCHLACK and RITA SCHLACK, dec'd.**

Late of Upper Providence Township.  
 Executor: JOHN ALLEN SCHLACK,  
 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

**SCOTT, LINDA C., dec'd.**

Late of New Hanover Township.  
 Executor: C. JAMES G. SCOTT,  
 c/o Jessica R. Grater, Esquire,  
 740 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: JESSICA R. GRATER,  
 MONASTRA & GRATER, LLC,  
 740 E. High Street,  
 Pottstown, PA 19464

**SHANBLATT, CHARLOTTE, dec'd.**

Late of Cheltenham Township.  
 Executors: JONATHAN SHANBLATT,  
 BRIAN SHANBLATT AND  
 NEAL SHANBLATT,  
 c/o Frances M. Ozda, Esquire,  
 8400 Bustleton Avenue, Suite 301,  
 Philadelphia, PA 19152.  
 ATTORNEY: FRANCES M. ODZA,  
 8400 Bustleton Avenue, Suite 301,  
 Philadelphia, PA 19152

**SHULMAN, ROSALIND M., dec'd.**

Late of Lansdale, PA.  
 Executor: JOHN S. QUALTERIA, JR.,  
 c/o Richard W. Shaffer, Jr., Esquire,  
 7736 Main Street,  
 Fogelsville, PA 18051.

**SMITH, SHIRLEY I., dec'd.**

Late of Limerick Township.  
 Executor: DONALD J. SMITH,  
 340 Tavistock Drive,  
 Royersford, PA 19468.  
 ATTORNEY: GARY P. LEWIS,  
 LEWIS & McINTOSH, LLC,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**STARK, MITCHELL, dec'd.**

Late of Huntingdon Valley, PA.  
 Executor: BRANDON STARK,  
 1245 13th Street, NW, #412,  
 Washington, DC 20005.

**SULTANOVA, DURDONA, dec'd.**

Late of Lower Moreland Township.  
 Executrix: MALIKA SULTANOVA,  
 c/o Carol R. Livingood, Esquire,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191.  
 ATTORNEY: CAROL R. LIVINGOOD,  
 TIMONEY KNOX, LLP,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191

**VICARIO, NANCY H., dec'd.**

Late of Towamencin Township.  
 Executor: ROGER ALLEN KEIM,  
 c/o Jeremy Z. Mittman, Esquire,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936.  
 ATTORNEY: JEREMY Z. MITTMAN,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936

**WRIGLEY, MARGARET F., dec'd.**

Late of Borough of Lansdale.  
 Executrix: JOANNE COFFMAN,  
 c/o Danielle M. Yacono, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.

ATTORNEY: DANIELLE M. YACONO,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446

### **Second Publication**

#### **ALTERMAN, PHILIP J., dec'd.**

Late of Abington Township.  
Executors: MARLENE D. GREEN AND  
CHARLES L. ALTERMAN,  
c/o Denise A. Kuestner, Esquire,  
1818 Market Street, Suite 2430,  
Philadelphia, PA 19103.  
ATTORNEY: DENISE A. KUESTNER,  
LANGSAM STEVENS SILVER &  
HOLLAENDER LLP,  
1818 Market Street, Suite 2430,  
Philadelphia, PA 19103

#### **ANTELMAN, RHEA L., dec'd.**

Late of Abington Township.  
Executrix: HERMINE C. ANTELMAN,  
c/o Guy F. Matthews, Esquire,  
300 W. State Street, Suite 300,  
Media, PA 19063.  
ATTORNEY: GUY F. MATTHEWS,  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, P.C.,  
300 W. State Street, Suite 300,  
Media, PA 19063

#### **AQUINO, BEATRIZ L., dec'd.**

Late of Blue Bell, PA.  
Personal Representative: PLACER GIGANTONE,  
1105 Silo Circle,  
Blue Bell, PA 19422.

#### **BASERGA, RENATO, dec'd.**

Late of Lower Merion Township.  
Administratrices: HEATHER TURNER,  
137 N. Narberth Avenue,  
Narberth, PA 19073,  
SUSAN BASERGA,  
49 Thirsty Hill Road,  
Guilford, CT 06437.  
ATTORNEY: HEATHER L. TURNER,  
LAW OFFICE HEATHER L. TURNER,  
137 N. Narberth Avenue,  
Narberth, PA 19073

#### **BATES, RICHARD JAMES, dec'd.**

Late of Pottstown, PA.  
Administratrix: TINA ANN KALNAJS,  
511 Norristown Road,  
Horsham, PA 19044.

#### **BEIDLER, ELAINE L., dec'd.**

Late of Telford, PA.  
Administratrix: NANCY J. BEIDLER,  
41 W. Ridge Avenue,  
Telford, PA 18969.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

#### **BERNSTEIN, SELMA W., dec'd.**

Late of Lower Merion Township.  
Executors: JEFFREY S. BARNETT AND  
MICHAEL L. GOLDEN, JR.,  
2005 Market Street, 16th Floor,  
Philadelphia, PA 19103.

ATTORNEY: MICHAEL L. GOLDEN, JR.,  
ZARWIN BAUM DeVITO KAPLAN SCHAER  
TODDY, PC,  
2005 Market Street, 16th Floor,  
Philadelphia, PA 19103

#### **BRUSKIN, BEATRICE, dec'd.**

Late of Cheltenham Township.  
Administrator: ROBERT SLUTSKY,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ROBERT M. SLUTSKY,  
SLUTSKY ELDER LAW P.C.,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462

#### **CAMPBELL, EDWARD GRANT, dec'd.**

Late of Whitmarsh Township.  
Executor: RICHARD CAMPBELL,  
715 Sansom Street,  
Philadelphia, PA 19106.

#### **CHOSED, ELAINE, dec'd.**

Late of Horsham Township.  
Executrix: DEBORAH L. SWIREN,  
1390 Dawn Drive,  
Maple Glen, PA 19002.

#### **CLARK, SUSAN ANN also known as SUSAN A. CLARK, dec'd.**

Late of Upper Merion Township.  
Executrix: ARIA SHELLINGTON,  
140 Lewisville Court,  
Phoenixville, PA 19460.  
ATTORNEY: STEPHEN J. OLSEN,  
GAWTHROP GREENWOOD, PC,  
17 E. Gay Street, Suite 100,  
West Chester, PA 19380

#### **COLES, LUCY, dec'd.**

Late of Lower Providence Township.  
Executrix: LORI COLES,  
321 McIntosh Road,  
West Chester, PA 19382.

#### **COSTELLO, JENNIFER, dec'd.**

Late of Upper Dublin Township.  
Executor: KEELY CLAUSON,  
2956 Anzac Avenue,  
Abington, PA 19001.

#### **CUTRONA, FAYE, dec'd.**

Late of Borough of Narberth.  
Executor: THOMAS G. CUTRONA,  
1637 Oakwood Drive, S209,  
Narberth, PA 19072.  
ATTORNEY: VIRGIE M. VAKIL,  
KELLY GRIMES PIETRANGELO & VAKIL,  
36 E. Second Street,  
Media, PA 19063

#### **DAMPF, ERNA C. also known as ERNA CHRISTINA DAMPF, dec'd.**

Late of Upper Providence Township.  
Executrix: BARBARA ANN MEHLMAN,  
c/o 104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040

#### **DANSAK, HENRY JOHN also known as HANK DANSAK and HENRY J. DANSAK, dec'd.**

Late of Abington Township.  
Executrix: JACQUELINE A. DANSAK,  
171 S. Bonsall Street,  
Philadelphia, PA 19146.

**DEININGER, RANDY HOWARD, dec'd.**

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

**DITUNNO JR., JOHN F. also known as JOHN FRANCIS DITUNNO and JOHN DITUNNO, dec'd.**

Late of Lower Merion Township.  
 Executrix: PATRICIA DITUNNO,  
 c/o Steven G. Winters, Esquire,  
 1650 Market Street, Suite 2800,  
 Philadelphia, PA 19103.  
 ATTORNEY: STEVEN G. WINTERS,  
 COZEN O'CONNOR,  
 1650 Market Street, Suite 2800,  
 Philadelphia, PA 19103

**DOSZPOLY, ANDRE STEPHEN also known as ANDRES DOSZPOLY, dec'd.**

Late of Wynnewood, PA.  
 Administrator: JANE A. MILLER-DOSZPOLY,  
 306 Kent Road,  
 Wynnewood, PA 19096.  
 ATTORNEY: DEBORAH B. MILLER,  
 560 Belfry Drive,  
 Blue Bell, PA 19422

**FINEGAN-SKIFFINGTON, JOAN also known as JOAN B. FINEGAN, dec'd.**

Late of Upper Dublin Township.  
 Executrix: LINDA GILMORE,  
 10 Island View Terrace,  
 Ocean View, NJ 08230.  
 ATTORNEY: CARRIE WOODY,  
 110 W. Front Street,  
 Media, PA 19063

**FISHER, ROBERT A. also known as ROBERT FISHER, dec'd.**

Late of Borough of Collegeville.  
 Executrix: WENDY FISHER,  
 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

**GELLER, FLORENCE D. also known as FLORENCE D. COHEN and FLORENCE D. HUTTER, dec'd.**

Late of Whitmarsh Township.  
 Executrix/Administratrix: HOLLY COHEN,  
 132 Upland Terrace,  
 Bala Cynwyd, PA 19004.

**GIBSON, CHERYL ANN, dec'd.**

Late of Willow Grove, PA.  
 Administrator: BRANDON GIBSON-BOYD,  
 1673 Fairview Avenue,  
 Willow Grove, PA 19090.  
 ATTORNEY: MARK A. BERENATO,  
 391 Wilmington Pike, #264,  
 Glen Mills, PA 19342

**GILLESPIE, THERESA A., dec'd.**

Late of Lower Salford Township.  
 Co-Administrators: ROBERT J. GILLESPIE AND  
 JOANN SCHUMANN,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: NICOLE C. MANLEY,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**GORDON, GEORGE, dec'd.**

Late of Lower Gwynedd Township.  
 Administrator CTA: CHARLES DEWEY,  
 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

**HARE, BUNNY M., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: THOMAS TROUTMAN,  
 514 Vine Street,  
 Stowe, PA 19464.  
 ATTORNEY: JEFFREY R. BOYD,  
 BOYD AND KARVER,  
 7 E. Philadelphia Avenue, Suite 1,  
 Boyertown, PA 19512

**HAYES, IRENE E., dec'd.**

Late of Worcester Township.  
 Executrix: NANCY E. NOLAN,  
 613 Hammersmyth Court,  
 Harleysville, PA 19438.  
 ATTORNEY: ANDREW P. GRAU,  
 THE GRAU LAW FIRM,  
 911 Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**HEINTZ, PATRICIA M., dec'd.**

Late of Lower Providence Township.  
 Executrix: BARBARA S. SIMES,  
 38 W. Ridge Avenue,  
 Telford, PA 18969.  
 ATTORNEY: MARY KAY KELM,  
 2326 N. Broad Street, Suite 200,  
 Colmar, PA 18915

**HENDRICKS, REBECCA B., dec'd.**

Late of Franconia Township.  
 Executrix: DENISE H. BAUM  
 (A/K/A DENISE BAUM),  
 38 W. Reliance Road,  
 Telford, PA 18969.  
 ATTORNEY: DAVID S. KAPLAN,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

**KOCH, DOUGLAS WAYNE, dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: DAWN VANDEN EEDEN,  
 c/o Lisa J. Cappolella, Esquire,  
 1236 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: LISA J. CAPPOLELLA,  
 1236 E. High Street,  
 Pottstown, PA 19464

**KOFFEL, ROBERT BARRY also known as**

**R. BARRY KOFFEL and BARRY KOFFEL, dec'd.**  
Late of Franconia Township.  
Administratrix: JUDITH ANN KOFFEL,  
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

**KOWNACKI, MARY J., dec'd.**

Late of Glenside, PA.  
Executor: FRANK KOWNACKI,  
8031 Cheltenham Avenue,  
Glenside, PA 19038.

**MALAMUT, MARCIA L., dec'd.**

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

**McDEVITT, THERESA MARYANNE, dec'd.**

Late of Whitmarsh Township.  
Executor: DAVID S. McDEVITT,  
10 Carey Drive,  
Ambler, PA 19002.  
ATTORNEY: KATIE M. CLEMM,  
CLEMM AND ASSOCIATES, LLC,  
4517 Binfords Ridge Road,  
Charlotte, NC 28226

**McKINNY, RICHARD STEPHEN also known as**

**RICHARD S. McKINNY, dec'd.**  
Late of Abington Township.  
Executor: ANDREW McKINNY,  
c/o George M. Ritter, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**MEISEL III, JOHN J., dec'd.**

Late of Upper Gwynedd Township.  
Administratrix CTA: 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

**NAGEL, KAREN R., dec'd.**

Late of Lower Merion Township.  
Executor: DAVID C. CRAMER,  
c/o David M. Brown, Esquire,  
1500 Market Street, 38th Floor,  
Philadelphia, PA 19102-2186.  
ATTORNEY: DAVID M. BROWN,  
SAUL EWING LLP,  
1500 Market Street, 38th Floor,  
Philadelphia, PA 19102-2186

**NELMS, LOIS M., dec'd.**

Late of Lower Salford Township.  
Executor: MALCOLM BRUBAKER,  
2587 Ridge Road,  
Elverson, PA 19520.  
ATTORNEY: JAMES M. SMITH,  
SMITH BUKOWSKI, LLC,  
1050 Spring Street, Suite 1,  
Wyomissing, PA 19610

**QUIRK, JANICE D., dec'd.**

Late of Limerick Township.  
Executor: DYLAN C. BERMAN,  
c/o Sally A. Farrell, Esquire,  
17 W. Miner Street,  
West Chester, PA 19382.  
ATTORNEY: SALLY A. FARRELL,  
MacELREE HARVEY, LTD.,  
17 W. Miner Street,  
West Chester, PA 19382

**RABINOWITZ, RHODA A., dec'd.**

Late of Lower Merion Township.  
Executrices: LYNDSEY BATES,  
6004 Tracy Avenue,  
Edina, MA 55436,  
LANA FREEMAN,  
5501 Village Drive, #104,  
Edina, MN 55439.  
ATTORNEY: LINDSEY E. WILKINSON,  
P.O. Box 445,  
Haverford, PA 19041

**SHIN, GRACE E.L., dec'd.**

Late of Borough of Jenkintown.  
Executor: IHSUK SHIN,  
c/o Marjorie Scharpf, Esquire,  
The Tannenbaum Law Group,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: MARJORIE SCHARPF,  
THE TANNENBAUM LAW GROUP,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462

**SLOAN, KEVIN MICHAEL, dec'd.**

Late of Borough of Souderton.  
Executrix: SUSAN SLOAN,  
c/o Amy R. Stern, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**STANLEY, PENNY, dec'd.**

Late of Horsham Township.  
Executrix: JUNE M. STANLEY-KRIEBEL,  
1611 Park Avenue, Apt. 431,  
Quakertown, PA 18951.

**THOMAS, BARBARA ANN, dec'd.**

Late of Upper Merion Township.  
Executor: KEITH THOMAS,  
2311 Farnwood Circle,  
Austin, TX 78704.

**Van ARSDALE, NORMAN L., dec'd.**

Late of Lower Salford Township.  
Executrix: CINDY M. McGRATH,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**YOCUM, ROBERT LaROY also known as****ROBERT L. YOCUM, dec'd.**

Late of Perkiomen Township.  
 Executor: TIMOTHY YOCUM,  
 c/o Brian F. Boland, Esquire,  
 2640 Westview Drive,  
 Wyomissing, PA 19610.  
 ATTORNEY: BRIAN F. BOLAND,  
 KOZLOFF STOUDET,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**ZUCKERMAN, BARBARA LOIS also known as****BARBARA ZUCKERMAN and  
BARBARA L. ZUCKERMAN, dec'd.**

Late of Lower Merion Township.  
 Executrix: CINDY ZUCKERMAN REISNER,  
 1546 Flat Rock Road,  
 Narberth, PA 19072.  
 ATTORNEY: HELENE S. JARON,  
 NATALIE GOLDBERG,  
 COZEN O'CONNOR,  
 1650 Market Street, Suite 2800,  
 Philadelphia, PA 19103

**Third and Final Publication****BAKER, MARY MARIE, dec'd.**

Late of Perkiomen Township.  
 Administratrix: MARIE MO,  
 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

**BILL, ROBERT C., dec'd.**

Late of Horsham Township.  
 Administrator: JOHN R. BILL,  
 301 Norristown Road, Apt. G202,  
 Ambler, PA 19002.  
 ATTORNEY: SCOT W. SEMISCH,  
 SEMISCH and SEMISCH,  
 739 Clarendon Road,  
 Penn Valley, PA 19072

**CAROL, NORMAN, dec'd.**

Late of Lower Merion Township.  
 Executors: DANIEL CAROL,  
 2440 Charnelton Street,  
 Eugene, OR 97405,  
 LESLIE CAROL,  
 142 Barrie Road,  
 Ardmore, PA 19003.  
 ATTORNEY: LAWRENCE F. GILBERT,  
 REED SMITH LLP,  
 1717 Arch Street, Suite 3100,  
 Philadelphia, PA 19103

**CERINI, MARY, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: LAURA FORD,  
 c/o HighPoint Law Offices.  
 ATTORNEY: ASHLEY HAN,  
 HIGHPOINT LAW OFFICES PC,  
 200 Highpoint Drive, Suite 211,  
 Chalfont, PA 18914

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

Late of West Norriton Township.  
 Executor: JOSEPH CASSIDY,  
 c/o Mark Ryan, Esquire,  
 618 Swede Street,  
 Norristown, PA 19401.

**COOK, MARGUERITE GERTRUDE, dec'd.**

Late of East Norriton Township.  
 Executrix: JANICE M. BOYER,  
 c/o Samuel J. Trueblood, Esquire,  
 P.O. Box 521,  
 Valley Forge, PA 19481.  
 ATTORNEY: SAMUEL J. TRUEBLOOD,  
 P.O. Box 521,  
 Valley Forge, PA 19481

**COPE, CLAIRE DOLORES also known as  
CLAIRE D. COPE, dec'd.**

Late of Borough of Pennsburg.  
 Executor: JOHN V. SALAMONE,  
 905 Temple Avenue,  
 Pottstown, PA 19465.  
 ATTORNEY: JEFFREY C. KARVER,  
 BOYD & KARVER,  
 7 E. Philadelphia Avenue, Suite 1,  
 Boyertown, PA 19512

**DONOVAN, PAUL THOMAS, dec'd.**

Late of Plymouth Township.  
 Executor: ROSEMARY SCHAFFER,  
 10 Memory Lane,  
 Birdsboro, PA 19508.  
 ATTORNEY: MICHAEL J. RIGHI,  
 BITLER LAW, PC,  
 3115 Main Street,  
 Birdsboro, PA 19508

**DOWLING, ADRIENNE M., dec'd.**

Late of Lower Moreland Township.  
 Executor: KRYSTLE DOWLING,  
 2313 Mousley Place,  
 Wilmington, DE 19810.

**FIGUEROA, PETER R. also known as  
PETER RICARDE FIGUEROA, dec'd.**

Late of Borough of Jenkintown.  
 Executrix: MARIA FIGUEROA,  
 309 Florence Avenue, 507N,  
 Jenkintown, PA 19046.  
 ATTORNEY: SCOTT H. MUSTIN,  
 HORST KREKSTEIN & RUNYON,  
 610 W. Germantown Pike, Suite 350,  
 Plymouth Meeting, PA 19462

**GEST, MARY A. also known as  
MARY GEST, dec'd.**

Late of Pennsburg, PA.  
 Executrix: CHRISTINA DeSAPIO,  
 23 S. Hellertown Avenue,  
 Quakertown, PA 18951.  
 ATTORNEY: WENDY J. ASHBY,  
 314 W. Broad Street, Suite 118,  
 Quakertown, PA 18951

**GOLDSTONE, PAUL NED, dec'd.**

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

**GONDOS SR., MICHAEL F., dec'd.**

Late of West Norriton Township.  
 Administratrix: PATRICIA GONDOS,  
 c/o Ashley E. Sharek, Esquire,  
 P.O. Box 130,  
 Bradford Woods, PA 15015.

- ATTORNEY: ASHLEY E. SHAREK,  
ENTRUSTED LEGACY LAW,  
P.O. Box 130,  
Bradford Woods, PA 15015
- HIGHLEY, DAVID CHARLES, dec'd.**  
Late of Upper Frederick Township.  
Executrix: STEPHANIE R. BROOKS,  
61 Bishop Road,  
Pottstown, PA 19465.  
ATTORNEY: REBECCA A. HOBBS,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19465
- HOFFMAN, WILLIAM H. also known as  
WILLIAM HURLOCK HOFFMANN, dec'd.**  
Late of Lower Providence Township.  
Executors: ANN H. SCULLY AND  
WILLIAM H. HOFFMANN, JR.,  
c/o Carol R. Livingood, Esquire,  
130 W. Lancaster Avenue,  
Wayne, PA 19087.  
ATTORNEY: CAROL R. LIVINGOOD,  
TIMONEY KNOX, LLP,  
130 W. Lancaster Avenue,  
Wayne, PA 19087
- HRUZ, EUGENE R., dec'd.**  
Late of West Pottsgrove Township.  
Administrator: GREGORY A. HRUZ,  
c/o David G. Garner, Esquire,  
2129 E. High Street,  
Pottstown, PA 19464.  
ATTORNEY: DAVID G. GARNER,  
2129 E. High Street,  
Pottstown, PA 19464
- KINCADE, CHARLES HAROLD, dec'd.**  
Late of Plymouth Township.  
Administrator: CHARLES HAROLD KINCADE, IV,  
c/o D. Smith, Esquire,  
P.O. Box 1490,  
Havertown, PA 19083.  
ATTORNEY: DENISE A. SMITH,  
P.O. Box 1490,  
Havertown, PA 19083
- KLEIN, RICHARD W., dec'd.**  
Late of Cheltenham Township.  
Administratrix: CHRISTINA M. KLEIN,  
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
- LANDIS, DOROTHEA A. also known as  
DOROTHEA ANDREA LANDIS, dec'd.**  
Late of Towamencin Township.  
Executor: JAMES L. LANDIS, JR.,  
885 Laurel Lane,  
Harleysville, PA 19438.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- LONG, WILLARD A., dec'd.**  
Late of Borough of Red Hill.  
Executrix: MS. BEVERLY YODER,  
c/o Christopher P. Mullaney, Esquire,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.
- ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024
- MALONE, JOHN J., dec'd.**  
Late of Abington Township.  
Executors: SARAH E. MAJKUT AND  
JOHN G. MALONE,  
c/o Kenneth R. Pugh, Esquire,  
910 Harvest Drive, P.O. Box 3037,  
Blue Bell, PA 19422.  
ATTORNEY: KENNETH R. PUGH,  
KAPLIN STEWART,  
910 Harvest Drive, P.O. Box 3037,  
Blue Bell, PA 19422
- MATCOVICH, ELIZABETH GRACE, dec'd.**  
Late of Maple Glen, PA.  
Executor: ROBERT T. MATCOVICH,  
400 Gulph Ridge Road,  
King of Prussia, PA 19406.  
ATTORNEY: ANTHONY M. NOCE,  
732 Oak Terrace Drive,  
Ambler, PA 19002
- MATTHEWS, JOSEPHINE, dec'd.**  
Late of Upper Merion Township.  
Administratrix: MELISSA MATTHEWS,  
301 Village Drive, Apt. 275,  
King of Prussia, PA 19406.  
ATTORNEY: GLADYS E. BALCARCEL,  
METTE,  
3401 N. Front Street, Floor 2,  
Harrisburg, PA 17110
- McKEEL, SAM S., dec'd.**  
Late of Lower Merion Township.  
Executrix: KAREN M. CALBY,  
5 Captains Walk,  
Norwalk, CT 06853.  
ATTORNEY: TRACY BLAKE DeVLIEGER,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087-1571
- MICKLE, CLAUDE WOODS also known as  
CLAUDE W. MICKLE, dec'd.**  
Late of Blue Bell, PA.  
Administratrix: GLENDA MICKLE,  
1235 Shepard Drive,  
Blue Bell, PA 19422.  
ATTORNEY: MAURICE JOHN HOUSTON,  
6004 Greene Street,  
Philadelphia, PA 19144
- MURPHY, JOHN, dec'd.**  
Late of Lower Moreland Township.  
Administrator: RICHARD SAND, ESQUIRE,  
c/o Howard M. Soloman, Esquire,  
1819 JFK Boulevard, Suite 303,  
Philadelphia, PA 19103.  
ATTORNEY: HOWARD M. SOLOMON,  
1819 JFK Boulevard, Suite 303,  
Philadelphia, PA 19103
- OSKOWIAK, JOSEPH E., dec'd.**  
Late of Abington Township.  
Executors: DR. KENNETH J. OSKOWIAK AND  
MARK E. OSKOWIAK,  
c/o Jonathan H. Ellis, Esquire,  
One Tower Bridge, Suite 100,  
100 Front Street,  
Conshohocken, PA 19428.

- ATTORNEY: JONATHAN H. ELLIS,  
FLASTER GREENBERG PC,  
One Tower Bridge, Suite 100,  
100 Front Street,  
Conshohocken, PA 19428
- PACIELLO, ANTONIO, dec'd.**  
Late of Plymouth Township.  
Executor: BRIDGET MONAGHAN WIBLE,  
c/o Jeremy Z. Mittman, Esquire,  
593 Bethlehem Pike, Suite 10,  
Montgomeryville, PA 18936.
- ATTORNEY: JEREMY Z. MITTMAN,  
593 Bethlehem Pike, Suite 10,  
Montgomeryville, PA 18936
- PEDDIGREE, MARIAN G., dec'd.**  
Late of Borough of Lansdale.  
Executor: WILLIAM SCOTT GOURLEY, II,  
c/o Ryan M. Bornstein, Esquire,  
800 Lancaster Avenue, Suite T-2,  
Berwyn, PA 19312.
- ATTORNEY: RYAN M. BORNSTEIN,  
HARVEY BALLARD & BORNSTEIN, LLC,  
800 Lancaster Avenue, Suite T-2,  
Berwyn, PA 19312
- POSATKO, BARBARA A., dec'd.**  
Late of Abington Township.  
Executor: HENRY J. ZIELINSKI, III,  
c/o Sarah M. Ford, Esquire,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.
- ATTORNEY: SARAH M. FORD,  
FORD AND BUCKMAN, PC,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422
- RITINSKI, ELDA MARIE, dec'd.**  
Late of Borough of Lansdale.  
Executors: JOSEPH RITINSKI AND  
WILLIAM RITINSKI,  
c/o Marguerite M. Nocchi, Esquire,  
P.O. Box 997,  
Lansdale, PA 19446.
- ATTORNEY: MARGUERITE M. NOCCHI,  
NOCCHI LAW PC,  
P.O. Box 997,  
Lansdale, PA 19446
- ROSEN, ARLENE, dec'd.**  
Late of Upper Merion Township.  
Executor: RONALD ROSEN,  
28 Gamet Circle,  
Conshohocken, PA 19428.
- ATTORNEY: LOWELL F. RAEDER,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462
- SCHNEIBLE, RICHARD ARTHUR also known as  
RICHARD A. SCHNEIBLE, dec'd.**  
Late of Franconia Township.  
Executor: PAUL A. SCHNEIBLE,  
2755 Leidy Road,  
Gilbertsville, PA 19525.
- ATTORNEY: THOMAS A. MASTROIANNI,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464
- SCOTT, MALCOLM R., dec'd.**  
Late of New Hanover Township.  
Executor: C. JAMES G. SCOTT,  
c/o Jessica R. Grater, Esquire,  
740 E. High Street,  
Pottstown, PA 19464.
- ATTORNEY: JESSICA R. GRATER,  
MONASTRA & GRATER, LLC,  
740 E. High Street,  
Pottstown, PA 19464
- SMITH, THOMAS ROBERT also known as  
TOM SMITH, dec'd.**  
Late of Whitmarsh Township.  
Executrix: KATHRYN M. PALERMO,  
6730 Pechin Street,  
Philadelphia, PA 19128.
- SOMER, AVO, dec'd.**  
Late of Lower Gwynedd Township.  
Executrix: MARY L. BUCKMAN, ESQUIRE,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.
- ATTORNEY: MARY L. BUCKMAN,  
FORD AND BUCKMAN, PC,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422
- STRACK, CAROL H., dec'd.**  
Late of Borough of Ambler.  
Executor: CHRISTOPHER MARION STRACK,  
c/o Richard L. Newman, Esquire,  
275 S. Main Street, Suite 6,  
Doylestown, PA 18901.
- ATTORNEY: RICHARD L. NEWMAN,  
ROTHKOFF LAW GROUP,  
275 S. Main Street, Suite 6,  
Doylestown, PA 18901
- SULOCK, ROSEANN C., dec'd.**  
Late of Montgomery Township.  
Executrix: ASHLEY R. OMLOR,  
c/o Gerald R. Clarke, Esquire,  
119 S. Easton Road, Suite 207,  
Glenside, PA 19038.
- ATTORNEY: GERALD R. CLARKE,  
CLARKE & ASSOCIATES,  
119 S. Easton Road, Suite 207,  
Glenside, PA 19038
- VONA, ANTHONY, dec'd.**  
Late of Towamencin Township.  
Executrix: DEBORAH A. JOHNSON,  
c/o David Onorato, Esquire,  
298 Wissahickon Avenue,  
North Wales, PA 19454.
- ATTORNEY: DAVID C. ONORATO,  
298 Wissahickon Avenue,  
North Wales, PA 19454
- WALTON, RAYMOND E., dec'd.**  
Late of Towamencin Township.  
Executor: TERRENCE L. WALTON,  
c/o Samuel J. Trueblood, Esquire,  
P.O. Box 521,  
Valley Forge, PA 19481.
- ATTORNEY: SAMUEL J. TRUEBLOOD,  
P.O. Box 521,  
Valley Forge, PA 19481
- WARD, JULIA MARIE, dec'd.**  
Late of Lower Moreland Township.  
Co-Executors: GABRIELLE A. WARD,  
719 Chatham Road,  
Fairless Hills, PA 19006, and  
ARIJ FARUQI,  
910 Stewart Avenue,  
Springfield, PA 19064.
- ATTORNEY: WILLIAM E. MALONE, JR.,  
MALONE LAW OFFICES,  
334 W. Front Street,  
Media, PA 19063

**WIEFEK, ALFRED A., dec'd.**

Late of Horsham Township.  
 Administrator: NANCY WIEFEK,  
 c/o Alexander M. Gusikoff, Esquire,  
 Friedman, Schuman, PC,  
 275 Commerce Drive, Suite 210,  
 Fort Washington, PA 19034.  
 ATTORNEY: ALEXANDER M. GUSIKOFF,  
 FRIEDMAN, SCHUMAN, PC,  
 275 Commerce Drive, Suite 210,  
 Fort Washington, PA 19034

**WILK, EDWARD, dec'd.**

Late of Upper Moreland Township.  
 Executrix: CYNTHIA ZOLNER,  
 26691 Avenida Las Palmas,  
 Capo Beach, CA 92624.  
 ATTORNEY: SCOT W. SEMISCH,  
 SEMISCH and SEMISCH,  
 739 Clarendon Road,  
 Penn Valley, PA 19072

**WOJCIK, ADAM, dec'd.**

Late of Borough of Ambler.  
 Administratrix: AGNIESZKA WOJNARSKA,  
 c/o Karen Schecter Dayno, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: KAREN SCHECTER DAYNO,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**WOOD, LOIS E. also known as  
LOIS EVELYN WOOD, dec'd.**

Late of East Norriton Township.  
 Executrix: CAROLYN L. FRENCH,  
 c/o Matthew C. Samley, Esquire,  
 33 N. Duke Street,  
 Lancaster, PA 17602.  
 ATTORNEY: MATTHEW C. SAMLEY,  
 APPEL, YOST & ZEE LLP,  
 33 N. Duke Street,  
 Lancaster, PA 17602

**ZANZINGER, ELAINE L. also known as  
ELAINE ZANZINGER, dec'd.**

Late of Lower Moreland Township.  
 Executrix: DONNA M. FARRINGTON,  
 3765 Blake Road,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: THOMAS W. FLYNN, III,  
 CRAWFORD DIAMOND FLYNN LLC,  
 19 Waterloo Avenue,  
 Berwyn, PA 19312

**PROFESSIONAL CORPORATION**

**Barsamian P.C.** has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a Professional Corporation, as amended.

**Steven P. Barsamian, II, Esquire**  
 1 Belmont Avenue, Suite 314  
 Bala Cynwyd, PA 19004

**TRUST NOTICE****Third and Final Publication**

**THE HANNAH BEER TRUST  
 DATED DECEMBER 17, 1997,  
 AS AMENDED AND  
 RESTATED APRIL 20, 2022  
 Hannah Beer, Deceased  
 Late of Lower Merion Twp.,  
 Montgomery County, PA**

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

**Trustee:** Susan B. Schwartz  
 c/o Jill R. Fowler, Esq.  
 1001 Conshohocken State Rd., #1-300  
 W. Conshohocken, PA 19428

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

**EXECUTIONS ISSUED****Week Ending August 6, 2024****The Defendant's Name Appears  
First in Capital Letters**

AAA UNIQUE CONSTRUCTION & DESIGNS, INC.:  
 HAYAT, HAGAY: TD BANK, GRNSH. - Service  
 Wholesale, Inc.; 202221354; WRIT/EXEC.  
 ACTIVE WORLD HOLDINGS, INC.: KNOLL,  
 ALFONSO: NET SAVINGS LINK, INC.:  
 NET SAVINGS LINK, INC., GRNSH., ET AL. -  
 WFD Capital, LLC; 202414008; WRIT/EXEC.  
 ANOUSHIAN, BLANCA: WELLS FARGO, GRNSH. -  
 Portfolio Recovery Associates, LLC; 202003884.  
 BACHER, JEFFREY: MICHELS, ELIDA - Carrington  
 Mortgage Services, LLC; 202306787; ORDER/IN  
 REM/\$241,880.61.  
 BELL, BRIAN: BANK OF AMERICA, GRNSH. -  
 Synchrony Bank; 202103595; \$2,106.69.  
 BORKOWSKI HOMES, LLC: BRANCH BANKING &  
 TRUST COMPANY N/K/A TRUIST BANK, GRNSH. -  
 Cornerstone Consulting Engineers & Architectural, Inc.;  
 202416131; \$27,099.74.  
 CATHERINE RIDEOUT, KNOWN SURVIVING  
 HEIR OF: EILEEN RIDEOUT, EXECUTRIX  
 OF THE ESTATE OF EDWARD J. RIDEOUT:  
 RIDEOUT III, KNOWN SURVIVING HEIR,  
 EDWARD, ET AL. - American Advisors Group,  
 et al.; 201926016; ORDER/IN REM/\$338,028.76.  
 COOK, HEATHER: CITIZENS BANK, GRNSH. -  
 Credit Corp Solutions, Inc.; 202217426; \$2,960.50.  
 CRANE, CHRISTIAN: BANK OF AMERICA, GRNSH. -  
 LVNV Funding, LLC; 202123347; \$3,857.52.  
 CROXTON, STACY: PNC BANK, GRNSH. -  
 LVNV Funding, LLC; 202309751; \$1,681.10.  
 CUPPS, CARLTON: BANK OF AMERICA, GRNSH. -  
 LVNV Funding, LLC; 202203530; \$1,443.50.

D.B. UTILITY CONTRACTORS, LLC: VENTRESCA, BRUNO: JPMORGAN CHASE BANK, N.A., GRNSH. - Ore, Inc.; 202221374.

DATTA, SHAM: BANK OF AMERICA, GRNSH. - Credit Corp. Colutions, Inc.; 202224645; \$1,685.50.

DECINQUE, KATHLEEN: KEY BANK, GRNSH. - Portfolio Recovery Associates; 202013719; \$1,358.92.

DEITRICK, SHARON: PNC BANK, GRNSH. - LVNV Funding, LLC; 202224768; \$948.92.

DELLANGELO, STEPHANIE - Lower Providence Community Center; 202303962; \$1,678.05.

Di CARO, JENNIFER: CITIZENS BANK, GRNSH. - LVNV Funding, LLC c/o Patenaude & Felix, APC; 202224597; \$9,894.05.

ENGLISH, MARY - JMMMP Company, et al.; 201332498; WRIT/EXEC.

FOCHT, BRENDA: CITIZENS BANK, GRNSH. - LVNV Funding, LLC c/o Patenaude & Felix, APC; 202124678; \$1,200.73.

FOXY TRANSPORT, LLC: HARRISON, TARNEESHA: HERMAN: NAVY FEDERAL CREDIT UNION, GRNSH. - Odongkara, Tonya; 202418714; \$50,000.00.

FREE, AMBER: CHASE BANK, GRNSH. - Capital One, N.A.; 202416359; WRIT/EXEC.

FREEMAN, SHELLISE: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202101961.

FRYE, PATRICIA: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202122662; \$3,251.80.

GEHMAN, BRITTANY - Government Employees Insurance Company; 202301234.

GLANZMANN, GERALD: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202123429; \$3,825.40.

GONZALEZ, KIMBERLY: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202211401; \$2,259.59.

GRAUEL, JOANNA: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202212022; \$1,785.71.

GREENFIELD OF PERKIOMEN VALLEY, LLC - Deutsche Bank Trust Company Americas, et al.; 202402460; \$13,412,278.29.

HADJAR, SOFIANCE - Drexel University; 202004572; WRIT/EXEC.

HAFFECHS, LLC: WELLS FARGO BANK, GRNSH. - Acuity; 202403312.

HALF AND HALF TRUCKING, INC. - First Insurance Funding, A Division of Lake Forest Bank & Tr., et al.; 202315728.

IGLESIAS, STACY: TD BANK, GRNSH. - TD Bank USA, N.A.; 202122741; \$2,921.06.

JONES, MATTHEW: ALLY BANK, GRNSH. - Akinleye, S.; 202418574; \$951,576.29.

KOLLER, MICHAEL: BANK OF AMERICA, GRNSH. - Synchrony Bank; 202021288; \$1,246.67.

KOOL, MICHAEL: PNC BANK, GRNSH. - LVNV Funding, LLC; 202224697; \$987.51.

KRASNO, JESSE: UNIVEST BANK AND TRUST CO., GRNSH. - Johnson, Jay; 202417162; \$30,470.83.

LASSETER, ZANETA: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202122567; \$1,694.84.

LEONARDI, CHRISTINE: UNIVEST BANK AND TRUST, GRNSH. - LVNV Funding, LLC c/o Patenaude & Felix, APC; 202212819; \$1,069.17.

LITVAN, YURIY: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202325943; \$11,161.91.

MADISON, PHYLLIS: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202212755; \$1,389.15.

MAIER, TRACY: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202204106; \$1,689.39.

MARKLEY, BRANDON: CHASE BANK, GRNSH. - Capital One, N.A.; 202416610; WRIT/EXEC.

PETTIFORD, WILBERT: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202204941; \$8,048.28.

PRISTINE HOME EXTERIORS, LLC: KUNKEL, JEFFREY - SRS Distribution, Inc.; 202406387; WRIT/EXEC.

RUTHERFORD, JOHN: JDR HOLDINGS GROUP, LLC - Restoration Capital, LLC; 202403991; \$264,835.00.

SALAMONE, JEFFREY: SANTANDER BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201425407; \$4,499.88.

SCHWENK, STACEY: TD BANK, GRNSH. - Wells Fargo Bank, N.A.; 202318024; \$4,532.21.

SKYS HALAL RESTAURANT, LLC: JOHNSON, SHEKIA: BROWN, EDWARD: NAVY FCU, GRNSH. - Nolib Rentals, LLC; 202418948; \$46,090.99.

SOPPICK, FRANK: TD BANK, GRNSH. - LVNV Funding, LLC; 202122585; \$1,026.39.

STANISLAUS, GREGORY: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202224596; \$2,313.31.

TIPPETT, IMANI: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202100169; \$2,051.99.

TUGGLE, ROBERT: ROBERT - Pennymac Loan Services, LLC; 202415948.

WALKER, LATOYA: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC c/o Patenaude & Felix, APC; 202200047; \$1,896.73.

WEBB, ARIANA: SANTANDER BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201808601; \$1,050.16.

WEIGELT, ROBIN: BANK OF AMERICA, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202216082; \$2,573.80.

WHITE, SCOTT: 3HILL CREDIT UNION, GRNSH. - Portfolio Recovery Associates, LLC; 201512847; \$1,280.82.

WILLIAMS, MICHELLE: SANTANDER BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201919800; \$2,689.69.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending August 6, 2024**

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

ATLANTIC DEVELOPERS, INC. - Patel, Jasmine; 202419199; Certification of Judgment; \$400,000.00.

BROWN, MICHAEL - LVNV Funding, LLC; 202418991; Judgment fr. District Justice; \$3,955.63.

BURT, DENISHA - Capital One Bank USA, N.A.; 202419198; Certification of Judgment; \$3,363.22.

KIA THEFT SETTLEMENT - Alston, Cynthia; 202418723; Judgment fr. District Justice; \$9,211.43.

MARSHALL, ANTHONY - Chen, Haiyan; 202419024; Judgment fr. District Justice; \$3,113.67.

MURRAY, MANUS - Gupta, Apu; 202419205; Certification of Judgment; \$400,000.00.

RENZELLI, ADRIENNE - LVNV Funding, LLC; 202418994; Judgment fr. District Justice; \$3,880.95.

WINNE CAPITAL HOLDINGS - Janeway Towing; 202419133; Mechanics Lien Claim; \$12,062.50.

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

AZ General Contracting, LLC; 202470221; \$15,941.03.  
Brechtner, Clifford; 202470228; \$6,086.92.  
Audio Drywall, Inc.; 202470232; \$397.60.  
El Limon Flourtown, LLC; 202470225; \$8,517.01.  
Nicki's Lunch Box, Inc.; 202470223; \$10,076.25.  
Perez, Ruth; 202470235; \$26,784.28.  
Perez, Ruth; Vega, J.; 202470234; \$21,017.89.  
Serenity II Day Spa, Inc.; 202470222; \$26,077.80.  
Shiriniam, Gevork; 202470233; \$106,781.05.  
Small World, Inc.; 202470226; \$41,663.80.  
Styles, Shawn; 202470229; \$18,305.22.  
Trice, Andrea; 202470227; \$5,382.77.  
Turner, Eric; 202470231; \$9,268.90.  
Wagenhoffer, Charles; 202470224; \$35,662.58.  
Wallace, Michael; 202470230; \$19,519.37.

**UPPER MORELAND TWP./HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Bathini Construction Group, LLC; 202419189; \$338.84.  
Burke, Michael; Penny; 202419190; \$329.35.  
Butterworth, Robert; Kerry; 202419191; \$727.25.  
Caraway, James; Michelle; 202419192; \$359.95.  
Christaldi, John; Mary; 202419193; \$414.88.  
Flynn, Stephen; Kathleen; 202419194; \$337.32.  
Godinho, David; Boggi, Brittany; 202419195;  
\$375.25.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending August 6, 2024**

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

ALFORD, KATHRYN L. - East Norriton Township;  
Caiola, Frank L., 1904-06 Swede Road,  
East Norriton, PA 19401.  
DOYLE, CECILIA M. - Hatboro Borough; Doyle Jr.,  
James F., 23 Wyomissing Hills Boulevard,  
Reading, PA 19609-1773.  
FULMER, JEANNE M. - Montgomery Township;  
Fulmer, Jacquelyn, 571 Stenton Avenue,  
Blue Bell, PA 19422.  
GARCIA, CARLOS - Montgomery Township; Garcia,  
Denise, 7900 High School Road, Elkins Park,  
PA 19027.  
KARMELS, WAYNE T. - Upper Moreland Township;  
Karmles, Ruthann, 503 S. Warminster Road,  
Hatboro, PA 19040.  
LEWANDOWSKI, DOLORES J. - Conshohocken  
Borough; Martin, Richard A., 702 Rosewood Circle,  
Collegesville, PA 19428.  
LOVE, LORA L. - Upper Dublin Township; Love,  
Thomas A., 1570 Tralee Drive, Dresher, PA 19025.  
LUDWIG, BRADLEY J. - Pottstown Borough; Ludwig,  
Kevin A., 302 King Street, Spring City, PA 19475;  
Ludwig, Mark D., 13 Durham Court, Pottstown,  
PA 19464.  
McBRIDE, MARY E. - Lower Merion Township;  
McBride, Janet, 144 Magnolia Street, Dresher,  
PA 19025.

MERSCHEN, SUE C. - Collegetown Borough;  
Chiulli, Adele, 169 Heritage Drive, Collegetown,  
PA 19426.  
OCTAVIANO, ALBERT - Springfield Township;  
Octaviano, Brian J., 4310 McMenamy Street,  
Philadelphia, PA 19136.  
RILEY, ROSE M. - Lower Merion Township;  
Riley, Byron D., 215 Ardmore Avenue,  
Lower Merion Township, PA 19003.  
STUMPO, CHRISTOPHER F. - Lower Merion Township;  
Stumpo, Ned F., 800 Shadow Farm Road,  
West Chester, PA 19380.  
Van KEUREN, GERALDINE M. - Limerick Township;  
Young, Joann C., 2900 Federal Drive,  
Gilbertsville, PA 19525.  
WOLFSON, IVAN R. - Cheltenham Township;  
Wolfson, Michele, 409 Salisbury Road,  
Wyncote, PA 19095.

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**SUITS BROUGHT**

**Week Ending August 6, 2024**

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

ALEXIS, MARTIN - Meadowbrook Apartments, LLC;  
202419041; Petition to Appeal Nunc Pro Tunc.  
ALTERIE, KYLE - Maiale, Catherine; 202419068;  
Petition to Appeal Nunc Pro Tunc.  
BAUMANN, CAREY; JACKSON, DOMINICK -  
Baci Real Estate, LLC; 202419127; Defendants  
Appeal from District Justice.  
BERGUES, CHRISTIAN - Bank of America, N.A.;  
202419126; Civil Action; Cawley, Jonathan Paul.  
BOYLE, BRIAN - Midland Credit Management, Inc.;  
202418668; Civil Action; Polas, Bryan J.  
COLON, DAVID - First National Bank of Pennsylvania;  
202419096; Civil Action; Donaher, Donna M.  
FORMAN, MATTHEW - Forman, Cherie;  
202418662; Complaint Divorce.  
GEIGES, SUZANNE - Midland Credit Management, Inc.;  
202418669; Civil Action; Polas, Bryan J.  
GREEN, JASMINE - Emile, Makhi; 202419165;  
Complaint for Custody/Visitation.  
HADJALI, ABDELBAKI - Hadjali, Teresa; 202418998;  
Complaint Divorce.  
HERNANDEZ MEJIA, EDWIN ARTURO;  
GONZALEZ ORTEGA, KARLA PATRICIA -  
Hernandez Gonzalez, Yelsin Ibeth; 202419135;  
Complaint for Custody/Visitation; Melhor-Ferreira, Ana.  
HUNT, VICTORIA - Soltan, Sean; 202418533;  
Complaint for Custody/Visitation.  
JOHNSON, B. - Miller, Kenneth; 202419093;  
Civil Action.  
LINDSEY, KEVIN - Lindsey, Jennifer; 202418754;  
Complaint Divorce.  
MALCOM, EXTAL - James Malcom, Lois; 202419043;  
Complaint Divorce.  
MARTIN, PRINCE - Kwaw-Hawkins, Christa;  
202418708; Complaint for Custody/Visitation;  
Mixon, Aaron A.  
McNAMARA, BRIAN - McNamara, Jamie; 202418715;  
Complaint Divorce.  
METROPOLITAN TOWER LIFE INSURANCE  
COMPANY - JG Wentworth Originations, LLC;  
202418860; Petition; Maro, Robert A.

- OZDEMIR, CANSEL - Ozdemir, Furkan; 202419186;  
Complaint for Custody/Visitation; Emerson, Jillian.
- PANFILE, GRANT - Thoenebe, Evanesence; 202418435;  
Complaint for Custody/Visitation.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Bridgestone Retail  
Operations, LLC d/b/a Tires Plus Total Car; 202418672;  
Appeal from Suspension/Registration/Insp.;  
Hartwell, Benjamin.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Yuvi Fuel, LLC; 202418624;  
Appeal from Suspension/Registration/Insp.;  
Shafkowitz, David M.
- PINNACLE MEDICAL GROUP, P.C. - Saint Mary's  
Medical Group, Inc.; 202418842; Foreign Subpoena.
- SIMMONS, DOMENIQUE - Simmons, Marvin;  
202419061; Complaint Divorce.
- SMITH, CHARELL - PCA Acquisitions V, LLC  
202419163; Defendants Appeal from District Justice.
- STAGLIANO, ROBERT - LVNV Funding, LLC;  
202418823; Civil Action; Carfagno, Christopher B.
- SUNDERMIER, MATTHEW: NINJA PROPERTIES -  
Foster, Jaclyn; 202419035; Defendants Appeal from  
District Justice.
- VITAL, MARIE: YOLA - Royal Athena Gardens, L.P.;  
202419103; Defendants Appeal from District Justice.
- WARD, THEODORE - Ward, Jennifer; 202419178;  
Complaint Divorce.
- WEIDERHOLD, JAMES - Weiderhold, Maureen;  
202419002; Complaint Divorce.
- YOUNG, MICHAEL - Young, Aziza; 202418601;  
Complaint for Custody/Visitation.
- ZEIGLER, LAUREN - Zeigler, Jr., Belton; 202419046;  
Complaint for Custody/Visitation; Finger, Scott  
J. G.
- ZIEGLER, BRAD - Midland Credit Management, Inc.;  
202418680; Civil Action; Polas, Bryan J.
- BURGOS, JAIME SR. - Hatfield Township; Roth,  
Lillian, 17 Derstine Road Hatfield, PA 19440.
- CARDILLO, CHAROLETTE J. - Lansdale Borough;  
Brobst, Debra, 705 Whipnail Hills, Blue Bell, PA 19422.
- COHEN, MICHAEL - Lower Merion Township;  
Cohen, Adam B., 1301 N. Dewey Avenue,  
Oklahoma City, OK 73103.
- CUMMINGS, ANN M. - Upper Dublin Township;  
Cross, Matthew J., 100 Thatcher Court,  
North Wales, PA 19454.
- D'AMBRA, LINDA M. - Lower Moreland Township;  
Bruner III, Raymond G., 13 Wendee Way,  
Sewell, NJ 08080.
- DAVIS, MICHAEL - Ambler Borough; Davis, Amy C.,  
6000 Ready Avenue, Baltimore, MD 21212;  
Davis, Susan E., 470 W. End Avenue, New York,  
NY 10024.
- DEMPSEY, JUDITH M. - East Norriton Township;  
Nelk, Margaret, 671 Butternut Court, Red Hill,  
PA 18076.
- DiLELLO, MARGUERITE J. - Lower Salford Township;  
Puia, James G., 1589 Bromley Drive, Harleysville,  
PA 19438.
- ECKMAN, LYNNE C. - Lower Providence Township;  
Eckman, Glenn D., 5 Camiel Lane, Phoenixville,  
PA 19460.
- EMIG, MARY E. - Upper Moreland Township; Emig III,  
Frank J., 2340 Edge Hill Road, Huntingdon Valley,  
PA 19006.
- FOGLIA, SUSAN B. - Upper Moreland Township;  
Foglia, Paul L., 50 Potter Street, Haddonfield,  
NJ 08033.
- GEHMAN, DONALD - Lansdale Borough; Gehman,  
Sherry F., 10 Elm Drive, Lansdale, PA 19446.
- GUSTAFSSON, TORGNY D. - Lower Merion Township;  
Gustafsson, Ingrid, 607 Braeburn Lane, Penn Valley,  
PA 19072.
- HAMLETT JR., ROBERT J. - Cheltenham Township;  
Hamlett, Beverly M., 150 Ridge Pike, Apt. 8-A,  
Lafayette Hill, PA 19444.
- HATGIMISIOS, DOROTHY - Upper Dublin Township;  
Colletti, Capri, 114 Sumter Place, Maple Glen,  
PA 19002.
- KERNAN, NANCY - Montgomery Township; Kernan,  
Brian, 12 Wismer Road, Schwenksville, PA 19473.
- KOTT, WILLIAM E. - Limerick Township; Corr,  
Michael, 8 Hawkeye Drive, Royersford, PA 19468.
- KROSKI, THERESA A. - Cheltenham Township;  
Irons, Annette, 433 Marsh Road, Wilmington,  
DE 19809.
- KURLYAK, MARIO - Douglass Township; Kurylak,  
Deborah, 60 Amberly Court, Boyertown, PA 19512.
- LAWLOR, JOHN H. - Lower Gwynedd Township;  
Lawlor, Patricia A., 18 Oxford Lane, Horsham,  
PA 19044.
- LINN, MASON C. - Lower Frederick Township;  
Linn, Gregg M., 845 Scholl Road, Pottstown,  
PA 19465.
- LIOTTA, TRUDY E. - East Norriton Township;  
Liotta, Philip L., 2016 Birchwood Drive,  
Norristown, PA 19401.
- MASSANISO JR., FRANK P. - Horsham Township;  
Roselli, Marco, 1110 Camp Hill Road,  
Ft. Washington, PA 19034.
- MATO, MICHAEL J. - Limerick Township;  
Mato, Christopher L., 145 Laver Road,  
Schwenksville, PA 19473.

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## WILLS PROBATED

### Granted Week Ending August 6, 2024

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

- ADAMS, DAWN R. - Lower Providence Township;  
Adams, Valerie L., 3832 Germantown Pike,  
Collegeville, PA 19426.
- BAILEY, ELLEN M. - Pottstown Borough; Bailey Jr.,  
Henry W., 21 Acoma Lane, Collegeville, PA 19426.
- BERRAY, MARIAN F. - Whitemarsh Township;  
Berray, Thomas J., 604 Brookes Ridge Court,  
Bethesda, MD 20816.
- BHALA, OM P. - Bhala, Ajay, 288 Ranch Trail,  
Williamsville, NY 14221.
- BIGELOW, NANCY S. - East Norriton Township;  
Riggs, Carol B., 4519 W. 14th Street,  
Greeley, CO 80634.
- BRETZ, DEBORA - Red Hill Borough; Riggins,  
Kimberly, 3183 Fennel Road, Pennsburg, PA 18073.
- BROWN, MITCHELL P. - Plymouth Township;  
Brown, Keith H., 605 Stewart Road, Collegeville,  
PA 19426; Furman, Amy, 8517 Marsden Street,  
Philadelphia, PA 19136.
- BURGOS, EVA - Hatfield Township; Roth, Lillian,  
17 Derstine Road, Hatfield, PA 19440.

- McKENNA, BRIAN S. - Lower Providence Township; Elvin, Lauren D., 118 Lafayette Drive, Norristown, PA 19403.
- NACE, MICHAEL E. - Upper Moreland Township; Leber, Lisa M., 1010 Dale Place, Carlisle, PA 17013.
- O'DONNELL, ELIZABETH B. - Towamencin Township; Kelly, Susan M., 2163 Pheasant Hill Way, Lansdale, PA 19446.
- OTT, SHIRLEY K. - Hatfield Township; Ott, David R., 49 W. Lincoln Avenue, Hatfield, PA 19440.
- PACHELLA, EVELYN T. - East Norriton Township; Pachella, Sarah, 80 Brookside Court, Boyertown, PA 19512.
- RICHARDS, PIERRE E. - Springfield Township; Richards, Matthew H., 4047 Joshua Road, Lafayette Hill, PA 19444; Rosenberger, Jacqueline K., 300 W. Elm Street, Conshohocken, PA 19428.
- RIZZO, DENNIS L. - Upper Merion Township; Rizzo, Diana, 707 General Scott Road, King of Prussia, PA 19406.
- ROSA, MARK P. - Springfield Township; Rosa, Heather A., 10 Highland Avenue, Flourtown, PA 19031.
- RUSSELL, BARBARA S. - Ambler Borough; Russell, Peter N., 55 Adley Road, Fairfield, CT 06825.
- SCHUSTER, INGEBORG - Upper Dublin Township; Gerlach, Cathymarie, 562 Pine Tree Road, Jenkintown, PA 19046.
- SCHWARTZ, PATRICIA M. - East Norriton Township; Mauzy, Herbert W., 555 Wood Duck Drive, Manheim, PA 17545.
- SCHWARZMAN, WILLIAM E. - Upper Dublin Township; Schwarzman, Seth, 1022 Tasker Street, Philadelphia, PA 19148.
- SEMAN, GEORGE W. - Abington Township; Feczko, Marcella M., 3037 Raymond Avenue, Roslyn, PA 19001.
- SHAFFER, ELAINE B. - Abington Township; Eyre, Robert B., 432 N. Easton Road, Glenside, PA 19038.
- STROBEL, JOHN - Upper Gwynedd Township; Shipe, Karen L., 167 Eagles Watch, South, Bechtelsville, PA 19505.
- SUPPLEE, DORIS M. - Hatfield Township; Bathurst, Patricia S., 313 Fortuna Drive, Hatfield, PA 19440.
- SWEET, GENEVIEVE R. - Bellitto, Rita S., 7700 Gralnack Place, Springfield, VA 22153.
- VANDEGRIFT, HERBERT W. - Towamencin Township; Ponto, Kristine C., 1170 Marcus Drive, Pottstown, PA 19465.
- VOID, CHARLES D. - Telford Borough; Lutchendorf, Debra, 418 Mininger Road, Souderton, PA 18964; Lutchendorf, Walter A., 418 Mininger Road, Souderton, PA 18964.
- WERTZ, ELEANOR V. - Upper Merion Township; Wertz, Lawrence M., 383 Emerson Plaza, Altamonte Springs, FL 32701.
- WOLFSON, BERTRAM - Lower Merion Township; Jorgensen, M.K., 510 Mariva Avenue, Clearwater, FL 33755; Wolfson, Roderick H., 1105 Clover Hill Drive, West Chester, PA 19382.
- WRIGLEY, MARGARET F. - Lansdale Borough; Coffman, Joanne, 215 Lovers Lane, Mont Clare, PA 19453.
- ZIMMER, SHIRLEY J. - Montgomery Township; Ball, Michele Z., 2840 NE 37 Street, Fort Lauderdale, FL 33308.