

---

## SHERIFF'S SALES

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

### To all parties in interest and claimants:

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

### Third and Final Publication

By virtue of a Writ of Execution **No. 2010-06715**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Survey and Plan thereof, made by Franklin & Lindsey, Registered Professional Engineers, dated July 28, 1941, and revised January 22, 1942, as follows, to wit:

BEGINNING at a point of curve on the Southeastwardly side of Normandy Lane (50 feet wide), which point of curve is twenty one and sixty seven one hundredths feet, measured on the arc of a circle, curving to the right with a radius of fifteen feet from a point of curve on the Northeast Side of Lanfair Road (50 feet wide); thence, extending along the said side of Normandy Lane, North ten degrees fifty eight minutes East, forty nine and forty three one hundredths feet to a point; thence, extending South seventy nine degrees two minutes East, one hundred twenty eight and two one-hundredths feet to a point; thence, extending South six degrees fifty four minutes West, ninety eight and forty-one hundredths feet to a point on the Northeastwardly side of Lanfair Road; thence, extending along the said side of Lanfair Road, North sixty one degrees forty eight minutes West, eighty three feet to a point; thence, still along the said side of Lanfair Road, on the arc of a circle, curving to the left with a radius of two hundred fifteen feet, the distance of forty three and sixty seven one-hundredths feet to a point of reverse curve; thence, extending on a line, curving to the right, with a radius of fifteen feet, the arc distance of twenty one and sixty seven one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Patsy B. Rainford, formerly known as Patsy Simpson, by Deed dated January 25, 2006, and recorded at Montgomery County Recorder of Deeds Office on August 15, 2006, in Deed Book 5612 at Page 1708, granted and conveyed unto Patsy B. Rainford.

Parcel Number: 31-00-16474-00-1.

Location of property: 517 Lanfair Road, Cheltenham, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Patsy B. Rainford** at the suit of Township of Cheltenham. Debt: \$1,413.77.

**Portnoff Law Associates**, Attorneys.

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

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

---

By virtue of a Writ of Execution **No. 2019-13901**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message and lot or piece of land, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof, made by Francis W. Wack, Registered Surveyor, dated June 3, 1946, as follows, to wit:

BEGINNING at an iron pin, at the intersection of a public road leading to Swamp Creek with the old turnpike road, also known as State Highway Route No. 73, leading to Obelisk, a corner of this and land of Harry U. Miller and Adelaide Miller, his wife, of which this was a part; thence by said land, South 76 degrees 09 minutes 00 seconds West, the distance of 249.55 feet to an iron pin, a corner; thence still by said land, North 11 degrees 59 minutes 00 seconds West, the distance of 223.00 feet to an iron pin, a corner in State Highway Route No. 73 and land of Henry Rose; thence, in and through said highway and partly through the old turnpike road, by land of said Henry Rose, South 58 degrees 30 minutes 00 seconds East, the distance of 310.60 feet to the first mentioned point and place of beginning.

BEING the same premises which Sandy L. Bealer and Luther G. Bealer, wife and husband, by Deed dated March 31, 2000, and recorded April 3, 2000, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5312 at Page 0935, granted and conveyed unto Maria K. Steinmetz, in fee.

Parcel Number: 38-00-02110-00-3.

Location of property: 202 Big Road, Zieglerville, PA 19492-9700.

The improvements thereon are: Single-family residence.

Seized and taken in execution as the property of **Maria K. Steinmetz** at the suit of KeyBank, N.A. s/b/m First Niagara Bank, N.A. Debt: \$89,921.11.

**Benjamin Hoen**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2019-18898**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey made by Ralph E. Shaner and Son Engineering Co., Pottstown, Pennsylvania, November 22, 1963, as follows, to wit:

BEGINNING at a corner, other lands Stanley S. and Catherine Novicki, said point, being in the middle of Walt Road (33 feet wide); thence, along the middle of said road, North 52 degrees 17 minutes, East 55 feet to a corner, other lands Adam Novicki; thence, along the same, South 37 degrees 17 minutes, East 216.70 feet to a corner, on line other lands, Thomas Byndas; thence, along the same, South 52 degrees 43 minutes, West 55 feet to a corner, on line land of aforesaid Stanley S. and Catherine Novicki; thence, along the same and on the Easterly side of a given road or land for ingress and egress, North 37 degrees 17 minutes, West 216.3 feet to a corner, in the middle of Walt Road and place of beginning.

BEING the same premises which Owen Lakner and Carol Lakner, by Deed dated September 20, 2016, and recorded at Montgomery County Recorder of Deeds Office on September 29, 2016, in Deed Book 6017 at Page 720, granted and conveyed unto Jason Pirnik.

Parcel Number: 57-00-03439-00-5.

Location of property: 1048 Walt Road, Pottstown, PA 18073.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jason Pirnik** at the suit of Upper Perkiomen School District. Debt: \$10,933.60.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-01359**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Ninth Ward, in **Pottstown Borough**, Montgomery County, Pennsylvania, and bounded and described according to a Plan, made by George F. Shaner, Registered Engineer, of Pottstown, PA, on December 24, 1951, and developed by Pottsgrove Manor, Inc., and known and designated as Lot No 247, as indicated on the Plan of Pottsgrove Manor, said Plan being recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, State of Pennsylvania, on November 19, 1952, in Deed Book No. 2315 at Page 601.

UNDER AND SUBJECT to restrictions, covenants, and conditions as set forth in Declaration of Restrictions recorded in Deed Book No. 2323 at Page 556; and under and subject to right-of-way granted to public utilities, et al, as of record, and other restrictions of record.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants, and occupiers of the adjoining premises to the East, the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of five feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway, to and from the garages now or hereafter to be erected on each of said premises, in common with the owners, tenants and occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one-half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned for a total width of ten feet.

TOGETHER with the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of five feet, into and from the garage erected or to be erected on the within described premises, or one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as above mentioned and set forth in common with the owners, tenants and occupiers of the adjoining premises to the East at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owner of said premises, but not otherwise, and subject to the payment of one-half of the proper costs, charges and expenses of keeping driveway in good order, condition and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of passageway as planned, for total width of ten feet.

BEING the same premises which Henry William Gaugler, by Deed dated 6/28/2006, and recorded 7/11/2006, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5607 at Page 01725, granted and conveyed unto Erica L. Schmidt and Christopher W. Meyers.

Parcel Number: 16-00-31380-00-5.

Location of property: 343 W. Walnut Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Christopher W. Meyers and Erica L. Schmidt** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$164,903.96.

**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. 2020-02182**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN piece or parcel of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Properties, made for Henry O. MacCulloch, by Charles E. Shoemaker, Registered Professional Engineer, dated January 28, 1959, and last revised February 7, 1962, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Miriam Avenue (40 feet wide), said point being at the distance of 281 feet, measured South 47 degrees 55 minutes East, along the Southwesterly side of Miriam Avenue from its point of intersection with the Southeasterly side of Osbourne Avenue (40 feet wide).

CONTAINING in front or breadth, Southeastwardly, along the Southwesterly side of Miriam Avenue, 50 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to Miriam Avenue, 125 feet.

BEING the same premises, which Charles A. Lefebvre, by Deed dated January 24, 1986, and recorded February 20, 1986, in the County of Montgomery, in Book 4792 at Page 1613, granted and conveyed unto Lorette A. Lefebvre, in fee.

BEING the same premises, which Lorette A. Lefebvre, by Deed dated 2/8/2007, and recorded 4/5/2007, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5641 at Page 2457, granted and conveyed unto Jeffrey T. Kelley, in fee.

Parcel Number: 30-00-43912-00-5 a/k/a 30203 022.

Location of property: 2754 Miriam Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey T. Kelley a/k/a Jeffrey Kelley** at the suit of Santander Bank, N.A. Debt: \$290,031.61.

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

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

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

---

By virtue of a Writ of Execution **No. 2020-13446**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Lots known as Randy Run, as prepared for Robert L. Gresh, Inc., by Ralph E. Shaner & Son Engineering Co., as of 7/3/1967, most recent revision being 5/17/1976, and more fully described as follows:

BEGINNING at the Northeasterly corner of Lot No. 58, said point, being on the Southerly property line of Doris Drive (50 feet wide), and distant along the same from a point marking the Southeasterly property as projected, of the aforesaid Doris Drive and another public road or street known as Randy Drive (50 feet wide); South 51 degrees 20 minutes East, 172.91 feet; thence, from said point of beginning, continuing along Doris Drive, South 81 degrees 55 minutes East, 87.68 feet to a corner of Lot No. 56; thence, along the latter lands, South 8 degrees 5 minutes West, 200 feet to a corner, on line of other lands of the grantor, Robert L. Gresh, Inc.; thence, along the latter lands, North 81 degrees 55 minutes West, 174.42 feet to a corner, on line of the rear of Lot No. 60; thence, continuing along the rear of a portion of Lot No. 60, and all of Lot No. 59, and No. 58, the following two courses and distances, to wit: 1) North 38 degrees 40 minutes East, 170.47 feet; and, 2) North 8 degrees 5 minutes East, 53.24 feet to a corner and place of beginning.

CONTAINING 0.6051 acres of land, more or less.

BEING the same premises which Peggy P. Davenport, by Deed dated July 3, 2001, and recorded at Montgomery County Recorder of Deeds Office on August 14, 2001, in Deed Book 5371 at Page 699, granted and conveyed unto Peggy P. Davenport and Rachel K. Jackson.

Parcel Number: 42-00-01258-58-1.

Location of property: 1250 Doris Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Peggy P. Davenport and Rachel K. Jackson** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$2,685.72.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2020-17946**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message or tenement and tract of land, situated in the Tenth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake at the Northeast corner of East and Evans Streets; thence, along said Evans Street, Northerly, 35 feet to a stake; thence, at right angles to said street, Easterly, 140 feet to a twenty feet wide alley; thence, along said alley, Southerly, 43 feet 4 inches to East Street, aforesaid; thence, along said Street, Westwardly, 140 feet 3 inches to the place of beginning.

BEING the same premises which Barbara A. Morrell, by Deed dated October 13, 2016, and recorded at Montgomery County Recorder of Deeds Office on October 19, 2016, in Deed Book 6019 at Page 2695, granted and conveyed unto Zakqary A. Keyser.

Parcel Number: 16-00-07728-00-5.

Location of property: 600 N. Evans Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Zakqary A. Keyser** at the suit of Pottstown School District. Debt: \$14,439.96.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2020-18355**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. Sec. 3101, et seq., by the recording in the Montgomery County Department of Records of a Declaration, dated 4/8/1996, and recorded 4/9/1996, in Deed Book 5144 at Page 1226; and a First Amendment thereto, dated 6/15/1996, and recorded 6/18/1996, in Deed Book 5151 at Page 3481; and a Second Amendment thereto, dated 8/9/1996, and recorded on 8/26/1996, in Deed Book 5158 at Page 2476; a Third Amendment thereto, dated 1/17/1997, and recorded 1/24/1997, in Deed Book 5175 at Page 741; and a Restated Third Amendment thereto, dated 3/5/1997, in Deed Book 5179 at Page 407; and a Fourth Amendment thereto, dated 7/17/1997 and recorded 8/14/1997 in Deed Book 5194, Page 1141, and a Fifth Amendment thereto dated 11/3/1997, and recorded 11/3/1997, in Deed Book 5205 at Page 441; and a Sixth Amendment thereto, dated 5/26/1998, and recorded 5/28/1998, in Deed Book 5227 at Page 425; and a Seventh Amendment thereto, dated 9/23/1998, and recorded 10/2/1998, in Deed Book 5242 at Page 1990; Eighth Amendment thereto, dated 2/26/1999, and recorded 3/3/1999, in Deed Book 5261 at Page 2094; Ninth Amendment thereto, dated 5/24/1999, and recorded 5/27/1999, in Deed Book 5273 at Page 795; Tenth Amendment thereto, dated 6/11/1999, and recorded 6/17/1999, in Deed Book 5275 at Page 2241; Eleventh Amendment thereto, dated 8/4/1999, and recorded 9/9/1999, in Deed Book 5287 at Page 1041; Twelfth Amendment thereto, dated 9/22/1999, and recorded 9/22/1999, in Deed Book 5289 at Page 290; Thirteenth Amendment thereto, dated 10/10/1999, and recorded 11/17/1999, in Deed Book 5297 at Page 141; Fourteenth Amendment thereto, dated 1/10/2000, and recorded 1/14/2000, in Deed Book 5303 at Page 1914; Fifteenth Amendment thereto, dated 1/20/2000, and recorded 2/15/2000, in Deed Book 5307 at Page 283; Sixteenth Amendment thereto, dated 3/6/2000, and recorded 3/9/2000, in Deed Book 5309 at Page 1941; Seventeenth Amendment thereto, dated 7/10/2000, and recorded 7/31/2000, in Deed Book 5325 at Page 1072; Eighteenth Amendment thereto, dated 10/18/2000, and recorded 10/24/2000, in Deed Book 5336 at Page 604.

BEING and designated as Unit #408 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises, which Christopher Spigel and Jane Elizabeth Kerns, by Deed dated 1/12/2007 and recorded at Montgomery County Recorder of Deeds Office on 1/25/2007, in Deed Book 5633 at Page 131, granted and conveyed unto Donald Carden, Jr. and Anne Marie Carden.

Parcel Number: 23-00-00880-45-6.

Location of property: 647 Muhlenberg Drive, Condominium #408, Trappe, PA 19426.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Donald Carden, Jr. and Anne Marie Carden** at the suit of Perkiomen Valley School District. Debt: \$6,659.95.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2021-03263**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** message and lot of land situate in **North Wales Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by Francis W. Wack, Registered Surveyor, on the 20th day of October A.D., 1943, as follows, to wit:

BEGINNING at an iron pin in the Northwest side line of Elm Street, as now laid out (45 feet in width), said beginning point, being a corner of this and land, now or late of Asbestos Fibre Spinning Company; North, fifty-three degrees 15 minutes West, one hundred seventy-one feet, eight inches to an iron pin, in line of land of North Wales Park Lane; thence, along the same, North, thirty-nine degrees forty-five minutes East, 28 and five-sixteenths of an inch to an iron pin, in other land of said Lester K. Geyer; thence, along the same, and passing thru the middle of the partition wall, dividing this and the adjoining dwelling; South, fifty-three degrees 15 minutes East, one hundred and seventy feet, three inches to an iron pin, in said Northwest side line of Elm Street; thence, along the same, South, thirty-six degrees, forty-five minutes East, twenty-eight feet to an iron pin, the place of beginning.

BEING the same premises that Catherine J. Craig, by Deed dated December 21, 2007, and recorded January 7, 2008, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 5677 at Pages 02672 to 02676, and being Instrument #2008001726, granted and conveyed to Mark D. Donohue, Sr. and Kimberly H. Donohue, husband and wife, as Tenants by the Entirety.

Parcel Number: 14-00-00532-00-3.

Location of property: 316 Elm Avenue, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Mark D. Donohue a/k/a Mark D. Donohue, Sr. and Kimberly H. Donohue** at the suit of AJAX Mortgage Loan Trust 2019-G, Mortgage-Backed Securities Series 2019-G, by U.S. Bank, National Association, as Indenture Trustee. Debt: \$271,279.74.

**Padgett Law Group, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2021-03472**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, and described according to a Final Plan of Donny Brook Estates, made by CZOP/Spector, Consulting Engineers and Surveyors, dated 1/10/1997 and last revised 5/21/1998 and recorded in Montgomery County, Plan Book A-58 at Page 494, as follows, to wit:

BEGINNING at a point in the Southeasterly side of Donny Brook Way, which point of beginning is at the distance of 31.42 feet, measured on the arc of a circle, curving to the right, having a radius of 20.00 feet from a point on the Northeasterly side of D Road; thence, extending from said point of beginning, North 46 degrees 16 minutes 05 seconds East 79.73 feet to a point, a corner of Lot No. 9 as shown on said plan; thence, extending along the same, the three following courses and distances, viz: 1 South 42 degrees 15 minutes 46 seconds East 78.45 feet to a point, and 2 north 72 degrees 15 minutes 46 seconds West 111.11 feet to a point, and 3 South 42 degrees 15 minutes 46 seconds East, crossing the bed of a certain storm drainage easement, also the bed of a certain landscape buffer easement (of variable width), also crossing the bed of Donny Brook Run, also crossing the bed of an existing 20 feet wide sanitary sewer easement, 184.00 feet to a point in line of land now or late of Kenneth F. and Virginia Mazuk; thence, extending along the same, the two following courses and distance, viz: 1 South 47 degrees 44 minutes 14 seconds West 67.05 feet to a point, and 2 South 30 degrees 33 minutes 14 seconds West 84.59 feet to a point on the Northeasterly side of Donny Brook Way; thence, extending along the same, North 43 degrees 43 minutes 55 seconds West 337.89 feet to a point of radial round curve thereon; thence, extending on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on said Plan.



BEING the same premises, which Kelvin Alvin Lashley, by Deed dated 3/14/2007, and recorded 3/29/2007, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5641 at Page 00271, granted and conveyed unto Kelvin Alvin Lashley and Alice Lashley.

Parcel Number: 61-00-00898-99-4.

Location of property: 4 Donny Brook Way, Collegeville, PA 19426.

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

Seized and taken in execution as the property of **Alice Lashley and Kelvin Alvin Lashley** at the suit of The Bank of New York Mellon, Successor to the Bank of New York, not in its Individual Capacity, but Solely as Trustee, on Behalf of the Holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1. Debt: \$637,973.20.

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

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

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

By virtue of a Writ of Execution **No. 2021-15309**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract, piece or parcel of land, and the improvements thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, described as follows:

BEING known and designated as Lot 149, as set forth on a Plan entitled, "Burbank Grove, Map of Subdivision Plan", filed with the Montgomery County Recorder of Deeds on May 23, 2008, in Plan Book 31 at Pages 307-314 and being further described in the Declaration of Planned Community - Burbank Grove Community Association, a Planned Community, in Deed Book 5689 at Page 1424; and Amendments thereto, in Deed Book 5719 at Page 1898; Deed Book 5824 at Page 2586 and Deed Book 5826 at Page 1666; Fourth Amendment, in Deed 5832 at Page 285 and re-recorded in Deed Book 5832 at Page 2004; and Fifth Amendment, in Deed Book 5876 at Page 105, and as same may be lawfully amended from time to time.

BEING the same premises which K. Hovnanian at Upper Providence, LLC, by Deed, dated January 28, 2014, and recorded March 7, 2014, in Book 5906 at Page 1106, Instrument #2014014003, granted and conveyed unto Garrett C. DuBois and Donna Vespa DuBois, husband and wife, in fee.

AND THE SAID Garrett C. DuBois passed away on or about January 18, 2019, thereby passing Title unto Donna Vespa DuBois, by Operation of Law.

Parcel Number: 61-00-04450-41-2.

Location of property: 317 Fairfield Circle, South, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna V. DuBois a/k/a Donna Vespa DuBois and Garrett C. Dubois**, deceased at the suit of Freedom Credit Union. Debt: \$374,959.95.

**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. 2022-16970**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **Red Hill Borough**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, Red Hill Village, made for Barrett Development Corporation, by John G. Walter, Jr., Registered Engineer, dated July 1, 1970, and recorded in the Office of the Recorder of Deeds on July 23, 1970, in Plan Book A 17 at Page 12 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Street (fifty feet wide), at the following two courses and distances measured along said side of Jefferson Street from its point of intersection with the Southeasterly side of Eighth Street (fifty feet wide); (1) on the arc of a circle, curving to the right, in a Southeastwardly direction, having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to a point of tangent, in same; thence, (2) South twenty-one degrees, forty-seven minutes, thirty seconds East, ninety-two feet to the point and place of beginning.

CONTAINING in front or breadth on the said Southwesterly side of Jefferson Street, measured South twenty-one degrees, forty-seven minutes, thirty seconds East and extending of that width, in length or depth, measured South sixty-eight degrees, twelve minutes, thirty seconds West, one hundred fifty-five feet to a twenty feet wide alley, running from Eighth Street to Seventh Street.

BEING LOT #66 on said Plan.

CONTAINING in area 3,100 square feet of land.

BEING the same premises which Barrett Development Corporation, by Deed dated November 18, 1971, and recorded at Montgomery County Recorder of Deeds Office on November 19, 1971, in Deed Book 3714 at Page 45, granted and conveyed unto David R. Ruth and Claire H. Ruth. Claire H. Ruth departed this life on April 18, 2019, whereby title to said premises became vested in David R. Ruth.

Parcel Number: 17-00-00148-46-5.

Location of property: 777 Jefferson Street, Red Hill, PA 18076.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **David R. Ruth** at the suit of Upper Perkiomen School District. Debt: \$4,599.42.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2022-20949**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit, designated as Building D, Unit Number ED-1012, a Unit in Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium bearing date the 29th of January A.D. 1981, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 5th day of February A.D., 1981, in Deed Book 4603 at Page 176 etc.; and whereby a Corrective Amendment thereto, dated June 30, 1981, and recorded July 1, 1981, in Deed Book 4638 at Page 56; and a Second Corrective Amendment thereto, dated July 10, 1981, and recorded July 15, 1981, in Deed Book 4642 at Page 534; and the Third Amendment thereto, dated August 20, 1986, and recorded September 4, 1986, in Deed Book 4811 at Page 3113; and the Fourth Amendment thereto, dated October 7, 1988, and recorded October 14, 1988, in Deed Book 4890 at Page 1189; and the Fifth Amendment thereto, dated January 29, 1990, and recorded May 18, 1990, in Deed Book 4946 at Page 1396; and Plats and Plans for Green Hill Condominium bearing date the 29th day of January A.D. 1981, and recorded as Exhibit "B" of the Declaration of Condominium of Green Hill Condominium, in Deed Book 4603 at Page 176.

TOGETHER with all right, title and interest, being a 0.186522 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TOGETHER with the right to use the Garage Parking Space, pursuant to the Declaration of Condominium, being the Limited Common Element, designated as Number E-24, Garage Unit on the Plats and Plans for Green Hill Condominium. (Description for Assignment of Parking Space).

BEING the same premises which Paul R. Brazina and Stephen M. Brazina, by Deed dated 3/1/2000, and recorded 3/15/2000, in Montgomery County, in Deed Book 5310 at Page 1102, conveyed unto Marcus Burt and Adeline Burt, in fee.

AND the said Marcus Burt died June 21, 2011. And the said Adeline Burt died April 21, 2021.

Parcel Number: 40-00-11153-68-7.

Location of property: 1001 City Avenue, Unit 1012, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling, condominium (high rise), seven (7) plus stories.

Seized and taken in execution as the property of **Elise Grover, Solely, in Her Capacity as Heir of Adeline Burt, deceased; and Unknown Heirs, Successors and/or Assigns of Adeline Burt, deceased** at the suit of Santander Bank, N.A. Debt: \$134,721.81.

**Michael S. Bloom (Pressman & Doyle, 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. 2022-21176**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Pennhill, made for Ted Goodman, by Haggerty and Hagan, Inc., Engineering and Surveying of Old New York Road and Horace Avenue, Abington Pa., dated 2/11/1966, and last revised 2/24/1966, said Plan recorded in the Recorder of Deeds Office at Norristown, Pennsylvania, on 5/6/1966, in Plan Book A9 at Page 33, as follows to wit:

BEGINNING at a point on the Southwesterly side of the cul-de-sac of Pennhill Road, the four following courses and distances from a point of curve on the Southwesterly side of Waring Road (40 feet wide): (1) leaving Waring Road, on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 30.82 feet to a point of tangent on the Southeasterly side of Pennhill Road (50 feet wide); (2) South 46 degrees, 4 minutes, 15 seconds West, along the Southeasterly side of Pennhill Road, 303.61 feet to a point of curve, therein; (3) Southwestwardly,

along the Southeasterly side of the cul-de-sac of Pennhill Road, on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 36.14 feet to a point of reverse curve; (4) Southwestwardly, Westwardly and Northwestwardly, along the Southeasterly, Southerly and Southwesterly side of cul-de-sac of Pennhill Road, on the arc of a circle, curving to the right, having a radius of 50 feet, the arc distance of 88.48 feet to the point and place of beginning; thence, extending from said point and place of beginning, South 16 degrees, 3 minutes, 17 seconds West, along the line of Lot No. 8 on said Plan, 156.91 feet to a point on the Northeasterly side of Church Road (53 feet wide); thence, extending along the same, North 44 degrees, 24 minutes West, 193.14 feet to a point; thence, extending North 72 degrees, 8 minutes, 59 seconds East, along the center line of a 20 feet wide right-of-way for drainage and along line of Lot No. 6 on said Plan, 151.75 feet to a point on the Southwesterly side of cul-de-sac of Pennhill Road; thence, extending Southeastwardly, along the Southwesterly side of the cul-de-sac of Pennhill Road, on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 50 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on the above-mentioned Plan.

BEING the same premises which Le Var Brown, Sr. and Tamika Brown, by Deed dated September 13, 2016, and recorded at Montgomery County Recorder of Deeds Office on November 8, 2016, in Deed Book 6022 at Page 2064, granted and conveyed unto Shireetta Turner.

Parcel Number: 31-00-22369-00-1.

Location of property: 8101 Pennhill Road, Cheltenham, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Shireetta Turner** at the suit of Cheltenham School District. Debt: \$7,387.43.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-22517**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being No. 57 North Hanover Street, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of North Hanover Street (80 feet wide), said point, being located the distance of 57.42 feet, measured on a course of North 15 degrees 24 minutes East from the intersection of the said Westerly side of North Hanover Street and the Northerly side of King Street (60 feet wide); thence, extending from said Westerly side of North Hanover Street, North 75 degrees 13 minutes West, 60 feet to a point, in line of land, now or late of Albert L. Segnere; thence, along the land of Segnere, North 15 degrees 24 minutes East, 32 feet, more or less, to a point, in line of the center of the party wall between premises 57 and 59 North Hanover Street; thence, along the center of the aforesaid party wall between premises 57 and 59 North Hanover Street, in an Easterly direction, the distance of 60 feet, more or less, to a point on the Westerly side of North Hanover Street, aforesaid; thence, along the said side of North Hanover Street, South 15 degrees 24 minutes West, 32 feet, more or less, to the first mentioned point and place of beginning.

BEING the same premises which Tax Claim Bureau of the County of Montgomery, Pennsylvania, by Deed dated September 25, 2019, and recorded at Montgomery County Recorder of Deeds Office on October 3, 2019, in Deed Book 6156 at Page 343, granted and conveyed unto MRG Investments, L.L.C.

Parcel Number: 16-00-13040-00-3.

Location of property: 57 N. Hanover Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **MRG Investments, L.L.C.** at the suit of Pottstown School District. Debt: \$4,596.52.

**Portnoff Law Associates**, Attorneys.

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

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

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

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



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

BEING known as Lot No. 27 on said Plan.

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

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

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

The improvements thereon are: Residential.

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

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

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

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

By virtue of a Writ of Execution **No. 2023-02873**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described according to a survey made for Hillview Development Company, by H. D. Herbert, Registered Engineer, dated October 1944, and being more particularly described as follows:

BEGINNING at a point on the Southeasterly side of Buttonwood Street (66 feet wide), at the distance of 373 feet, 11 inches Southwestwardly from the Southwesterly side of Beach Street (66 feet wide).

CONTAINING in front or breadth on the said side of Buttonwood Street, 30 feet 6 inches and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to said Buttonwood Street, 170 feet 3 3/8 inches to a certain 30 feet wide alley, which runs Northeastwardly and Southwestwardly from Elm Street to Beach Street, the Southwesterly line thereof, passing partly through the center line of the party walls between those premises and the premises adjoining on the Southwest.

BEING the same property conveyed by Deed, dated October 4, 2007, from George Farrell Jr. to George Farrell Jr. and Beth Farrell, husband and wife, and recorded in the Office of the Register of Deeds, for Montgomery County, on November 20, 2007, in Book 5672 at Page 1545, as Instrument #2007137688.

Parcel Number: 13-00-05452-00-7.

Location of property: 802 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **George Farrell, Jr., Beth Farrell, and The United States of America** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust. Debt: \$213,848.06.

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

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

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

By virtue of a Writ of Execution **No. 2023-10526**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, drawn according to a Final Plan of Subdivision, prepared for New Hanover Associates, by Urwiler & Walter, Inc., dated 4/24/90, last revised 7/3/91, and recorded in Norristown, PA, in Plan Book A52 at Page 479, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a cul-de-sac, at the end of Shiery Court, (50.00 feet wide), said point, being a corner of this and Lot No. 2, as shown on said Plan; thence, extending from said point of beginning, along Lot No. 2, South 05 degrees 36 minutes 46 seconds East, 154.90 feet to a point, a corner in line of lands, now or late Ralph Shiery; thence, extending along the same, the next two courses and distances, viz: (1) North 53 degrees 00 minutes 10 seconds West, 104.77 feet to a point; (2) South 35 degrees 39 minutes 00 seconds West, 14.83 feet to a point, a corner of land, now or late Lloyd and Lizzie Johnson; thence, extending along the same, North 51 degrees 19 minutes 10 seconds West, 235.00 feet to a point, a corner of Lot No. 4; thence, extending along Lot No. 4, North 88 degrees 38 minutes 39 seconds East, 205.81 feet to a point on the Southwesterly side of a cul-de-sac, at the end of Shiery Court; thence, extending along the same on the arc of a curve, curving to the left (erroneously stated as right on prior deeds) having a radius of 50.00 feet, the arc distance of 82.25 feet to said point and place of beginning. BEING Lot No. 3 on said Plan.

BEING the same property conveyed to Peter Kloufetos, who acquired title by virtue of a Deed from Chun Yu Ng and Jamei Zheng, dated November 22, 2021, recorded January 7, 2022, being Instrument Number 2022002775, and recorded in Book 6261 at Page 568, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 32-00-06026-04-4.

Location of property: 106 Shiery Court, Gilbertsville, PA 19525.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Peter Kloufetos** at the suit of CrossCountry Mortgage, LLC. Debt: \$481,209.73.

**MDK Legal, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2023-15315**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by Donald H. Schurr, Registered Surveyor, on March 21, 1964, and revised on the 26th day of June A.D. 1964, as follows, to wit:

SITUATE on the Northwesterly side of Kohn Street (fifty feet wide), at the distance of three hundred sixty seven feet Northeastwardly from the Northeastery side of Elm Street (fifty feet wide); thence, extending North fifty degrees, eleven minutes West, (the line extending partly through the party wall, erected between these premises and the premises adjoining to the Southwest) (and crossing the bed of a certain twenty feet wide alley); one hundred thirty six and sixty five one hundredths feet to a point; thence, extending North forty degrees East, (along the Northwestwardly side of said alley), sixteen feet to a point; thence, extending South fifty degrees, eleven minutes East (recrossing said twenty feet wide alley), (the line extending partly through the party wall, erected between these premises and the premises adjoining to the Northwest), one hundred thirty six and sixty one hundredths feet to the Northwesterly side of Kohn Street; thence, extending South thirty nine degrees, forty nine minutes West, (along the Northwesterly side of Kohn Street), sixteen feet to the first mentioned point and place of beginning.

BEING Lot No. 18 on said Plan.

BEING the same premises which Francis M. Wachira and Marie Magera Mbui, husband and wife, by Deed dated October 20, 2009, and recorded at Montgomery County Recorder of Deeds Office on December 1, 2009, in Deed Book 5751 at Page 2780, granted and conveyed unto Wamamu Management Co.

Parcel Number: 13-00-19092-00-2.

Location of property: 839 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Francis M. Wachira, Marie Magera Mbui; 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: \$84,522.36.

**Robert Flacco (Friedman Vartolo LLP)**, Attorney(s). I.D. #325024.

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. 2023-16638**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or piece of land with message, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by David Meixner, of "Spring Mountain Meadows Plan", of Collegeville, Pennsylvania, R.D. #2, as follows, to wit:

BEGINNING at a point on the Easterly side of a fifty feet wide road, which point is located from a bend in said road, on the five (5) following courses and distances, viz: (1) North fifty six degrees five minutes East, four hundred three and ninety five one-hundredths feet along the Northwesterly side of said road, on a curve to the left, with a radius of twenty five feet, an arc distance of twenty nine and twenty nine one-hundredths feet; thence, North eleven degrees two minutes West, sixty and ninety eight one-hundredths feet along the Westerly side of said road; thence, North seventy eight degrees fifty eight minutes East, fifty feet (crossing said Road); thence, North eleven degrees two minutes West, one hundred feet along the Easterly side of said road; thence, along the Easterly side of said road, North eleven degrees two minutes West, one hundred feet to a point; thence, along Lot No. 17, North seventy eight degrees fifty eight minutes East, three hundred nine and fifty five one-hundredths feet to a point in the bed of the Perkiomen Creek; thence, in the bed of the Perkiomen Creek, South three degrees thirty minutes East, one hundred and eighty eight one-hundredths feet to a point; thence, along Lot No. 15, South seventy-eight degrees fifty-eight minutes West, two hundred ninety-six and thirty-four one-hundredths feet to a point on the Easterly side of said fifty feet wide road, and the place of beginning.

BEING Lot Number 16 on said Plan.

BEING the same premises which John F. DeMedio, Jr. and Elaine DeMedio, by Deed dated May 4, 2011, and recorded at Montgomery County Recorder of Deeds Office on May 16, 2011, in Deed Book 5801 at Page 307, granted and conveyed unto John F. DeMedio, Jr.

Parcel Number: 38-00-00010-00-6.

Location of property: 121 Bavington Road, Lower Frederick, PA 18074.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **John F. DeMedio, Jr.** at the suit of Perkiomen Valley School District. Debt: \$6,490.55.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-17725**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared as part of "Fairbrook", prepared for Rouse/Chamberlin Homes, by Richard C. Mast Associates, P.C., dated May 24, 2004, last revised October 11, 2007, and recorded in Plan Book 30 at Pages 210-213, as follows, to wit:

BEGINNING at a point on the Northwesterly Side of Fairbrook Drive (52 feet wide), said point, being a corner of Lot No. 27, as shown on the above-mentioned Plan; thence, extending from said point of beginning, along the Northeasterly side of Fairbrook Drive, the two (2) following courses and distances: (1) North 36 degrees 50 minutes 55 seconds West, 4.02 feet to a point of curve; and, (2) on the arc of a circle, curving to the right, having a radius of 225.00 feet, the arc distance of 143.52 feet to a point, a corner of Lot No. 25, as shown on the above-mentioned Plan; thence, extending along same, North 89 degrees 41 minutes 50 seconds East, 212.78 feet to a point, in line of Lot No. 34, as shown on the above-mentioned Plan; thence, extending along same, South 24 degrees 04 minutes 41 seconds East, 11.58 feet to a point, a corner of Lot No. 27, as shown on the above-mentioned Plan; thence, extending along same, South 53 degrees 09 minutes 05 seconds West, 212.62 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 as shown on the above-mentioned plan.

BEING the same premises which Rouse/Chamberlin, Ltd., by Deed dated 11/13/2008, and recorded 11/17/2008 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5714 at Page 618, granted and conveyed unto James J. Plunkett and Alicia N. Plunkett.

Parcel Number: 47-00-07388-35-4.

Location of property: 139 Fairbrook Drive, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **James J. Plunkett and Alicia N. Plunkett** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-1. Debt: \$313,688.78.

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

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

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

By virtue of a Writ of Execution **No. 2023-19382**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or tract of land, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, being known as Lot No. 9, as shown on a Certain Plan, entitled **Alpine Village**, as recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Plan Book A-52 at Pages 23 to 28, which Lot is the same as designated in the Declaration **Alpine Village Planned Unit Development**, recorded in Deed Book 4872 at Page 2206, and any all Amendments thereto, as the same may change from time to time.

BEING the same premises which Derek Fisher and Kimberly Jones, by Deed dated April 6, 2015, and recorded at Montgomery County Recorder of Deeds Office on April 6, 2015, in Deed Book 5949 at Page 413, granted and conveyed unto Tami L. Barndt.

Parcel Number: 38-00-02855-18-5.

Location of property: 9 Village Drive, Schwenksville, PA 19473.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Tami L. Barndt** at the suit of Perkiomen Valley School District. Debt: \$5,501.79.

**Portnoff Law Associates**, Attorneys.

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

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

---

By virtue of a Writ of Execution **No. 2023-19395**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of "Woodmont", made by Boucher & James, Inc., Consulting Engineers, Doylestown, Pa., dated October 24, 2002, last revised October 18, 2005, and recorded in Plan Book 25 at Pages 413 and 414, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Silver Birch Road, a corner of Lot No. 3; thence, extending along said side of Silver Birch Road, South 65° 09' 26" East, 53.24 feet to a point and corner of Lot No. 5; thence, extending along said side of Lot No. 5, South 24° 50' 34" West, 113.00 feet to a point on the Northeasterly side of Evergreen Lane; thence, extending along said side of Evergreen Lane, North 65° 09' 26" West, 53.24 feet to a point and corner of Lot No. 3; thence, extending along said side of Lot No. 3, North 24° 50' 34" East, 113.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

Tax Map ID Number: 41001K004.

TITLE TO SAID PREMISES IS VESTED IN Todd J. Kupper and Lisa Kupper, husband and wife, as Tenants by the Entirety, by Deed from Pulte Homes of Pa., Limited Partnership, a Michigan Limited Partnership, dated June 4, 2008, recorded July 11, 2008, in Book No. 5699 at Page 02229.

Parcel Number: 41-00-08528-00-8.

Location of property: 1736 Silver Birch Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Todd J. Kupper and Lisa Kupper** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF2 Acquisition Trust. Debt: \$510,068.58.

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

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

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

---

By virtue of a Writ of Execution **No. 2023-21371**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of "Highland Park II", prepared for Westrum Land Development Corp., by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated June 9, 1989, last revised January 24, 1990, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-52 at Page 29, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Van Sant Lane (50.00 feet wide), at a corner in line of lands, now or late of Flexner, as shown on said Plan and which point also marks where the said Van Sant Lane ends in this present subdivision and Schiavone Drive (of variable widths) begins, as shown on said Plan; thence, extending from said point of beginning, South 46 degrees 46 minutes 42 seconds East, along the said Southwesterly side of Van Sant Lane, the distance of 13.84 feet to a point of curve on the same; thence, extending in a Southeastwardly to Southwardly to Southwestwardly direction, along the Southwesterly, Westerly and Northwesterly sides of Van Sant Lane, aforesaid, on the arc of a curve, curving to the right, having a radius of 100.00 feet, the arc distance of 181.34 feet to a point of tangent on the said Northwesterly side of Van Sant Lane; thence, extending South 57 degrees 07 minutes 23 seconds West, along the said Northwesterly side of Van Sant Lane, the distance of 15.09 feet to a point, a corner of Lot Number 6, as shown on said Plan; thence, extending North 32 degrees 52 minutes 37 seconds West, along Lot Number 6 and also for a portion of the distance extending along the centerline of a certain 20.00 feet wide storm sewer easement, as shown on said Plain, the distance of 122.03 feet to a point, a corner in line of lands of Flexner, aforesaid; thence, extending North 49 degrees 03 minutes 10 seconds East, along lands of Flexner, the distance of 109.93 feet to the first mentioned point on the said Southwesterly wide of Van Sant Lane and place of beginning.

BEING Lot Number 5, as shown on the above-mentioned Plan.

UNDER AND SUBJECT TO Agreements of Record.

BEING the same premises which Highland Park, Inc., a Pennsylvania Corporation, by Deed dated December 27, 1991, and recorded January 3, 1992, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4995 at Page 1666, granted and conveyed unto Jitendra N. Mohanty and Sarbani Mohanty, his wife, in fee.

AND the said Sarbani Mohanty died on June 1, 2022, thereby vesting title of the mortgaged premises unto Jitendra N. Mohanty.

AND the said Jitendra N. Mohanty died on March 7, 2023, thereby vesting title of the mortgaged premises unto Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Jitendra N. Mohanty a/k/a Jitendra Nath Mohanty, deceased.

Parcel Number: 54-00-16358-90-4.

Location of property: 952 Van Sant Lane, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Jitendra N. Mohanty a/k/a Jitendra Nath Mohanty, deceased and Sarbani Mohanty** at the suit of Wells Fargo Bank, N.A. Debt: \$192,686.60.

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

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

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

By virtue of a Writ of Execution **No. 2023-25661**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lot No. 363 on a Certain Plan of Lots of Crestmont, recorded at Norristown, Montgomery County, in Deed Book 496 at Page 500.

BEGINNING at a point in the Easterly side of Ferndale Avenue (50 feet wide), at the distance of 214 feet 1 3/4 inches, Northeastwardly, from Decatur Avenue (50 feet wide).

CONTAINING in front on said side of Ferndale Avenue, 25 feet and extending of that width, in length or depth between parallel lines at right angles thereto, Southeastwardly, 125 feet.

BEING the same premises which William Allen Smith, Jr., by Deed dated 11/22/2004, and recorded 12/10/2004, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5536 at Page 1758, granted and conveyed unto Kathleen S. Platz, in fee.

Parcel Number: 30-00-19888-00-8.

Location of property: 1719 Ferndale Avenue, Abington, PA 19001.

The improvements thereon are: Residential, duplex property.

Seized and taken in execution as the property of **Kathleen S. Platz** at the suit of Santander Bank, N.A. Debt: \$124,411.90.

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

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

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

By virtue of a Writ of Execution **No. 2024-02273**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

PREMISES A: ALL THAT CERTAIN tract of land, situate along the cul-de-sac of Walters Lane, **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan by Earl R. Ewing, Inc., dated June 8, 1970, last revised January 29, 1974, Plan No. W-3406-B.



BEGINNING at a point on the cul-de-sac of Walters Lane, (50 feet wide), a corner of this and other lands of Walnel, Inc. and referred to a Lot #36, the said point, being also the seven (7) following courses and distances from the intersection of the Westerly side of Walters Lane and the Northerly side of Walnel Drive (50.00 feet wide), both lines projected: 1) along the said Westerly side of Walters Lane, North 48 degrees 00 minutes West, 256.44 feet to a point of curve; 2) along a curve to the left, having a radius of 150.00 feet through a central angle of 49 degrees 50 minutes and an arc distance of 130.46 feet to a point of tangent; 3) Along the southerly side of Walters Lane, South 82 degrees, 10 minutes West, 448.82 feet to a point of curve; 4) Along a curve to the left having a radius of 100 feet through a central angle of 93 degrees 30 minutes and an arc distance of 163.19 feet to a point of tangent; 5) Along the easterly side of Walters Lane, South 11 degrees 20 minutes East, 75 feet to a point of curve of the said cul-de-sac; 6) Along a curve to the left, having a radius of 35.00 feet through a central angle of 48 degrees 11 minutes 30 seconds and an arc distance of 21.03 feet to a point of reverse curve and; 7) Along the cul-de-sac a curve to the right having a radius of 50.00 feet through a central angle of 20 degrees 51 minutes 34 seconds and an arc distance of 176.16 feet to the place of beginning; thence, from the place of beginning, leaving the road along said lands of Walnel, Inc. and referred to a Lot #36, South 52 degrees 20 minutes 04 seconds West, 148.26 feet to a corner in line of lands of the Reading Company; thence, along the same, North 19 degrees 01 minutes West, 170.00 feet to a corner of still other lands of Walnel, Inc. and referred to as Lot #38; thence, along the same, North 78 degrees 40 minutes East, 175.41 feet to a corner on the westerly side of Walters Lane; thence, along the same, South 11 degrees 20 minutes East, 24.62 feet to a point of curve of the cul-de-sac; thence, along the same, along a curve to the right, having a radius of 25.00 feet through a central angle of 48 degrees 11 minutes 30 seconds, and an arc distance of 21.03 feet to a point of reverse curve; thence, along the same, along a curve to the left, having a radius of 50.00 feet, through a central angle of 74 degrees 31 minutes 26 seconds, and an arc distance of 65.03 feet to the place of beginning.

CONTAINING 20,660.86 square feet of land, be the same, more or less.

PREMISES B: ALL THAT CERTAIN triangular piece of land, situate along Walters Lane in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Subdivision by William L. Conner, Professional Land Surveyor, Spring City, Pennsylvania, dated March 18, 1988, Plan No. C-88-018.

BEGINNING at a corner on the side of the cul-de-sac of Walters Lane, a corner of this, lands of Jansen R. Fray and Carol A. McCarty, referred to as Lot #37, and a corner of lands of Walnel, Inc. referred to as Lot #36; thence, from the place of beginning, through the said lands of Walnel, Inc., referred to as Lot #36, South 42 degrees 01 minutes 28 seconds West, 26.00 feet to a corner, and South 54 degrees 30 minutes 24 seconds West, 122.77 feet to a corner of the said Lots #36 and #37, and being in line of lands of the Philadelphia and Reading Railroad Company; thence, along the aforementioned lands of Jansen R. Fray and Carol A. McCarty, referred to as Lot #37, North 52 degrees 20 minutes 04 seconds East, 148.26 feet to the place of beginning.

CONTAINING 344 square feet of land, the same, more or less.

BEING the same premises which Jansen R. Fray and Carol A. Fray, (formerly Carol A. McCarty), his wife, by Deed dated 2/19/1991, and recorded at Montgomery County, in Deed Book No. 4970 at Page No. 613, granted and conveyed unto Jansen R. Fray and Carol A. Fray, husband and wife, in fee.

BEING the same premises which Jansen R. Fray and Carol A. Fray, husband and wife, by Deed dated 11/10/1994, and recorded at Montgomery County, in Deed Book No. 509 at Page No. 837, granted and conveyed unto John Klyver and Elizabeth B. Klyver. Thereafter, the said Elizabeth B. Klyver, departed this life on July 26, 2011, leaving title solely vested in John Klyver. Furthermore, the said John Klyver, departed this life on December 6, 2022.

Parcel Number: 37-00-05335-10-9.

Location of property: 48 Walters Lane, Royersford, PA 19468.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **David Klyver, in His Capacity as Heir of John Klyver, deceased; and the Unknown Heirs of John Klyver, deceased** at the suit of Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Opportunities Trust IX-A. Debt: \$239,813.53.

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

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

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

By virtue of a Writ of Execution **No. 2024-03907**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit, designated as Unit No. E-14, in the "Oaks" Buildings, being a unit in "Spring Mountain Summit", a Condominium, located on Walnut Street and Centennial Street, in **Schwenksville Borough**, Montgomery County, Pennsylvania, as being designated in the Declaration of Condominium of "Spring Mountain Summit", under the Unit Property Act, dated 2/22/1980, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown Pennsylvania, in Deed Book 4503 at Page 443, etc.; and also as being designated on the Declaration Plan of "Spring Mountain Summit", recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 7 at Page 80 etc.

TOGETHER with an .62% undivided interest, in, and the Common Elements as fully set forth, in the aforesaid Declaration of Condominium of "Spring Mountain Summit".

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEING the same property conveyed to David S. Bergey, who acquired title by virtue of a Deed from Carolyn Hettell, dated October 21, 1999, recorded October 28, 1999, being Document ID #024258, and recorded in Book 5294 at Page 2092, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 20-00-00059-53-3.

Location of property: 2234 Forest Lane, Condominium #E-14, Schwenksville, PA 19473.

The improvements thereon are: Single-family dwelling, condominium (mid-rise), 4 to 6 stories.

Seized and taken in execution as the property of **David S. Bergey** at the suit of KeyBank, N.A. s/b/m First Niagara Bank, N.A. Debt: \$43,002.87.

**MDK Legal, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2024-06082**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

BEING known as Lot No. 255 on said Plan.

BEING the same premises which Westrum Perkiomen Greene, II, L.P., a Pennsylvania Limited Partnership, by Deed dated December 1, 2000, and recorded January 5, 2001, in the County of Montgomery, in Deed Book 345 at Page 1052, conveyed unto Nicolas Stasyk and Marie Collier, as Joint Tenants with the Right of Survivorship, in fee.

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

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

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

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **S. Marie C. Stasyk and Nicolas Stasyk a/k/a Nicholas Stasyk** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1. Debt: \$227,822.35.

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

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

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

By virtue of a Writ of Execution **No. 2024-18571**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** message and lot of land, being Lots No. 13 and 14, a Certain Plan of Lots of Wayne Terrace, as recorded at Norristown, in Deed Book 562 at Page 500, situate in **Norristown Borough**, Montgomery County, Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point on the Northwest side of Stanbridge Street, at the distance of 106.67 feet, Northeast from the Northeast side of James Street, a corner of this and Lot No. 15; thence, Northwesterly, at right angles to said Stanbridge Street, and along the line of Lot No. 15, 170.00 feet to the Southeast side of a 21.23 feet wide alley, running parallel with said Stanbridge Street; thence, along said side of said Alley, Northeastly, 40.00 feet to the line of Lot No. 12, about to the conveyed to Joseph Sangiacomo; thence, Southeasterly, at right angles to said Alley, 170.00 feet to the said side of Stanbridge Street, aforesaid; thence, along the same, Southwesterly, 40.00 feet to the place of beginning.

DOROTHY COLES having departed from this life on May 22, 2018.

BY Fee Simple Deed from The Moore Family Trust, under Agreement dated December 2, 1992, as set forth in Deed Book 5295 at Page 1381, and recorded on 11/5/1999, Montgomery County Records.

Parcel Number: 13-00-35704-00-4.

Location of property: 1011 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carl Coles, III, in His Capacity as Known Heir, Devisee, and/or Distribute of The Estate of Dorothy Coles, deceased; and Albert Collazo, in His Capacity as Known Heir, Devisee, and/or Distribute of The Estate of Dorothy Coles, deceased; and Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associations Claiming Right, Title and Interest under the Estate of Dorothy Coles, deceased** at the suit of TH MSR Holdings LLC. Debt: \$145,227.95, plus interest to date of sale.

**Michael C. Milewski (Pincus & Tarab, PLLC)**, Attorney(s). I.D. #325993

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

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

By virtue of a Writ of Execution **No. 2024-22859**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, and being designated as Lot No. 101 on a Certain Plan of Old York Road Hills heretofore, in **Abington Township**, Montgomery County, Pennsylvania, but **NOW in Jenkintown Borough**, Montgomery County, Pennsylvania, aforesaid, made by Albright and Mebus, Civil Engineers, in January A.D. 1914, as follows, to wit:

**BEGINNING** at a point of intersection of the Southeastwardly side of Runnymede Avenue (40 feet wide) with the Northeastwardly side of Linda Vista Avenue (40 feet wide); thence, extending along the said side of Runnymede Avenue, on a curve to the right with a radius of 2639.54 feet, 120.05 feet to a point, a corner of Lot No. 100 on the said Plan; thence, by and along the same, South 24 degrees 59 minutes 41 seconds East, 128.88 feet to a point, a corner of Lot No. 97; thence, by and along the same, South 65 degrees 19 minutes West, 63.46 feet to the said Northeastwardly side of Linda Vista Avenue; thence, by and along the same, North 49 degrees 24 minutes 41 seconds West, 136.64 feet to the place of beginning.

**BEING** the same premises which Caroline McGrath, by Deed dated 7/17/2021, and recorded 8/18/2021, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6241 at Page 2148, granted and conveyed unto Shawn Louise Gibbons and Michael Anthony Bowman.

Parcel Number: 10-00-03292-00-1.

Location of property: 600 Runnymede Avenue, Jenkintown, PA 19046.

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

Seized and taken in execution as the property of **Michael Anthony Bowman, Shawn Louise Gibbons; and The United States of America** at the suit of TH MSR Holdings LLC f/k/a Matrix Financial Services Corporation. Debt: \$508,376.61.

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

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

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

By virtue of a Writ of Execution **No. 2024-23088**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof, made by Charles E. Shoemaker, Registered Professional Engineer, dated November 14, 1952, as follows, to wit:

**BEGINNING** at a point on the Southeasterly side of Willow Grove Avenue (46.5 feet wide), at the distance of 67 feet, measured on a bearing of North 13 degrees 24 minutes 02 seconds East, along the said side of Willow Grove Avenue from a point of tangent, in the same said point of tangent being at the distance of 12.57 feet, measured on the arc of a circle, curving to the right, having a radius of 8 feet from a point of curve on the Northeasterly side of Froebel Road (45 feet wide).

**CONTAINING** in front or breadth on the said side of Willow Grove Avenue, 75 feet, and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to Willow Grove Avenue, 175 feet.

**BEING** Lot #55, Block "D" as shown on a certain Plan, known as Hillcrest and known as 1650 Willow Grove Avenue.

**TITLE TO SAID PREMISES IS VESTED** IN Sandra J. Anderson, by Deed from Alma Dipertstein, now known as Alma Mazer, dated September 16, 1988, and recorded September 23, 1988, in Deed Book 4887 at Page 2381.

**THE SAID** Sandra J. Anderson died on March 25, 2023, without a will or appointment of an Administrator, thereby vesting title in Nicole C. Anderson, Known Surviving Heir of Sandra J. Anderson, Jeannine A. Anderson, Known Surviving Heir of Sandra J. Anderson, and Unknown Surviving Heirs of Sandra J. Anderson by Operation of Law.

Parcel Number: 31-00-28915-00-7.

Location of property: 1650 E. Willow Grove Avenue, Glenside, PA 19038 a/k/a 1540 Willow Grove Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nicole C. Anderson, Known Surviving Heir of Sandra J. Anderson, deceased; Jeannine A. Anderson, Known Surviving Heir of Sandra J. Anderson, deceased; and Unknown Surviving Heirs of Sandra J. Anderson, deceased** at the suit of Police and Fire Federal Credit Union. Debt: \$180,762.88.

**Jerome Blank (McCabe, Weisberg & Conway, LLC), Attorney(s).** I.D. #49736

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

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

By virtue of a Writ of Execution **No. 2024-24232**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, situate, in the 10th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, and described according to a Survey and Craft of "Maple Crests", made by George F. Shaner, Registered Engineer, Pottstown, Pennsylvania, in January 1952, and recorded at Norristown, in the Office for the Recording of Deeds, in Deed Book 2272 at Page 601, as follows, to wit:

**BEGINNING** at a point on the Southeastly side of Warren Street (50 feet wide), at the distance of 180 feet, measured North 44 degrees 27 minutes East, along the said side of Warren Street from a point of tangent in the sure, which said point of tangent is at the arc distance of 34.56 feet, measured along the arc of a circle, curving to the right, having a radius of 22 feet from a point of curve on the Northeastly side of Master Street (50 feet wide); thence, extending from said point of beginning, North 44 degrees 27 minutes East, along the said side of Warren Street, 50 feet to a point; thence, extending Southeastwardly, along Lot No. 466 on said Plan, 103.38 feet to a point on the Northwestly side of Belmont Terrace Tract; thence, extending South 43 degrees 57 minutes West, along said tract, 50 feet to a point; thence, extending Southwestwardly, along Lot No. 464 on said Plan, 108.82 feet to the first mentioned point and place of beginning.

**BEING** Lot No.: 465 on said Plan.

**TITLE TO SAID PREMISES IS VESTED** in Kenneth Burns and Jessica L. Lily, by Deed from Raymond J. Benash, Co-Executors, and Lisa A. Benash, Co-Executor of the Estate of Carmen Benashunas, deceased, dated January 12, 2021, recorded February 9, 2021, in Book No. 6212 at Page 2939.

Parcel Number: 16-00-31724-00-3.

Location of property: 1072 N. Warren Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jessica L. Lilly and Kenneth Burns** at the suit of CrossCountry Mortgage, LLC. Debt: \$193,064.33.

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

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

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

By virtue of a Writ of Execution **No. 2024-28708**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described in accordance with a Plot Plan, prepared by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated August 12th, 1958, as follows, to wit:

**BEGINNING** at a point, at the intersection of the Southeast side of Washington Lane (50 feet wide), with the Southwest side of Prospect Avenue (50 feet wide); thence, along the Southwest side of Prospect Avenue, South 44 degrees 17 minutes East, 166 feet to a point; thence, extending South 45 degrees 43 minutes West, 100 feet to a point, a corner, thence, extending North 44 degrees 17 minutes West, 166 feet to a point on the Southeast side of Washington Lane, aforesaid; thence, extending along the Southeast side of Washington Lane, North 45 degrees 43 minutes East, 100 feet to the first mentioned point and place of beginning.

**BEING** Lots Nos. 1 and 2, Section 10, on a Plan of Lots of Elliger Park.

**BEING** the same premises which Jane Wade Wiler and Kathleen Freedman, by Deed, dated 6/30/2005, and recorded at Montgomery County Recorder of Deeds Office, on 7/12/2005, in Deed Book 5561 at Page 1772, granted and conveyed unto Marc A. Deragon and Kerrie H. Deragon.

Parcel Number: 54-00-16483-00-5.

Location of property: 315 Washington Lane, Fort Washington, PA 19034.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marc A. Deragon and Kerrie H. Deragon** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 c/o Carrington Mortgage Services, LLC. Debt: \$549,748.49.

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



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

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

By virtue of a Writ of Execution **No. 2024-28712**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or pieces of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania and ALL THAT CERTAIN message and lot of land, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point on the Southerly side of Fifth Street, at the distance of eighty six feet and two one hundredths of a foot Westerly from the Southwest corner of Fifth and Mill Street, being a corner of this and land, now or late of Katherine M. Comfort; thence, by said land, Southwesterly at right angles to said Fifth Street, the line passing through the middle of the partition wall between this and the adjoining house, one hundred twelve feet to a twelve feet wide alley; thence, along said alley, Northwesterly, twenty feet to a point, a corner in the line of Lot No. 127 on Cadwallader Evans, Plan of Lots, now or late of Henry Samville; thence, by said Lot No. 127, Northeasterly, parallel with the first line, one hundred twelve feet to the Southerly side of Fifth Street, aforesaid, and; thence, along said side of Fifth Street, Southeasterly, twenty feet to the place of beginning.

BEING the same premises which Gaetan De Biasio, by Deed dated June 25, 2004, and recorded at Montgomery County Recorder of Deeds Office on August 30, 2004, in Deed Book 5523 at Page 1550, granted and conveyed unto Albert Crawford and Karen Crawford.

BEING the same premises which Albert Crawford and Karen Crawford, by Deed dated February 29, 2008, and recorded at Montgomery County Recorder of Deeds Office on March 11, 2008, in Deed Book 5685 at Page 0800, granted and conveyed unto Debra A. Kern, deceased.

BEING the same premises which Debra A. Kern, deceased, by Deed dated February 29, 2008, and recorded in the Montgomery County Recorder of Deeds Office on April 14, 2008, in Deed Book 5689 at Page 00210, granted and conveyed unto Debra A. Kern, deceased, and Danielle K. Kern, Joint Tenants with Right of Survivorship.

AND Debra A. Kern, deceased, departed this life on December 28, 2013.

AND Kelliann Kern, deceased, departed this life on August 20, 2021.

Parcel Number: 02-00-01576-00-6.

Location of property: 108 W. 5th Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Danielle K. Kern, Individually and as Known Heir of Debra A. Kern, deceased; Kimberly Kern, as Known Heir of Debra A. Kern, deceased; Kara Kern a/k/a Kara M. Kern, as Heir of Debra A. Kern, deceased and Administrator of the Estate of Kelliann Kern, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Debra A. Kern, deceased** at the suit of U.S. Bank Trust, National Association, as Trustee of Dwelling Series IV Trust. Debt: \$109,738.19.

**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. 2025-00751**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, made for Abram F. Moyer Estate, by Urwiler and Walter, Inc., dated September 16, 1976, revised November 8, 1976, as follows, to wit:

BEGINNING at a point, said point being the center line intersection of Allentown Road, LR-46043, as widened to forty feet from its center line, with the center line of Lower Road, LR-46049, as widened to thirty feet from its center line; thence, extending along the center line of Allentown Road, and also in and along the bed of Allentown Road, South thirty eight degrees forty one minutes four seconds West, two hundred eighty and ninety nine one-hundredths feet to a point; thence, leaving the bed of Allentown Road, and extending along Lot No. 3, North fifty two degrees twenty four minutes fifty one seconds West, one hundred ninety eight feet to a point in line of Lot No. 1; thence, extending along same, North thirty four degrees zero minutes fifteen seconds East, three hundred seventy five and eighty seven one-hundredths feet to a point, in the bed of Allentown Road; thence, extending in and along same, South twenty nine degrees fifty two minutes five seconds East, two hundred forty five and sixty four one-hundredths feet to a point on the center line of Lower Road, said point being the place of beginning.

BEING Lot No. 2 on said Plan.



BEING the same premises which Ronald Schwager, by Deed dated 11/20/2009, and recorded 12/16/2009, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5753 at Page 2983, granted and conveyed unto Melissa D. Schmidt, in fee.

Parcel Number: 340000293006 a/k/a 34-00-00293-00-6.

Location of property: 348 Allentown Road, Souderton, PA 18964-2154.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melissa D. Schmidt a/k/a Melissa Schmidt and Eleanor I. Forte a/k/a Eleanor Forte** at the suit of Wells Fargo Bank, N.A. Debt: \$231,148.48.

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

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

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

By virtue of a Writ of Execution **No. 2025-00769**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** tract of land, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan showing property of Tony Wiglus, in said Township, plotted by William D. Hiltner, R.E., of Norristown, Pennsylvania, as follows, to wit:

**BEGINNING** at a point, a corner of this and land, now or late of C. Russell Corson, which point is North 46 degrees 45 minutes East, 636.39 feet from a post, a corner of land of Garret Brownback and Tony and Sophia Wiglus (which post is North 74 degrees 25 minutes West, 567 feet from a pin set in the middle of a public road, leading from Linfield to Limerick, said pin being a corner of property, now or late of John Boraten, et ux. and Tony and Sophia Wiglus); thence, South 44 degrees 47 minutes East, 435.23 feet to a stake near the middle of said public road, leading from Linfield to Limerick; thence, along the said public road, South 44 degrees 6 minutes West, 29.20 feet to a pin; thence, still by the same, South 41 degrees 14 minutes West, 30.98 feet to a pin; thence, still by the same, South 41 degrees 14 minutes West, 30.98 feet to a pin; thence, along other land of Tony and Sophia Wiglus, of which this was a part, North 44 degrees 47 minutes West, 439.56 feet to a point, on line of lands, now or late of Tony and Sophie Wiglus and Garrett Brownback; thence, along said Brownback's land, North 46 degrees 45 minutes East, 59.85 feet to the point and place of beginning.

BEING the same premises which Christopher DeCarlo and Michaela DeCarlo, by Deed dated July 30, 2019, and recorded in the Office of Recorder of Deeds, of Montgomery County, on August 28, 2019, in Deed Book 6150 at Page 02890, being Instrument#2019059112, granted and conveyed unto Dakota R. Johnston-Fischbach and Heather Suzanne Fischbach.

Parcel Number: 37-00-02068-00-1.

Location of property: 510 Limerick Center Road, Linfield a/k/a Royersford, PA 19468.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Dakota R. Johnston-Fischbach and Heather Suzanne Fischbach** at the suit of AmeriHome Mortgage Company, LLC. Debt: \$279,066.91.

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

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

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

By virtue of a Writ of Execution **No. 2025-01645**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Plan of Lots known as Section III of Andorra Nurseries, Inc., also known as Andorra Woods, prepared by Yerkes Associates, Inc., Bryn Mawr, Pa., on 5/1/1974, and recorded in the Recorder of Deeds Office, at Norristown, in Plan Book A-23 at Page 468, as follows:

**BEGINNING** at a point on the Southeasterly side of Scarlet Oak Drive (50 feet wide), at the distance of 612.50 feet, measured North 75 degrees 47 minutes 10 seconds East, from a point of tangent; which point of tangent is measured on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet from a point of curve on the Northeasterly side of Elder Lane (50 feet wide); thence, extending from said point of beginning, along the Southeasterly side of Scarlet Oak Drive, North 75 degrees 47 minutes 10 seconds East, the distance of 54.56 feet to a point of curve; thence, extending on the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance of 45.96 feet to a point; thence, South 14 degrees 12 minutes 50 seconds East, the distance of 189.53 feet to a point; thence, extending South 84 degrees 49 minutes 10 seconds West, the distance of 101.26 feet to a point; thence, North 14 degrees 12 minutes 50 seconds West, the distance of 167.63 feet to a point on the said side of Scarlet Oak Drive, the point and place of beginning.

BEING Lot #62.

BEING the same premises which Marcia Rubin, by Deed, dated 7/19/2019, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6147 at Page 02760, granted and conveyed unto Carly Shaw, in fee. Parcel Number: 650010381138 a/k/a 65-00-10381-13-8.

Location of property: 51 Scarlet Oak Drive, Lafayette Hill, PA 19444.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcia Rubin and Carly Shaw** at the suit of Wells Fargo Bank, N.A. Debt: \$555,042.14.

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

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

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

By virtue of a Writ of Execution **No. 2025-01755**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property, made for Frederick F. Heck, by William T. Weir, Registered Professional Engineer, on June 26, 1970, and recorded at Norristown, Pennsylvania, in Plan Book B-18 at Page 29, as follows, to wit:

BEGINNING at a point in the original center line of Twining Road (33 feet wide), which point is at the distance of 486.04 feet, measured South 46 degrees 03 minutes, 06 seconds West from the point of intersection of the said center line of Twining Road, and the center line of Dale Road (extended) (presently 34 feet wide); thence, extending along said Twining Road, South 46 degrees, 03 minutes, 06 seconds West, 150 feet to a point, a corner of Lot No. 1 on said Plan; thence, extending along said Lot No. 1, North 36 degrees, 48 minutes, 24 seconds West, crossing the Northwest side of Twining Road, as proposed to be widened, 311.13 feet to a point, in line of lands of Pennsylvania Railroad; thence, extending along same, North 60 degrees, 52 minutes, 17 seconds East, 151.55 feet to a point, a corner of Lot No. 3 on said Plan; thence, extending along the same, South 38 degrees, 48 minutes, 24 seconds East, 272.22 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

BEING the same premises which Veterans Cash Offer LLC, by Deed dated July 23, 2019, and recorded August 5, 2019, with the Recorder of Deeds of Montgomery County, in Deed Book 6147 at Page 02019, being Instrument #2019052138, granted and conveyed unto Bathini Constructions Group LLC.

Parcel Number: 54-00-16278-00-3.

Location of property: 1710 Twining Road, Willow Grove, PA 19090.

The improvements thereon are: Single-family residence.

Seized and taken in execution as the property of **Bathini Constructions Group LLC** at the suit of GitSit Solutions, LLC, not in its Individual Capacity, but Solely, in its Capacity as Separate Trustee of GitSit Mortgage Loan Trust BBPLC2, Assignee of CFIN 2022-RTL1 Issuer LLC, Assignee of CFIN 2022-RTL1 Depositor LLC, Assignee of Church Funding I LLC, Assignee of Patch Lending, LLC. Debt: \$494,324.43.

**Charles N. Shurr, Jr.**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2025-04128**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit in the property known, named and identified 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.S. Sec. 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 6144 at Page 1226; and a First Amendment thereto, dated 06/15/1996, and recorded 06/18/1996, in Deed Book 5151 at Page 348; and a Second Amendment thereto, dated 08/09/1996, and recorded 08/26/1996, in Deed Book 5158 at Page 2476; and a Third Amendment thereto, dated 01/17/1997, and recorded 01/24/1997, in Deed Book 6176 at Page 741; and a restated Third Amendment, dated 03/05/1997, and recorded 03/07/1997, in Deed Book 6179 at Page 407; and a Fourth Amendment thereto, dated 07/17/1997, and recorded 08/04/1997, in Deed Book 5194 at Page 1141; and a Fifth Amendment thereto, dated 11/03/1997, and recorded 11/03/1997, in Deed Book 5205 at Page 441; and a Sixth Amendment thereto, dated 05/26/1998, and recorded 05/28/1998, in Deed Book 5227 at Page 426; and a Seventh Amendment thereto, dated 09/23/1998, and recorded 10/02/1998, in Deed Book 5242 at Page 1998; and an Eighth Amendment thereto, dated 02/26/1999, and recorded 03/03/1999, in Deed Book 6261 at Page 2094;

and a Ninth Amendment, dated 05/24/1999, and recorded 05/27/1999, in Deed Book 5273 at Page 795; and a Tenth Amendment thereto, dated 06/11/1999, and recorded 06/17/1999, in Deed Book 5275 at Page 2241; and an Eleventh Amendment thereto, dated 08/04/1999, and recorded 09/09/1999, in Deed Book 6287 at Page 1041; and a Twelfth Amendment, dated 09/10/1999, and recorded 09/22/1999, in Deed Book 6289 at Page 290; and a Thirteenth Amendment, dated 10/10/1999, and recorded 11/17/1999, in Deed Book 5297 at Page 141; and a Fourteenth Amendment, dated 01/10/2000, and recorded 01/11/2000, in Deed Book 5303 at Page 1914; and a Fifteenth Amendment, dated 01/20/2000, and recorded 02/15/2000, in Deed Book 5307 at Page 283; and a Sixteenth Amendment, dated 03/06/2000, and recorded 03/09/2000, in Deed Book 5309 at Page 1941; and a Seventeenth Amendment, dated 07/10/2000, and recorded 07/31/2000, in Deed Book 5325 at Page 1072; and an Eighteenth Amendment, dated 10/18/2000, and recorded 10/24/2000, in Deed Book 5336 at Page 604.

AND designated as Unit 2202, together with a proportionate, undivided interest in the Common Elements (as defined in such declaration).

BEING the same premises which Thomas Collins and Helen Collins, husband and wife, by Deed dated 06/30/2003, and recorded 07/15/2003, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5464 at Page 936, granted and conveyed unto Nicholas Verdes and Lynn Reed, as Joint Tenants with the Right of Survivorship.

Parcel Number: 23-00-00947-06-3.

Location of property: 109 Royer Drive a/k/a 109 Royer Drive, Condominium #2202, Trappe, PA 19426.

The improvements thereon are: Residential, condominium townhouse.

Seized and taken in execution as the property of **Nicholas Verdes and Lynn S. Verdes a/k/a Lynn Verdes f/k/a Lynn Reed** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$201,815.04.

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

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

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

---

By virtue of a Writ of Execution **No. 2025-04266**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Map of Property of Albert W. Tegler, Sr., made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, July 12, 1954, and revised as to this Lot. April 25, 1955, as follows, to wit:

BEGINNING at a point, in the middle line of Riverview Road (50 feet wide), at the distance of 164.53 feet, measured Northwestwardly from its intersection with the middle line of Waverly Road (50 feet wide); thence, leaving Riverview Road and extending along line of Lot No. 23, the 3 following courses and distances: (1) South 2 degrees 4 minutes West, 201.09 feet to a point; (2) South 36 degrees 38 minutes East, 69.03 feet to a point; (3) South 36 degrees 14 minutes East, 150.44 feet to a point of curve, in the middle line of Waverly Road; thence, on the arc of a circle, curving to the right with a radius of 400 feet, the arc distance of 41.81 feet (the chord of which arc bears South 39 degrees 50 minutes 40 seconds West, 41.71 feet) to a point of reverse curve; thence, on the arc of a circle, curving to the left, with a radius of 582.70 feet, the arc distance of 12 feet (the chord of which arc bears South 42 degrees 14 minutes 36 seconds West, 11.99 feet) to a point, a corner of land, now or late of S. Branger, et ux; thence, extending partly along the same, North 28 degrees 14 minutes West, 170.02 feet to a point; thence, extending North 68 degrees 29 minutes 30 seconds West, 160 feet to a point, a corner of Lot No. 25; thence, extending along same, North 3 degrees 8 minutes 30 seconds East, 238.83 feet to a point, in the middle line of Riverview Road, aforesaid; thence, extending along the said middle line of Riverview Road, South 83 degrees 18 minutes East, 146.88 feet to the first mentioned point and place of beginning.

BEING Lot No. 24 on the above-mentioned Plan.

BEING the same premises which Forrest H. Anthony and Lee K. Anthony, husband and wife, by Deed dated 7/9/1993, and recorded 7/23/1993, in Montgomery County, in Deed Book 5048 at Page 917, conveyed unto Scott J. Mason and Lynne N. Mason, husband and wife, in fee.

Parcel Number: 40-00-64516-00-1.

Location of property: 1532 Waverly Road, Gladwyne, PA 19035.

The improvements thereon are: A residential property.

Seized and taken in execution as the property of **Scott J. Mason and Lynne N. Mason** at the suit of FineMark National Bank & Trust. Debt: \$277,272.07.

**Daniel M. Pereira (Stradley Ronon Stevens & Young, 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. 2025-04974**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania, on 12/13/1956, as follows, to wit: SITUATE on the Southeast side of Arline Avenue (50 feet wide), at the distance of 225 feet, Northeast from the Northeast side of Pershing Avenue (50 feet wide).

CONTAINING in front or breadth on the said Arline Avenue 37.51 feet, and extending of that width, in length or depth, Southeast, between parallel lines at right angles to said Arline Avenue, 110 feet. The Northeast line thereof, partly passing through the party wall, between this premises and the premises adjoining on the Northeast. The Southwest line thereof, partly passing through the bed of a certain driveway, which extends Northwest into Arline Avenue.

BEING Lot No. 137-A Arline Avenue and also being Lot No. 10 and part of Lot No. 11, Block "P" on Plan of Roslyn Heights.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse in common with the owners, tenants and occupiers of the adjoining lot of ground bounding thereon and entitled to the use thereof, at all times hereafter forever.

BEING the same premises which Wayne Green and Marlene Green, by Deed dated 11/6/1970, and recorded at Montgomery County Recorder of Deeds Office, on 12/10/1970, in Deed Book 3631 at Page 126, granted and conveyed unto David H. Webster and Susanne M. Webster.

Parcel Number: 30-00-01644-00-9.

Location of property: 1419 Arline Avenue, Abington, PA 19001.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **David H. Webster and Susanne M. Webster** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$75,064.20.

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

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

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

By virtue of a Writ of Execution **No. 2025-06545**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

#### PREMISES "A"

ALL THOSE CERTAIN lots or pieces of land, situate in Willow Grove, **Abington Township**, Montgomery County, Pennsylvania, on a Certain Plan of Lots known and designated as the Willow Grove Heights Plan, which Plan is recorded, in Norristown, in Deed Book No. 380 at Page 500, and particularly known and designated on said Plan as Lot Numbers One hundred twenty-one and One hundred twenty-two Arnold Avenue (121 and 122).

#### PREMISES "B"

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate at Willow Grove, **Abington Township**, Montgomery County, Pennsylvania, described according to a Plan of Lots of Willow Grove Heights, made by Joseph W. Hunter, Engineer and Surveyor, of Jenkintown, Pennsylvania, on the 15th day of December A.D. 1896, as follows, on the corner formed by the intersection of the Southeast side of Arnold Avenue (fifty feet wide).

CONTAINING in front or breadth on the said Arnold Avenue, fifty feet and extending of that width, in length or depth, Southeastward, between parallel lines at right angles to the said Arnold Avenue, one hundred twenty-five feet, the Northeast line thereof, along the Southwest side of Lamott Avenue.

BEING the same premises which Bryan L. Baltzer and Kelly L. Baltzer, by Deed dated 07/15/2022, and recorded 07/21/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6292 at Page 2209, granted and conveyed unto Amanda Hughes, in fee.

Parcel Numbers: 30-00-02300-00-1 and 30-00-02304-00-6.

Location of property: 1631 Arnold Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, vacant land, 5,000-10,000 square feet and residential, single-family.

Seized and taken in execution as the property of **Amanda Hughes a/k/a Amanda L. Hughes** at the suit of AmeriHome Mortgage Company, LLC. Debt: \$456,737.81.

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

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

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

By virtue of a Writ of Execution **No. 2025-06811**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit in the property known, named and identified 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.S. Sec. 3101, et seq., by the recording in the Montgomery County Department of Records of a Declaration dated April 8, 1996, and recorded on April 9, 1996, in Deed Book 5144 at Page 1226; and a First Amendment thereto, dated 6/15/1996, and recorded on 6/18/1996, in Deed Book 5151 at Page 348; and a Second Amendment thereto, dated 8/9/1996, and recorded on 8/26/1996, in Deed Book 5158 at Page 2476; and a Third Amendment thereto, dated 1/17/1997, and recorded 1/24/1997, in Deed Book 5175 at Page 741; and a Restated Third Amendment thereto, dated 3/5/1997, in Deed Book 5179 at Page 407; and a Fourth Amendment thereto, dated 7/17/1997, and recorded 8/4/1997, in Deed Book 5194 at Page 1141; and a Fifth Amendment thereto, dated 11/3/1997, and recorded 11/3/1997, in Deed Book 5205 at Page 441; and a Sixth Amendment thereto, dated 5/26/1998, and recorded 5/28/1998, in Deed Book 5227 at Page 425; and a Seventh Amendment thereto, dated 9/23/1998, and recorded 10/2/1998, in Deed Book 5242 at Page 1990; and an Eighth Amendment thereto, dated 2/26/1999, and recorded 3/27/1999, in Deed Book 5261 at Page 2094; and a Ninth Amendment thereto, dated 5/24/1999, and recorded 5/27/1999, in Deed Book 5273 at Page 795; and a Tenth Amendment thereto, dated 6/11/1999, and recorded 6/17/1999, in Deed Book 5275 at Page 2241; and an Eleventh Amendment thereto, dated 8/4/1999, and recorded 9/9/1999, in Deed Book 5287 at Page 1041; and a Twelfth Amendment thereto, dated 9/10/1999, and recorded 9/22/1999, in Deed Book 5289 at Page 290; and a Thirteenth Amendment thereto, dated 10/17/1999, and recorded 11/17/1999, in Deed Book 5297 at Page 141; and a Fourteenth Amendment thereto, dated 1/10/2000, and recorded 1/14/2000, in Deed Book 5303 at Page 1914; and a Fifteenth Amendment thereto, dated 1/20/2000, and recorded 2/15/2000, in Deed Book 5307 at Page 283; and a Sixteenth Amendment thereto, dated 3/6/2000, and recorded 3/9/2000, in Deed Book 5309 at Page 1941, being and designated as Unit No. 1505, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 0.485%.

BEING the same premises which Richard C. Tarity, Jr. and Kimberly Tarity, by Deed dated July 3, 2003, and recorded August 18, 2003, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5469 at Page 0872, granted and conveyed unto Alicia Verleysen, Sole Owner, in fee.

Parcel Number: 23-00-00274-64-9.

Location of property: 932 Muhlenberg Drive (Unit 1505 Heritage Park Condominium), Trappe, PA 19426.

The improvements thereon are: Residential property and condominium townhouse.

Seized and taken in execution as the property of **Laurissa Rachelle Wilson** at the suit of Navy Federal Credit Union. Debt: \$207,780.80.

**Asleigh Levy Marin (Fein, Such, Kahn & Shepard, P.C.)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-07214**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, made for Holly Acres, dated January 19, 1973, last revised February 19, 1980, and recorded in Montgomery County, in Plan Book A -39 at Page 63, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Holly Drive (50 feet wide), which point is measured, the (2) following courses and distances from a point of curve on the Northwesterly side of Dogwood Lane (50 feet wide), viz: (1) on the arc of a circle, curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point; and (2) North 48 degrees 34 minutes 06 seconds West, 30.00 feet to the point and place of beginning.

CONTAINING in front or breadth, Northwestwardly, along the Northeasterly side of Holly Drive, 40.00 feet, and extending of that width, in length or depth, Northeastwardly, between parallel lines at right angles thereto, 90.00 feet.

BEING the same premises which Martin J. Early and Erica K. Genuardi, by Deed dated 9/14/2023, and recorded 9/21/2023, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6340 at Page 65, granted and conveyed unto Martin J. Early.

Parcel Number: 64-00-02446-07-3.

Location of property: 703 Holly Drive, Stowe, PA 19464.

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

Seized and taken in execution as the property of **Martin J. Early** at the suit of PennyMac Loan Services, LLC. Debt: \$173,430.68.

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

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

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



By virtue of a Writ of Execution **No. 2025-07689**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on June 4, 1952, known as Plan of Sunnycrest Homes, as follows, to wit:

BEGINNING at a point on the Northeast side of Sunnycrest Road (fifty feet wide), which point is measured South forty-seven degrees forty minutes twenty-eight seconds East, four hundred forty-seven and three one-hundredths feet from a point of curve, which point is measured on the arc of a circle, curving to the right, having a radius of one hundred seventy-five feet, the arc distance of two hundred seventy-four and eighty-nine one-hundredths feet from a point of tangent on the Northwest side of Sunnycrest Road, which point is measured North forty-two degrees nineteen minutes thirty-two seconds East, ninety-seven and ninety-four one-hundredths feet from a point of curve, which point is measured on the arc of a circle, curving to the left, having a radius of twenty feet, the arc distance of twenty four and sixty-nine one-hundredths feet from a point on the Northeast side of Goentner Road (fifty feet wide).

CONTAINING in front or breadth on the said Northeast side of Sunnycrest Road, sixty-two feet and extending of that width, in length or depth, Northeast, between parallel lines at right angles to the said Sunnycrest Road, one hundred eighteen and fifty-nine one-hundredths feet to the Southwest side of Moreland Road (fifty-six and five one-tenths feet wide) (Route No. 63).

BEING known as Lot No. 14 on said Plan.

BEING the same premises which Stella M. Cuprys, by her Attorney-In-Fact William B. Eagan, Esquire, by Deed dated 04/20/2012, and recorded 07/26/2012, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5842 at Page 2308, granted and conveyed unto Angelo Goodwin and Melinda Lightbourne, as Joint Tenants with Right of Survivorship.

AND the said Melinda Lightbourne is also known as Melinda Goodwin.

BEING the same premises which Angelo Goodwin and Melinda Lightbourne, by Deed dated June 9, 2023, and recorded at Montgomery County Recorder of Deeds Office on June 16, 2023, in Deed Book 6329 at Page 01133, granted and conveyed unto Alpha 1 Investing LLC.

Parcel Number: 30-00-64192-00-2.

Location of property: 2943 Sunnycrest Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alpha 1 Investing LLC** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Trustee for IBIS Holdings, a Trust. Debt: \$401,603.72.

**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. 2025-08117**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Map and Subdivision of Oakland Farms, Section I, for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 6/19/1974, and last revised 2/14/1977, as follows, to wit:

BEGINNING at a point on the Northeast side of Oakland Drive (60 feet wide); said point is measured the three following courses and distances from a point of curve on the Southeast side of Horseshoe Road (50 feet wide): (1) on the arc of a circle, curving to the left, in a Southwesterly and Southeasterly direction, having a radius of 20 feet, the arc distance of 29.52 feet to a point of reverse curve; (2) on the arc of a circle, curving to the right, in a Southeasterly direction, having a radius of 455 feet, the arc distance of 142 feet to a point of tangent; and (3) South 32 degrees 38 minutes 30 seconds East, 25 feet to a point; thence, extending from said point and place of beginning, along Lot No. 194, North 57 degrees 21 minutes 30 seconds East, crossing a 20 feet wide sanitary sewer easement, 229.87 feet to a point, a corner of land to be reserved for storm water control; thence, extending along the same, the two following courses and distances: (1) South 24 degrees 06 minutes 10 seconds East, 47.10 feet to a point; and (2) thence extending South 53 degrees 48 minutes 25 seconds East, 41.21 feet to a point; thence, extending South 57 degrees 21 minutes 30 seconds West, recrossing said 20 feet wide sanitary sewer easement, 237.76 feet to a point on the Northeast side of Oakland Drive; thence, extending along said side of Oakland Drive, North 32 degrees 38 minutes 30 seconds West, 85 feet to the first mentioned point and place of beginning.

BEING Lot No. 195 on said Plan.

BEING the same premises which Tyrone Akins and Carolyn Akins, husband and wife, by Deed dated 08/20/1996, and recorded 12/16/1996, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5171 at Page 0005, granted and conveyed unto Ferruccio J. Auremma and Diane L. Auremma, husband and wife, in fee.

Parcel Number: 630005519394 a/k/a 63-00-05519-39-4.

Location of property: 2301 Oakland Drive, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ferruccio J. Auriemma a/k/a Ferruccio Auriemma and Diane L. Auriemma a/k/a Diane Auriemma** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2004-WMC2. Debt: \$341,723.63.

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

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

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

By virtue of a Writ of Execution **No. 2025-08157**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **East Norriton Township**, Montgomery County, Pennsylvania, and described according to a Plan of Lots of DeKalb Manor, made for DeKalb Homes Co., on 7/31/1952, and last revised 8/27/1952, by Damon and Foster, Civil Engineers, Sharon Hill, Penna., and recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 2331 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Valley View Circle (50 feet wide), at the arc distance of 39.27 feet, measured on the arc of a circle, curving to the left, having a radius of 25 feet from a point of reverse curve on the Southwest side of Valleyview Road (50 feet wide); thence, extending South 34 degrees 13 minutes West, along the Southeast side of Valleyview Circle, 73.86 feet to a point; thence, extending South 55 degrees 47 minutes East, 120.70 feet to a point; thence, extending North 17 degrees 45 minutes 16 seconds East, 112.70 feet to a point on the Southwest side of Valleyview Road; thence, extending along the said side of Valleyview Road, in the general Northwesterly direction, on the arc of a circle, curving to the right, having a radius of 225 feet, the arc distance of 64.65 feet to a point of reverse curve; thence, extending on the arc of a circle, curving to the left, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the Southeast side of Valleyview Circle, the point and place of beginning.

BEING Lot No. 97 on said Plan.

BEING the same premises which Catherine Kerper, by Deed dated July 16, 2021, and recorded in the Office of Recorder of Deeds, of Montgomery County, on August 25, 2021, in Book 6243 at Page 00621 being Instrument #2021101615, granted and conveyed unto Tyler Holmes. Tyler Holmes having departed this life on March 15, 2024. Vanessa Holmes having departed this life on January 22, 2025.

Parcel Number: 33-00-10123-00-5.

Location of property: 1 Valley View Circle a/k/a 1 Valleyview Circle, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Tasha Holmes, Solely, in Her Capacity as Known Heir of Vanessa Holmes, deceased; The Unknown Heirs of Vanessa Holmes, deceased; and Tyler Robert Holmes II, Solely, in His Capacity as Known Heir of Vanessa Holmes, deceased** at the suit of Village Capital & Investment LLC. Debt: \$418,495.42.

**Matthew C. Fallings**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2025-10262**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made 7/10/1958, by John E. Bernhardt and Associates, Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point, at the intersection of the center line of Stump Hall Road (33 feet wide); thence, extending along the center line of said proposed road, South 60 degrees 15 minutes West, the distance of 212.93 feet to a point, a corner; thence, extending along land, now or late of John S. Domcisak, North 31 degrees 52 minutes West, the distance of 166.70 feet to a point, a corner; thence, extending along land of Raymond E. Fulmer, North 67 degrees 31 minutes East, the distance of 243.73 feet to a point, in the center line of Stump Hall Road, aforesaid; thence, extending along said center line of Stump Hall Road, South 19 degrees 30 minutes East, the distance of 129 feet to the first mentioned point and place of beginning.

BEING the same premises which Brian D. Hackman, by Deed dated 12/16/2016, and recorded 12/20/2016, in Montgomery County, in Deed Book 6027 at Page 1457, conveyed unto Keith M. Estelle, in fee.

TITLE TO SAID PREMISES IS VESTED IN Emily L. Turner and Christopher L. Griffo, by Deed from Keith M. Estelle, dated December 5, 2019, recorded December 20, 2019, in Book No. 6165 at Page 02885, being Instrument No. 2019092628.

Parcel Number: 67-00-03727-00-4.

Location of property: 3030 Stump Hall Road, Collegeville, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Christopher L. Griffo and Emily L. Turner** at the suit of Selene Finance, LP. Debt: \$285,108.74.

**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. 2025-14583**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, made for Westrum Enterprises, prepared by Urwiler and Walter, Inc., dated June 18, 1973, last revised January 11, 1974, as follows, viz:

BEGINNING at a point on the cul-de-sac at the terminus of Haines Drive, (50 feet wide), said point, being measured the eight following courses and distances from a point of curve on the Northwesterly side of Evergreen Drive (50 feet wide), viz: (1) leaving Evergreen Drive, on the arc of a curve, curving to the left, having a radius of 25 feet, the arc distance of 41.60 feet to a point of tangent on the Southwesterly side of Haines Drive; (2) thence, extending South 86 degrees 47 minutes 15 seconds West, along said side of Haines Drive, the distance of 51.11 feet to a point of curve, on same; (3) thence, still along said side of Haines Drive, on the arc of a curve, curving to the right, having a radius of 521.05 feet, the arc distance of 447.58 feet to a point of tangent, on same; (4) thence, extending North 21 degrees 12 minutes 45 seconds West, still along said side of Haines Drive, the distance of 202.80 feet to a point of curve, on same; (5) thence, still along said side of Haines Drive, on the arc of a curve, curving to the left, having a radius of 230 feet, the arc distance of 142.47 feet to a point of tangent, on same; (6) thence, extending North 56 degrees 42 minutes 10 seconds West, still along said side of Haines Drive, the distance of 181.84 feet to a point of curve, on same; (7) thence, still along said side of Haines Drive, on the arc of a curve, curving to the left, having a radius of 50 feet, the arc distance of 36.14 feet to a point of reverse curve, on same; and (8) thence, along the cul-de-sac at the terminus of Haines Drive, on the arc of a curve, curving to the right, having a radius of 50 feet, the arc distance of 10.29 feet to the point of beginning; thence, extending from said point of beginning, South 33 degrees 17 minutes 50 seconds West, along Lot No. 38, as shown on said Plan, also along the centerline of a 40 feet wide easement, as shown on said Plan, the distance of 153.32 feet to a point, a corner in line of Parcel "B", as shown on said Plan; thence, extending North 56 degrees 42 minutes 10 seconds West, along Parcel "B", crossing the Northwesterly side of said easement, the distance of 147 feet to a point, a corner in line of Parcel "A", as shown on said Plan; thence, extending North 35 degrees 50 minutes 30 seconds East, along Parcel "A", the distance of 196.99 feet to a point, a corner of Lot No. 5, as shown on said Plan; thence, extending South 56 degrees 42 minutes 10 seconds East, along Lot No. 5, the distance of 63.56 feet to a point on the aforesaid cul-de-sac at the terminus of Haines Drive; thence, extending along the said cul-de-sac of Haines Drive, on the arc of a curve, curving to the left, in a Southerly to Southeastwardly direction, having a radius of 50 feet, the arc distance of 104.38 feet to a point, a corner of Lot No. 38, being the first mentioned point and place of beginning.

BEING Lot No 39, as shown on the above-mentioned Plan.

BEING the same premises which Westrum Enterprises, a Pennsylvania Limited Partnership, acting herein by and through its sole General Partner, Albert J. Westrum, by Deed dated January 27, 1975, and recorded in the Office of Recorder of Deeds, of Montgomery County, on January 28, 1975, in Book 4003 at Page 264, being Instrument #000801, granted and conveyed unto Carol L. Lawlor and John M. Lawlor.

Parcel Number: 56-00-03590-04-4.

Location of property: 300 Haines Drive, North Wales, PA 19454.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Carol L. Lawlor, John M. Lawlor; and The United States of America** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust, National Association. Debt: \$284,301.48.

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

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

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

By virtue of a Writ of Execution **No. 2025-14843**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, and being designated as Lot 10, on a Plan entitled "Final Land Development Plan Phase 1, Record Plan Sprogels Run, Shadeland Development Corp., Proposed Residential Development, Crossroad Settlement Parcel, said Plan recorded in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Plan Book 45 at Page 337, and more particularly bounded, and described as follows, to wit:

BEGINNING at a point, along the Southerly sideline of Prout Farm Road (50 feet wide), said point, being the Northerly corner of Lot 10, and from said point of beginning, running, thence; along Prout Farm Road, South 63 degrees 34 minutes 54 seconds East, a distance of 100.00 feet to a point; thence, along the dividing line between Lot 9 and Lot 10, South 26 degrees 25 minutes 06 seconds West, a distance of 122.44 feet to a point, along the Easterly sideline of West Moyer Road; thence, along Moyer Road, North 60 degrees 11 minutes 38 seconds West, a distance of 86.33 feet to a point; thence, still along the same, continuing in a Northwesterly direction, on a curve to the left, with a radius of 130.00 feet, an arc length of 13.83, having a chord bearing of North 63 degrees 14 minutes 31 seconds West, and a chord distance of 13.82, and a central angle of 06 degrees 05 minutes 45 seconds to a point; thence, along the dividing line, between Lot 10 and Lot 11, North 26 degrees 25 minutes 06 seconds East, a distance of 117.26 feet to the point of beginning.

CONTAINING 11,951 square feet or 0.2744 acres.

TITLE TO SAID PREMISES IS VESTED IN Roberki Fernandez and Damone J. Pierre, by Deed from Sonshine III, LP, a Pennsylvania Limited Partnership, dated November 27, 2019, and recorded December 4, 2019, in Deed Book 6163 at Page 01967, being Instrument Number 2019087709.

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Roberki Fernandez and Damone J. Pierre** at the suit of Lakeview Loan Servicing, LLC. Debt: \$401,546.11.

**Chelsea A. Nixon (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #324130

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

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

By virtue of a Writ of Execution **No. 2025-15123**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point, in the middle of Mountain Avenue or Mill Road, leading to Myers and Erven's (formerly Charles Shoemaker's) Mill, at the distance of 262 feet 3-7/8 inches, Northeastwardly from a stone set at the point of intersection of the middle lines of Cheltenham Avenue or County Line Road, and the said Mountain Avenue or Mill Road; thence, extending along the middle of said Mountain Avenue, North 73 degrees 35 minutes East, 141 feet to land, now or late of Ellen Theresa Rand; thence, by said land and on a line at right angles with said Mountain Avenue, Southeastwardly, 216 feet 6 inches to other land, now or late of T. Henry Asbury; thence, by said Asbury's land, Southwestwardly, on a line parallel with said Mountain Avenue (141 feet to land), now or late of Sarah Ann Harmer; and thence, by said land, on a line at right angles with said Mountain Avenue, 216 feet 6 inches to the middle thereof, to the first mentioned point or place of beginning.

BEING the same premises which Christine R. Barber-Smith a/k/a Christine Barber-Master, by Deed dated 2/22/2002, and recorded 3/22/2002, in Montgomery County, in Deed Book 5400 at Page 1702, conveyed unto Christine Master-Barber, in fee.

TITLE TO SAID PREMISES IS VESTED IN Vincent T. Whipple and Tiffany J. Whipple, husband and wife, as Tenants by the Entireties, by Deed from Christine Barber-Master, dated August 24, 2010, recorded September 13, 2010, in Book No. 5779 at Page 00504.

Parcel Number: 31-00-19747-00-4.

Location of property: 7303 Mountain Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Vincent T. Whipple and Tiffany J. Whipple** at the suit of Wells Fargo Bank, N.A. Debt: \$359,659.48.

**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. 2025-16095**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN piece or parcel of land, with the message thereon erected, being the Southwestern half of a twin dwelling, on formerly Water Street, now East Chestnut Street, situate in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made October 29, 1928, by C. Raymond Weir, Registered Surveyor, as follow, to wit:

BEGINNING at a point, in the center line of Water Street, at the distance of 156.39 feet, Northeasterly from the center line of Front Street, said beginning point, being a corner of this and land of W.H. Rosenberry, formerly Williams S. Hemsing Manufacturer Company; thence, along center line of Water Street, North 47 degrees 30 minutes East, 41.48 feet to a point, a corner of this and other land of the Trustees of the Doylestown Council Sons and Daughters of Liberty, formerly William S. Hemsing; thence, along the same, and passing through the middle of the party wall, dividing this and the adjoining premises, the two following courses and distances, to wit: South 41 degrees 30 minutes East, 86.00 feet to a point; thence, South 32 degrees 56 minutes East, 73.42 feet to a point, a corner of this land, formerly known as Lot No. 29, on a Certain Plan of Lots, owned now or late by James Schatz; thence, along the same, South 61 degrees 12 minutes West, 30.12 feet to a point, a corner of this and land of W.M. Rosenberry, thence, along the same, North 42 degrees 30 minutes West, 151.27 feet to the place of beginning.

BEING the same premises which Michael E. Socki and Elizabeth Socki, by Deed, dated August 2, 2003, and recorded on November 25, 2003, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5482 at Page 02442, being Instrument No. 2003627547, granted and conveyed unto Elizabeth Socki.

Parcel Number: 21-00-01896-00-9.

Location of property: 112 E. Chestnut Street, Souderton, PA 18964.

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

Seized and taken in execution as the property of **Elizabeth Socki** at the suit of U.S. Bank Trust, National Association, and any Successor in Interest, not in its Individual Capacity, but Solely, as Owner Trustee for Mill City Mortgage Loan Trust 2019-GS2. Debt: \$159,086.33.

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

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

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

By virtue of a Writ of Execution **No. 2025-17073**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract, or piece of land, situate along the South Side of Fourth Street, in **Green Lane Borough**, Montgomery County, Pennsylvania, bounded and described, as follows to wit:

BEGINNING at an iron pin, a corner, in the center line of said Fourth Street, at the line of Hugh Schertzler's land; thence, along the same land, South forty three degrees and thirty minutes East, two hundred and twenty five feet to the line of now or late Frank F. Sowers land; thence, along the same, North forty-six degrees and thirty minutes East, one hundred and eighty feet to a stake, a corner of Kurt Straub's land; thence, by the same, North forty-three degrees West, two hundred and twenty-five feet to an iron pin, a corner, in the center line of Fourth Street; thence, along the same, South forty-six degrees and thirty minutes West, one hundred and eighty feet to the place of beginning.

BEING the same premises which Richard J. Kulp, by Deed dated 11/04/2003, and recorded 12/10/2003, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5485 at Page 820, granted and conveyed unto Sheila M. Weller and Steven E. Weller, as Tenants by the Entirety.

Parcel Number: 070000007004 a/k/a 07-00-00007-004 a/k/a 07-00-000.

Location of property: 409 Fourth Street, Green Lane, PA 18054 a/k/a 409 4th Street, Green Lane, PA 18054.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven E. Weller and Sheila M. Weller a/k/a Sheila M. Weller a/k/a Sheila W. Weller** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W11. Debt: \$247,495.39.

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

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

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

By virtue of a Writ of Execution **No. 2025-17385**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to the Record Plan of Yorkshire Commons, made by Strothers Associates, Inc., on May 4, 1987, last revised June 6, 1988, and recorded in the Office of the Recorder of Deeds in Plan Book A-50 at Page 107 as follows, to wit:



BEGINNING at a point, Northwesterly side of Cambridge Circle (30 feet wide), a corner of this and Lot No. 42, as shown on said Plan, which point is measured, the four following courses and distances from a point of curve, on the Northwesterly side of Wellington Way (30 feet wide), as shown on said Plan: (1) leaving Wellington Way, on the arc of a circle, curving to the right, in a Southwestwardly to Northwestwardly direction, having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Cambridge Circle; (2) North 46 degrees 26 minutes 30 seconds West, along said side thereof, 286.10 feet to a point of curve; (3) on the arc of a curve, curving to the left, in a Northwestwardly to Southwestwardly direction, having a radius of 175.00 feet, the arc distance of 278.26 feet to a point of tangent; and (4) South 42 degrees 27 minutes 20 seconds West, 5.60 feet to the point of beginning.

CONTAINING in frontage or breadth on the Northwesterly side of Cambridge Circle, on a course bearing South 42 degrees 27 minutes 20 seconds West, 55 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles thereto, 139.35 feet.

BEING Lot No. 41 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN David K. Lynch and Kathleen P. Lynch, husband and wife, Tenants by the Entirety, by Deed from Aeryong Ryoo, dated May 25, 2001, recorded June 13, 2001, in Book No. 5363 at Page 0825, Kathleen P. Lynch, is deceased, date of death is July 24, 2022.

Parcel Number: 35-00-01340-28-1.

Location of property: 2360 Cambridge Circle, Hatfield, PA 19440.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **David Lynch a/k/a David K. Lynch and Kathleen P. Lynch, deceased** at the suit of Lakeview Loan Servicing, LLC. Debt: \$207,925.60.

**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. 2025-18020**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Southeast side of Washington Street (fifty feet wide), at the distance of one hundred twenty seven feet five inches, measured South forty six and one-fourth degrees West from its intersection with the Southwest side of Mervine Street (fifty feet wide); thence, extending along line of land of the within Grantors, South forty three and three-fourth degrees East, one hundred fifty feet to a point; thence, along line of land, about to be conveyed to Kenneth M. Romich, South forty-six and one-fourth degrees East, eighty feet to a point; thence, extending North forty-three and three-fourth degrees West, one hundred fifty feet to a point on the Southeast side of Washington Street; and, thence, extending along the same, North forty-six and one-fourth degrees East, eighty feet to the place of beginning.

BEING the same premises which Joan Lucille Daly, Executrix under the Will of Marian M. Keiser, deceased, by Deed dated 02/25/1999, and recorded 03/03/1999, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5261 at Page 2273, granted and conveyed unto James Gray and Lisa K. Gray, his wife and the Survivor of them.

Parcel Number: 160032276009 a/k/a 16-00-32276-00-9.

Location of property: 1084 N. Washington Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Gray and Lisa K. Gray a/k/a Lisa Gray** at the suit of HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-1 Trust, Home Equity Asset-Backed Certificates, Series 2006-1. Debt: \$92,346.60.

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

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

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

By virtue of a Writ of Execution **No. 2025-19158**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northeast side of Fornance Street, at the distance of 16 feet, 04 inches, Northwest from the North corner of Fornance and Willow Streets, a corner of this and land, late of Egbert Bailey; thence, Northeast, the line passing through the middle of the party wall, between this and said Bailey's adjoining house, 100 feet, 00 inches to the middle of a 4 feet wide alley; thence, Northwest, at right angles to Willow Street, 21 feet, 06 inches to the middle of an alley, opened for the use of the owners and occupiers of this and adjoining house; thence, Southwest, the line passing through the middle of said alley, 100 feet, 00 inches to the Northeast side of Fornance Street, aforesaid; thence, Southeast, along said side of Fornance Street, 21 feet, 06 inches to the place of beginning.

BEING the same premises which Mark E. Justice, by Deed dated November 8, 2018, and recorded with the Montgomery County Recorder of Deeds Office on November 30, 2018, in Deed Book 6116 at Page 2405, granted and conveyed unto Norristown Homes LLC.

Parcel Number: 13-00-11860-00-7.

Location of property: 29 E. Fornance Street, Norristown, PA 19401.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Norristown Homes LLC** at the suit of Morgan Stanley Residential Mortgage Loan Trust 2024-NQM4. Debt: \$254,473.73.

**Jacqueline F. McNally (Friedman Vartolo LLP)**, Attorney(s). I.D. #201221

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

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

By virtue of a Writ of Execution **No. 2025-20383**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, and bounded and described according to a certain Plan thereof, known as Lot Location of Property of "The Estate of John Cadwalader, Jr.", made by C. Raymond Weir Associates, Inc., dated July 2, 1963, as follows, to wit:

BEGINNING at a point on the title line in the bed of Butler Pike, a corner of Parcel "N" on said Plan, said point, being at the distance of 516.59 feet, measured North 44 degrees 18 minutes East, along the said title line through the bed of Butler Pike from its point of intersection with the extended title line in the bed of Stenton Avenue; thence, extending from said point of beginning, North 46 degrees 46 minutes West, crossing the Northwesterly side of Butler Pike, partly along the aforesaid Parcel "N" and partly along Parcel "O" on said Plan, 350.06 feet to a point, a corner of Parcel "P" on said Plan; thence, extending North 44 degrees 18 minutes East, along the aforesaid Parcel "P", 407.40 feet to a point, in line of Parcel "L" on said Plan; thence, extending South 36 degrees 55 minutes East, along the aforesaid Parcel "L", recrossing the Northwesterly side of Butler Pike, 354.15 feet to a point on the title line, in the bed of same; thence, extending South 44 degrees 18 minutes West, along the title line through the bed of Butler Pike, 346.81 feet to the first mentioned point and place of beginning.

BEING Parcel "M" on the above-mentioned Plan.

BEING the same premises which Elizabeth A. Millis and Craig D. Mills, by Deed dated 03/04/2016, and recorded 03/07/2016, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5991 at Page 431, granted and conveyed unto Christopher Ventresca and Nicole Ventresca, in fee.

Parcel Number: 660000553002 a/k/a 66-00-00553-00-2.

Location of property: 1551 W. Butler Pike, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Ventresca and Nicole Ventresca** at the suit of Firststar Bank. Debt: \$894,918.01.

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

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

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

By virtue of a Writ of Execution **No. 2025-21019**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT parcel of land, in **Norristown Borough**, Montgomery County, Pennsylvania, as more fully described in Book/Page, 5386-2252, and being more particularly described, as follows:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by Donald H. Schurr, Registered Surveyor, on March 21, 1964, and last revised on June 26, 1964, as follows, to wit:

SITUATE on the Northwesterly side of Kohn Street (50.00 feet wide), at the distance of 399.00 feet, Northeastwardly from the Northeasterly side of Elm Street (50.00 feet wide); thence, extending from said point of beginning, North 50 degrees 11 minutes 00 seconds West, the line extending partly through the party wall of these premises and the premises adjoining to the Southwest and also crossing the bed of a certain twenty feet wide alley, the distance of 136.55 feet to a point, a corner; thence, extending North 40 degrees 00 minutes 00 seconds East, along the Northwesterly side of the said twenty feet wide alley, the distance of 16.00 feet to a point, a corner; thence, extending South 50 degrees 11 minutes 00 seconds East, re-crossing the bed of said alley and the line extending partly through the party wall erected between these premises and the premises adjoining to the Northeast, the distance of 136.50 feet to a point on the said Northwesterly side of Kohn Street; thence, extending South 39 degrees 49 minutes 00 seconds West, along the said Northwesterly side of Kohn Street, the distance of 16.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 18, as shown on the above-mentioned Plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid twenty feet wide alley, as and for and alleyway, driveway, passageway, and watercourse, at all times hereafter, forever, in common with the other owners, tenants and occupiers bounding thereon and entitled to the use thereof; Subject, nevertheless, to the proportionate share of the expense of keeping said alleyway in good order, condition and repair, at all times hereafter.

BEING the same property conveyed to Edward Haynes, who acquired Title by Virtue of a Deed from Edward Haynes and Wilhemina A. Haynes, dated January 16, 2015, recorded January 23, 2015, being Instrument Number 2015005179, and recorded in Book 5942 at Page 1099, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Edward Haynes died on May 18, 2024.

Parcel Number: 13-00-19100-00-3.

Location of property: 843 Kohn Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Unknown Heirs, and/or Administrators to the Estate of Edward Haynes, deceased and Joanne Guisburg, as believed Heir and/or Administrator to the Estate of Edward Haynes, deceased** at the suit of Nationstar Mortgage LLC. Debt: \$24,614.20.

**MDK Legal, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2025-21149**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, and described according to a Final Map of part of Valley Forge Homes, Inc., dated 7/10/1951, by M.R. and J.B. Yerkes, Civil Engineers, of Bryn Mawr, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Westerly side of Flintlock Road (50 feet wide), which beginning point is measured, the three following courses and distances from the intersection of the said side of Flintlock Road, with the Northerly side of Kingswood Road (50 feet wide) (both lines produced): (1) from said point in intersection North 7° 7' West, 272.95 feet to a point of curve; (2) along the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance of 48.72 feet to a point of tangent; and (3) North 23° 4' West, 69 feet to the point of beginning; thence, extending from said beginning point, South 9 feet to the point of beginning; thence, extending from said beginning point, South 66° 56' West, 118.38 feet to a point; thence, extending North 21° 37' West, 64.02 feet to a point; thence, extending North 66° 56' East passing partly through the bed of certain driveway between these premises and the premises adjoining to the North, 116.76 feet to a point on the Westerly side of Flintlock Road; and thence, extending along said, South 23° 4' East, 64 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 in Block 'E' on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the premises adjoining to the North. Subject, however to the proportionate part of the expense of keeping said driveway in good order, conditions and repair at all times hereafter forever.

BEING the same premises which Stephen J. Bruccoliere and Laurie A. Bruccoliere, by Deed dated 9/30/2005, and recorded at Montgomery County Recorder of Deeds Office, on 10/18/2025, in Deed Book 5575 at Page 1504, granted and conveyed unto Reynold Ludlam.

INFORMATIONAL NOTE: Reynold Ludlam departed this life on March 14, 2024.

Parcel Number: 58-00-07219-00-4.

Location of property: 141 Flintlock Road, King of Prussia, PA 19406.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Reynold Ludlam a/k/a Reynold Everett Ludlam, deceased** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$58,671.99.

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

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

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

**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  
FOR PROFIT**

*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 a Domestic Business Corporation 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.

The name of the corporation is **Mean Clean Machine Inc.**, in Montgomery County and has been delivered to the Secretary of State for filing on December 12, 2025.

**Talaria Enterprises Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.  
**Lundy Beldecos & Milby, PC**  
450 N. Narberth Avenue, Suite 200  
Narberth, PA 19072

**ARTICLES OF INCORPORATION  
FOR NONPROFIT**

**Healthy Fitness and Aquatics** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.  
**Ronald J. Gordon, P.C.**  
801 Old York Road, Suite 313  
Jenkintown, PA 19046

**One Dollar Per Follower** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**CERTIFICATE OF ORGANIZATION**

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

The Certificate of Organization for a Domestic Limited Liability Company has been filed on December 16, 2025.

**Christopher P. Mullaney, Esquire**  
**Mullaney Law Offices**  
598 Main Street, P.O. Box 24  
Red Hill, PA 18076-0024

**CHANGE OF NAMES**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-30193

NOTICE IS HEREBY GIVEN that on December 12, 2025, the Petition of Cameron Reece Brown-Martin was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CAMERON REECE BROWN.

The Court has fixed February 11, 2026, at 9:00 AM, in Courtroom "E" 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. 2025-30067

NOTICE IS HEREBY GIVEN that on December 10, 2025, the Petition of Jessica Bricker-Krause was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JESSICA BRICKER.

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

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-29982

NOTICE IS HEREBY GIVEN that on December 10, 2025, the Petition of John Patrick Mulcahy was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JOHN MULCAHY DEL RIEGO.

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

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-29744

NOTICE IS HEREBY GIVEN that on December 5, 2025, the Petition of Tatianna Marie Parkinson was filed in the above-named Court, praying for a Decree to change the Petitioner's name to TATIANNA MARIE PARKINSON WAH.

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

## 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

**BATOFF, HELENE, dec'd.**

Late of Lower Merion Township.  
Executor: ARTHUR BATOFF,  
c/o Lester E. Lipschutz, Esquire and  
Natalie Goldberg, Esquire,  
1650 Market Street, Suite 2800,  
Philadelphia, PA 19103.

ATTORNEYS: LESTER E. LIPSCHUTZ,  
NATALIE GOLDBERG,  
COZEN O'CONNOR,  
1650 Market Street, Suite 2800,  
Philadelphia, PA 19103

**BENNER, LAMAR C., dec'd.**

Late of Upper Hanover Township.  
Executrix: CHERYL A. CRESSMAN.  
ATTORNEY: MICHELLE M. FORSELL,  
CROSSON & RICHETTI, LLC  
570 Main Street,  
Pennsburg, PA 18073

**BENNETT, GALE, dec'd.**

Late of East Norriton Township.  
Administratrix: TIA CHANEL BENNETT,  
9412 Owings Heights Circle, Apt. 203,  
Owings Mills, MD 21117.  
ATTORNEY: DAVID J. SCHILLER,  
SCHILLER LAW ASSOCIATES,  
530 Swede Street,  
Norristown, PA 19401

**CORNMAN, NANCY K., dec'd.**

Late of Lower Merion Township.  
Executors: MATTHEW M. STRICKLER,  
523 Timber Lane,  
Devon, PA 19333,  
MARGARET GLENNIE,  
535 Bloominggrove Drive,  
Rensselaer, NY 12144-9410.  
ATTORNEY: MATTHEW D. GILBERT,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087-1571

**DAVID, PETER, dec'd.**

Late of Coral Gables, Miami-Dade County, FL and  
Whitpain Township, Montgomery County, PA.  
Executrix (Ancillary Letters Testamentary):  
STEPHANIE DAVID,  
c/o Maurice D. Lee, III, Esquire,  
1735 Market Street, #3400,  
Philadelphia, PA 19102.  
ATTORNEY: MAURICE D. LEE, III,  
SAUL EWING, LLP,  
1735 Market Street, #3400,  
Philadelphia, PA 19102

**DUNPHY, NATALIE M. also known as  
MARCIA N. DUNPHY and  
N. MARCIA DUNPHY, dec'd.**

Late of Lower Gwynedd Township.  
Executor: JAMES F. DUNPHY,  
1701 Penns Lane,  
Maple Glen, PA 19002.

**FINLEY, VERA W., dec'd.**

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

**FREDERICK, HERBERT M., dec'd.**

Late of Franconia Township.  
Executrix: MARY ANNE ROYAL,  
53 Britton Road,  
Stockton, NJ 08559.  
ATTORNEY: ELIZABETH M. WETZLER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 769,  
Souderton, PA 18964



**HARTZELL, IDA DARLENE also known as****IDA HARTZELL and  
DARLENE HARTZELL, dec'd.**

Late of Borough of Lansdale.

Executor: WAYNE HARTZELL.

ATTORNEY: MICHELLE M. FORSELL,  
CROSSON & RICHETTI, LLC,570 Main Street,  
Pennsburg, PA 18073**HASSAN, AHMED M., dec'd.**

Late of Upper Providence Township.

Executrix: ALEXANDRIA A. HASSAN,  
c/o Ashley B. Han, Esquire,400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.ATTORNEY: ASHLEY B. HAN,  
TIMONEY KNOX, LLP,400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544**KNOX SR., FRANCIS P., dec'd.**

Late of Lower Merion Township.

Executrix: MARY N. KNOX,  
424 Brookhurst Avenue,

Penn Valley, PA 19072.

ATTORNEY: MATTHEW J. McCONNELL,  
MATT McCONNELL LAW,Two Bala Plaza, Suite 300,  
Bala Cynwyd, PA 19004**LaMANNA, ANTHONY V., dec'd.**

Late of Lower Merion Township.

Executrix: MARGO ROYLE,  
74 Carol Street,

Ramsey, NJ 07446.

ATTORNEY: HEATHER L. TURNER,  
LAW OFFICES OF HEATHER L. TURNER,137 N. Narberth Avenue,  
Narberth, PA 19072**LUCIANO-MAZO, LYN also known as****ELAINE CHRISTINE DONNELLY,****ELAINE C. DONNELLY,****LYN LUCIANO,****LYN MAZO and****LYN DONNELLY, dec'd.**

Late of Lower Merion Township.

Administrator: DAVID HYMAN,  
c/o Franca Tavella, Esquire,Three Logan Square, 5th Floor,  
1717 Arch Street,

Philadelphia, PA 19103.

ATTORNEY: FRANCA TAVELLA,  
KLEINBARD LLC,Three Logan Square, 5th Floor,  
1717 Arch Street,

Philadelphia, PA 19103

**MAMROL, CATHERINE MARY, dec'd.**

Late of Roslyn, PA.

Co-Executors: JONI ANZIDEIO,  
805 Parmentier Road,

Warminster, PA 18974,

GILBERT OETZEL,

75 Camille Lane,  
Santa Cruz, CA 95065.**MARTINO, LEONA also known as****LEONA ELIZABETH MARTINO, dec'd.**

Late of Upper Providence Township.

Executrix: KIM I. MEYER,  
c/o William B. Cooper, III, Esquire,

P.O. Box 673, Exton, PA 19341-0673.

ATTORNEY: WILLIAM B. COOPER, III,

FOX ROTHSCHILD LLP,

P.O. Box 673, Exton, PA 19341-0673

**McHUGH, MARGARET C., dec'd.**

Late of Montgomery County, PA.

Administrator: ROBERT RENNIE McHUGH.

**MULLER, SHARON, dec'd.**

Late of Horsham Township.

Executrix: ANDREA KIERNAN,

c/o Mazullo &amp; Murphy, P.C.,

2003 Lower State Road, Suite 120,  
Doylestown, PA 18901.

ATTORNEY: CHRISTOPHER MAZULLO,

MAZULLO &amp; MURPHY, P.C.,

2003 Lower State Road, Suite 120,  
Doylestown, PA 18901**PASQUALINI, JOHN C., dec'd.**

Late of Conshohocken, PA.

Executrix: GABRIELLE MANGAN,

4111 Devonshire Road,

Plymouth Meeting, PA 19462.

ATTORNEY: F. CRAIG La ROCCA,

F. CRAIG La ROCCA ATTORNEY AT LAW, P.C.,

800 N. Broad Street,

Lansdale, PA 19446

**RICHARDI, DELORIES L. also known as****DELORIES L. RICCIARDI, dec'd.**

Late of Lower Merion Township.

Executrix: MARGARETTA RICHARDI,

c/o Maurice D. Lee, III, Esquire,

1735 Market Street, #3400,

Philadelphia, PA 19102.

ATTORNEY: MAURICE D. LEE, III,

SAUL EWING, LLP,

1735 Market Street, #3400,

Philadelphia, PA 19102

**ROBBINS, JANE EMILY, dec'd.**

Late of Lower Salford Township.

Co-Executrices: JOANNE J. RUNYAN AND

DIANNE J. LINDERMAN,

c/o 572 W. Main Street, P.O. Box 26865,

Trappe, PA 19426.

ATTORNEY: BLAKE E. DUNBAR, JR.,

572 W. Main Street, P.O. Box 26865,

Trappe, PA 19426

**SCHERMERHORN, KATHRYN MAE also known as****KATHY SCHERMERHORN, dec'd.**

Late of West Conshohocken, PA.

Co-Executors: CORY BLAIR,

216 Coates Street,

Bridgeport, PA 19405,

JARED BLAIR,

306 Brittnair Avenue,

West Conshohocken, PA 19428.

**SCHLOSSER, DENNIS R., dec'd.**

Late of Franconia Township.

Executors: MARK A. SCHLOSSER,

1335 Old Plains Road,

Pennsburg, PA 18073,

PHILIP A. SCHLOSSER,

50 Beltz Road,

Telford, PA 18969.

ATTORNEY: TRACY BLAKE DeVLIEGER,

GADSDEN SCHNEIDER &amp; WOODWARD LLP,

1275 Drummers Lane, Suite 210,

Wayne, PA 19087-1571

**SCHWENK, DIANE, dec'd.**

Late of Borough of East Greenville.  
 Executrix: TRACY HUBER.  
 ATTORNEY: MICHELLE M. FORSELL,  
 CROSSON & RICETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**SMITH, RICHARD THOMAS, dec'd.**

Late of Conshohocken, PA.  
 Administratrix: MAUREEN A. SMITH,  
 201 Maple Street, Apt. 3,  
 Conshohocken, PA 19428.

**SPILLIOTIS, HELEN, dec'd.**

Late of Norristown, PA.  
 Executor: CHARLES JON CRITS,  
 2131 Wharton Road,  
 Glenside, PA 19038.

**STOKES, WALTER MCCOOK, dec'd.**

Late of Horsham, PA.  
 Executor: TIMOTHY STOKES,  
 2108 Horace Avenue,  
 Abington, PA 19001.

**STRAUB, DAVID also known as  
DAVID A. STRAUB, dec'd.**

Late of West Norriton Township.  
 Executrix: BEVERLY WISLER,  
 c/o Patricia Leisner Clements, Esquire,  
 516 Falcon Road,  
 Audubon, PA 19403.  
 ATTORNEY: PATRICIA LEISNER CLEMENTS,  
 516 Falcon Road,  
 Audubon, PA 19403

**SUDLER, WINNIFRED SAUNDERS, dec'd.**

Late of Abington Township.  
 Executor: STEPHEN A. SUDLER,  
 1246 Annapolis Way,  
 Grayson, GA 30017.  
 ATTORNEY: BROOK HASTINGS,  
 HASTINGS LAW, LLC,  
 4259 W. Swamp Road, Suite 240,  
 Doylestown, PA 18902

**TAYLOR, ALBERT JOSEPH also known as  
ALBERT J. TAYLOR, JR., dec'd.**

Late of Horsham, PA.  
 Executor: LINSEY LEAHY,  
 1629 Deer Run Drive,  
 Jamison, PA 18929.

**TAYLOR, JOSEPH THOMAS, dec'd.**

Late of Lower Merion Township.  
 Executrices: PAULA REARDON AND  
 MARY E. THIESS,  
 c/o Christina M. Marinos, Esquire,  
 1880 JFK Boulevard, Suite 1740,  
 Philadelphia, PA 19103.  
 ATTORNEY: CHRISTINA M. MARINOS,  
 ALEXANDER & PELLI, LLC,  
 1880 JFK Boulevard, Suite 1740,  
 Philadelphia, PA 19103

**VOLUCK, PHILIP R., dec'd.**

Late of Whitpain Township.  
 Executrix: STEPHANIE VOLUCK,  
 c/o John R. Lundy, Esquire,  
 Lundy Beldecos & Milby, PC,  
 450 N. Narberth Avenue, Suite 200,  
 Narberth, PA 19072.  
 ATTORNEY: JOHN R. LUNDY,  
 LUNDY BELDECOS & MILBY, PC,  
 450 N. Narberth Avenue, Suite 200,  
 Narberth, PA 19072

**WEIR, RICHARD G., dec'd.**

Late of Gilbertsville, PA.  
 Executrix: CINDI SIEGER,  
 6051 King's Highway South, P.O. Box 85,  
 Old Zionsville, PA 18068.  
 ATTORNEY: H. CHARLES MARKOFSKI,  
 MARKOFSKI LAW OFFICES,  
 1258 E. Philadelphia Avenue, P.O. Box 369,  
 Gilbertsville, PA 19525-0369

**WEISBORD, MARVIN, dec'd.**

Late of Lower Merion Township.  
 Executors: NINA WEISBORD AND  
 JOSEPH WEISBORD,  
 c/o George H. Elser, Esquire,  
 130 W. Lancaster Avenue, Suite 203,  
 Wayne, PA 19087.  
 ATTORNEY: GEORGE H. ELSER,  
 130 W. Lancaster Avenue, Suite 203,  
 Wayne, PA 19087

**WEXLER, LEWIS A., dec'd.**

Late of Horsham Township.  
 Executor: F. SCOTT DONAHUE,  
 1515 Market Street, Suite 1540,  
 Philadelphia, PA 19102.  
 ATTORNEY: F. SCOTT DONAHUE,  
 DONAHUE, BATTLE & DONAHUE,  
 1515 Market Street, Suite 1540,  
 Philadelphia, PA 19102

**WILLIAMS, CAMILLA F., dec'd.**

Late of Whitemarsh Township.  
 Executrix: CAMILLA F. WHETZEL,  
 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

**WILLIAMS, PARIS JOHN, dec'd.**

Late of Abington, PA.  
 Administratrix: TIARA M. WILLIAMS,  
 1549 Edgewood Avenue,  
 Roslyn, PA 19001.  
 ATTORNEY: DAVID G. ENNIS,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038

**WILLIAMS, VERA E., dec'd.**

Late of Franconia Township.  
 Executrix: DIANE M. HERHOLD,  
 10190 Ridge Road,  
 Girard, PA 16417.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**YOUNG, SEAN PAUL, dec'd.**

Late of Horsham, PA.  
 Executors: COURTNEY YOUNG AND  
 BRIGID YOUNG,  
 3416 Baldwin Road,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: MICHELLE GRASSO,  
 7 Center Street,  
 Richboro, PA 18954

**ZIEGLER, HAROLD W., dec'd.**

Late of Franconia Township.  
 Executor: JAMES R. ZIEGLER,  
 3260 Long Road,  
 Green Lane, PA 18054.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**ZIMMERMAN, LEE S., dec'd.**

Late of Whitpain Township.  
 Executrix: MICHELE ZIMMERMAN,  
 138 Spyglass Drive,  
 Blue Bell, PA 19422.  
 ATTORNEY: JOHN W. RICHEY,  
 THE TANNENBAUM LAW GROUP,  
 600 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**Second Publication****BAKER, DOROTHY R., dec'd.**

Late of Towamencin Township.  
 Executor: DALE G. BAKER,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**BARBONI III, MARCUS EDWARD, dec'd.**

Late of Borough of Norristown.  
 Administratrix: SHARON J. BARBONI,  
 3114 W. Hayes Road,  
 Norristown, PA 19403.  
 ATTORNEY: MARK J. DAVIS,  
 CONNOR ELDER LAW, LLC,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**BOORAEM, BETTY H., dec'd.**

Late of Limerick, PA.  
 Executor: GLENN H. BOORAEM,  
 c/o 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

**CUDRIN, HARRIET, dec'd.**

Late of Abington Township.  
 Executrices: RACHEL DARGENIO,  
 1231 Barrowdale Road,  
 Rydal, PA 19046,  
 LISA SADINSKY,  
 38 Bishop Road,  
 West Hartford, CT 06119.  
 ATTORNEY: SCOTT D. POLSKY,  
 SCOTT POLSKY LAW,  
 300 Welsh Road, Building One, Suite 100,  
 Horsham, PA 19044

**DAMIANO, HENRIETTA M., dec'd.**

Late of Lower Salford Township.  
 Executor: MICHAEL DAMIANO,  
 916 Copperbeech Lane,  
 Radnor, PA 19087.

ATTORNEY: GARTH G. HOYT,  
 McNEES, WALLACE & NURICK, LLC,  
 170 N. Radnor Chester Road, Suite 350,  
 Radnor, PA 19087

**DURANTE, MARY ANN, dec'd.**

Late of Plymouth Township.  
 Executrices: DIANE CAPERILA,  
 22 Pleasant Road,  
 Plymouth Meeting, PA 19462,  
 SUSAN LASKEY,  
 3863 Jamie Court,  
 Collegeville, PA 19426.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, PC,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**FREAD, DOROTHY J., dec'd.**

Late of Lower Merion Township.  
 Executrix: ERIKA GOLDSTEIN,  
 231 Weber Lane,  
 Danville, CA 94526.  
 ATTORNEY: HEATHER L. TURNER,  
 LAW OFFICE OF HEATHER L. TURNER,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072

**GEARHART III, ROBERT ROBINSON, dec'd.**

Late of Upper Dublin Township.  
 Co-Executors: KARI YOUNG GEARHART AND  
 TYLER GRANT GEARHART,  
 c/o A. Victor Meitner, Jr., Esquire,  
 564 Skippack Pike,  
 Blue Bell, PA 19422.  
 ATTORNEY: A. VICTOR MEITNER, JR.,  
 564 Skippack Pike,  
 Blue Bell, PA 19422

**GEIST, MARY R., dec'd.**

Late of Borough of Pottstown.  
 Executor: JAMES PAUL GEIST, JR.,  
 c/o Lisa J. Cappolella, Esquire,  
 1236 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: LISA J. CAPPOLELLA,  
 1236 E. High Street,  
 Pottstown, PA 19464

**GEY, WILLIAM Y., dec'd.**

Late of Borough of Norristown.  
 Administrators: LISA LOUISE ROBERTS AND  
 RODERICK TRISTRUM GEY,  
 c/o Vincent M. Vangrossi, Esquire,  
 Vangrossi and Recchuiti,  
 319 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: VINCENT M. VANGROSSI,  
 VANGROSSI AND RECCHUITI,  
 319 Swede Street,  
 Norristown, PA 19401

**GONZALEZ, EDUARDO D., dec'd.**

Late of Borough of Ambler.  
 Executrix: LYNN MACE GONZALEZ,  
 c/o Jeffrey S. Kahn, Esquire,  
 P.O. Box 142, Blue Bell, PA 19422-0142.  
 ATTORNEY: JEFFREY S. KAHN,  
 P.O. Box 142, Blue Bell, PA 19422-0142

**HALTON, MARY F. also known as  
MARY FRANCES HALTON, dec'd.**

Late of Franconia Township.  
 Executrix: CATHERINE L. HUDSON,  
 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

**HEMMIG, EVELYN S., dec'd.**

Late of Worcester Township.  
Administrator: WILLIAM H. RICE, IV,  
310 Beverley Road, #4N,  
Brooklyn, NY 11218.

ATTORNEY: JAMES C. KOVALESKI,  
OWM LAW,  
1503 Sunset Drive, Suite 201,  
Pottstown, PA 19464

**KAAS, PAUL JOHN also known as**

**PAUL J. KAAS, dec'd.**

Late of Lower Pottsgrove Township.  
Executrix: JANET W. KAAS,  
c/o David G. Garner, Esquire,  
2129 E. High Street,  
Pottstown, PA 19464.

**KUTNER, RICHARD BRUCE, dec'd.**

Late of Lower Merion Township.  
Executor: RAYMOND FREDERIC REED  
(A/K/A RAY REED),  
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

**LEISTER, ALMA also known as**

**ALMA LONG LEISTER, dec'd.**

Late of Upper Frederick Township.  
Executor: BRUCE R. LEISTER,  
652 S. Fifth Avenue,  
Royersford, PA 19468.

**MAWHINNEY, MARGARET also known as**

**MARGARET M. MAWHINNEY and  
PEGGY MAWHINNEY, dec'd.**

Late of Horsham Township.  
Administrator: MICHAEL W. MAWHINNEY,  
c/o Richard L. Switzer, Esquire,  
73 Chestnut Road,  
Paoli, PA 19301.  
ATTORNEY: RICHARD L. SWITZER,  
RICHARD L. SWITZER, ESQ., LTD.,  
73 Chestnut Road,  
Paoli, PA 19301

**MUTO, PATIENCE, dec'd.**

Late of Abington Township.  
Executors: PATIENCE SUSAN BURTON,  
1248 Bockius Avenue,  
Abington, PA 19001,  
NICHOLAS J. MUTO,  
6201 Madison Court,  
Bensalem, PA 19020.

**PETERS, MARY ANN, dec'd.**

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

**PORTER, JOAN SANDRA, dec'd.**

Late of West Norriton Township.  
Executrix: ANDREA M. PORTER,  
113 Honeylocust Court,  
Collegeville, PA 19426.  
ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, PC,  
1043 S. Park Avenue,  
Audubon, PA 19403

**SCOTT, MARY R. also known as  
MARY R. SCOTT-HENTSCHEL, dec'd.**

Late of Worcester Township.  
Executrices: ALEXANDRA M. BARNETT AND  
ELIZABETH A. MINCE (A/K/A ELIZABETH SCOTT),  
c/o Eric Ladley, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446-2012.  
ATTORNEY: ERIC LADLEY,  
MONTCO ELDER LAW, LLP,  
608 W. Main Street,  
Lansdale, PA 19446-2012

**SEIDEL, RICHARD F., dec'd.**

Late of Upper Dublin Township.  
Executor: RICHARD DAVID SEIDEL,  
3205 Charles Griffin Drive,  
Garnet Valley, PA 19060.

**SUBACH, KAREN MARIE also known as  
KAREN M. SUBACH, dec'd.**

Late of East Norriton Township.  
Executrix: RUTH ANN SUBACH,  
636 Fawn Circle,  
King of Prussia, PA 19406.  
ATTORNEY: REBECCA A. HOBBS,  
OWM LAW,  
1503 Sunset Drive, Suite 201,  
Pottstown, PA 19464

**TAMARKIN, KLARA, dec'd.**

Late of Lower Moreland Township.  
Administrator: VLADIMIR TAMARKIN.

**THOME, HELEN D., dec'd.**

Late of Upper Dublin Township.  
Executors: WILLIAM R. THOME AND  
ROBERT C. THOME,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**TREA, POLLY L. also known as**

**POLLY LOVETTE TREA and  
POLLY LANDERS TREA, dec'd.**

Late of Upper Moreland Township.  
Executor: EDWARD MATTHEW TREA,  
511 Evans Avenue,  
Willow Grove, PA 19090.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785

**WAYS, RICHARD A., dec'd.**

Late of Whitpain Township.  
Executor: WILLIAM C. OSWALD,  
c/o Edwin L. Guyer, Esquire,  
790 Penllyn Pike, Suite 206,  
Blue Bell, PA 19422.

ATTORNEY: EDWIN L. GUYER,  
790 Penllyn Pike, Suite 206,  
Blue Bell, PA 19422

**ZAYAS, JOY IMOGENE also known as  
JOY I. ZAYAS, dec'd.**

Late of Abington Township.  
Executor: RICARDO JOSE ZAYAS,  
168 Westbury Drive,  
Warminster, PA 18974.  
ATTORNEY: MARY KAY KELM,  
2326 N. Broad Street, Suite 200,  
Colmar, PA 18915

**Third and Final Publication**

**AIMONE, FRANCISCO MARCELLO also  
known as**

**FRANK M. AIMONE, dec'd.**  
Late of Lower Pottsgrove Township.  
Administratrix: JAMIE M. AIMONE,  
c/o Gregory W. Philips, Esquire,  
1129 E. High Street,  
Pottstown, PA 19464.  
ATTORNEY: GREGORY W. PHILIPS,  
PICARDI PHILIPS & OTTAVIANO,  
1129 E. High Street,  
Pottstown, PA 19464

**ALLEBACH, GEORGENE M., dec'd.**

Late of Limerick Township.  
Executors: WENDY J. HARRINGTON AND  
JEFFREY M. ALLEBACH,  
c/o Stephanie A. Henrick, Esquire,  
1001 Conshohocken State Road, Suite 1-210,  
West Conshohocken, PA 19428.  
ATTORNEY: STEPHANIE A. HENRICK,  
OBERMAYER REBMANN MAXWELL &  
HIPPEL, LLP,  
1001 Conshohocken State Road, Suite 1-210,  
West Conshohocken, PA 19428

**BROTMAN, ISOBEL, dec'd.**

Late of Abington Township.  
Executor: BRUCE BROTMAN,  
c/o Gary A. Zlotnick, Esquire,  
Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,  
One Commerce Square, 16th Floor,  
2005 Market Street,  
Philadelphia, PA 19103.  
ATTORNEY: GARY A. ZLOTNICK,  
ZARWIN BAUM DeVITO KAPLAN SCHAEER &  
TODDY, PC,  
One Commerce Square, 16th Floor,  
2005 Market Street,  
Philadelphia, PA 19103

**CHODER, SUZANNE, dec'd.**

Late of Lower Moreland Township.  
Executor: MICHEL CHODER,  
c/o Larry Scott Auerbach, Esquire,  
1000 Easton Road,  
Abington, PA 19001.  
ATTORNEY: LARRY SCOTT AUERBACH,  
1000 Easton Road,  
Abington, PA 19001

**DARBY, NICHOLAS O., dec'd.**

Late of Lower Pottsgrove Township.  
Executrix: DONNA L. TUCKER,  
169 Campbell Place,  
La Vergne, TX 37086.

**DETWILER, HELEN F., dec'd.**

Late of Upper Frederick Township.  
Executrix: KIMBERLY F. KOBER,  
c/o Christopher P. Mullaney, Esquire,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.

ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024

**DIROSATO JR., JOHN J., dec'd.**

Late of West Norriton Township.  
Executrix: MARY C. DiROSATO,  
c/o Kenneth R. Pugh, Esquire,  
910 Harvest Drive, Suite 200,  
Blue Bell, PA 19422.  
ATTORNEY: KENNETH R. PUGH,  
KAPLIN STEWART MELOFF REITER & STEIN, PC,  
910 Harvest Drive, Suite 200,  
Blue Bell, PA 19422

**DORNBERGER, ELIZABETH ANDERSON, dec'd.**

Late of Lower Merion Township.  
Executor: JOHN W. DORNBERGER, ESQUIRE,  
74 Hill Manor Drive,  
Hershey, PA 17033.

**DOUGLASS, DAVID BOWEN also known as**

**DB DOUGLASS and  
DAVE DOUGLASS, dec'd.**

Late of Trappe, PA.  
Executor: KAREN DOUGLASS,  
157 Harvard Drive,  
Collegeville, PA 19426.

**FLORIG, ROBERT J., dec'd.**

Late of Whitpain Township.  
Executor: ROBERT A. FLORIG,  
c/o A. Victor Meitner, Jr., Esquire,  
564 Skippack Pike,  
Blue Bell, PA 19422.  
ATTORNEY: A. VICTOR MEITNER, JR.,  
564 Skippack Pike,  
Blue Bell, PA 19422

**FRANK, THOMAS HOWARD, dec'd.**

Late of Schwenksville, PA.  
Executrix: KIM L. FRANK,  
c/o Jessica R. Grater, Esquire,  
Monastra & Grater, LLC,  
740 E. High Street,  
Pottstown, PA 19464.

**GREEN, BEVERLY B., dec'd.**

Late of Borough of Ambler.  
Executrix: KERRIN M. ROSENTHAL  
a/k/a KERRY M. ROSENTHAL,  
c/o Friedman Schuman Layser, P.C.,  
275 Commerce Drive, Suite 210,  
Fort Washington, PA 19034.  
ATTORNEYS: FRIEDMAN SCHUMAN  
LAYSER, P.C.,  
275 Commerce Drive, Suite 210,  
Fort Washington, PA 19034

**GREEN, STEPHEN H., dec'd.**

Late of Cheltenham Township.  
Executrix: KERRIN M. ROSENTHAL,  
c/o Friedman Schuman Layser, P.C.,  
275 Commerce Drive, Suite 210,  
Fort Washington, PA 19034.  
ATTORNEYS: FRIEDMAN SCHUMAN  
LAYSER, P.C.,  
275 Commerce Drive, Suite 210,  
Fort Washington, PA 19034



**GRITZ, OLGA P., dec'd.**

Late of Lansdale, PA.  
 Executrix: ELLEN JUSTINA HICKMAN,  
 49 Mercer Hill Road,  
 Ambler, PA 19002.

**HIGHLANDS, JAMES W., dec'd.**

Late of Limerick Township.  
 Executor: JUSTIN HIGHLANDS,  
 1000 Germantown Pike, Suite D3,  
 Plymouth Meeting, PA 19462.

**HYER, JAMES E., dec'd.**

Late of Souderton, PA.  
 Executor: CHRISTOPHER T. BENCSIK,  
 311 Washington Avenue,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**KLAUMENZER III, JOSEPH F., dec'd.**

Late of Upper Frederick Township.  
 Administratrix: DONNA K. RONNAN,  
 c/o Mullaney Law Offices,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024

**KOCH, JAMES A. also known as**

**JAMES KOCH, dec'd.**  
 Late of Borough of Pottstown.  
 Executrix: LEONA KOCH,  
 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

**LEE, DOROTHY ELLEN, dec'd.**

Late of Abington Township.  
 Administrator: LEONARD LEE,  
 295 Kentucky Avenue,  
 Conshohocken, PA 19428.  
 ATTORNEY: RHONDA ANDERSON,  
 ANDERSON LAW GROUP,  
 610 York Road, Suite 400,  
 Jenkintown, PA 19046

**LEE, ETHEL D., dec'd.**

Late of Lower Gwynedd Township.  
 Executrices: ROBERTA F. LEE-POWELL AND  
 DIANE C. LEE,  
 c/o Sean Murphy, Esquire,  
 340 N. Lansdowne Avenue,  
 Lansdowne, PA 19050.  
 ATTORNEY: SEAN MURPHY,  
 340 N. Lansdowne Avenue,  
 Lansdowne, PA 19050

**LODER, DAVID E., dec'd.**

Late of Whitemarsh Township.  
 Executor: THOMAS T. LODER,  
 7620 Lincoln Drive,  
 Philadelphia, PA 19118.

ATTORNEY: ERIN E. McQUIGGAN,  
 DUANE MORRIS LLP,  
 30 S. 17th Street, 5th Floor,  
 Philadelphia, PA 19103

**MAUGER, CARMELETTA C., dec'd.**

Late of Borough of Pottstown.  
 Executrix: JEAN ANN KOCH,  
 60 Amadeo Road,  
 Gilbertsville, PA 19525.  
 ATTORNEY: CAROLYN M. MARCHESANI,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 800 E. High Street,  
 Pottstown, PA 19464

**MEHTA, RAJ J., dec'd.**

Late of Upper Merion Township.  
 Executrix: RANNA R. MEHTA,  
 c/o John R. Latourette, Esquire,  
 1650 Market Street, Suite 1200,  
 Philadelphia, PA 19103.  
 ATTORNEY: JOHN R. LATOURETTE,  
 DILWORTH PAXSON LLP,  
 1650 Market Street, Suite 1200,  
 Philadelphia, PA 19103

**NATHANSON, ROSALIND H., dec'd.**

Late of Lower Merion Township.  
 Executors: MICHAEL CARAVELLAS  
 FRUCHTER AND  
 JULIE NATHANSON HOLCOMB,  
 c/o Marc H. Jaffe, Esquire,  
 15 W. Front Street,  
 Media, PA 19063.  
 ATTORNEY: MARC H. JAFFE,  
 CARROLL & KARAGELIAN LLP,  
 15 W. Front Street,  
 Media, PA 19063

**O'MALLEY, NORA G. also known as**

**NORA O'MALLEY, dec'd.**  
 Late of Upper Gwynedd Township.  
 Executor: JOSEPH F. O'MALLEY,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**ORDWAY, CECIL RAY, dec'd.**

Late of Borough of Norristown.  
 Executor: DIANCE C. ORDWAY,  
 2399 Norrington Drive,  
 Norristown, PA 19403.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**POREMBA SR., EUGENE G. also known as**

**EUGENE G. POREMBA, dec'd.**  
 Late of Borough of Pottstown.  
 Executrix: ANDREA M. SKOKOWSKI,  
 1890 Yarnall Road,  
 Pottstown, PA 19464.  
 ATTORNEY: CAROLYN M. MARCHESANI,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 800 E. High Street,  
 Pottstown, PA 19464

**SARDAY, PAULINE B. also known as  
PAULA BARBARA SARDAY, dec'd.**

Late of Towamencin Township.  
Executrix: PAULA J. SARDAY,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**SHISLER, HAROLD D., dec'd.**

Late of Franconia Township.  
Administrator: KONRAD L. SHISLER,  
15 N. Schultz Road,  
Green Lane, PA 18054.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 769,  
Souderton, PA 18964

**SMITH, JOAN E., dec'd.**

Late of Pennsburg, PA.  
Administrator: LOREN SMITH.  
ATTORNEY: CHRISTOPHER H. MEINZER,  
MLO ASSOCIATES,  
516 Main Street,  
Pennsburg, PA 18073,  
215-679-4554

**WATSON, MADLEINE M., dec'd.**

Late of Upper Providence Township.  
Executor: DENNIS WATSON,  
c/o Suzanne Bender, Esquire,  
216 Bridge Street,  
Phoenixville, PA 19460.

**WEISEL, CAROLYN, dec'd.**

Late of East Greenville, PA.  
Executrix: DIANE HURREY.  
ATTORNEY: CHRISTOPHER H. MEINZER,  
MLO ASSOCIATES,  
516 Main Street,  
Pennsburg, PA 18073,  
215-679-4554

**WENSEL, LEROY W., dec'd.**

Late of Schwenksville, PA.  
Executor: LEROY W. WENSEL,  
c/o Unruh, Turner, Burke & Frees, P.C.,  
120 Gay Street, P.O. Box 289,  
Phoenixville, PA 19460.  
ATTORNEY: DAVID M. FREES, III,  
UNRUH, TURNER, BURKE & FREES, P.C.,  
120 Gay Street, P.O. Box 289,  
Phoenixville, PA 19460

**WILK, SANFORD L., dec'd.**

Late of Upper Gwynedd Township.  
Executor: RONALD G. WILK,  
c/o Friedman Schuman Layser, P.C.,  
275 Commerce Drive, Suite 210,  
Fort Washington, PA 19034.  
ATTORNEYS: FRIEDMAN SCHUMAN  
LAYSER, P.C.,  
275 Commerce Drive, Suite 210,  
Fort Washington, PA 19034

**WOOLFORD, ALLAN, dec'd.**

Late of Worcester Township.  
Executor: PETER SCOTT WOOLFORD,  
12 Sheffield West,  
Winchester, MA 01890.

ATTORNEY: STEPHEN J. OLSEN,  
GAWTHROP GREENWOOD PC,  
17 E. Gay Street, #100,  
West Chester, PA 19381

**ZERN, KENNETH F., dec'd.**

Late of Zieglerville, PA.  
Executrix: SUSAN D. HAWKINS,  
c/o Waldman Law Group, P.C.,  
1150 Berkshire Boulevard, Suite 245,  
Wyomissing, PA 19610.  
ATTORNEY: JAY W. WALDMAN,  
WALDMAN LAW GROUP, P.C.,  
1150 Berkshire Boulevard, Suite 245,  
Wyomissing, PA 19610

**TRUST NOTICES****Second Publication****THE HOWARD FAMILY TRUST  
DATED FEBRUARY 8, 2024****Charla V. Howard, Dec'd.****Late of Horsham 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:

**Trustee:** Roger Howard

c/o Paul R. Cohen, Esq.  
Curtin & Heefner LLP  
1040 Stony Hill Rd., #150, Yardley, PA 19087

**THE MARJORIE S. KRAEKEL  
REVOCABLE TRUST****DATED JANUARY 28, 2025****MARJORIE S. KRAEKEL, Dec'd.****Late of Upper Gwynedd Township,  
Montgomery County, PA**

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

**Trustee:** Patricia Firster

c/o Anylise C. Crouthamel, Esquire  
Unruh, Turner, Burke & Frees, P.C.  
120 Gay Street, P.O. Box 289, Phoenixville, PA 19460

**Trustee's Attorney:** Anylise C. Crouthamel, Esquire

Unruh, Turner, Burke & Frees, P.C.  
120 Gay Street, P.O. Box 289, Phoenixville, PA 19460

**EXECUTIONS ISSUED****Week Ending January 6, 2026****The Defendant's Name Appears  
First in Capital Letters**

ANDERSON, NOLAN: PNC BANK, GRNSH. -  
LVNV Funding, LLC; 202410151; \$2,739.47.

BELL, DANA - Pennsylvania Turnpike Commission;  
202527809; \$3,772.18.

BREAKENRIDGE, KIERRA - Pennsylvania  
Turnpike Commission; 202528380; \$8,200.62.

CAMPISI CONSTRUCTION, INC.: CAMPISI, ANTHONY: T.S. ENVIRONMENTAL: VANTAGE POINT BANK, GRNSH., ET AL. - ECI, LLC; 20112517; WRIT/EXEC.

CARPENTER, MATTHEW - KeyBank, N.A.; 202416047; \$47,278.70.

CLARK, CLARENCE: POLICE AND FIRE FCU, GRNSH. - LVNV Funding, LLC; 202422033; \$5,068.03.

CRAVE CONCEPTS GROUP, LLC: TD BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202560144; \$1,119.79.

DANIELS, SHANA - Pennsylvania Turnpike Commission; 202527792; \$6,976.63.

ELEVEN II PROPERTY GROUP - Hollis, Megan; 202529858; WRIT/EXEC.

EPPS, RYAN - Pennsylvania Turnpike Commission; 202529390; \$4,235.15.

GOLEMBIEWSKI, MATTHEW - Pennsylvania Turnpike Commission; 202528415; \$7,540.00.

HALLMAN, JENNIFER: PNC BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202525881; \$5,212.33.

JONES, JOCELYN: PHILADELPHIA FEDERAL CREDIT UNION, GRNSH. - U.S. Bank, N.A.; 202300894; \$17,631.56.

LLOYD, DANIELLE: GUBERNICK, DIANE: HARRIS - MidFirst Bank; 202428710.

MURRAY, WILLIAM - Pennsylvania Turnpike Commission; 202527812; \$9,365.55.

NORBECK, DAVID - Pennsylvania Turnpike Commission; 202527791; \$5,725.25.

SIEPSER PROPERTIES, LLC: SURGICAL EYE CARE, LTD.: SIEPSER, STEVEN: CITADEL CREDIT UNION, GRNSH., ET AL. - MMG Investments VI, LLC, et al.; 202519454; \$3,847,183.14.

SIMPLICITY POWER, LLC: JPMORGAN CHASE BANK, N.A., GRNSH. - Shelton, James; 202600048; \$8,000.00.

WEBSTER, EARL: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202422437; \$3,043.90.

WORRELL, SHIRLEY: CITIZEN BANK, GRNSH. - LVNV Funding, LLC; 202422462; \$1,208.64.

---

## JUDGMENTS AND LIENS ENTERED

---

### Week Ending January 6, 2026

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

BAXLEY, DAVID - Midland Credit Management, Inc.; 202531279; Judgment fr. District Justice; \$4,065.46.

BIGGANS, STEPHEN - LVNV Funding, LLC; 202531225; Judgment fr. District Justice; \$1,536.49.

BLASZCYK, CHARLES - C and C Heating and Air Conditioning, Inc.; 202600074; Judgment fr. District Justice; \$884.25.

CARBONE, JARED - LVNV Funding, LLC; 202531263; Judgment fr. District Justice; \$1,175.24.

CARR, STEVEN: CAROLYN: CAROLYN, ET AL. - Carr, Kenneth; 202600115; Complaint in Confession of Judgment; \$308,676.18.

HILL, WILLIAM - Truomg, Dinh; 202600092; Judgment fr. District Justice; \$207.25.

MOHR, THOMAS - LVNV Funding, LLC; 202531295; Judgment fr. District Justice; \$730.86.

SCICCHITANO, ROSANNA - LVNV Funding, LLC; 202531273; Judgment fr. District Justice; \$300.00.

THE EFFICIENT AUTO CENTER LLC - El Helou, Fadi; 202600102; Certification of Judgment; \$12,500.00.

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

Begley, John: Carol; 202570686; \$233,228.05.

Bullard, Krishawna: Timothy; 202570684; \$51,466.54.

Carpenter, Matthew: Elizabeth; 202570681; \$136,946.79.

MacPhee Services, Inc.; 202570680; \$21,914.14.

Rocco, Joseph: R.; 202570685; \$15,946.12.

Suliman, Gabriel; 202570682; \$100,999.61.

Wampole-Miller, Inc.; 202570679; \$644,614.09.

Weatherspoon, Brian: Doralynn; 202570683; \$12,704.30.

---

## LETTERS OF ADMINISTRATION

---

### Granted Week Ending January 6, 2026

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

BURKE-MALONE, SUSAN M. - Hatboro Borough; Malone, Christopher J., 435 Byron Road, Warminster, PA 18974.

DeWALT, DOROTHEA - Norristown Borough; DeWalt, Wendy L., 213 Buchanan Street, Phoenixville, PA 19460.

DODSON, DAVIS - Cheltenham Township; Hunter, Olivia, 1419 Graham Farm Circle, Severn, MD 21144.

DUPREE, TANYA Y. - Upper Merion Township; Giampolo, Angela D., 507 S. 2nd Street, Philadelphia, PA 19147.

FRITZINGER JR., STANLEY H. - Red Hill Borough; Snyder, Brenda J., 1236 Quakers Way, Quakertown, PA 18951.

GARBER, ROBERT J. - Horsham Township; Garber, Ryan J., 448A Saw Mill Lane, Horsham, PA 19044.

HERTZOG, MARY A. - Royersford Borough; Grosso, Benjamin J., 310 Bassett Court, Limerick, PA 19468.

HOMA, CHRISTOPHER K. - Upper Merion Township; Homa, Jessica N., 315 Glenn Rose Circle, King of Prussia, PA 19406.

KERSEY, RAYMOND R. - Upper Dublin Township; Kersey, Gregg, 936 W. Third Street, Lansdale, PA 19446.

McGLYNN, SAMANTHA R. - Upper Moreland Township; Corbett, David F., 519 High Avenue, Hatboro, PA 19040.

MEACHAM, HELEN C. - Lower Merion Township; Meacham, James A., 359 Conshohocken State Road, Gladwyne, PA 19035.

TOWNES, DELORES - West Norriton Township; Parks-Johnson, Nicole D., 3465 Emerald Street, Philadelphia, PA 19134.

TUCKER, GILBERT J. - Jenkintown Borough; Friedenber, Jill, 252 Holmecrest Road, Jenkintown, PA 19046.

VITI, ROSA - Upper Merion Township; Gioacchino, Arculeo, 510 General Steuben Road, King of Prussia, PA 19406.

WILLIAMS, PARIS J. - Abington Township; Williams, Tiara M., 1549 Edgewood Avenue, Roslyn, PA 19001.

---



---

## SUITS BROUGHT

**Week Ending January 6, 2026**

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

ANDREWS, STEVE - Kelly, Robert; 202530254;  
Petition to Appeal Nunc Pro Tunc.  
BHATT, NIEL: CHINTAN - Quigley, Francis; 202531139;  
Civil Action; Campbell, Charles W.  
DUSZA, MICHAEL - Dusza, Jennifer; 202531275;  
Complaint Divorce.  
HARPEL, MADISON: LEISTER, LANCE - Lockhoff,  
Michael; 202600077; Complaint for Custody/Visitation.  
INZONE, FRANCESCO - Deyoc, Annemarie;  
202600086; Complaint for Custody/Visitation.  
JEAN, OLIVIER - Jean, Benajha; 202600010;  
Complaint Divorce.  
JPMORGAN CHASE BANK, N.A. - Earl Properties, LLC;  
202531257; Petition.  
MATHESON GAS COMPANY: MATHESON  
GAS PRODUCTS, INC.: MATHESON  
GAS PRODUCTS, LLC, ET AL. - Industrial  
Real Estate Management, Inc.; 202531327;  
Civil Action; Ladd, Kristen Wetzel.  
McCARTNEY, MONICA - Kizina, Richard; 202531211;  
Complaint in Ejectment.  
MONROE, JASMINE - Midland Credit Mgmt., Inc.;  
202600029; Civil Action; Polas, Bryan J.  
NEEDLES, JAY: LaRUE, CINDY - Jung, Lambert;  
202531196; Civil Action.  
ROBERTS, KHALIL - Thomas, Khadijah; 202531276;  
Complaint for Custody/Visitation.  
SPADEA, FRANCESCO - Spillane, David; 202531298;  
Civil Action.  
SPRUILL, MICHAEL - Spruill, Tammy; 202600114;  
Complaint Divorce.  
STEVENS, ANDREW - Leslie, Mellisha; 202531174;  
Complaint Divorce.  
STORMS, ANDREW - Storms, Brittany; 202531280;  
Complaint Divorce; Bort, Peter E.  
STRAITE, TURELL - Loughlin, Nicole; 202531410;  
Complaint for Custody/Visitation.  
THOMPSON, JOHN DOE: CURLEY, JOHN DOE:  
DURANT, JANE DOE, ET AL. - Coleman, Tyson;  
202600073; Civil Action.  
WALLER, JACK - Adeeba, Nooria; 202531317;  
Complaint Divorce.  
WEBB, ZEPHANIAH - G. Squared Investment  
Group, LLC; 202531190; Defendants Appeal  
from District Justice.

---



---

## WILLS PROBATED

**Granted Week Ending January 6, 2026**

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

BENNER, LAMAR C. - Upper Hanover Township;  
Cressman, Cheryl A., 1802 Huffs Church Road,  
Barto, PA 19504.  
BIGOSKI, JOHN T. - Lower Providence Township;  
Bigoski, Thomas M., 15291 Sky Valley Drive,  
Haymarket, VA 20169.

BISOL, CHRISTINE L. - Lower Salford Township;  
Dauphinee, Andrea M., 171 Brookdale Lane,  
Harleysville, PA 19438.  
BRENNER, JOHN M. - Springfield Township;  
Brenner III, John M., 2370 Geneva Avenue,  
Glenside, PA 19038; Drumheiser, Diane B.,  
8406 Hull Drive, Wyndmoor, PA 19038.  
BROWN, BRIAN A. - Upper Providence Township;  
Pierson, Audrey E., 156 Spares Lane, Mont Clare,  
PA 19453.  
CHAPALAS, PHILIP C. - Abington Township; Spiegel,  
Lee S., 3100 Stone Cliff Drive, Baltimore,  
MD 21209.  
COOPER JR., WENDELL L. - Montgomery Township;  
Alessandro, Tracy L., 1612 Bonnie Brae Drive,  
Huntingdon Valley, PA 19006.  
DAILEY, DOLORES M. - Upper Moreland Township;  
Carroll, Robert D., 5425 Potters Lane, Pipersville,  
PA 18947.  
DAVIS, DEBORAH G. - ; Ball, Stephanie,  
144 Buffalo Court, Livingston, TX 77351.  
DOEBLER, DARRELL M. - Abington Township;  
Palage, Michael J., 7603 Fillmore Street, Philadelphia,  
PA 19111.  
ERNST SR., ROBERT C. - Norristown Borough;  
Ernst, Robert C., Jr., 1137 Pin Oak Drive,  
Perkiomenville, PA 18074.  
FETTERMAN, BARBARA A. - Limerick Township;  
Bauer, Debra A., 374 Green Street, Royersford,  
PA 19468.  
FRANCESCHINO, NORMA B. - Collegeville Borough;  
Franceschino, Carol M., 1179 Collegeville Road,  
Collegeville, PA 19426.  
FRANTZ, CAROL A. - Lansdale Borough; Frantz,  
Randy A., 8767 School House Lane, Coopersburg,  
PA 18036.  
GODLEWSKI, ALBERT A. - Norristown Borough;  
Craig, Lorraine, 291 Jasper Road, King of Prussia,  
PA 19406; Godlewski-Bryson, Joanne,  
308 Francis Avenue, Norristown, PA 19401.  
GRIES, DENNIS J. - Lower Gwynedd Township;  
Goldstein, Amy B., 1926 Armstrong Drive,  
Lansdale, PA 19446; Gries, Andrew I.,  
3225 Beneva Road, 202, Sarasota, FL 34232.  
HARTZELL, IDA D. - Lansdale Borough; Hartzell,  
Wayne, 1302 Lakeview Drive, Lansdale, PA 19446.  
HASSAN, AHMED M. - Upper Providence Township;  
Hassan, Alexandria A., 14 Elisabeth Lane,  
Collegeville, PA 19426.  
HEGER JR., FRANCIS J. - Horsham Township;  
Peterson, Lisa A., 311 Herringbone Lane, Bensalem,  
PA 19020.  
HIGGINS, RITA - Gray, Denis A., 115 Bloomingdale  
Avenue, Wayne, PA 19087.  
HORNBERGER, ELIZABETH - Lansdale Borough;  
Hornberger, Beth, 444 Tennis Avenue, Ambler,  
PA 19002.  
JARETT, ARLENE - Lower Merion Township; Jarett,  
Leviton Stacy L., 430 Williams Road, Wynnwood,  
PA 19096.  
KOVATTO, MARY B. - Blackwell, Alison,  
390 Spruce Street, Pottstown, PA 19464; Shaner,  
Wade Terry L., 320 N. Evans Street, Pottstown,  
PA 19464.  
LAZZARO, CONSTANCE L. - Collegeville Borough;  
Lazzaro, Andrew, 521 Oaklyn Avenue, Harleysville,  
PA 19438-2723; Lazzaro, Joseph J., 417 Old Country

- Road, Elmsford, NY 10523.
- MARINARI, PATRICIA M. - New Hanover Township;  
Marinari, Dominic J., 2386 Sycamore Lane,  
Gilbertsville, PA 19525.
- MASCERI, JOSEPH - Abington Township; Feldman,  
Paul L., 1202 Oliver Road, Huntingdon Valley,  
PA 19006; Masceri, Stephen J., 2114 Ashley Road,  
Newtown, PA 18940.
- MATHUR, ASHA - Ambler Borough; Feltes, Sandhya M.,  
1767 Hallman Drive, Blue Bell, PA 19422.
- MATUS, ELLEN H. - Springfield Township; Hutchins,  
Carol, 2225 Locust Lane Lansdale, PA 19446.
- McQUAID, EDWINA M. - Upper Merion Township;  
Hnatin, Janet E., 154 Crooked Lane, King of Prussia,  
PA 19406.
- MOYER, DOROTHY A. - Pottstown Borough; Moyer,  
Todd A., 1219 Wabash Avenue, Linwood, NJ 08221.
- ROGALSKI, MARIE I. - Conshohocken Borough;  
Gana, Frank, 3257 Longshore Avenue, Philadelphia,  
PA 19149.
- ROSEN, ROCHELLE - East Norriton Township;  
Schwerin, Andrew F., 534 Kings Drive, Cherry Hill,  
NJ 08003.
- SCHWENK, DIANE - East Greenville Borough;  
Huber, Tracy, 331 Jefferson Street, East Greenville,  
PA 18041.
- STOERRLE, DORIS F. - Cheltenham Township;  
Martino, Donna, 1402 White Owl Road, Abington,  
PA 19001.
- STOKES, WALTER M. - Horsham Township; Stokes,  
Timothy A., 2108 Horace Ave Abington, PA 19001.
- TOMPKINS, LAURA O. - Souderton Borough;  
Tompkins, Mark A., 26 Quince Circle, Newtown,  
PA 18940.
- TRAN, NEIL N. - Ambler Borough; Tran, Xuan-Vinh  
U., 26 Lea Drive, Chadds Ford, PA 19317.
- VERICA, SARAH E. - Conshohocken Borough;  
Verica, Joseph A., 300 <sup>1/2</sup> Francis Avenue,  
East Norriton, PA 19401; Verica, William J.,  
3019 Meredith Lane, Plymouth Meeting, PA 19462.
- WEXLIN, MARTI - Lower Merion Township; Ippoliti,  
Michael, 405 Memphis Street, Philadelphia,  
PA 19125.
- YANIS, MARY L. - Pottstown Borough; Yanis, Richard J.,  
942 Feist Avenue, Pottstown, PA 19464.