

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 March 27, 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.

Second Publication

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 conveyed to 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, by Deed dated 5/09/2007 and recorded 05/10/2007, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5646 at Page 2023, granted and conveyed unto Steven G. Hurley.

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. 2017-22674**, 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 thereon erected, situate in the **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a stake on the Northerly side of Elm Street, at the distance of 250 feet, Westerly from Cherry Street, being a point in the middle of the partition wall of this and the adjoining property, now or late of Elizabeth M. McCarter; thence, through the middle of said partition wall, Northerly, parallel with Cherry Street, 90 feet to an alley, 20 feet wide; thence, along the Southerly side of said alley, Westerly, 14 feet to a stake, a corner of land, now or late of Sarah Ann Mason; thence, by and along said land, Southerly and through the middle of the partition wall of this and the said Mason House, 90 feet to Elm Street, aforesaid, and along the Northerly side thereof, Easterly, 14 feet, to the place of beginning.

BEING THE SAME PREMISES, which Oethan Scott, by Deed, dated 7/14/2021 and recorded 7/15/2021, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6235 at Page 00916, granted and conveyed unto Denise Dana Scott.

Parcel Number: 05-00-02004-00-7.

Location of property: 354 E. Elm Street, Conshohocken, PA 19428.

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

Seized and taken in execution as the property of **Oethan Scott Jr. and Dana Denise Scott** at the suit of Wilmington Trust, National Association, not in its Individual Capacity, but Solely, as Trustee for MFRA Trust 2015-1. Debt: \$182,684.49.

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. 2018-02740**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, and described according to a revised Plan of Portions of Whitemarsh Village, Section 2, made by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, on August 7, 1950, which plan is recorded in Deed Book 2093 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Patton Road (50 feet wide) from point of curve on the Southwest side of Cheltenham Avenue (41.5 feet wide), the 4 following courses and distances, viz: on the arc of a circle, curving to the left, with a radius of forty feet, the arc distance of sixty-two and eighty-three one hundredths feet to a point of reverse curve on the said Southeast side of Patton Road; thence, along the said Southeast side of Patton Road, on the arc of a circle, curving to the right, with a radius of three hundred seventy-five and twenty-nine one hundredths feet, the arc distance of three hundred fifty-three and eighty-seven one hundredths feet to a point; thence, South eighty-one degrees six minutes West, six hundred eighty-three and twenty-five one hundredths feet to a point, an angle; thence, South eighty-four degrees fifty-three minutes twelve seconds West, still along the said Southeast side of Patton Road, four hundred twenty-one and eighty-four one hundredths feet to the first mentioned point and place of beginning; thence, extending from said beginning point, South five degrees six minutes forty-eight seconds East, one hundred fifty-eight and twenty one-hundredths feet to a point on the Northwest side of a certain drainage right-of-way (60 feet wide); thence, extending South eighty-six degrees twenty-nine minutes thirty-six seconds West, along the Northwest side of said drainage right-of-way, ninety-five and four one hundredths feet to a point in a certain fifteen feet wide drainage easement; thence, extending North five degrees six minutes forty-eight seconds West, passing through said fifteen feet wide drainage easement, one hundred fifty-five and fifty-four one hundredths feet to a point on the Southeast side of Patton Road; thence, extending North eighty-four degrees fifty-three minutes twelve seconds East, along the said Southeast side of Patton Road, ninety-five feet to the first mentioned point and place of beginning.

BEING Lot No. 209 on the aforesaid plan.

BEING the same property conveyed to Kia J. L. Johnson, who acquired Title by Virtue Deed from Alan Snyder and/or Gail Snyder, by Power of Attorney for Florence Snyder, dated August 5, 2005, recorded August 23, 2005, at Deed Book 5567 at Page 2567, Montgomery County, Pennsylvania Records.

Parcel Number: 52-00-13579-00-4.

Location of property: 8610 Patton Road, Glenside a/k/a Wyndmoor, PA 19038.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Kia J. L. Johnson** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Trustee of LSF10 Master Participation Trust. Debt: \$322,761.30.

Manley Deas Kochalski, 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. 2018-03910**, 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 the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, and described according to a survey made by Schurr and Brattan, R.L.S., on August 7, 1950, and recorded at Norristown, in Deed Book No. 2169 at Page 601, as follows, to wit:

BEGINNING at a point, on the Southeasterly side of Old Arch Road (41 1/2 feet wide), at the distance of 734.97 feet, Southwestwardly from a point of curve, formed by the intersection of the Southeasterly side of Old Arch Road and the Southwesterly side of Germantown Pike (60 feet wide); thence, extending along Old Arch Road, South 37° 55' 10" West, 75 feet to a point; thence, extending on a line, South 52° 04' 50" East, 150 feet to a point; thence, extending on a line, North 37° 55' 10" East 75 feet to a point; thence, extending on a line, North 52° 04' 50" West, 88 feet to a point; and thence, continuing along said line through the center of a 9 feet wide driveway, 62 feet to the place of beginning.

BEING known as Lot No. 601 on said Plan.

TOGETHER with the free use, right and liberty of the said driveway as and for a passageway and driveway in common with the owners, tenants and occupiers of the premises adjoining to the Northeast.

BEING the same property conveyed to Heather A. Brash and Christopher J. Brash, husband and wife, who acquired Title, as Tenants by the Entirety, by Virtue of a Deed from Heather A. Brash, Margaret J. Schultz, and Francis D. Schultz, Sr., dated March 4, 2015, recorded March 16, 2015, at Instrument Number 2015017073, and recorded in Book 5946 at Page 02468, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Christopher J. Brash died May 22, 2021.

Parcel Number: 49-00-00142-00-7.

Location of property: 22 Arch Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Heather A. Brash; Margaret J. Schultz; Francis D. Schultz, Sr.; and Christopher J. Brash a/k/a Christopher John Brash (deceased)** at the suit of U.S Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 EBO Trust. Debt: \$439,572.42.

Manley Deas Kochalski, 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. 2018-19327**, 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 Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act 68 PA C.3101 et seq., by the recording in the Montgomery County Department of Records, of a Declaration dated April 8, 1996 and recorded April 9, 1996, in Deed Book 5144 at Page 1226; and First Amendment thereto, dated June 15, 1996 and recorded on June 18, 1996, in Deed Book 5151 at Page 348; and a Second Amendment thereto, dated August 9, 1996 and recorded August 26, 1996, in Deed Book 5158 at Page 2476; and a Third Amendment thereto, dated January 17, 1997 and recorded January 24, 1997, in Deed Book 5175 at Page 741; and a Restated Third Amendment thereto, dated March 5, 1997, in Deed Book 5179 at Page 407; and a Fourth Amendment thereto, dated July 17, 1997 and recorded August 4, 1997, in Deed Book 5194 at Page 1141; and a Fifth Amendment thereto, dated November 3, 1997 and recorded November 3, 1997, in Deed Book 5205 at Page 441; and a Sixth Amendment thereto, dated May 28, 1998 and recorded in Deed Book 5227 at Page 425;

BEING and designated as Unit No. 2602, together with proportionate undivided interest in the Common Elements (as defined in such Declaration) of Heritage Park Condominium.

TITLE TO SAID PREMISES IS VESTED IN Nathan B. Morris, single man, and Claudette Bowser, single woman, by Deed from NVR, Inc., a Virginia Corporation d/b/a Ryan Homes, dated March 18, 1999, recorded March 29, 1999, in Book No. 5264 at Page 2395.

Parcel Number: 23-00-00273-07-3.

Location of property: 508 Hagey Place, Unit 2602, Colledgeville, PA 19426.

The improvements thereon are: Residential- Condominium/townhouse.

Seized and taken in execution as the property of **Claudette Bowser and Nathan B. Morris** at the suit of Specialized Loan Servicing, LLC. Debt: \$120,703.01.

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. 2018-20410**, 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 Revised Subdivision Plan, showing relocated property line, prepared for Ryan P. Rex, dated September 12, 2011, and recorded April 25, 2014, in Plan Book 40 at Page 330, as follows, to wit:

BEGINNING at a point on the Northeasterly side of North Avenue/East Avenue (of irregular width at this point), said point, being a common corner of Lot No. 1 and No. 2; thence, extending from said point of beginning, along the Northeasterly and Northerly side of North Avenue/East Avenue, on the arc of a circle, curving to the left, having a radius of 60 feet, the arc distance of 44.01 feet to a point, a corner of Lot No. 50; thence, extending along same, North 25 degrees 14 minutes 0 seconds West 107.63 feet to a point in line of lands, now or late of Walter P. and Maria L. Moore; thence, extending along same and also along lands, now or late of Edward T. and Juanita Wilson and land, now or late of Marvin Watkins, North 54 degrees 36 minutes 30 seconds East 155.76 feet to a point in line of lands of SEPTA; thence, extending along same, South 28 degrees 45 minutes 5 seconds East 30.00 feet to a point, a corner of Lot No. 2; thence, extending along same, the two following courses and distances: 1) South 15 degrees 24 minutes 51 seconds West 136.96 feet to a point; and 2) South 31 degrees 52 minutes 6 seconds West 30.70 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

BEING the same premises, which Ryan P. Rex, by Deed, dated 6/25/2015 and recorded 6/26/2015, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5959 at Page 01008, granted and conveyed unto Joseph Carfi and Kelly Malloy, Joint Tenants with Right of Survivorship.

Parcel Number: 39-00-03061-00-5.

Location of property: 409 North Avenue, Penllyn, PA 19422.

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

Seized and taken in execution as the property of **Joseph Carfi and Kelly Malloy** at the suit of NewRez LLC. Debt: \$213,190.67.

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. 2018-28976**, 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 **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described:

BEGINNING at a point, in the center line of Mt. Pleasant Avenue (thirty feet wide), marking a corner of this and land, formerly of John Henry; thence, leaving Mt. Pleasant Avenue, the two following courses and distances: (1) South seventy-eight degrees, fifteen minutes West, one hundred ninety two and nine one-hundredths feet to an iron pin; (2) South fifteen degrees, fourteen minutes East, seventy-five and eighty three one-hundredths feet to a stone; thence, by land, now or formerly of Thomas B. Jones Estate, South sixty-five degrees, sixteen minutes West, one hundred fifty-four and twenty-eight one-hundredths feet a point; thence, by land of Katherine Mae Regan, North fifteen degrees, fourteen minutes West, three hundred sixteen and seventy nine one-hundredths feet to a point of land, now or formerly of George Cook; thence, by the same, North sixty five degrees, four minutes East, one hundred fifty four and thirty eight one-hundredths feet to a stone; thence, by other land, now or formerly of the said John Henry, the two following courses and distances: (1) South fifteen degrees, fourteen minutes East, one hundred sixty one and thirty four one-hundredths feet to an iron pin; (2) North seventy eight degrees, fifteen minutes East, one hundred ninety six and ninety six one-hundredths feet to a spike in the middle of Mt. Pleasant Avenue; thence, along the center line of same, South eleven degrees, forty five minutes East, eighty feet to the place of beginning.

CONTAINING one and four hundred sixty-five one thousandths acres, more or less.

BEING the same premises, which Maxie Boyer and Winifred Boyer, his wife, by Indenture Bearing date, the thirtieth day of August, A.D. 1963, and records on the thirtieth day of August, A.D. 1963, in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book No. 3300, Page 132 & c., granted and conveyed unto Fannie McKethan, widow, in fee.

TITLE TO SAID PREMISES IS VESTED in Helen Scott, by Deed from Lillian McKethan, Fannie Mae McKethan (Deceased 10/03/1993) and Quentin L. Scott (Deceased 12/18/1979), date recorded March 11, 2014, in Book No. 5906 at Page 01765. Helen Scott is deceased, dated of death was December 11, 2018.

Parcel Number: 58-00-13840-00-7.

Location of property: 1052 Mount Pleasant Avenue, Wayne, PA 19087.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **James C. Scott, in His Capacity as Administrator and Heir of the Estate of Helen Scott a/k/a Helen E. Scott; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Helen Scott a/k/a Helen E. Scott, deceased** at the suit of Wilmington Savings Fund Society, FSB, not Individually, but Solely, as Trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1. Debt: \$242,034.73.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, *A Florida Limited Liability Company*, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-12082**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN unit, or parcel of land, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, shown on a Record Plan of Subdivision, prepared for Sawmill Valley, Section 3, Phase III and IV (Sawyer's Creek), being Sheet 2 of 10, dated 12/15/1983, last revised 1/6/1984, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-45, Page 375, and designated thereon as Unit No. 29.

TOGETHER WITH AND UNDER AND SUBJECT to the rights, provisions, covenants and restrictions, easements, terms and agreements, conditions, exceptions, reservations and exclusions contained and set forth in that certain Declaration of Easements, Conditions and Restrictions created by Sawyer's Creek Association, Inc., dated 11/14/1983, recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 4723 at Page 1507; as Supplemented by Supplementary Declaration of Declaration of Restrictions, Covenants and Easements, as in Deed Book 4734 at Page 633; as Supplemented by Supplementary Declaration of Restrictions, Covenants and Easements as in Deed Book 4758, Page 1832; as amended by First Amendment to Declaration of Restrictions, Covenants and Easements; as in Deed Book 5082 at Page 2016, and any amendments thereto.

BEING the same property conveyed to Harris Gubernick and Diane Gubernick, who acquired title, as Tenants by the Entirety, and Danielle Loyd, who acquired title, as Tenants in Common, by Virtue of a Deed from Sarajane Wilson, dated June 2, 2014, recorded June 17, 2014, at Instrument Number 2014037330, and recorded in Book 5916 at Page 01624, Office of the Recorder of Deeds, Montgomery County, Pennsylvania

Parcel Number: 36-00-04135-28-4.

Location of property: 29 Ember Lane, Horsham, PA 19044.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Danielle Lloyd; Diane Gubernick; and Harris Gubernick** at the suit of MidFirst Bank. Debt: \$251,108.93.

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. 2019-18234**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

BEGINNING at a point in the center line of Sunset Avenue, at the distance of seventy-five feet Northeastwardly from line of land of Wilmer M. Levette and Katherine E., his wife, being a corner of land, about to be conveyed to Harry F. Baird and Elsie L., his wife; thence, along said land, North forty-four degrees twenty-nine minutes West, six hundred eight-eight and twelve one-hundredths feet to a point, in line of land of John S. Carer; thence, along said land, North sixty degrees fifty minutes East, seventy-seven and seventy-six one-hundredths feet to a point, a corner of land, now or late of Olen D. Capps and Nancy B., his wife; thence, along said land, South forty-four degrees twenty-nine minutes East, six hundred sixty-six and sixty-two one-hundredths feet to a point, in the center line of Sunset Avenue, aforesaid; thence, along the center line thereof, South forty-four degrees forty-seven minutes West, seventy-five feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Peciaro and Beth A. Peciaro, by Deed from Signe DiMarcello, Executrix of the Estate of Nelson M. Baird, Deceased, dated 04/13/2015, recorded 04/14/2015, in Deed Book 5949 at Page 02945.

Parcel Number: 33-00-08677-00-2.

Location of property: 2939 Sunset Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Daniel Peciaro, Sr. a/k/a Michael Peciaro and Beth A. Peciaro** at the suit of Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1, by U.S. Bank, National Association, as Indenture Trustee. Debt: \$112,177.65 plus interest to Sale date.

Chris Cummins, Esquire, I.D. #331304 (Pincus Law Group, PLLC), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2019-22153**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements thereon erected, situate in the 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Kohn Street Homes, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania on 7/27/1967, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kohn Street (fifty feet wide), which point is at the distance of seventy-two feet, measured South thirty-nine degrees forty-nine minutes West, along the said side of Kohn Street, from its intersection with the Southwesterly side of Beech Street (sixty-six feet wide), as shown on said Plan; thence,

extending from said beginning point, South fifty degrees eleven minutes East, passing portion of the distance through the party wall of these premises and premises adjoining to the Northeast and crossing over a twenty feet wide alley (not opened as shown on said plan), the distance of one hundred twenty feet to a point; thence, extending along the Southeasterly side of said alley, South thirty-nine degrees forty-nine minutes West, the distance of sixteen feet to a point; thence, extending North fifty degrees eleven minutes West, recrossing said alley, extending a portion of the distance through a garage as shown on said Plan, and extending a portion of the distance through the party wall of these premises and premises adjoining to the Southwest, the distance of one hundred twenty feet to a point on the Southeasterly side of Kohn Street, aforesaid; thence, extending along said side of Kohn Street, North thirty-nine degrees forty-nine minutes East, the distance of sixteen feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Wamamu Management Co., who acquired title by Virtue of a Deed from Francis Wachira and Marie Magera Mbui, husband and wife, dated October 20, 2009, recorded December 1, 2009, at Instrument Number 2009124375, and recorded in Book 5751 at Page 02775, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-18704-00-3.

Location of property: 842 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Marie Magera Mbui; Francis M. Wachira; and Wamamu Management Co.** 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: \$101,229.29.

Manley Deas Kochalski LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-06123**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or parcel of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Lots, known as Ringing Hill Gardens, and more fully described as follows, to wit:

BEGINNING at the Southeasterly corner, lands R.J. Cinino, said point, being on the Northerly property line, Wendy Drive (50 feet wide) and distant along the same from a point, marking the intersection of said property line, as projected, with the middle of Knuffman Road, South 50 degrees 30 minutes East 225.00 feet; thence, from said point of beginning, along the rear lands of the said R.J. Cinino and J.L. Montrose, North 39 degrees 30 minutes East, 200.00 feet to a corner on line of lands Harry Mest; thence, along the same, South 50 degrees 30 minutes East, 100.00 feet to a corner, on line other lands Robert L. Gresh; thence, along the same, South 39 degrees 30 minutes West, 200.0 feet to a corner on the Northerly property line, Wendy Drive; thence, along the same, North 50 degrees 30 minutes West, 100.00 feet to the place of beginning.

BEING the same premises, which Robert L. Gresh and Doris V. Gresh, his wife, by Deed, dated June 4, 1963, and recorded June 6, 1963, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 3288 at Page 924, granted and conveyed unto C. David Smith and Dolores J. Smith, his wife, as Tenants by the Entireties, in fee.

AND THE SAID C. David Smith departed this life, on or about December 9, 1995, thereby vesting title unto Dolores J. Smith, by operation of law.

AND THE SAID Dolores J. Smith departed this life, on or about October 20, 2020, thereby vesting title unto Sylva Smith, Donald Smith, and Dawn Smith-Rosenberry, known Heirs of Dolores J. Smith and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Dolores J. Smith, deceased.

Parcel Number: 42-00-05284-00-2.

Location of property: 723 Wendy Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sylva Smith, Co-Executrix of the Estate of Dolores J. Smith, deceased and Dawn Smith-Rosenberry, Co-Executrix of the Estate of Dolores J. Smith, deceased** at the suit of Carrington Mortgage Services, LLC. Debt: \$172,743.33.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-06302**, 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, located in the property known, named and identified as Middleton Place Townhomes, a Condominium, located in **West Norriton 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 Office of Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, recorded on 01/07/1982, in Deed Book 4674 at Page 1029, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 405, together with proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises, which First Generation Millionaires, LLC, by Deed, dated May 18, 2023, and recorded at Montgomery County Recorder of Deeds Office on August 2, 2023, in Deed Book 6334 at Page 02158, granted and conveyed unto First Generation Millionaires, LLC.

Parcel Number: 63-00-05210-32-5.

Location of property: 405 Middleton Place, Norristown, PA 19403.

The improvements thereon are: Residential-Condominium/townhouse.

Seized and taken in execution as the property of **First Generation Millionaires, LLC** at the suit of Campus Quarters, LLC. Debt: \$149,378.79.

David Osborne, Esquire (Goldstein Law Partners, LLC), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2022-10997**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

BEING Unit No. 36.

TITLE TO SAID PREMISES IS VESTED IN Tami Buckwalter, by Deed, dated 12/16/2004 from Charles Interrante and Maureen Adams Interrante, husband and wife, recorded by the Montgomery County Recorder of Deeds, on 01/05/2005, in Deed Book 5539 at Page 00980, as Instrument #2005002661.

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

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

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Tami Buckwalter** 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: \$217,019.15.

Parker McCay, P.A., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21291**, 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, about to be erected thereon, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan for "Hunters Run Phase II", prepared for Anthony C. Giamo, by Bursich Associates, Inc., dated 04/23/1986 and last revised 11/06/1991 and recorded in Plan Book A-54 at Page 194, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Charles Drive (52 feet wide), a corner of this and Lot No. 143 on said Plan; thence, extending from said point of beginning and along the Southwesterly side of Charles Drive; aforesaid, South 48 degrees 05 minutes 23 seconds East, 80 feet to a point, a corner of Lot No. 145 on said Plan; thence, extending along the same, South 41 degrees 54 minutes 37 seconds West, 145 feet to a point, in line of lands, now or late of Larry R. Rupert; thence, extending along the same and partly along lands, now or late of Thorman E. and Leona E. Wysong, North 48 degrees 05 minutes 23 seconds West, 80 feet to a point, a corner of Lot No. 143, aforesaid; thence, extending along the same, North 41 degrees 54 minutes 37 seconds East, 145 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gary Anoushian and Blanca Anoushian, by Deed from Vanessa Royce, dated July 14, 2015, and recorded August 5, 2015, in Deed Book 5965 at Page 151, Instrument Number 2015058704.

Parcel Number: 47-00-00850-78-9.

Location of property: 638 Charles Drive, Gilbertsville, PA 19525.

The improvements thereon are: E-Exempt dwelling Veterans.

Seized and taken in execution as the property of **Gary Anoushian and Blanca Anoushian** at the suit of Navy Federal Credit Union. Debt: \$290,864.38.

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

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

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

By virtue of a Writ of Execution **No. 2022-21974**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

PREMISES A:

BEGINNING at a point, an iron pin, in the middle of now South Front Street, in **Souderton Borough**, Montgomery County, Pennsylvania, also a corner, in line of land, now or late of Henry M. Nyce; thence, extending along the same, North thirty-nine and three-quarter degrees East, two hundred thirty and ninety-three hundredths feet to an iron pin, in a line of a fifteen feet wide alley; thence, extending along said alley, South forty-nine and three-quarter degrees East, one hundred twelve feet to a point, a corner in the line of said alley and in line of late Abraham S. Cressman's land (now Estate of R.B. Goettler's land); thence, extending along land of said R.B. Goettler's Estate, South thirty-nine and three-quarter degrees West, two hundred thirty-two and ninety-three hundredths feet to a point, in the middle of said South Front Street; thence, along the middle of said South Front Street; North forty-nine degrees West, one hundred twelve feet to the place of beginning.

BEING the same premises which W. Brooke Moyer, Administrator of the Estate of Helen V. Moyer, Deceased, by Indenture bearing date the 17th day of March, A.D. 1967 and recorded 3/20/1967 in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, PA, in Deed Book 3462 at Page 810, granted and conveyed unto Jay Neal Moyer & Joanne F. Moyer, h/w, in fee.

PREMISES B:

ALL THAT CERTAIN tract, or parcel of ground, to be annexed from lands of Zion Mennonite Church of Souderton (Lot 2), to lands of Jay Neal and Joanne F. Moyer (Lot 5), situate in **Souderton Borough**, Montgomery County, Pennsylvania, being shown on Record Plan - facility Expansion Zion Mennonite Church, prepared by Horizon Engineering Associates, LLC, as dated August 31, 2011, and last revised January 25, 2012, and being more fully described as follows:

BEGINNING at an iron pin on the common property line of Lot 2 and Lot 5, said iron pin, being measured North forty-one degrees fifty-three minutes twenty one seconds East, one hundred sixty two and thirty six one hundredths feet from a point at or near the centerline of South Front Street (fifty feet wide); thence, 1) along Lot 5, North forty-one degrees fifty three minutes twenty one seconds East, seventy and eleven one hundredths feet to an iron pin; thence, 2) along a fifteen feet wide alley, South forty-seven degrees thirty-six minutes thirty-two seconds East, twenty-two and seventy-one one-hundredths feet to an iron pin; thence, 3) along Lot 2, South forty-nine degrees one minutes thirty three seconds West, thirty four and thirty five one hundredths feet to an iron pin; thence, 4) along the same, South sixty-nine degrees seven minutes eleven seconds West, forty and thirty one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises, which Joanne F. Moyer, by Deed, dated 11/14/2014 and recorded 11/19/2014 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5935 at Page 01157, granted and conveyed unto Edwin L. Hinkle.

Parcel Number: 21-00-03372-00-9.

Location of property: 163 S. Front Street, Souderton, PA 18964.

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

Seized and taken in execution as the property of **Edwin L. Hinkle** 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: \$256,822.53.

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. 2022-24795**, 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 thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeast side of Lafayette Street, at the distance of 331.4 feet, Northwest from the North corner of Noble and Lafayette Street; thence, along the Northeast side of Lafayette Street, Northwest, 15 feet; thence, Northeast, the line passing through the middle of the partition wall between the house on this and the house on the adjoining lot, 96 feet to an alley, four feet wide, laid out for the common use of the owners of the properties abutting thereon; thence, along the Southwest side of said alley, Southeast 15 feet to a point, a corner of other property of Elma R. Builbert; thence, Southwest along said other property, the line passing through the middle of the partition wall between the houses, 96 feet to the first mentioned point and place of beginning.

TOGETHER with the free use of said four feet wide alley, in common with the owners and occupiers of other properties abutting thereon, said alley extending from Buttonwood Street to another alley, 10 feet wide, extending from this alley to Lafayette Street, the center of said ten feet wide alley, being 105 feet, Northwest from Noble Street.

BEING the same premises, which Nan L. Balkwill, by Deed, dated 07/24/1986 and recorded at Norristown, in the Office for the Recorder of Deeds, in and for the County of Montgomery, on 07/28/1986, in Deed Book 4807 at Page 638, granted and conveyed unto Pasquale Molinaro and Mary Trainor, their heirs and assigns, as Joint Tenants with the Right of Survivorship and not as Tenants in common, in fee.

AND the said Mary Trainor has since intermarried with Pasquale Molinaro and is now known as Mary L. Molinaro. BEING the same premises, which Vita Consors LTD, by Deed, dated 10/04/2022 and recorded 10/05/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6303 at Page 1214, granted and conveyed unto Robert Davidson and Stephanie Szot, in fee.

Parcel Number: 13-00-20104-00-7.

Location of property: 1029 W. Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Davidson; Stephanie Szot a/k/a Stephanie Slot; and Vita Consors, Ltd.** at the suit of Lakeview Loan Servicing, LLC. Debt: \$92,394.47.

Carolyn Treglia, Esquire, I.D. #328659 (Brock & Scott, PLLC), 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. 2023-01231**, 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, bounded and described as follows, to wit:

BEGINNING at a point, in the center line of DeKalb Pike (50 feet wide), at the distance of 60 feet, measured South 36 degrees 05 minutes West from the Southwesterly side of Traxel Avenue (50 feet wide, unopened); thence, extending from said point of beginning, along said side of DeKalb Pike, South 36 degrees 05 minutes West, 124 feet to a point; thence, extending North 55 degrees 36 minutes West, 234.73 feet to a point on the Northwest side of a 20 feet wide alley; thence, extending by the same, North 33 degrees 35 minutes 30 seconds East, 211.81 feet, more or less to a point; thence, extending South 33 degrees 51 minutes East (erroneously referred to South 33 degrees 51 minutes West in prior deeds), 249.21 feet to the first mentioned point and place of beginning.

BEING the same premises, which Nancy C. Solomon, by Deed, dated August 15, 1980, and recorded at Montgomery County Recorder of Deeds Office, on August 21, 1980, in Deed Book 4553 at Page 318, granted and conveyed unto Harry Rogers, Jr. and Roxann Rogers, his wife, deceased October 23rd, 2019.

Parcel Number: 33-00-02047-00-8.

Location of property: 2941 DeKalb Pike, East Norriton, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Yolanda Hammond, as Administratrix of the Estate of Harry Rogers, Jr.** at the suit of U.S. Bank Trust, National Association, as Trustee of the LB-Ranch Series V Trust. Debt: \$253,688.52.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-02134**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN property, situated in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, being described as follows, being Building 26, Unit #7 Bel, in the Gwynedd Club, Condominium, as recorded in Deed Book 4895 at Page 955.

BEING more fully described in a Deed, dated 10/02/2000 and recorded 10/12/2000, among the land records of the county and state set forth above, in Deed Volume 5335 at Page 250.

TOGETHER with all right, title and interest, being a .2390% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, right of way, easements and agreements of record in the Office of the Recorder of Deeds, in and for Montgomery County, including without limitation, those covenant, conditions, restrictions, rights or way, easements and agreements contained in the aforesaid Declaration or Condominium.

BEING the same premises which Michael J. D'Annunzio Executor of the Estate of Robert L. D'Annunzio a/k/a Robert Laurence D'Annunzio, deceased on July 28th, 1990, by Deed dated October 2, 2000, and recorded at the Montgomery County Recorder of Deeds Office, on October 12, 2000, in Deed Book 5335 at Page 0250, granted and conveyed unto William C. Sullivan.

BEING the same premises which William C. Sullivan, by Deed, dated November 14th, 2023, and recorded at Montgomery County Recorder of Deeds Office on November 17, 2023, in Deed Book 6345 at Page 002744 granted and conveyed unto Randy Mims.

Parcel Number: 56-00-00404-03-5.

Location of property: 7 Belfast Drive, North Wales, PA 19454.

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

Seized and taken in execution as the property of **William C. Sullivan and Randy Mims** at the suit of U.S. Bank, National Association, as Indenture Trustee, for the Holders of the CIM Trust 2021-NR2, Mortgage-Backed Notes, Series 2021-NR2. Debt: \$46,802.84.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-04848**, 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 **Ambler Borough**, Montgomery County, Pennsylvania, described according to a certain Plan of Haywood Park Development, made October 26, 1954, for Lipschutz & Becker, by C. Raymond Weir, Registered Professional Engineer, of Ambler, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Candy Lane (fifty feet wide), at the distance of ninety-nine and sixty-three one-hundredths feet, measured along same, North forty-eight degrees, fifty-eight minutes West, from its point of intersection with the Northwest side of Walker Road (fifty feet wide) (both lines produced); thence, extending from the said beginning point, North forty-eight degrees, fifty-eight minutes West, along the said side of Walker Road, sixty-four and thirty-nine one-hundredths feet to a point; thence, extending North forty-one degrees, two minutes East, one hundred feet to a point; thence, extending South forty-eight degrees, thirty-two minutes East, forty-five and eighty-eight one-hundredths feet to a point; thence, extending South five degrees, fourteen minutes West thirty-one and sixty-three one hundredths feet to a point; thence, extending South forty-one degrees, two minutes West, seventy-four feet to the Northeast side of Candy Lane, the point and place of beginning.

BEING Lot No. 134 on the said Plan.

TITLE TO SAID PREMISES IS VESTED IN Florence M. Assenheimer, by Deed from Edward Jacob Assenheimer, Surviving Co-Grantee, dated October 21, 1993, and recorded October 29, 1993, in Deed Book 5059 at Page 0379. The said Florence M. Assenheimer died on September 22, 2022, without a will or appointment of an Administrator, thereby vesting title in Paul Everett Brown, Known Surviving Heir of Florence M. Assenheimer and Unknown Surviving Heir of Florence M. Assenheimer, by operation of law. The said Edward Jacob Assenheimer died on June 17, 2000, thereby vesting title in his surviving spouse, Florence M. Assenheimer, by operation of law.

Parcel Number: 01-00-00919-00-7.

Location of property: 223 Candy Lane, Ambler, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Paul Everett Brown, Known Surviving Heir of Florence M. Assenheimer, Deceased and Unknown Surviving Heir of Florence M. Assenheimer** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$638,111.14.

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

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

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

By virtue of a Writ of Execution **No. 2023-10141**, 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, bounded and described according to a survey made by Charles F. Mebus, Registered Engineer, dated November 4th, 1939, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Buttonwood Way (forty feet wide) at the distance of fifty-one and nineteen one-hundredths feet, Southeastwardly from a point of curve of a radius corner (which has a radius of ten feet), said point of curve being at the distance of nine and twenty-nine one-hundredths feet, Southeastwardly from the intersection, which the said side of Buttonwood Way produced, makes with the Southeasterly side of Radcliffe Road (formerly Twickenham Road) forty feet wide, produced; thence though Lot No. 136, North 60 degrees forty-one minutes eighteen seconds East, one hundred thirty-five and seventeen one-hundredths feet to a point in the rear line of certain other lots fronting on Montier Road; thence, along the said rear line of lots fronting on Montier Road; thence, along the said rear line of lots, South forty-three degrees fifty minutes twenty-six seconds East, fifty-one and sixty-five one-hundredths feet to a point; thence, through Lot No. 135, South sixty degrees forty-one minutes eighteen seconds West, one hundred forty-eight and thirteen one-hundredths feet to a point in the aforesaid Northeasterly side of Buttonwood Way; thence, along the same, North twenty-nine degrees eighteen minutes forty-two seconds West, fifty feet to the place of beginning.

BEING Lots No. 135 and No. 136 on Plan of Glenside Heights, formerly Waverly Heights.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Conmy and Emily M. Conmy, as Tenants by the Entirety, by Deed from Andrejs Perkons, by and through his agent, Georgs Perkons, pursuant to Power of Attorney, dated August 24, 2006, dated December 14, 2007, recorded January 14, 2008, in the Montgomery County Clerk's/Register's Office in Deed Book 5678 at Page 2413.

Parcel Number: 31-00-03853-00-4.

Location of property: 205 Buttonwood Way, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Emily M. Conmy and Michael P. Conmy** 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: \$273,355.19.

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. 2023-10425**, 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 building lot, or piece of ground, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, being No. 22 on a Plan of Lots, laid out by the George Seasholtz Estate, bounded on the South, by Lot No. 21; on the East by Cherry Street; on the West by Long Alley, and on the North by Front Street.

CONTAINING in front, along said Cherry Street, forty feet and extending in parallel lines at right angles to said Cherry Street to Long Alley, a distance of one hundred seventy feet.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, ALL THAT CERTAIN piece, or parcel of land, with the buildings and improvements thereon erected, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Properties of Edwin A. Styer and Herbert J. Schoenly, made by Stanley F. Moyer, Land Surveyor, #4337, as follows to wit:

BEGINNING at an iron pin, in the West side of Cherry Street (forty feet wide), said pin being a corner of lands, now or late of Wilmer A. Leister; thence, along the same, South sixty-seven degrees thirty minutes West, the distance of one hundred seventy feet to an iron pin in the East side of Long Alley (twenty feet wide); thence, along the same, North twenty-two degrees thirty minutes West, the distance of twenty-one and ninety-eight one-hundredths feet to an iron pin; thence, through the partition wall of the garage building on this and adjoining lot, North sixty-seven degrees thirty minutes East, the distance of twenty-seven feet thirty minutes East, the distance of twenty-seven feet to a corner; thence, along lands, now or late of Herbert J. Schoenly, South twenty-two degrees thirty minutes East, the distance of seventy-three one-hundredths feet to a corner; thence, still along the same and through the party wall of the double dwelling, on this and adjoining lot, North sixty-seven degrees thirty minutes East, the distance of one hundred forty-three feet to the side of Cherry Street; thence, along the same, South twenty-two degrees thirty minutes East, the distance of twenty-one and twenty-five one-hundredths feet to the place of beginning.

BEING the same premises, which John C. Felgenhaur, by Deed, dated 5/27/2010 and recorded 5/27/2010, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5768 at Page 901, granted and conveyed unto Robert J. Hall and Wendy S. Young, husband and wife.

Parcel Number: 06-00-00804-00-9.

Location of property: 16 Cherry Street, East Greenville, PA 18041.

The improvements thereon are: A single-family, residential dwelling.
Seized and taken in execution as the property of **Robert J. Hall and Wendy S. Young** at the suit of Pennymac Loan Services, LLC. Debt: \$207,980.35.

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. 2023-13894**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, situate on the East side of the Old Geryville Turnpike, in **Marlborough Township**, Montgomery County, Pennsylvania, bounded and described according to a recent survey thereof, made by Smith & Brunner, Reg., as follows, to wit:

BEGINNING at a nail, in the center line of the said Highway and in the Northerly line of land, about to be conveyed to Michael P. Fogel and Grace E. Fogel; thence, along said Highway, North eight degrees East, 100 feet to a nail; thence, along Grantor's other lands, the two following courses and distances: (1) South seventy nine degrees East, 275.20 feet to a stake, a corner; and (2) South eleven degrees West, 100 feet to a stake, a corner of said Michael P. Fogel's land; thence, by the same, North seventy nine degrees West, 270 feet to the place of beginning.

BEING the same property, which Christopher R. Batori, and Holly M. Batori, husband and wife, granted and conveyed unto Richard Roatche, and Alice Roatche, as Tenants by the Entirety, by Deed, dated July 16, 2007, and recorded July 24, 2007, in the Recorder's Office of said County, in Deed Book 5656 at Page 2383.

BEING the same premises, which Richard Roatche and Alice Roatche, by Deed, dated 04/26/2021 and recorded 05/24/2021, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6226 at Page 1428, granted and conveyed unto Bruce Edward Bates, Sr., in fee.

Parcel Number: 45-00-00559-00-8.

Location of property: 3833 Geryville Pike, Pennsburg, PA 18073.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bruce Edward Bates, Sr.** at the suit of CrossCountry Mortgage, LLC. Debt: \$303,004.55.

Stephen Panik, Esquire, I.D. #332786 (Brock & Scott, PLLC), 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. 2023-14194**, 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 Providence Township**, Montgomery County, Pennsylvania, described according to a Plan prepared for The Cutler Group, Inc., Plan of Providence Greene, made by Yerkes Associates, Inc., Consulting Engineers, Bryn Mawr, Pennsylvania, dated 10/9/1989 and last revised 3/18/1994, said Plan, being recorded in Land Site Plan Book 2 at Page 364, described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Greene's Way Circle (private) (50 feet wide), said point of beginning, being a corner of Lot #89; thence, extending from said point of beginning, along the Southwesterly side of Greene's Way Circle, the two following courses and distances: (1) Southeastwardly, along the arc of a circle, curving to the left, having a radius of 400 feet, the arc distance of 1.68 feet to a point of tangent; and (2) South 49 degrees 28 minutes East, 22.32 feet to a point, a corner of Lot #87; thence, extending along the same, South 40 degrees 32 minutes West, 93.50 feet to a point; thence, extending North 49 degrees 28 minutes West, 24 feet to a point, a corner of Lot #89; thence, extending along the same, North 40 degrees 32 minutes East, 93.50 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,244 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Coleen M. Donahue, by Deed, from The Cutler Group, Inc., dated July 27, 1995, and recorded August 1, 1995, in Deed Book 5120 at Page 821.

Parcel Number: 43-00-05860-97-3.

Location of property: 2023 Greene's Way Circle, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Coleen M. Donahue; United States of America, c/o United States Attorney for the Eastern District of Pennsylvania; and United States Department of Justice** at the suit of Carrington Mortgage Services, LLC. Debt: \$157,139.53.

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

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

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

By virtue of a Writ of Execution **No. 2023-17306**, 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 **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plot Plan, made for LaRosa Builders, as follows, to wit:

BEGINNING at a point on the Southeastly side of Arnold Avenue, a corner of this and lands n/1 of Regina Redfield; thence, along lands n/1 of Regina Redfield, South 46 degrees 40 minutes 00 seconds East, 125.00 feet to a point, a corner of other lands of Webster & Karen Jackson; thence, along the same, South 43 degrees 20 minutes 00 seconds West, 100.00 feet to a point, in line of lands n/1 of Ronald Dinkins; thence, along the same, North 46 degrees 40 minutes 00 seconds West, 125.00 feet to a point on the Southwesterly side of Arnold Avenue, aforesaid; thence, along the same, North 43 degrees 20 minutes 00 seconds East, 100.00 feet to the first mentioned point and place of beginning.

BEING the same premises, which Karen H. Jackson, by Deed, dated 2/23/2018 and recorded 2/26/2018, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6801 at Page 160, granted and conveyed unto Karen H. Jackson, deceased 4/4/2028, and Karyn Kenya Jackson, as Joint Tenants with Right of Survivorship.

Parcel Number: 30-00-02288-00-4.

Location of property: 1613 Arnold Avenue, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Karyn Kenya Jackson** 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: \$261,198.94.

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. 2023-21533**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN tract, or parcel of land, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, and being more particularly described, as follows:

BEGINNING at a point, in the Northerly line of First Avenue a.k.a. T-101 (60 feet wide, at this point), where the same is intersected by the line, dividing the lands, now or late of 1100 First Avenue LP (Tax map 58, Block 28, Unit 9) and Valley Forge Colonial Limited Partnership, herein described and from said beginning points runs; thence, along said Northerly line of First Avenue: (1) South 88 degrees, 40 minutes, 50 seconds West, 164.15 feet to a point, in the same; thence, extending through Premises A, Portion of Parcel 2, Lot 6; (2) North 01 degrees 19 minutes 10 seconds West, 313.80 feet to a point; thence, through the same and through Premises A, Portion of Parcel 2, Lot 11; (3) South 88 degrees 40 minutes 50 seconds West, 233.05 feet to a point, building corner of a 10 story masonry building; thence, along the various face of walls of said building, the 13 courses as follows: (4) North 42 degrees 54 minutes 33 seconds West, 13.542 feet to a point; thence, (5) South 47 degrees 05 minutes 27 seconds West, 4.667 feet to a point; thence, (6) North 42 degrees 54 minutes 33 seconds West, 36.00 feet to a point; thence, (7) North 47 degrees 05 minutes 27 seconds East, 4.677 feet to a point; thence, (8) North 42 degrees 54 minutes 33 seconds West, 13.458 feet to a point on the curved face of wall of said building; thence, (9) on a curve to the left, with a radius of 217.50 feet, Northwardly, an arc distance of 119.80 feet, to a point; thence, radial to said curve; (10) North 74 degrees 09 minutes 44 seconds West, 14.30 feet to a point, on a curve; thence, (11) on a curve to the left, with a radius of 203.20 feet, Northwardly, an arc distance of 49.14 feet, to a point; thence, radial to said curve; (12) South 88 degrees 01 minute 07 seconds East, 14.30 feet to a point, on a curve; thence, continuing along said face of wall and Premises A, Parcel 1, Lot 5, on a curve to the left, with a radius of 217.50 feet; (13) Northwardly, an arc distance of 120.40 feet, to a point; thence, still along said face of wall and along Premises A, Parcel 1, Lot 5, the 8 courses, as follows: (14) North 60 degrees 35 minutes 27 seconds East, 13.459 feet, to a point; thence, (15) North 29 degrees 24 minutes 33 seconds West, 4.667 feet, to a point; thence, (16) North 60 degrees 35 minutes 27 seconds East, 36.00 feet, to a point; thence, leaving the aforesaid face of wall of the 10 story masonry building; (17) North 12 degrees 33 minutes 48 seconds West, 13.59 feet, to a point, corner to a loading dock; thence, along loading dock; (18) North 16 degrees 30 minutes 45 seconds West, 27.33 feet, to a point on a building line; thence, along said building line; (19) North 73 degrees 48 minutes 17 seconds East, 36.17 feet, to a point; thence, continue along said building line; (20) North 16 degrees 09 minutes 22 seconds West, 19.64 feet, to a point, on the aforesaid face of wall; thence, through the aforesaid "Premises A, Portion of Parcel 2, Lot 6"; (21) North 73 degrees 36 minutes 00 seconds East, 119.96 feet, to a point; thence, continue through the same; (22) North 76 degrees 44 minutes 00 seconds East, 218.11 feet, to a point, in the Westerly line of the aforementioned lands of 1100 First Avenue Associates, L.P.; thence, along the same; (23) South 01 degree 19 minutes 10 seconds East, 799.69 feet, to the point and place of beginning.

BEING the same premises, which 1100 First Avenue Associates, L.P., a Pennsylvania limited partnership, by Deed dated 03-22-11 and recorded 03-24-11, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5796 at Page 775, granted and conveyed unto Parkview Tower Associates, L.P., a Pennsylvania limited partnership.

TOGETHER with the beneficial easements and parking rights as contained in Declaration of Protective Covenants, as in Deed Book 2933 at Page 513; and Supplemental thereto, as set forth in Deed Book 3135 at Page 439; and variance thereto, as set forth in Deed Book 3829 at Page 328; Declaration and Grant Easements, as set forth in Deed Book 4608 at Page 68; First Amendment thereto, as set forth in Deed Book 4726 at Page 1397; Supplemental Easement Agreement set forth, in Deed Book 5213 at Page 424; Acknowledgement of Termination of Ground of Lease and 2nd Amendment to Supplemental Easement Agreement, as set forth in Deed Book 5365 at Page 715; and Declaration of Easements, as set forth in Deed Book 5675 at Page 490.

FOR INFORMATIONAL PURPOSES ONLY: The address of the foregoing property is commonly known as 1150 First Avenue, King of Prussia (also known as Upper Merion Township), Montgomery County, Pennsylvania 19406. Parcel Number: 58-00-06847-05-2.

Location of property: 1150 First Avenue, King of Prussia (also known as Upper Merion Township), Montgomery County, PA 19406.

The improvements thereon are: Commercial - Office, multi-story, 100,000 plus square feet.

Seized and taken in execution as the property of **Parkview Tower Associates, L.P.** at the suit of U.S. Bank, National Association, as Trustee, for the Benefit of the Holders of COMM 2013-CCRE11 Mortgage Trust Commercial Mortgage Pass-Through Certificates. Debt: \$27,534,373.44, plus interest and costs to be added.

Michael A. Suleta, Esquire and Brian T. Feeney, Esquire (Greenberg Traurig, 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. 2023-27749**, 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 **Limerick Township**, Montgomery County, Pennsylvania, described according to a "As Built Survey" of Linfield Knoll, made for Linfield Knoll Partnership, by Bursich Associates, Inc., Pottstown Pa., dated 12/2/1999, bounded and described as follows, to wit:

BEGINNING at an interior point, a corner of this and Lot No. 78, on the above-mentioned plan, which point is measured, the four following courses and distances from a point in the centerline of Red Rock Circle: (1) leaving Red Rock Circle, North 85 degrees 06 minutes 10 seconds East, 106.64 feet to a corner of Lot No. 78; (2) along Lot No. 78, South 47 degrees 17 minutes 22 seconds West, 12.33 feet to a point; (3) North 43 degrees 42 minutes 38 seconds West, 2.0 feet to a point; (4) South 47 degrees 17 minutes 22 seconds West, 11.67 feet to the point of beginning; thence, extending from said point of beginning, South 43 degrees 42 minutes 38 seconds East, 42.33 feet to a point; thence, extending from said point of beginning, South 47 degrees 17 minutes 22 seconds West, 24.00 feet to a point, a corner of Lot No. 80, on the above-mentioned plan; thence, extending along Lot No. 80, North 43 degrees 42 minutes 38 seconds West, 34.33 feet to a point; thence, extending North 47 degrees 17 minutes 22 seconds East, 12.83 feet to a point; thence, extending North 43 degrees 42 minutes 38 seconds West, 8.0 feet to a point; thence, extending North 47 degrees 17 minutes 22 seconds East, 11.17 feet to the first mentioned point and place of beginning.

BEING Lot No. 79.

BEING the same premises, which Linfield Knoll Partnership, a Pennsylvania General Partnership, by Deed, dated May 25, 2000, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on June 1, 2000, in Deed Book 5318 at Page 2211, et seq., granted and conveyed unto Clifford B. Bashline, in fee.

Parcel Number: 37-00-02409-07-4.

Location of property: 1404 Red Rock Circle, Royersford, PA 19468.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Clifford B. Bashline** at the suit of Linfield Woods Homeowners Association. Debt: \$7,106.83.

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

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

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

To all parties in interest and claimants:

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

ARTICLES OF 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 were filed with the Department of State for **GLOBE HOLDCO, INC.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988. **Troutman Pepper Hamilton Sanders LLP, Solicitors**
400 Berwyn Park
899 Cassatt Road
Berwyn, PA 19312-1183

Haverford Retail, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Kevin J. Silverang, Esquire
Silverang, Rosenzweig & Haltzman, LLC
900 E. 8th Avenue, Suite 300
King of Prussia, PA 19406

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 1/10/2024, for:

ONOMONO INC.

having a registered office address of:

224 S. Maple Street, Unit B, Ambler, PA 19002.
The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**ARTICLES OF INCORPORATION
NONPROFIT**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **Planet Green Force Ltd.**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

Troutman Pepper Hamilton Sanders LLP, Solicitors
3000 Two Logan Square
18th & Arch Streets
Philadelphia, PA 19103-2799

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-02547

NOTICE IS HEREBY GIVEN that the Petition of Erica Lynn Hipple was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ERICA HIPPLE YANNES.

The Court has fixed April 10, 2024, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-03031

NOTICE IS HEREBY GIVEN that on February 7, 2024, the Petition of Michael William Dinnien was filed in the above-named Court, praying for a Decree to change the Petitioner's name to MICHAEL WILLIAMATCHISON.

The Court has fixed April 17, 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.

Alan Gelb, Esquire
Law Offices of Alan Gelb
Front Office Building
349 Bustleton Pike
Feasterville, PA 19053

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

BRINDISI, DENNIS A., dec'd.

Late of Towamencin Township.
Co-Executors: DENISE M. RICHARDS,
125 Clover Lane,
Perkiomenville, PA 18074,
MATTHEW N. BRINDISI,
1104 Berkeley Drive,
Pennsburg, PA 18073.
ATTORNEY: ROSIE SOTO,
5 E. Germantown Pike,
Plymouth Meeting, PA 19462

CABULIS, VINCENT, dec'd.

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

CAZIER, PAUL R., dec'd.

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

CHRISTMAN, ROBERT C., dec'd.

Late of Borough of Pottstown.
Executrix: SHEREE HORN,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

- ATTORNEY: CAROLYN MARCHESANI,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464
- DEL SAVIO, REGINE G., dec'd.**
Late of Horsham Township.
Administrator: JEREMY A. WECHSLER, ESQUIRE,
1040 Stony Hill Road, Suite 150,
Yardley, PA 19067.
- ATTORNEY: JEREMY A. WECHSLER,
CURTIN & HEEFNER LLP,
1040 Stony Hill Road, Suite 150,
Yardley, PA 19067
- DOWNIE, RICHARD CHARLES also known as
RICHARD C. DOWNIE, dec'd.**
Late of Borough of Conshohocken.
Administratrix: CATHY L. GOODSELL,
c/o Peter H. Thomas, Esquire,
Fox and Fox, P.C.,
700 E. Main Street, Suite 200,
Norristown, PA 19401.
- ATTORNEY: PETER H. THOMAS,
FOX AND FOX, P.C.,
700 E. Main Street, Suite 200,
Norristown, PA 19401
- EYSTER, FREDERICK C. also known as
FREDRICK EYSTER,
FRED C. EYSTER,
FREDRICK EYSTER and
FRED EYSTER, dec'd.**
Late of Lower Gwynedd Township.
Executrix: JILL K. MINTON,
c/o Nikolaos I. Tsouros, Esquire,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406.
- ATTORNEY: NIKOLAOS I. TSOUROS,
LAW OFFICES OF WENDY F. BLECZINSKI,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406
- FENYUS, JOSEPH SCOTT also known as
J. SCOTT FENYUS, dec'd.**
Late of New Hanover Township.
Executrix: MARY A. FENYUS,
2311 Cassard Circle,
Gilbertsville, PA 19525.
- ATTORNEY: JAMIE V. OTTAVIANO,
YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.
PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776
- FETSCHER, ANN R., dec'd.**
Late of Abington Township.
Executor: LOUIS F. FETSCHER, III,
401 W. Moreland Avenue,
Hatboro, PA 19040.
- ATTORNEY: RENATA T. PABISZ,
HIGH SWARTZ, LLP,
116 E. Court Street,
Doylestown, PA 18901
- FISCHER, DEBORAH ANN also known as
DEBBI FISCHER, dec'd.**
Late of Hatfield Township.
Administratrix: BARBARA L. FISCHER,
121 Willow Drive,
Hatfield, PA 19440.
- FLYNN, EILEEN B. also known as
EILEEN BRETT FLYNN, dec'd.**
Late of Whitmarsh Township.
Executor: KEVIN E. FLYNN,
c/o John C. Fenningham, Esquire,
Fenningham, Dempster & Coval, LLP,
Five Neshaminy Interplex, Suite 315,
Trevose, PA 19053.
- ATTORNEY: JOHN C. FENNINGHAM,
FENNINGHAM, DEMPSTER & COVAL, LLP,
Five Neshaminy Interplex, Suite 315,
Trevose, PA 19053
- FRIEZE, THOMAS R., dec'd.**
Late of Upper Hanover Township.
Co-Executors: ERIC L. FRIEZE,
JENNIFER M. FRIEZE AND
JESSICA M. FRIEZE.
- ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073
- GLASS, SHEILA R., dec'd.**
Late of Lower Merion Township.
Executrix: LISA H. GLASS,
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
- GREENE, TIMOTHY JAMES, dec'd.**
Late of Borough of East Greenville.
Administrator: PAULINE GREENE,
801 Woodland Avenue,
Havertown, PA 19083.
- ATTORNEY: JOHN J. McCREESH, IV,
McCREESH, McCREESH and CANNON,
7053 Terminal Square,
Upper Darby, PA 19082
- HALLMAN JR., LESTER C., dec'd.**
Late of Franconia Township.
Executor: LESTER CLARK HALLMAN, III,
589 Lower Road,
Souderton, PA 18964.
- ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- HENDER, JANA MEREDITH also known as
J. MEREDITH HENDER and
MEREDITH HENDER, dec'd.**
Late of Abington Township.
Administrators: RICHARD HENDER AND
JANE HENDER,
c/o Brook Hastings, Esquire,
Hastings Law, LLC,
275 S. Main Street, Suite 11,
Doylestown, PA 18901.
- ATTORNEY: BROOK HASTINGS,
HASTINGS LAW, LLC,
275 S. Main Street, Suite 11,
Doylestown, PA 18901

HENDERSON, ROBERTA, dec'd.

Late of Horsham Township.
 Executor: STEPHEN G. LUMPKIN, II,
 c/o Stephen M. Specht, Esquire,
 2332 S. Broad Street,
 Philadelphia, PA 19145.
 ATTORNEY: STEPHEN M. SPECHT,
 GREEN & SCHAFLE, LLC,
 2332 S. Broad Street,
 Philadelphia, PA 19145

HILL, KERMIT J., dec'd.

Late of Upper Frederick Township.
 Executrix: SHARON L. HARTMAN,
 130 Little Road,
 Sassamansville, PA 19472.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

KAMPF SR., WILLIAM J., dec'd.

Late of Upper Providence Township.
 Executor: WILLIAM J. KAMPF, JR.,
 c/o Andrew Gavrin, Esquire,
 306 Clairemont Road,
 Villanova, PA 19085.
 ATTORNEY: ANDREW GAVRIN,
 THE LAW OFFICE OF ANDREW GAVRIN,
 306 Clairemont Road,
 Villanova, PA 19085

LANDIS, EDITH V., dec'd.

Late of Towamencin Township.
 Executrix: JOYCE E. HALTEMAN,
 1172 Salford Station Road,
 Schwenksville, PA 19473.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

MATTA, MARY ANN, dec'd.

Late of East Norriton Township.
 Administrator: JOHN M. MATTA, III,
 500 Meadowbrook Road,
 East Norriton, PA 19401.

McKEVITT, A. ERNA, dec'd.

Late of Whitemarsh Township.
 Executor: DAVID B. BEEGHLEY,
 314 S. Henderson Road, Suite G #339,
 King of Prussia, PA 19406.

MEERS, MICHAEL J., dec'd.

Late of West Norriton Township.
 Executrix: ALEXIS MARIE MEERS,
 1073 N. Hanover Street,
 Pottstown, PA 19464.
 ATTORNEY: JOSEPH QUINN,
 ROSS, QUINN & PLOPPERT, P.C.,
 192 S. Hanover Street, Suite 101,
 Pottstown, PA 19464

MILLER, MARY B., dec'd.

Late of Borough of East Greenville.
 Executrix: DIANE C. CRIDDLE.
 ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pottsburg, PA 18073

MOORE, RANDALL B., dec'd.

Late of Borough of Schwenksville.
 Co-Executors: MATTHEW J. MOORE,
 10506 Assembly Drive,
 Fairfax, VA 22030,
 PATRICK C. MOORE,
 21 Mine Hill Road,
 Schwenksville, PA 19473.
 ATTORNEY: JAMES C. BOHORAD,
 MARSHALL, BOHORAD, THORNBURG,
 PRICE & CAMPION, P.C.,
 1940 W. Norwegian Street, P.O. Box 1280,
 Pottsville, PA 17901

NICHOLAS, MARGARET MARY also known as MARGIE NICHOLAS, dec'd.

Late of Royersford, PA.
 Executor: PATRICK P. NICHOLAS,
 40 Post Run Road,
 Glenmoore, PA 19343.

OVADIA, JUDITH also known as JUDITH BORDEN OVADIA, dec'd.

Late of Lower Merion Township.
 Executor: MICHAEL J. BORDEN,
 c/o Roy S. Ross, Esquire,
 1500 Market Street, Suite 3500E,
 Philadelphia, PA 19102.
 ATTORNEY: ROY S. ROSS,
 DILWORTH PAXSON LLP,
 1500 Market Street, Suite 3500E,
 Philadelphia, PA 19102

PAK, CHONG ROCK, dec'd.

Late of Montgomery County, PA.
 Executor: DAVID PAK,
 80 Prospect Street,
 Bellingham, MA 02019.

ROSS, EITHNE M., dec'd.

Late of Gwynedd Township.
 Executrices: SUSAN READ WICKHAM AND
 ELIZABETH ANN FONES-WOLF,
 c/o Dolores M. Troiani, Esquire,
 1273 Lancaster Avenue,
 Berwyn, PA 19312.
 ATTORNEY: DOLORES M. TROIANI,
 1273 Lancaster Avenue,
 Berwyn, PA 19312

SCHUTZ, HELEN E., dec'd.

Late of Lower Merion Township.
 Executor: DOUGLAS M. SCHÜTZ,
 c/o Stephen D. Potts, Esquire,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3115.
 ATTORNEY: STEPHEN D. POTTS,
 HERR, POTTS & POTTS, LLC,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3115

SCHWARZ, CECELIA L., dec'd.

Late of Hatfield Township.
 Executor: CHRISTOPHER J. SCHWARCZ,
 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

SHVANDA, NANCY ADELE, dec'd.

Late of Worcester Township.
 Executor: JASON SHVANDA,
 4557 French Drive,
 Doylestown, PA 18902.
 ATTORNEY: WILLIAM H. R. CASEY,
 99 E. Court Street,
 Doylestown, PA 18901

SIMS, JOHN CHARLES also known as JOHN CHARLES SIMS, JR., dec'd.

Late of Abington Township.
 Administrator: ELIZABETH ANNE SIMS,
 2945 Spear Avenue,
 Abington, PA 19038.
 ATTORNEY: ZANETTA M. FORD,
 c/o LAW OFFICES OF ZANETTA M. FORD, LLC,
 432 N. Easton Road, Suite 100,
 Glenside, PA 19038

SMITH, CONSTANCE JOAN, dec'd.

Late of Montgomery Township.
 Executrix: CHERYLE MEHR,
 113 Mallard Drive West,
 North Wales, PA 19454.
 ATTORNEY: LEOLA M. HARDY,
 HARDY LAW FIRM, LLC,
 500 Office Center Drive, Suite 400,
 Fort Washington, PA 19034

STAVELY, JOSEPH THOMAS also known as J. THOMAS STAVELY, IV/JR., dec'd.

Late of Montgomery Township.
 Executrix: CAROLINE C. STAVELY,
 256 Mallard Drive, E.,
 North Wales, PA 19454.
 ATTORNEYS: KLENK LAW, LLC.,
 1 Roberts Avenue,
 Glenside, PA 19038

STOREY, JOYCE BARBARA, dec'd.

Late of Lower Merion Township.
 Executor: DAVID CHRISTOPHER STOREY,
 750 Rugby Road,
 Bryn Mawr, PA 19010.
 ATTORNEY: MARK S. COHEN,
 ASKOT, WEINER & COHEN, LLP,
 1354 Drayton Lane,
 Wynnewood, PA 19096

THURBER JR., CARL also known as CARL THURBER, dec'd.

Late of Springfield Township.
 Administratrix: KERRI THURBER MASSARI,
 942 E. Pleasant Avenue,
 Wyndmoor, PA 19038.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

TRACHTENBERG, DON I. also known as DON ISAAC TRACHTENBERG, dec'd.

Late of Lower Merion Township.
 Executors: JENNIFER TRACHTENBERG AND
 MARK L. SILOW,
 c/o Barbara R. Flacker, Esquire,
 2000 Market Street, 20th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: BARBARA R. FLACKER,
 FOX ROTHSCHILD LLP,
 2000 Market Street, 20th Floor,
 Philadelphia, PA 19103

VAFA, SIMEEN, dec'd.

Late of Upper Merion Township.
 Executor: ZIAEDDIN VAFA,
 1876 Covered Bridge Road,
 Malvern, PA 19355.
 ATTORNEY: DAVID R. WHITE, JR.,
 HORST KREKSTEIN & RUNYON LLC,
 610 W. Germantown Pike, Suite 350,
 Plymouth Meeting, PA 19462

VOGEL, CHARLOTTE ANN HINER, dec'd.

Late of Montgomery County, PA.
 Administrator: JOHN VOGEL,
 405 Summit Avenue,
 Fort Washington, PA 19034-1529.

WALTERS-JURUS, MARGARET E., dec'd.

Late of Borough of Trappe.
 Co-Executors: CHRISTINE WALTERS AND
 JASON WALTERS,
 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

WOSAK, JULIANNA MEADOWS, dec'd.

Late of Phoenixville, PA.
 Executrix: MARCIA CONNOLLY,
 1812 Fairmount Avenue,
 Philadelphia, PA 19130.

YERGER, JANET L., dec'd.

Late of Lansdale, PA.
 Executors: EVELYN K. BITNER,
 7608 Carlton Road,
 Coopersburg, PA 18036,
 MELANIE J. BECKER,
 1529 Pilgrim Lane,
 Quakertown, PA 18951.
 ATTORNEY: BRIAN D. GOURLEY,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

Second Publication**APPLE, ALFRED F., dec'd.**

Late of Borough of Lansdale.
 Executor: JEFFREY APPLE,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: ROBERT H. LEFEVRE,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

BECKER, DAVID JONATHAN, dec'd.

Late of Lower Gwynedd Township.
 Executrix: SHERYL BECKER,
 1013 Stonebridge Road,
 Lower Gwynedd, PA 19002.

BILGER, MARIAN M. also known as MARIAN BILGER, dec'd.

Late of Lower Providence Township.
 Executrices: JACALYN B. BEAM,
 52 Clouds Way,
 Hockessin, DE 19707-9310,
 TERRI B. FITTS,
 8515 Spencer Court,
 Orlando, FL 32817-1665.

- ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
41 E. High Street,
Pottstown, PA 19464
- BURKHEAD, ARTHUR JOSEPH, dec'd.**
Late of Upper Moreland Township.
Administratrix: LYNNE BURKHARD,
c/o Melissa V. Bond, Esquire,
16 N. Franklin Street, Suite 300A,
Doylestown, PA 18901.
ATTORNEY: MELISSA V. BOND,
BOND & McCULLOUGH,
16 N. Franklin Street, Suite 300A,
Doylestown, PA 18901
- CAMPBELL, JOSEPH B., dec'd.**
Late of Upper Merion Township.
Administrator: BRIAN J. CAMPBELL,
c/o Michael A. Ruggieri, Esquire,
18 Campus Boulevard, Suite 100,
Newtown Square, PA 19073.
ATTORNEY: MICHAEL A. RUGGIERI,
RUGGIERI LAW OFFICES, LLC,
18 Campus Boulevard, Suite 100,
Newtown Square, PA 19073
- CRUZ, FLORA V., dec'd.**
Late of Montgomery County, PA.
Executor: JAMES TISCHLER,
863 Chandlee Drive,
West Chester, PA 19382.
- DUNN, COLLEEN MARY, dec'd.**
Late of Huntingdon Valley, PA.
Administratrix: LEAH LI DUNN,
c/o The Roth Law Firm,
P.O. Box 4355,
Allentown, PA 18105.
ATTORNEY: ROBERT B. ROTH,
THE ROTH LAW FIRM,
P.O. Box 4355,
Allentown, PA 18105
- HAAS, GRETCHEN, dec'd.**
Late of Lower Merion Township.
Executor: VICTOR HAAS, JR.,
c/o Lesley M. Mehalick, Esquire,
30 Cassatt Avenue,
Berwyn, PA 19312.
ATTORNEY: LESLEY M. MEHALICK,
McANDREWS, MEHALICK, CONNOLLY,
HULSE & RYAN, P.C.,
30 Cassatt Avenue,
Berwyn, PA 19312
- HAEGELE, GRACE L. also known as
GRACE LOUISE HAEGELE, dec'd.**
Late of Upper Moreland Township.
Executrix: KAREN S. OTTAUNICK,
c/o 104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040
- HALL, ANN B., dec'd.**
Late of Upper Gwynedd Township.
Executrix: JOANNE HALL,
1210 Dickerson Road,
North Wales, PA 19454.
ATTORNEY: KATHRYN E. LIEBHABER,
WEBER, KRACHT & CHELLEW,
847 W. Market Street, P.O. Box 258,
Perkasie, PA 18944
- HALL, ROBERT, dec'd.**
Late of East Norriton Township.
Executors: KATHLEEN M. LIVINGSTON,
107 Cedar Street,
Delanco, NJ 08075,
ERIN M. GAMBLE,
3040 Peacock Drive,
Audubon, PA 19403.
ATTORNEY: ROBERT A. MARO,
MARO & MARO, P.C.,
11 S. Trooper Road, Suite A,
Norristown, PA 19403
- HENNINGER, ANNA, dec'd.**
Late of Lower Salford Township.
Executor: DAVID J. HENNINGER,
2187 Old Skippack Road,
Harleysville, PA 19438.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- HOUSER, JOAN M., dec'd.**
Late of Upper Providence Township.
Co-Administrators: SANDY A. OLSEN AND
CHRISTINE M. YOSKO,
c/o Mary C. Crocker, Esquire,
1296 E. High Street,
Pottstown, PA 19464.
- KAHN, LEONARD S., dec'd.**
Late of Worcester Township.
Executor: ALEX MURLAND,
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
- KATZ, ROBERT ALAN also known as
ROBERT A. KATZ and
ROBERT KATZ, dec'd.**
Late of Lower Merion Township.
Executrix: AMY KATZ REIF,
c/o Kim D. Fetrow, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: KIM D. FETROW,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428
- KILE, DANIEL, dec'd.**
Late of Upper Hanover Township.
Executrix: CAROL D. KILE.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073
- KINCAID, ELIZABETH ANN also known as
ELIZABETH KINCAID and
BETTY ANN KINCAID, dec'd.**
Late of Whitemarsh Township.
Executrix: DEBORAH CROMLEY,
c/o Grim, Biehn & Thatcher,
P.O. Box 215,
Perkasie, PA 18944-0215.

- ATTORNEY: DIANNE C. MAGEE,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215
- KORTREY, ELSIE T., dec'd.**
Late of Whitemarsh Township.
Executrix: FAITH E. KORTREY,
21 Cedar Grove Road,
Conshohocken, PA 19428.
ATTORNEY: MARK J. DAVIS,
CONNOR ELDER LAW,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444
- KOZAK, RICHARD J., dec'd.**
Late of Upper Providence Township.
Administratrix: JULIE A. KOZAK,
117 Shetland Drive,
Hummelstown, PA 17036.
ATTORNEY: MICHAEL E. FUREY,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403
- LEISTER, BEATRICE E., dec'd.**
Late of Lower Providence Township.
Executor: TIMOTHY P. MOYER,
566 Hansen Road,
King of Prussia, PA 19406.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403
- MAGEN, BARRY LEE, dec'd.**
Late of Cheltenham Township.
Executor: JONATHAN E. MAGEN,
353 Bar Harbor Road,
Jenkintown, PA 19046.
ATTORNEY: MARK S. COHEN,
ASKOT, WEINER & COHEN, LLP,
1354 Drayton Lane,
Wynnewood, PA 19096
- MALASKY, GAIL A., dec'd.**
Late of Lower Gwynedd Township.
Executrix: ANNA M. HENRY.
ATTORNEY: MICHELLE M. FORSELL,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073
- MARINO, FRANCESCA M., dec'd.**
Late of Borough of Narberth.
Executor: MARIO MARINO,
c/o Rebecca Sallen, Esquire,
325 Merion Road,
Merion Station, PA 19066.
ATTORNEY: REBECCA SALLEN,
SALLEN LAW LLC,
325 Merion Road,
Merion Station, PA 19066
- McDANIEL, MARTHA M., dec'd.**
Late of Royersford, PA.
Co-Executors: MICHAEL P. McDANIEL AND
ERIC L. McDANIEL,
c/o Douglas L. Kaune, Esquire,
Unruh, Turner, Burke & Frees, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460.
ATTORNEY: DOUGLAS L. KAUNE,
UNRUH, TURNER, BURKE & FREES, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460
- MEADOWS, GWENDOLYN O., dec'd.**
Late of Horsham Township.
Executrix: ROBIN D. MEADOWS-FULLER,
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
- MOYER, VESTA S., dec'd.**
Late of Franconia Township.
Executrix: JANET L. BARTHOLOMEW,
6 Meadow Lane,
Perkiomenville, PA 18074.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964
- MUNDY, FRANCIS D., dec'd.**
Late of Hatfield Township.
Executrix: BARBARA TETERUS,
82 Salem Road,
Schwensville, PA 19473.
ATTORNEY: MARYBETH O. LAURIA,
LAURIA LAW LLC,
3031 Walton Road, Suite C310,
Plymouth Meeting, PA 19462
- ORLOW, EVA DK also known as
EVE ORLOW, dec'd.**
Late of Lower Merion Township.
Executors: ARIELLE ORLOW HENDEL AND
DANIEL K. ORLOW,
c/o Rachel Fitoussi, Esquire,
62 W. Princeton Road,
Bala Cynwyd, PA 19004.
ATTORNEY: RACHEL FITOUSSI,
62 W. Princeton Road,
Bala Cynwyd, PA 19004
- PEIRCE, VANESSA J., dec'd.**
Late of Whitemarsh Township.
Executors: BRIAN G. PEIRCE AND
REGINA O. THOMAS,
c/o Heike K. Sullivan, Esquire,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103.
ATTORNEY: HEIKE K. SULLIVAN,
BALLARD SPAHR LLP,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103
- PLANT, JOHN P., dec'd.**
Late of Lower Merion Township.
Executrix: KATHARINE GRAHAM,
c/o Rosemary R. Ferrino, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2012
- RAMSAY, CAROLYN A., dec'd.**
Late of Hatfield Township.
Executor: WALTER H. SHELLY,
c/o Michael F. Frisbie, Esquire,
329A Main Street,
Doylestown, PA 18901.

ATTORNEY: MICHAEL F. FRISBIE,
FRISBIE LEGAL SOLUTIONS,
329A Main Street,
Doylestown, PA 18901

SHIRK, JEANNE R., dec'd.

Late of Lower Gwynedd Township.
Executors: REBECCA S. BLAIR AND
CHRISTOPHER C. SHIRK,
c/o 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

SKINNER, EILEEN J., dec'd.

Late of West Norriton Township.
Executrix: LISA A. BUTLER,
c/o 807 Bethlehem Pike,
Erdenheim, PA 19038.
ATTORNEY: BERNARD J. McLAFFERTY, JR.,
McLafferty & Kroberger, P.C.,
807 Bethlehem Pike,
Erdenheim, PA 19038

SMITH, MORTON BEURY, dec'd.

Late of Upper Merion Township.
Executrix: JANIS SMITH,
c/o Amy R. Stern, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

SOUDERS, KENNETH, dec'd.

Late of New Hanover Township.
Executrix: LISA KAY PRESCOTT,
44 Henry Avenue,
Boyertown, PA 19512.
ATTORNEY: JEFFREY C. KARVER,
BOYD & KARVER, P.C.,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

SPRINGER, C. KERWIN, dec'd.

Late of Limerick Township.
Executor: CRAIG S. SPRINGER,
1682 Sawmill Road,
Spring City, PA 19475.
ATTORNEY: JEFFREY R. BOYD,
BOYD AND KARVER, P.C.,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

STEITZ, ROSANNE THERESA, dec'd.

Late of Lower Gwynedd, PA.
Executrix: THERESA WURZBURGER,
851 Evergreen Circle,
Telford, PA 18969.

WOODRUFF III, HENRY C., dec'd.

Late of Upper Providence Township.
Administrator: CHRISTOPHER J. SERPICO, ESQUIRE,
c/o Michael F. Frisbie, Esquire,
329A Main Street,
Doylestown, PA 18901.
ATTORNEY: MICHAEL F. FRISBIE,
FRISBIE LEGAL SOLUTIONS,
329A Main Street,
Doylestown, PA 18901

ZASLOW, BRENDA also known as

BRENDA L. ZASLOW, dec'd.
Late of Abington Township.
Executors: JENNIFER SUE ZASLOW,
AMANDA K. ZASLOW AND
MATTHEW JOSEPH ZASLOW,
c/o William J. Stein, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: WILLIAM J. STEIN,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006

Third and Final Publication

ALPERN, BOWEN, dec'd.

Late of Lower Gwynedd Township.
Administratrix: CAROL HOLMES,
c/o 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

ALTMAN, BARBARA W. also known as

BARBARA ALTMAN, dec'd.
Late of Abington Township.
Executor: STANLEY ALTMAN,
c/o Wendy Fein Cooper, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: WENDY FEIN COOPER,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.

ANNINO, AGATHA, dec'd.

Late of Lower Providence Township.
Executor: ANTHONY IBARGUEN,
140 Sugartown Drive,
Devon, PA 19333.
ATTORNEY: GARTH G. HOYT,
McNEES WALLACE & NURICK, LLC,
426 W. Lancaster Avenue, Suite 110,
Devon, PA 19333

AUGUSTINE, MALVINA C., dec'd.

Late of Skippack Township.
Executrix: MICHELE A. REVAK,
c/o Randal J. McDowell, Esquire,
801 Old York Road, Suite 221,
Jenkintown, PA 19046.
ATTORNEY: RANDAL J. McDOWELL,
801 Old York Road, Suite 221,
Jenkintown, PA 19046

BEHUNIN, JOAN N., dec'd.

Late of Lower Providence Township.
Executor: DAVID N. BEHUNIN,
25 Featherbed Lane,
Audubon, PA 19403.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403

BERMAN, SUSAN C., dec'd.

Late of Lower Pottsgrove Township.
Executors: JAY S. BERMAN AND
JENNIFER SCOTESE,
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

BUTLER, BARBARA J. also known as**BARBARA T. BUTLER and
BARBARA THOMAS BUTLER, dec'd.**

Late of Whitemarsh Township.
Executors: THE GLENMEDE TRUST
COMPANY, N.A. AND
THOMAS A. BUTLER,
Attn.: Isabel M. Albuquerque,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: KEVIN P. GILBOY,
GILBOY & GILBOY LLP,
Two Logan Square, Suite 1825,
100 N. 18th Street,
Philadelphia, PA 19103

CLINE, ROBERT L., dec'd.

Late of Borough of Royersford.
Executrix: ELIZABETH J. CLINE,
c/o Thomas G. Wolpert, Esquire,
527 Main Street,
Royersford, PA 19468.
ATTORNEY: THOMAS G. WOLPERT,
WOLPERT SCHREIBER McDONNELL P.C.,
527 Main Street,
Royersford, PA 19468

COOPER JR., GEORGE EDWARD, dec'd.

Late of Wyncote, PA.
Administrator: SANDRA BRAEUNIG,
707 Paxson Avenue,
Wyncote, PA 19095.

D'AMBROSIO, MARRIOTT, dec'd.

Late of Worcester Township.
Executor: JOHN D'AMBROSIO,
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

DiDONATO, ALFONSO G., dec'd.

Late of Lansdale, PA.
Executrix: MARIAN SLAUGHTER,
505 B Street,
St. Augustine, FL 32080.

FRANKS, MARGARET A., dec'd.

Late of Springfield Township.
Administrator: BRIAN FRANKS,
c/o Maylee M. Marsano, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: MAYLEE M. MARSANO,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

FRENCH, CHARLES T., dec'd.

Late of Upper Dublin Township.
Executrix: CATHERINE L. FRENCH,
c/o George M. Riter, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

FURIA, ANITA J., dec'd.

Late of Montgomery Township.
Executrix: JOANNA M. FURIA,
593 Bethlehem Pike, Suite 7,
Montgomeryville, PA 18936.

GIULIANI, ELIZABETH R., dec'd.

Late of Borough of Narberth.
Administrators: SHIRLEY GIULIANI,
RICHARD GIULIANI AND
JANET GIULIANI,
c/o Rebecca Rosenberger Smolen, Esquire,
One Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004.
ATTORNEY: REBECCA ROSENBERGER SMOLEN,
BALA LAW GROUP, LLC,
One Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004

GOLDBLUM, SUSAN, dec'd.

Late of Lower Merion Township.
Executrix: DONNA G. HAAS,
c/o Marianna F. Schenk, Esquire,
One Bala Plaza, Suite 623,
231 St. Asaphs Road,
Bala Cynwyd, PA 19004.
ATTORNEY: MARIANNA F. SCHENK,
BALA LAW GROUP, LLC,
One Bala Plaza, Suite 623,
231 St. Asaphs Road,
Bala Cynwyd, PA 19004

HERTZLER, CAROLYN WEAVER, dec'd.

Late of Abington Township.
Executor: DANIEL CANTU-HERTZLER,
7153 Mt. Airy Place,
Philadelphia, PA 19119.

**HISTAND, JUNE H. also known as
JUNE HUDDLE HISTAND, dec'd.**

Late of Lower Gwynedd Township.
Executors: LUANNE K. GRASSE,
101 Upper Church Road,
Chalfont, PA 18914,
E. RAY DETWEILER,
411 Blue School Road,
Perkasie, PA 18944.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

HUTCHINSON, AUBREY ROSE, dec'd.

Late of Horsham Township.
Administratrix: LINNEA NICOLE CRAVEN,
c/o Bryan A. George, Esquire,
1011 West Avenue,
Ocean City, NJ 08226.
ATTORNEY: BRYAN A. GEORGE,
1011 West Avenue,
Ocean City, NJ 08226

KANAME, ROY T., dec'd.

Late of Borough of Lansdale.
 Executrix: MARIANNE SATO,
 703 Stoler Avenue,
 Lansdale, PA 19446.

LAMASON, FIELDING E., dec'd.

Late of Lower Merion Township.
 Executor: CLIFFORD L. LAMASON,
 c/o Kara A. Klaiber, Esquire,
 80 W. Lancaster Avenue, 4th Floor,
 Devon, PA 19333-1331.
 ATTORNEY: KARA A. KLAIBER,
 McCAUSLAND KEEN + BUCKMAN,
 80 W. Lancaster Avenue, 4th Floor,
 Devon, PA 19333-1331

LONESOME, JOSEPHINE COLLINS, dec'd.

Late of Ardmore, PA.
 Personal Representative: KEVIN IRA LONESOME,
 209 Park Terrace,
 Ardmore, PA 19003.

LOUDEN, OLWEN ELIZABETH, dec'd.

Late of Lower Providence Township.
 Executor: ERIC J. LOUDEN,
 c/o Daniella A. Horn, Esquire,
 1 Roberts Avenue,
 Glenside, PA 19038.
 ATTORNEY: DANIELLA A. HORN,
 KLENK LAW, LLC,
 1 Roberts Avenue,
 Glenside, PA 19038

MEISTER, MARY M., dec'd.

Late of Upper Moreland Township.
 Administratrix: NINA M. MEISTER,
 706 Valley Glen Road,
 Elkins Park, PA 19027.
 ATTORNEY: JILLIAN E. BARTON,
 BARTON LAW, LLC,
 300 Walsh Road,
 Building One, Suite 100,
 Horsham, PA 19044

METZ, RONALD C., dec'd.

Late of Upper Dublin Township.
 Executrix: CAROL A. LIGHTCAP,
 c/o Bess M. Collier, Esquire,
 820 Homestead Road,
 Jenkintown, PA 19046.
 ATTORNEY: BESS M. COLLIER,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Road,
 Jenkintown, PA 19046

MITCHELL, MARY LOU also known as

MARY L. MITCHELL, dec'd.
 Late of New Hanover Township.
 Executors: DIANNE C. MOSER AND
 KEVIN S. MITCHELL,
 c/o David L. Allebach, Jr., Esquire.
 ATTORNEY: DAVID L. ALLEBACH, JR.,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

NYCE, ARLEN R., dec'd.

Late of Lower Salford Township.
 Executor: JAY A. NYCE.
 ATTORNEY: MICHELLE M. FORSELL,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 570 Main Street,
 Pottstown, PA 19046

O'NEILL, JAMES B. also known as

**JIM O'NEILL and
 JAMES B. ONEILL, dec'd.**
 Late of Upper Moreland Township.
 Administrator: JAMES BARTON,
 c/o Robert L. Adshead, Esquire,
 349 York Road, Suite 100,
 Willow Grove, PA 19090.
 ATTORNEY: ROBERT L. ADSHEAD,
 LAW OFFICES OF ROBERT ADSHEAD, LLC,
 349 York Road, Suite 100,
 Willow Grove, PA 19090

O'NEILL, JOHN J., dec'd.

Late of Upper Moreland Township.
 Administrator D.B.N.: JAMES BARTON,
 c/o Robert L. Adshead, Esquire,
 349 York Road, Suite 100,
 Willow Grove, PA 19090.
 ATTORNEY: ROBERT L. ADSHEAD,
 LAW OFFICES OF ROBERT ADSHEAD, LLC,
 349 York Road, Suite 100,
 Willow Grove, PA 19090

PARRY, KATHLEEN A., dec'd.

Late of Lower Gwynedd Township.
 Executor: STEVEN A. SHAFFER,
 c/o Jacqueline K. Rosenberger, Esquire,
 One Summit Street,
 Philadelphia, PA 19118.
 ATTORNEY: JACQUELINE K.
 ROSENBERGER,
 BARBER SHARPE & ROSENBERGER,
 One Summit Street,
 Philadelphia, PA 19118

PETRILLE, LUCRETIA M., dec'd.

Late of Whitpain Township.
 Executor: ANTHONY PETRILLE,
 c/o Law Offices of Michelle C. Berk, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034.
 ATTORNEY: MICHELLE C. BERK,
 LAW OFFICES OF MICHELLE C. BERK, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034

PETTOLA, JOHN L. also known as

JOHN LEWIS PETTOLA, dec'd.
 Late of Springfield Township.
 Executor: JASON ROBERTS,
 616 Arlingham Road,
 Flourtown, PA 19031.
 ATTORNEY: JILLIAN E. BARTON,
 BARTON LAW, LLC,
 300 Walsh Road,
 Building One, Suite 100,
 Horsham, PA 19044

RAYMOND, CONSTANCE, dec'd.

Late of Conshohocken, PA.
 Executor: DAVID RAYMOND,
 700 Beacon Court,
 Lansdale, PA 19446.

RUPPERT, ESTHER G., dec'd.

Late of Cheltenham Township.
 Executors: WILLIAM D. RUPPERT AND
 CHERYL-ANNE BRYANT,
 c/o Hilary Fueleborn, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.

- ATTORNEY: HILARY FUELLEBORN,
YORKWAY LAW GROUP,
745 Yorkway Place,
Jenkintown, PA 19046
- SARGEANT, DOROTHY P. also known as
DOROTHY PSATHAS SARGEANT, dec'd.**
Late of Lower Merion Township.
Executor: KIMON H. SARGEANT,
c/o Amy Neifeld Shkedy, Esquire,
1 Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004.
ATTORNEY: AMY NEIFELD SHKEDY,
BALA LAW GROUP, LLC,
1 Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004
- SCACHE JR., JAMES H., dec'd.**
Late of Hatboro, PA.
Administrator: JAMES H. SCACHE,
536 Folly Road,
Chalfont, PA 18914.
- SCHMIDT, THELMA M., dec'd.**
Late of Borough of Rockledge.
Executors: KURT M. SCHMIDT,
KATHLEEN S. MEARS AND
KAREN L. SHOWMAKER,
c/o Jay B. Oppenheim, Esquire,
869 Meadowbrook Drive,
Huntingdon Valley, PA 19006.
ATTORNEY: JAY B. OPPENHEIM,
869 Meadowbrook Drive,
Huntingdon Valley, PA 19006
- SCHUPAK-BAUM, HEDDA T., dec'd.**
Late of Upper Merion Township.
Executor: JAMES A. BAUM,
c/o Hilary Fuelleborn, Esquire,
745 Yorkway Place,
Jenkintown, PA 19046.
ATTORNEY: HILARY FUELLEBORN,
YORKWAY LAW GROUP,
745 Yorkway Place,
Jenkintown, PA 19046
- SCHUTZ, VICTOR K., dec'd.**
Late of Lower Merion Township.
Executor: DOUGLAS M. SCHUTZ,
c/o Stephen D. Potts, Esquire,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087-3115.
ATTORNEY: STEPHEN D. POTTS,
HERR, POTTS & POTTS, LLC,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087-3115
- SCULL, GRACE B. also known as
GRACE BEILER SCULL, dec'd.**
Late of Borough of Collegeville.
Executor: SUSAN ELIZABERH QUIGLEY,
90 Greenlawn Road,
Cochranville, PA 19330.
- SISCA, BRANDEN TYLER, dec'd.**
Late of Borough of Trappe.
Administratrix: BRITTANY E. SISCA,
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
- TROTTER, JOSEPH RICHARD, dec'd.**
Late of Abington Township.
Executor: JOEL CHRISTOPHER TROTTER,
c/o Leola M. Hardy, Esquire,
500 Office Center Drive, Suite 400,
Fort Washington, PA 19034.
ATTORNEY: LEOLA M. HARDY,
THE HARDY LAW FIRM, LLC,
500 Office Center Drive, Suite 400,
Fort Washington, PA 19034
- UZINSKAS, IRENE N., dec'd.**
Late of Lower Providence Township.
Executrix: MAUREEN C. ROYDS,
1386 Bryant Court,
Ambler, PA 19002.
ATTORNEY: ELIZABETH Z. MILNE,
ELIZABETH ZWAAN MILNE, LLC,
P.O. Box 161,
Berwyn, PA 19312
- WACHS, DAVID V. also known as
DAVID WACHS, dec'd.**
Late of Lower Merion Township.
Executors: JEROME HOGAN,
215 W. Church Road, Suite 108,
King of Prussia, PA 19406,
HELENE S. JARON,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103.
ATTORNEY: HELENE S. JARON,
COZEN O'CONNOR, P.C.,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103
- WALSH SR., MICHAEL JOHN also known as
MICHAEL J. WALSH, SR. and
MICHAEL J. WALSH, dec'd.**
Late of Perkiomen Township.
Executrix: MEGHAN COLLEEN RINI
A/K/A MEGHAN C. RINI,
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: DIANNE C. MAGEE,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215
- WEST, DAVID A., dec'd.**
Late of Lower Gwynedd Township.
Executors: THE GLENMEDE TRUST
COMPANY, N.A. AND
SARAH W. WILLIAMS,
Attn.: Isabel M. Albuquerque,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: MARK DILTS,
DILTS MACARY & CALVIN LLC,
455 Pennsylvania Avenue, Suite 220,
Fort Washington, PA 19034
- ZUERCHER, ANTHONY JOHN also known as
ANTHONY JOHN ZUERCHER, III, dec'd.**
Late of Montgomery County, PA.
Administrator: ANTHONY J. ZUERCHER, IV,
2356 Corona Court,
Berkeley, CA 94708.

FICTITIOUS NAME

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 16, 2024, for **Pro Secure Locksmith** with a principal place of business located at 204 Walnut Street, Green Lane, PA 18054, in Montgomery County. The individual interested in this business is Maor Ben Ieshai, also located at 204 Walnut Street, Green Lane, PA 18054. This is filed in compliance with 54 Pa. C.S. § 311.

The E-Learning Studio with its principal place of business at 651 E. Township Line Road, P.O. Box 2118, Blue Bell, PA 19422-9998.

The individual and entity owning or interested in said business are: Dean Reed and Dean Reed, LLC, with an address of 651 E. Township Line Road, P.O. Box 2118, Blue Bell, PA 19422-9998.

The application was filed on February 20, 2024.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 5, 2024, by **Lunatrain, Inc.**, a foreign business corporation formed under the laws of the State of Delaware, where its principal office is located at c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, DE 19808, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be in Montgomery County located at 1101 E. Hector Street, Unit 253, Conshohocken, PA 19428.

Notice is hereby given **TUNE MEDIA INC.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 1270 Bobam Drive, Penn Valley, PA 19072 has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 20, 2024, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

MISCELLANEOUS

NOTICE

Pursuant to the Real Estate Tax Sale, Act of 1947, P.L. 1368 No. 542, Section 607, as amended, all properties sold for delinquent real estate taxes at the Montgomery County Tax Claim Bureau sale, held December 12, 2023, have been presented by Consolidated Return and Decree Nisi of the Tax Claim Bureau to the Court of Common Pleas of Montgomery County No. 2023-20346, signed by Judge Jeffrey S. Saltz on February 22, 2024. All objections and exceptions, thereto, may be filed by an owner or lien creditor within thirty (30) days after the aforesaid date of the Consolidated Return and Decree Nisi, otherwise, the Consolidated Return and Decree Nisi will be confirmed absolute.

PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN THAT, on February 16, 2024, Articles of Incorporation were filed with the Department of State for **Thrive Gynecology, P.C.**, a professional corporation organized under the Pennsylvania Business Corporation Law of 1988.

Fox Rothschild LLP, Solicitors
747 Constitution Drive, Suite 100
P.O. Box 673
Exton, PA 19341-0673

TRUST NOTICES

First Publication

**KATHLEEN E. PRIMIVERA LIVING TRUST
DATED NOV. 11, 2005
Kathleen E. Primivera, Deceased
Late of Limerick 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: Ellen Primivera
c/o Peter E. Bort, Esq.
101 Lindenwood Dr., #225-G, Malvern, PA 19355

**Atty.: Peter E. Bort
Bort Law**
101 Lindenwood Dr., #225-G, Malvern, PA 19355

KATHY STEIN REVOCABLE TRUST

NOTICE IS HEREBY GIVEN of the death of Kathy Stein, late of Lower Providence Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Kathy Stein Revocable Trust, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or her Trust are requested to make payment without delay to the Trustee name below:

Trustee: Beth Silverberg
c/o Diane H. Yazujian, Esquire
P.O. Box 1099, North Wales, PA 19454

Trustee's Attorney: Diane H. Yazujian
P.O. Box 1099, North Wales, PA 19454

EXECUTIONS ISSUED
Week Ending February 27, 2024
**The Defendant's Name Appears
First in Capital Letters**

- ALLEN, SHARITA: PNC BANK, GRNSH. - Second Round, L.P.; 202015756; WRIT/EXEC.
- ARCHER, BRIANA: POLICE & FIRE FCU, GRNSH. - Discover Bank; 202327405; \$4,245.24.
- ASHE, CLAUDE: WELLS FARGO BANK, GRNSH. - Discover Bank; 202324031; \$2,218.01.
- BARTO, PARSLER: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202117697.
- BLACKFORD, MATTHEW: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202401984; WRIT/EXEC.
- BRACCIA, VINCE: VINCE BRACCIA GENERAL CONTRACTOR, LLC: VITO, BRACCIA, GRNSH. - Damerjian, Robert; 202403456; \$79,831.42.
- BRASCH, NIKKI: ROBBINS, DANIEL - Pennymac Loan Services, LLC; 202325477.
- BU CZYNSKI, ANNETTE: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202401405; WRIT/EXEC.
- CABELL, JEFFREY: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401945; WRIT/EXEC.
- CHIARO, GIUSEPPE A.: APV CHIAROS: UNIVEST BANK & TRUST CO., GRNSH. - APV Chiaros; 200419835; ORDER/\$70,000.00.
- CIANCIULLI, JENNIFER: FIELDS, SHARON - U.S. Bank Trust, National Association, not in its Individual, et al.; 202310248.
- CLUBB, NICOLE: BANK OF AMERICA, GRNSH. - Midland Funding, LLC; 202401398; WRIT/EXEC.
- COHEN, NEIL: TD BANK, GRNSH. - Calvary Spv. I, LLC; 202401276; \$955.92.
- COLLINS, CASEY: BENEFCIAL BANK, GRNSH. - Discover Bank; 202323914; \$3,513.39.
- COOLAHAN, MARIE: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401990; WRIT/EXEC.
- CUNNANE, STEVEN - Ardent Credit Union; 202100332; ORDER/AMEND IN REM JDMT. \$140,88.
- ENGEL, RICHARD: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401925; WRIT/EXEC.
- ETHEVENIN, KELLY - HRAC, LLC; 202326932; WRIT/EXEC.
- FINCH, DENA - Citizens Bank, N.A.; 202118539; ORDER/JUDGMENT/\$83,682.17.
- FIRTH, AMANDA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202402012; WRIT/EXEC.
- FOISY, EVELYN: WELLS FARGO BANK, GRNSH. - Discover Bank; 202327392; \$3,941.29.
- GALICIA, ROSEMARY: CHASE BANK, GRNSH. - Rutgers The State University Of New Jersey; 202317376.
- GEORGE, CIJU: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401918; WRIT/EXEC.
- GOTTLIEB, LOIS: ALLY BANK, GRNSH. - Oak Hill Condominium Association; 202323575.
- GULLICK HOLLAND, SUSAN - Chadwick Place Community Association; 202401591; \$4,742.70.
- HICKENBOTTOM, MEAGHAN: TRUIST BANK, GRNSH. - Great Seneca Finl. Corp.; 200608090; \$1,532.05.
- HORVATH, DONNA - Wilmington Savings Fund Society, FSB d/b/a Christiana Trust; 202018886; ORDER/RÉASSESS/\$566,871.38.
- IPPOLITI, ELIZABETH: CITIZENS BANK, GRNSH. - Discover Bank; 202327408; \$3,892.51.
- IRVIN, JESSICA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202402267; WRIT/EXEC.
- KECK, CHRIS: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401377; WRIT/EXEC.
- KERR, JENNIFER - Law Offices of Michael P. Gough; 201815287.
- KERWOOD, ELIZABETH: SANTANDER BANK, GRNSH. - Discover Bank; 202117448.
- LABAR, SARAH: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202401790; WRIT/EXEC.
- LENER, JASON: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202401751; WRIT/EXEC.
- LOGAN, TROY: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401374; WRIT/EXEC.
- MELTON, LAURA: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202402268; WRIT/EXEC.
- MOBLEY IV, HARRY: AMERICAN HERITAGE FCU, GRNSH. - Discover Bank Co., Weltman Weinberg & Reis Co., LPA; 202327341; \$3,590.56.
- MONDICK, MARK: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202401375; WRIT/EXEC.
- NELSON, JOAN: TD BANK, GRNSH. - Discover Bk.; 200628334; \$6,776.55.
- NGUYEN, JENNY: NAVY FEDERAL CREDIT UNION, GRNSH. - Billy Penn Studios, Inc.; 202402801; \$2,793.50.
- NGUYEN, THANH: WELLS FARGO BANK, GRNSH. - Discover Bank; 202327396; \$3,936.66.
- OZKUL, CANSU: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401929; WRIT/EXEC.
- PALMER, LISA: TRUIST BANK, GRNSH. - Palisades Collection, LLC; 200531097; \$7,760.65.
- PATMOS PROPERTY GROUP, LLC - Civic Real Estate Holdings III, LLC; 202324608.
- PATRICK, IAN: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401919; WRIT/EXEC.
- PENECALÉ, PAUL: FREEDOM CREDIT UNION, GRNSH. - Capital One, N.A.; 202402265; WRIT/EXEC.
- PHILLIPS, BARRY: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401348; WRIT/EXEC.
- PICARD, JOSEPH: REBEKAH - The Bank of New York Mellon f/k/a The Bank of New York, as Trustee, et al.; 202316386.
- RIVAS, JOSUE: BANK OF AMERICA, N.A., GRNSH. - North Mill Equipment Finance, LLC; 202324282.
- ROSADO, MELINDA: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202401369; WRIT/EXEC.
- ROUGH, KEVIN: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401937; WRIT/EXEC.

SANDERS, JOHN: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401356; WRIT/EXEC.
 SANDY, CHRISTOPHER: SANTANDER BANK, GRNSH. - Crown Asset Management, LLC; 201628715; WRIT/EXEC.
 SAPPER, VICTORIA: PNC BANK, GRNSH. - Discover Bank; 202324007; \$2,790.40.
 SHERMAN, PATRICK: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401895; WRIT/EXEC.
 SIEGFRIED, STEVEN: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202401595; WRIT/EXEC.
 STEWART, ASHLEY: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401364; WRIT/EXEC.
 STICHLER, JACOB: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202401372; WRIT/EXEC.
 STRICKER, MELISSA: PNC BANK, GRNSH. - Great Seneca Finl. Corp.; 200527396; \$1,639.95.
 TRUMPOWER, MIRANDA: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401829; WRIT/EXEC.
 VANADA, GREGORY: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202401412; WRIT/EXEC.
 WITHERSPOON, ELIZABETH: IVAN: NAVY FEDERAL CREDIT UNION, GRNSH. - American Heritage Federal Credit Union; 202303477.

JUDGMENTS AND LIENS ENTERED

Week Ending February 27, 2024

The Defendant's Name Appears
First in Capital Letters

AAMCO TRANSMISSION - Hillman, Patricia; 202403517; Foreign Judgment; \$2,952.00.
 BASKERVILLE, TYSHAWN - Enterprise Rent A Car-Prm; 202403184; Certification of Judgment; \$6,766.52.
 BURKE ASPHALT: BURKE, PATRICK - Kelly, Donna; 202403537; Judgment fr. District Justice; \$4,542.21.
 CLARK, CAITLIN - Capital One Bank USA, N.A.; 202403255; Certification of Judgment; \$5,905.91.
 DAVIS, TANIA - Barclays Bank Delaware; 202403290; Judgment fr. District Justice; \$1,689.60.
 DIAMANTI, NICHOLAS - LVNV Funding, LLC; 202403298; Judgment fr. District Justice; \$2,218.42.
 GREEN, JOSHUA - Capital One Bank USA, N.A.; 202403199; Certification of Judgment; \$5,752.45.
 HEIMBAUGH, CLINTON - Capital One Bank USA, N.A.; 202403187; Certification of Judgment; \$3,995.23.
 KAHYAUGLU, MEHMET - Savino Del Bene USA, Inc.; 202403522; Complaint in Confession of Judgment; \$27,405.67.
 LOH ASSOCIATES, LLC - Fulton Bank, N.A.; 202403533; Complaint in Confession of Judgment; \$11,816.51.
 MORAD, NEDAL - Capital One Bank USA, N.A.; 202403211; Certification of Judgment; \$4,015.52.
 NATARELLI, DAVID - Capital One Bank USA; 202403313; Certification of Judgment; \$3,719.76.
 OBEY, RONEALE - Capital One, N.A.; 202403483; Judgment fr. District Justice; \$3,272.23.
 PAYNE-THOMAS, DOREEN - c/o Resurgent Capital Services, L.P.; 202403301; Judgment fr. District Justice; \$745.09.

SAUNDERS, DARLENE - LVNV Funding, LLC; 202403299; Judgment fr. District Justice; \$1,763.28.
 SNOW, KIRSTIN - Capital One, N.A.; 202403186; Certification of Judgment; \$3,573.05.
 STEVENSON, DAWN - Westlake Services, LLC; 202403169; Certification of Judgment; \$8,535.83.
 STUMPF, JUDY - Capital One Bank, N.A.; 202403215; Certification of Judgment; \$4,259.47.
 TAYLOR, KHALIL - Capital One, N.A.; 202403478; Judgment fr. District Justice; \$3,431.92.
 TURNER, STEFANIE - LVNV Funding, LLC; 202403300; Judgment fr. District Justice; \$1,340.43.
 WISE, AMANDA - Harris, Erin; 202403325; Judgment fr. District Justice; \$12,220.10.
 YARNALL, MICHAEL - Second Round, L.P.; 202403310; Judgment fr. District Justice; \$1,479.65.

UNITED STATES INTERNAL REV. - entered claims against:

Belcher, Evelyn; 202470035; \$10,238.02.
 DeMatteo, Melissa: Joshua; 202470039; \$40,860.93.
 Fields, Jeanine; 202470040; \$21,304.45.
 Morton, Gregory; 202470037; \$63,608.71.
 Perseus Bidco US, Inc.; 202470036; \$9,360,617.14.
 Short, Lauren: Robert; 202470034; \$105,289.82.
 Snyder, Robert; 202470038; \$103,706.83.
 Terpiolli, David; 202470033; \$16,217.93.
 Terpiolli, David; 202470031; \$2,751.67.
 Young, Linda; 202470032; \$4,144.04.

LETTERS OF ADMINISTRATION

Granted Week Ending February 27, 2024

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

ACCOR, ELAINE - Plymouth Township; Williams, Paya, 201 York Road, Jenkintown, PA 19046.
 BARGULL, ALICE B. - Jenkintown Borough; Hoffmann, Jeffrey R., 636 Old York Road, Jenkintown, PA 19046.
 CAUSAK, CHRISTOPHER A. - Lower Providence Township; Causak, Kevin A., 2158 Colebrook Road, Lebanon, PA 17042.
 CURRAN, SHERRI L. - Abington Township; Curran, William P., 2316 Oakdale Avenue, Glenside, PA 19038.
 Del SAVIO, REGINE G. - Horsham Township; Wechsler, Jeremy A. Esq., 1040 Stony Hill Road, Yardley, PA 19067.
 FEE JR., DANIEL - Horsham Township; Fee, Emily N., 605 Colebrook Road, Philadelphia, PA 19115; Mostofizadeh-Fee, Alyssa M., 412 Norristown Road, Horsham, PA 19044.
 HENDERSON, BARRY B. - Lower Gwynedd Township; Basketbill, Patricia H., 270 N. Ridge Avenue, Ambler, PA 19002.
 JEITLES, DENISE M. - Lower Providence Township; Schaefer, Kevin B., 144 Longford Road, West Chester, PA 19380.
 KRIMSTOCK, CHARLES - Lower Merion Township; Schwab, Ruth, 100 Tall Trees Drive, Bala Cynwyd, PA 19096.
 REYNOLDS, MARY A. - Abington Township; Reynolds, Keith W., 1231 School Lane, Rydal, PA 19046.

SCIORTINO SR., EMILIO J. - Telford Borough;
Sciortino, Dorothy M., 42 Indian Valley Lane,
Telford, PA 18969.
SMITH, MONROE W. - Springfield Township;
Collins, Rosalyn, 1205 Stotesbury Avenue,
Glenside, PA 19038.
WELSH, MARY LOU - West Norriton Township;
Plush, Linda M., 210 Horseshoe Road,
Norristown, PA 19403-3675.

SUITS BROUGHT

Week Ending February 27, 2024

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

AAS HOLDINGS, LLC: MAHON, AUSTIN: RIZOS,
SUSAN - TelevisitMD Locum Tenens, LLC;
202403189; Foreign Subpoena.
BELL, TAMARA - White, Theodore; 202403306;
Complaint for Custody/Visitation.
CABEZA, TANISHA - Lewis, Duane; 202403209;
Complaint Divorce.
CRAIG, JUSTIN - Clark, Gwendolyn; 202402930;
Complaint for Custody/Visitation.
EDWARDS, RHOCHER - Dior Carter, Brandon;
202403170; Complaint for Custody/Visitation.
ENGEL, BERNARD - Bank of America, N.A.;
202403466; Civil Action; Polas, Bryan J.
ENGELS, REBECCA: TIPTON, JEFF - Shulski,
Alexander; 202403282; Petition to Appeal
Nunc Pro Tunc.
EVANS, SOLOMAN: KERNIGAN, FELICIA -
Weaver, Deborah; 202403435; Petition to
Appeal Nunc Pro Tunc.
FATZINGER, AMBER - Giovinco, Gregory; 202403158;
Complaint for Custody/Visitation; Nonnemaker,
Lauren Elizabeth.
GALLAGHER, DANIEL - Gallagher, Rachel; 202403279;
Complaint for Custody/Visitation.
GASKINS, JUSTIN - Certain, Niomi; 202403220;
Complaint for Custody/Visitation.
GREENE, JARED - Branyan, Amanda; 202403529;
Complaint for Custody/Visitation.
HALL, CASSIUS - Springer, Lisa; 202403482;
Complaint for Custody/Visitation.
HARRIS, CHRISTOPHER - Harris, Cassandra;
202403176; Complaint Divorce; Marinari, Guy.
HIGGINS, ELIZABETH - LVNV Funding, LLC;
202403259; Defendants Appeal from District Justice.
HILL, CHEYENNE - Gerhardt, Michael; 202403315;
Complaint for Custody/Visitation.
HUNSICKER, ROBERT - Long, Som; 202403472;
Petition to Appeal Nunc Pro Tunc.
KATZ, RUSSELL - Montgomery, Debra; 202403443;
Complaint for Custody/Visitation; Emerson, Jillian.
LEWIS, TAMIKA - Gordon, Sean; 202403500;
Complaint for Custody/Visitation; Harbison, Keith A.
LYNN, NELSON - Buford, Ltsza; 202402874;
Complaint for Custody/Visitation.
MALONE, JESSICA - Leonardi, Melissa; 202403451;
Complaint Divorce.
MASKE, MYRENE: SMITH, MARCUS -
2397-2411 E. High, LLC; 202403521; Defendants
Appeal from District Justice.

McLAUGHLIN, JESSICA - Boonie, Nicholas;
202403484; Complaint Divorce.
O'NEILL, BARBRA - O'Neill, Andrew; 202403525;
Complaint Divorce.
PAGAN, MARIBEL - Isabella, Antonio; 202403488;
Complaint for Custody/Visitation.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Morgan, Christopher; 202403161;
Appeal from Suspension/Registration/Insp.
PIERRE, FRITZNER - Pierre, Gracieuse; 202403526;
Complaint for Custody/Visitation.
REILLY, CHRISTINE - LVNV Funding, LLC;
202403305; Civil Action; Carfagno, Christopher B.
REYES, FARY - Pelaez, Erendira; 202403486;
Complaint Divorce.
RUPERT LANDSCAPE, INC. - Total Rental, Inc.;
202403454; Civil Action; Flail Jr., Edward N.
SCOTT, TATIANA - Santos, Naiheem; 202402905;
Complaint for Custody/Visitation.
SHUM, LOKMAN - Meng Shum, Noelle; 202403544;
Complaint Divorce.

WILLS PROBATED

Granted Week Ending February 27, 2024

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

ALDRIDGE, CHARLES C. - Ambler Borough; Hall,
Tanya, 401 Arbour Drive, Newark, DE 19713;
Seward, Natisha, 2114 Kenmore Avenue,
Glenside, PA 19038.
ALSTON, DOROTHEA V. - Lower Providence Township;
Alston, Elizabeth D., 556 Long Meadow Road,
Eagleville, PA 19403.
BERTINO, ALBERTA R. - Lower Providence Township;
Bertino, Christine L., 448 W. 6th Avenue,
Conshohocken, PA 19428.
CAPPUCCIO, VINCENT J. - Ambler Borough;
Bruno, Richard M., 1358 Gwynedale Way,
Lansdale, PA 19446.
CAREY, MARGARET A. - Upper Gwynedd Township;
Carey, Kenneth J., 1409 Royal Oak Drive,
Blue Bell, PA 19422.
CARR, DENNIS L. - Hatboro Borough; Marcellis-Carr,
Evelyn, 16 James Road, Hatboro, PA 19040.
CHRISTIAN, JOHN - Lower Frederick Township;
Cutair, Jodi M., 1808 Old Bethlehem Pike,
Sellersville, PA 18960; Trayford, Nicole T.,
1002 Grand Oak Lane, Virginia Beach, VA 23455.
CLARK, ELIZABETH M. - Upper Dublin Township;
Clark, Judith M., 124 Gwynmont Circle,
North Wales, PA 19454.
CLEGG, DORIS B. - East Norriton Township;
Schmidt, Alyse C., 1116 Pierce Road,
East Norriton, PA 19403.
DeVITO, FRANCES - Lower Gwynedd Township;
Levin, Diane, 1140 Walnut Farm Road,
Lower Gwynedd, PA 19002.
FELIX, ANNA M. - Cheltenham Township;
Vann, Linda J., 30 Township Line Road,
Elkins Park, PA 19027.
FENYUS, JOSEPH S. - New Hanover Township;
Fenyus, Mary A., 2311 Cassard Circle,
Gilbertsville, PA 19525.

- FLES, JOYCE E. - Whippain Township; Fles, Robert, 3303 Twin Silo Drive, Blue Bell, PA 19422.
- FOX, JAMES P. - Hatfield Borough; Smith, Charlene F., 16 Hallman Road, Stone Harbor, NJ 08247.
- FRIEZE, THOMAS R. - Upper Hanover Township; Frieze, Eric L., 2318 Tulip Street, Philadelphia, PA 19125; Frieze, Jennifer M., 2655 Geryville Pike, Pennsburg, PA 18073; Frieze, Jessica M., 120 Bridge Street, Phoenixville, PA 19460.
- GEROLAMO SR., ROCCO J. - Lower Moreland Township; Gerolamo, Mary Anne L., 3441 Parkside Avenue, Huntingdon Valley, PA 19006.
- GLASS, SHEILA R. - Lower Merion Township; Glass, Lisa H., 1650 Oakwood Drive, Penn Valley, PA 19072.
- GRAFF COOKE, SARAH M. - Springfield Township; Cooke Jr., Peter F., 243 Cheswold Lane, Haverford, PA 19041.
- HALL, ROBERT - East Norriton Township; Gamble, Erin M., 3040 Peacock Drive, Audubon, PA 19403; Livingston, Kathleen, 107 Cedar Street, Delanco, NJ 08075.
- HALSTEAD, STEPHEN - Springfield Township; Halstead, Mark, 29 Merion Lane, Collegeville, PA 19426.
- HERBERT, FLORENCE H. - Plymouth Township; Anderson, Doren H., 401 Francis Avenue, Norristown, PA 19401.
- HETER, CARL F. - Lower Salford Township; Heter, Carl E., 1232 Lexington Highway, Elberton, GA 30635.
- HOWE, JEAN B. - Towamencin Township; Howe, Joseph P., 26887 Wood Duck Road, Millsboro, DE 19966.
- KENNEDY, THOMAS H. - Conshohocken Borough; Gravinese, Mary B., 135 W. 5th Avenue, Conshohocken, PA 19428.
- LAVERY, MARGARET L. - Upper Moreland Township; Frasca, Denise, 501 Preston Lane, Hatboro, PA 19040.
- MILLER, MARY B. - East Greenville Borough; Criddle, Diane C., 274 Washington Street, East Greenville, PA 18041.
- MUSCARELLA, VINCENT J. - Norristown Borough; Bucci, Rosemarie, 862 Mystie Lane, Norristown, PA 19403; Testa, Erica A., 60 Heatherwood Hills Road, Audubon, PA 19403.
- PEARN, ROBERTA S. - Limerick Township; Deichert, Deana L., 1480 Temple Road, Pottstown, PA 19465.
- PILECKI, EVELYN M. - Upper Dublin Township; Paul, Allison A., 191 Crestview Way, Yardley, PA 19067.
- PILEGGI, JOSEPH A. - Horsham Township; Cinquino, Anthony, 3 Naomi Lane, Chalfont, PA 18914; Dougherty, Annette M., 780 Glen Road, Jenkintown, PA 19046.
- POLAN, DORIS - Lower Merion Township; Polan, Stacey W., 1497 Quaker Ridge, West Chester, PA 19380.
- POLAN, HAROLD - Lower Merion Township; Polan, Stacey W., 1497 Quaker Ridge, West Chester, PA 19096.
- RADECKE, EUNICE L. - Lansdale Borough; Radecke, Duane R., 2110 Hidden Meadow Drive, Colmar, PA 18915.
- REEDER, F. D. - Lower Merion Township; Sonies, Barbara, 214 Avon Road, Narberth, PA 19027.
- STRAUP, JOYCE L. - Towamencin Township; Straup, Michael S., 519 Mininger Road, Souderton, PA 18964.
- STUBA, STELLA - Franconia Township; Shmihluk, Robert W., 8035 Players Cove Drive, Naples, FL 34113.
- SUTER, MARION A. - Lansdale Borough; Keough, Barbara B., 15055 Kelvin Avenue, Philadelphia, PA 19116.
- TARLO, PATRICIA M. - Cheltenham Township; Penecale, Karen T., 249 Harrison Avenue, Glenside, PA 19038.
- TIEGS, ALBERT J. - Abington Township; Christie, Mary E., 644 Roseland Avenue, Abington, PA 19046.
- WADDY, MARGARET A. - Norristown Borough; Lenhart, Karen L., 645 Caroline Drive, Norristown, PA 19401.
- WINES, ELIZABETH M. - Towamencin Township; Rouhani, Karen W., 18255 Balch Road, Madison, OH 44057.
- WRIGHT, IAN H. - Lower Merion Township; Payne, Patricia A., 7772 S. Biloxi Way, Aurora, CO 80016.
- ZAPATA, BEVERLY A. - Upper Gwynedd Township; Haley, Michelle Z., 221 Shelly Drive, Collegeville, PA 19426.