

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, February 25, 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. 2016-12944**, 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 land, situate, lying and being in **Pottstown Borough**, Montgomery County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the South side of Walnut Street, 418 feet 9 ½ inches East from the Southeast corner of Washington and Walnut Streets; thence, extending through and along the center of the division wall of this and the property, now or late of Robert W. Evans, Southwardly, 140 feet to a 20 feet wide alley, known as Rowan Alley; thence, along said alley Eastwardly, and parallel with said Walnut Street, 11 feet 9 inches to this and the property, now or late of Laura Ellis, adjoining on the East; thence, through and along the center of a division of party wall of this and the property adjoining on the East belonging, now or late to Laura Ellis, Northwardly, 140 feet to Walnut Street, aforesaid; thence, along said Walnut Street, Westwardly, 11 feet 9 inches to the place of beginning.

BEING the same premises which Virginia Vinson, by Deed, dated October 30, 2006, and recorded at Montgomery County Recorder of Deeds Office on December 6, 2006, in Deed Book 5626 at Page 2805, granted and conveyed unto Lisa Vinson.

Parcel Number: 16-00-30188-00-9.

Location of property: 550 Walnut Street, Pottstown, PA 19460.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Lisa Vinson** at the suit of Pottstown School District. Debt: \$7,575.46.

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. 2018-23290**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 2081.

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

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

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

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard D. Kriebel a/k/a Richard Kriebel and Laura Kriebel a/k/a Laura A. Kriebel** at the suit of Branch Banking and Trust Company. Debt: \$120,581.57.

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. 2022-20954**, 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 **Springfield Township**, Montgomery County, Pennsylvania, and bounded and described according to a Survey and Plan thereof, made by Barton and Martin, Engineers, Philadelphia, Pennsylvania, on October 30, 1948, as follows, to wit:

BEGINNING at a point on the Northeast side of Beech Lane (50 feet wide), at the distance of five hundred fifty-seven and twenty-eight one-hundredths feet, Northwestward from the Northwest side of Mermaid Avenue (50 feet wide); thence, extending North fifty degrees, fourteen minutes thirty seconds West, along the said Northeast side of Beech Lane, forty-two feet to a point; thence, extending North thirty-nine degrees, forty-five minutes thirty seconds East, one hundred twenty-two and twenty-eight one-hundredths feet to a point; thence, extending South fifty-one degrees forty-two minutes East, forty-two and one one-hundredths feet to a point; thence, extending South thirty-nine degrees, forty-five minutes thirty seconds West, one hundred twenty-three and thirty-five one-hundredths feet to a point on the said Northeast side of Beech Lane, the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain eight feet wide driveway, laid out on these premises and the premises adjoining to the Northwest, as and for a driveway and passageway and at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground adjoining to the Northwest and entitled to the use thereof.

BEING the same premises which Joseph Romano and Liberata I. Romano, his wife, by Deed, dated 01/31/1973, and recorded 02/02/1973, in Montgomery County, in Deed Book 3825 at Page 127, conveyed unto Bryan J. Torpey and Jeanette M. Torpey, his wife, in fee.

AND the said Bryan J. Torpey departed this life on 03/07/2004.

Parcel Number: 52-00-01153-00-1.

Location of property: 7803 Beech Lane, Wyndmoor, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeanette M. Torpey a/k/a Jeanette Torpey** at the suit of Santander Bank, N.A. Debt: \$24,343.00.

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. 2023-09924**, 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 of land with the Easterly half of the double brick dwelling erected thereon, situate upon the Northwesterly side of Walnut Street, in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, in the line established for the center line of Walnut Street, and at the distance of 358.4 feet, Southwesterly from an iron pin at the intersection of the center line of Airy Street, now called Fourth Avenue; thence, on the center line of said Walnut Street, South 48 degrees, 50 minutes West, 25 feet to a point, in line of land about to be conveyed to Ella Rogers; thence, along the same, passing through the middle of the partition wall of the house erected on these premises and the house erected on the adjoining Lot, North 41 degrees 10 minutes West, 200 feet to a stake; thence, by lands of the Estate of John McCann and Benjamin Kolb, North 48 degrees 50 minutes East, 25 feet to a stake; thence, by lands of James C. Ward, South 41 degrees 10 minutes East, 200 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM the following described parcel of ground:

ALL THAT CERTAIN tract or parcel of land, situate in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described to a Survey and Plan thereof, made by A. W. Martin Associates, Inc., Consulting Engineers, King of Prussia, Pennsylvania, dated 05/1/1969, and revised 06/05/1969, being Property 231, Pennsylvania, R-234 on Plan, as follows, to wit:

BEGINNING at a point in the centerline of Myrtle Street (20 feet wide), also in line of land, now or late of L. B. Custer; thence, from said point of beginning, extending along said centerline, North 48 degrees 50 minutes East, 25 feet to a point, in line of and land, now or late of M. J. Rooney; thence, extending along the same and land, now or late of L. B. Grover, South 41 degrees 10 minutes East, crossing the Southeasterly half of Myrtle Street, 58.70 feet to a point; thence, South 48 degrees 50 minutes West, 25 feet to a point, in line of land, now or late of L. B. Custer, aforesaid; thence, extending along the same, North 48 degrees 50 seconds West, re-crossing the said Southeasterly half of Myrtle Street, 58.70 feet to a point, being aforementioned point and place of beginning.

BEING THE SAME PROPERTY AS CONVEYED from Mark T. Chuck, as Executor to the Estate of Michael M. Chuck to Mark T. Chuck, as described in Deed Book 6150 at Page 1938, dated 8/23/2019, recorded 8/27/2019. Michael M. Chuck is deceased, date of death 04/15/2013, in Case No. 2013-X2306, filed on 06/12/2013.

Parcel Number: 19-00-04576-00-4.

Location of property: 337 Walnut Street, Royersford, PA 19468.

The improvements thereon are: Residential - Duplex.

Seized and taken in execution as the property of **Mark T. Chuck, Individually and as Executor of the Estate of Michael M. Chuck (deceased)** at the suit of PNC Bank, National Association. Debt: \$36,876.96.

Michelle L. Pierro (Tucker Arensburg, P.C.), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2023-14835**, 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 at Barren Hill, **Whitemarsh Township**, Montgomery County, Pennsylvania, aforesaid, bounded and described as follows, viz:

BEGINNING on the Easterly side of Ridge Turnpike Road, at a stake, at the distance of 96 feet from the Southerly side of Church Road (which road passes from said Ridge Road to the Germantown Turnpike in front of the Lutheran Church), at a corner of this and Lot, sold by John G. Stetler, by John Levering, and; thence, Easterly, by said Lot, now or late of John G. Stetler, 145 feet to a stake, in the line of a lot, sold by said John Levering to John B. Rittenhouse, which stake is at the distance of 90 feet from the South side of said Church Road; thence, by said Lot, now or late of John B. Rittenhouse, parallel with said Ridge Road, South 29-1/2 degrees East, 50 feet to a stake, in the line of other land of the said John Levering, and; thence, by the same, Westerly, 145 feet to the Ridge Road, aforesaid, and; thence, up said Ridge Road, North 29 degrees and 1/2 West, 50 feet to the place of beginning.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right of ways, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING THE SAME PROPERTY CONVEYED from Ajit B. Samsi and Michele Palos-Samsi, husband and wife, to Larry King, Jr. and Stephanie King, husband and wife, by Deed, dated January 26, 2019, and recorded February 28, 2019, in Book 6126 at Page 2180, of Official Records.

Parcel Number: 65-00-09643-00-3.

Location of property: 661 Ridge Pike, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Larry King, Jr.** at the suit of Nationstar Mortgage LLC. Debt: \$362,355.38.

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. 2023-26427**, 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 **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of "The Woodlands of Horsham Towne," Phase No. 4, Section "A," made for Abcon, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated 11/13/1978, and last revised 07/09/1979, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-37 at Page 1, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sugar Maple Lane (40 feet wide), at a corner of Lot No. 56, as shown on said Plan, which point is measured the three following courses and distances from a point of curve on the Northeasterly side of Timber Road (50 feet wide): (1) leaving said Northeasterly side of Timber Road, on the arc of a curve, curving to the right, having a radius of 15 feet, the arc distance of 22.08 feet to a point of tangent on the Southeasterly side of Sugar Maple Lane, aforesaid; (2) thence, extending North 35 degrees, 08 minutes, 16 seconds East, along the said Southeasterly side of Sugar Maple Lane, the distance of 30.89 feet to a point of curve on the same; (3) thence, extending in a Northwardly to Northwestwardly direction, on the arc of a curve, curving to the left, partly along the said Southeasterly side and also along the Easterly and said Northeasterly sides of Sugar Maple Lane, having a radius of 220 feet, the arc distance of 277.63 feet to the point of beginning; thence, extending from said point

of beginning, Northwestwardly along the said Northeasterly side of Sugar Maple Lane, on the arc of a curve, curving to the left, having a radius of 220 feet, the arc distance of 60.33 feet to a point, a corner of Lot No. 54 as shown on said Plan; thence extending North 37 degrees, 07 minutes, 17 seconds East, along Lot No. 54, also crossing a certain 10 feet wide easement for Water Main, as shown on said Plan, also for a portion of the distance along the center line of a certain 20 feet wide easement for Storm Sewer, as shown on said Plan, leaving said Storm Sewer easement and extending through a certain proposed 20 feet wide Sanitary Sewer Interceptor Easement by Horsham Township Sewer Authority, which sewer interceptor is within the bed of a certain Easement for Sanitary Sewer, Creek and Storm Drainage (no width given), both as shown on said Plan, the distance of 159.43 feet to a point, a corner of other lands, now or late of Abcon, Inc., as shown on said Plan; thence, extending South 52 degrees, 25 minutes, 29 seconds East, along said other lands of Abcon, Inc., and also along the Northeasterly side of the aforesaid Easement for Sanitary Sewer, Creek and Storm Drainage, the distance of 106.50 feet to a point, a corner of Lot Number 56, as shown on said Plan; thence, extending South 52 degrees, 49 minutes, 58 seconds West, along Lot No. 56, also re-crossing through the last three above-mentioned easements, and also re-crossing the aforesaid Easement for Water Main, the distance of 173.28 feet to a point on the said Northeasterly side of Sugar Maple Lane, being the first mentioned point and place of beginning. The rear 30 feet, thereof, also being the bed of a certain 30 feet wide Green Belt, as shown on said Plan.

BEING Lot No. 55 as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN William L. Burnett and Alison Burnett, by Deed from Timothy P. Picraux and Suzanne P. Picraux, husband and wife, dated December 16, 2002, and recorded January 7, 2003, in Deed Book 5441 at Page 1001.

Parcel Number: 36-00-10725-17-4.

Location of property: 12 Sugar Maple Lane, Horsham, PA 19044.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **William L. Burnett and Alison Burnett** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWALTS, Inc., Alternative Loan Trust 2005-81, Mortgage Pass-Through Certificates, Series 2005-81. Debt: \$322,906.49.

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. 2024-05248**, 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 with the improvements thereon erected, Hereditaments and Appurtenances, situate in the Seventh Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at an iron pin in the Northern line of Bellevue Avenue, at a corner of this and Lot No. 6, conveyed to C. Howard Field; thence, along said Lot, at right angles to Bellevue Avenue, Northerly, 120 feet to a 20 foot wide alley; thence, along said alley, Easterly, by a line, curved to the left, having a radius of 113 feet, a distance of 36 feet, 4 inches to a corner of this and Lot No. 8; thence, Southeasterly, along the radius of said circle, 120 feet to Bellevue Avenue, aforesaid; thence, by a line, curved to the right, having a radius of 233 feet, along said Avenue, Westerly, 75 feet to the place of beginning, embracing in said description Lot No. 7 in a Plan of Lots known as Bellevue Heights.

SUBJECT to all existing rights of way, conditions, easements, restrictions, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Tilden, as Sole Owner, by Deed from Erin R. Antrobus a/k/a Erin R. Reisman and Michael E. Reisman, wife and husband, dated July 23, 2020, recorded July 29, 2020, in Book No. 6188 at Page 75.

THE SAID Jennifer Logan Tilden a/k/a Jennifer Tilden having departed this life on 8/8/2023.

Parcel Number: 16-00-02208-00-8.

Location of property: 1035 Bellevue Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

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 Jennifer Logan Tilden a/k/a Jennifer Tilden**, deceased at the suit of Lakeview Loan Servicing LLC. Debt: \$253,170.12.

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. 2024-07568**, 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 **Whitpain Township**, Montgomery County, Pennsylvania, as shown on a Subdivision Plan known as "Blue Bell Country Club," Pod "A," made by Eastern States Engineering, Inc., dated 07-14-93 and last revised 09-15-93 and recorded in Plan Book A-54 at Page 377, described as follows, to wit:

BEGINNING at an interior point, which point is measured the 5 following courses and distances from a point on the Northwesterly side of Sawgrass Drive (32 feet wide); viz: (1) North 44 degrees 31 minutes 17 seconds West, 13.55 feet to a point; (2) North 65 degrees 25 minutes 20 seconds West, 36.00 feet to a point; (3) North 24 degrees 34 minutes 40 seconds East, 17.33 feet to a point; (4) North 65 degrees 25 minutes 20 seconds West, 34.00 feet to a point; (5) North 24 degrees 34 minutes 40 seconds East, 11.00 feet to the point and place of beginning; North 65 degrees 25 minutes 20 seconds West, 36.00 feet to a point; thence, extending North 24 degrees 34 minutes 40 seconds East, 95.33 feet to a point; thence, extending South 65 degrees 25 minutes 20 seconds East, 36.00 feet to a point; thence, extending partly along Unit 364, on said Plan South 24 degrees 34 minutes 40 seconds West, 95.33 feet to the point and place of beginning.

BEING Unit No. 363 on said Plan.

BEING the same premises which Kwang Bum Kim, Sun Ja Kim and Michelle Lee Kim, by Deed, dated 4/25/2022, and recorded 5/11/2022, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6281 at Page 1291, granted and conveyed unto Kwang Bum Kim and Sun Ja Kim.

Parcel Number: 66-00-08447-22-6.

Location of property: 203 Winged Foot Drive, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Kwang Bum Kim and Sun Ja Kim** at the suit of Lakeview Loan Servicing, LLC. Debt: \$321,663.92.

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. 2024-21767**, 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 Subdivision Plan of "Dublyn Crossing," made by Charles E. Shoemaker, Inc. dated October 31, 1985, last revised June 10, 1988, said Plan, being recorded in Plan Book A-47 at Page 281, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Waterford Way (50 feet wide), said point, at the arc distance of 19.62 feet, measured along the arc of a circle, curving to the right, having a radius of 15 feet from a point of curve on the Southeasterly side of Brittany Drive (50 feet wide); thence, extending from said point of beginning, along the Southwesterly side of Waterford Way, South 48 degrees 57 minutes 11 seconds East, 165.30 feet to a point, a corner of Lot 40; thence, extending along the same, South 41 degrees 02 minutes 49 seconds West, 130.27 feet to a point, a corner of to 42; thence, extending along the same, North 48 degrees 57 minutes 11 seconds West, 194.70 feet to a point on the Southeasterly side of Brittany Drive; thence, extending along the same, the three following courses and distances: (1) North 41 degrees 02 minutes 49 seconds East, 24.10 feet to a point of curve; (2) along the arc of a circle, curving to the right, having a radius of 300 feet, the arc distance of 78.88 feet to a point of tangent, and; (3) North 56 degrees 06 minutes 43 seconds East, 17.70 feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 19.62 feet to the first mentioned point and place of beginning.

CONTAINING in area 24,675 square feet.

BEING Lot No. 41 as shown on the above-mentioned Plan.

BEING the same premises which The Cutler Group, Inc., by Deed, dated November 26, 1986, and recorded in the Office of Recorder of Deeds of Montgomery County on December 9, 1986, in Deed Book 4822 at Page 340, granted and conveyed unto Peter A. Freedman and Susan D. Freedman.

Parcel Number: 54-00-02687-58-9.

Location of property: 1733 Brittany Drive, a/k/a Lot 41 Dublyn Crossing, Ambler, a/k/a Upper Dublin Township, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Peter A. Freedman and Susan D. Freedman** at the suit of Deutsche Bank National Trust Company, as Trustee for INDYMAC INDX Mortgage Loan Trust 2005-AR6, Mortgage Pass-Through Certificates Series 2005-AR6. Debt: \$447,854.31.

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

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

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

By virtue of a Writ of Execution **No. 2024-22477**, 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 a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, described according to a Plan of Maple Hill Development, and recorded in the Montgomery County Court House, in Plan Book Volume A-23 at Page 87, on January 3, 1975, more fully bounded and described as follows:

BEGINNING at a point, the Northwesterly corner of Lot No. 150, being five feet from the front of the building erected thereon and five and forty five one-hundredths feet from the Southwesterly corner of Lot No. 151; thence, from the point of beginning, and along land of Lot No. 151 and through the party wall, (the depth of the lot), the four following courses and distances: (1) North fifty four degrees, seventeen minutes, twenty eight seconds East, five feet to a point, (the front of the unit); (2) North fifty four degrees, seventeen minutes, twenty eight seconds East, thirty four and sixty one-hundredths feet to a point; (3) North thirty five degrees, forty two minutes, thirty two seconds West, forty two one-hundredths feet to a point, (the back of the unit); (4) North fifty four degrees, seventeen minutes, twenty eight seconds East, twenty five feet to a point; thence, extending South thirty five degrees, forty two minutes, thirty two seconds East, twenty and ten one-hundredths feet to a point, (the breadth or back of the lot); thence, along land of Lot No. 149 and through the party wall, (the depth of the lot), the five following courses and distances: (1) South fifty four degrees, seventeen minutes, twenty eight seconds West, twenty five feet to a point, (the back of the unit); (2) South thirty five degrees, forty two minutes, thirty two seconds East, twenty seven one-hundredths feet to a point; (3) South fifty four degrees, seventeen minutes, twenty eight seconds West, thirty four and sixty one-hundredths feet to a point; (4) South thirty five degrees, forty two minutes, thirty two seconds East, five one-hundredths feet to a point, (the front of the unit); (5) South fifty four degrees, seventeen minutes, twenty eight seconds West, five feet to a point; thence, extending North thirty five degrees, forty two minutes, thirty two seconds West, twenty feet to a point and place of beginning.

UNDER AND SUBJECT to a certain Declaration of Covenants, Restrictions, Easements, Charges and Liens by R.C.M. Enterprises, Inc., dated January 3, 1973, in the Office of the Recorder of Deeds of Montgomery County, in Deeds Book 3822 at Page 502.

BEING the same premises which Jason R. Lovelace and Margaret R. Lovelace, by Deed, dated 3/23/2020, and recorded 4/2/2020, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6176 at Page 2549, granted and conveyed unto Karli Wells and Rhon Parker.

Parcel Number: 48-00-01417-66-8.

Location of property: 180 Salem Road, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Rhon Parker and Karli Wells** at the suit of M&T Bank. Debt: \$173,982.45.

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. 2024-26505**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit, in the property known, named and identified in the Declaration referred to below as "Morgandale", 912 B Stockton Court, **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. No. 3101, et seq., by the recording in the Montgomery County Office, for the Recorder of Deeds Office, of a Declaration, dated 04/18/1973, recorded 05/11/1973, in Deed Book 3848 at Page 424, being and designated in such Declaration as Unit No. 912-B, Building 49, as more fully described in such Declaration, together with a proportionate undivided interest in the Common elements (as defined in such Declaration).

ALL THAT CERTAIN Unit, in the property known, named and identified in the Declaration Plan referred to below as "Morgandale", located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, of Montgomery County, of a Declaration of Condominium, dated April 18, 1973, and recorded on May 11, 1973, in Deed Book 3848 at Page 424; and any amendments thereto, as the same may change from time to time, a Code of Regulations, dated April 18, 1973, and recorded on May 11, 1973, in Deed Book 3848 at Page 438; a First Amendment of Code of Regulations, dated September 16, 1987, and recorded February 25, 1988, in Deed Book 4866 at Page 294, and a Declaration Plan, dated July 31, 1980, and recorded June 12, 1981, in Condominium Plan Book 8 at Page 75-78, being and designated on the Declaration Plan, as Building Number 49, Unit Number 912-B.

BEING Lot No 912-B as shown on said Plan.

BEING the same premises conveyed to Kristopher L. Davis, Sole Owner, under Deed from Diana Balicki, dated 10/19/2021, recorded in the Montgomery Recorder of Deeds Office, on 02/01/2022, in Deed Book 6264 at Page 2453.

Parcel Number: 53-00-07784-00-2.

Location of property: 912B Stockton Court, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Kristopher L. Davis** at the suit of Citadel Federal Credit Union. Debt: \$190,256.24.

M. Jacqueline Larkin, 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. 2025-01130**, 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 **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Winding Brooke Estates, Phase II, made for John H. and Brian D. Backenstose, by Bursich Associates, Inc., Consulting Engineers, Pottstown, Pa., dated 2/25/1983, and recorded in Montgomery County Plan Book A-49 at Page 369, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Donna Lane, a corner of Lot No. 25 on said Plan; thence, extending along Lot No. 25, North 07 degrees, 28 minutes, 00 seconds East, 215.93 feet to a point, in line of lands, now or late of Blanche Eshbach; thence, extending along same, and lands now or late of James Decker, et ux., South 53 degrees, 25 minutes, 00 seconds East, 149.80 feet to a point, a corner of Lot No. 23 on said Plan; thence, extending along same, South 29 degrees, 50 minutes, 00 seconds West, 168.92 feet to a point on the Northeasterly side of Donna Lane; thence, extending along same, on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 68.32 feet to a point, a corner of Lot. No. 25 on said Plan, being the first mentioned point and place of beginning.

CONTAINING 19,603 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Alena D. Barry and Gregory M. Barry, wife and husband, as Tenants by the Entirety, by Deed from Anthony P. Romano and Tina M. Romano, husband and wife, dated September 21, 2001, recorded November 26, 2001, in Book No. 5386 at Page 1371.

Parcel Number: 42-00-01255-48-5.

Location of property: 2426 Donna Lane, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Gregory M. Barry and Alena D. Barry** 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: \$301,350.24.

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

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

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

By virtue of a Writ of Execution **No. 2025-02493**, 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 **East Norriton Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Lots of Cherry Hill Manor, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated April 30th, 1960, and revised May 13th, 1960, as follows, to wit:

BEGINNING at a point on the Northeast side of Carol Lane (fifty feet wide), measured along the same, the two following courses and distances from the intersection thereof, with the Northwest side of Arch Road (forty-six and five-tenths feet wide), as laid out and shown on said Plan, both lines produced: (1) North sixteen degrees, five minutes West, one hundred thirty feet; (2) Northwestwardly, on the arc of a circle, curving to the left, with a radius of three hundred twenty-five feet, the arc distance of fifteen and thirty-one one-hundredths feet; thence, from said point of beginning, along the Northeast side of Carol Lane, Northwestwardly, on the arc of a circle, curving to the left, with a radius of three hundred twenty-five feet, the arc distance of eighty-six and seventy-one one-hundredths feet to a corner of Lot No. 23; thence, along Lot No. 23, North fifty-five degrees, fifty-six minutes, sixteen seconds East, one hundred seventy-seven and nine one-hundredths feet to a point, in line of Lot No. 20; thence, along Lot No. 20, South forty-three degrees, forty-two minutes East, thirty-seven and fifty-nine one-hundredths feet to an angle point; thence, partly along Lot No. No. 20 and partly along Lot No. 21, South sixteen degrees, five minutes East, one hundred one and sixty-six one-hundredths feet to a point, in line of Lot No. 2; thence, along Lot No. 2, South seventy-one degrees, thirteen minutes West, one hundred twenty and forty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 22 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Courtney Ulmer, as Sole Owner, by Deed from Edgar R. Arevalo, dated October 7, 2015, recorded November 24, 2015, in Book No. 5979 at Page 2157.

Parcel Number: 33-00-01246-00-8.

Location of property: 2202 Carol Lane, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Courtney A. Ulmer a/k/a Courtney Ulmer** at the suit of Lakeview Loan Servicing, LLC. Debt: \$238,857.02.

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. 2025-03324**, 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 property situate and being known as 539 Chain Street, Block 103, Unit 050, in **Norristown Borough**, Montgomery County, Pennsylvania.

BEING Deed dated April 23, 2018, by Norristown Executive Suites, Inc., recorded in the Montgomery County Clerk's Register's Office on April 26, 2018, in Book 6087 at Page 2129, conveyed unto Patrice A. Carver.

Parcel Number: 13-00-07308-00-5.

Location of property: 539 Chain Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Patricia A. Carver** at the suit of U.S. Bank Trust, National Association, as Trustee for Brackenridge Mortgage Trust. Debt: \$137,109.85.

Andrew Kravitz (Friedman Vartolo LLP), Attorney(s). I.D. #80142

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. 2025-05808**, 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, described according to a Certain Plan thereof, known as "Waverly Heights," Map of Property, of Louis J. D'Angeli Co., made by Yerkes Engineering Co., dated March 23, 1965, and last revised November 24, 1967, as follows, to wit:

BEGINNING at a point, a spike in the center line of Lafayette Road (50 feet wide), said point, being the following five courses and distances from a spike, formed by the intersection of the extended center line of Lafayette Road, with the title line in the bed of Waverly Road (50 feet wide): (1) leaving Waverly Road, South 24 degrees 49 minutes East, along the extended center line of Lafayette Road through the bed of Waverly Road, 31.23 feet to a spike, point of curve; (2) Southeastwardly, partly along the extended center line of Lafayette Road, and partly along the center line of Lafayette Road, on the arc of a circle, curving to the left, having a radius of 125 feet, the arc distance of 98.17 feet to a spike, a point of tangent; (3) South 69 degrees 49 minutes East, along the center line of Lafayette Road, 265 feet to a point of curve, on the same; (4) Southeastwardly, along the center line of Lafayette Road, on the arc of a circle, curving to the right, having a radius of 200 feet, the arc distance of 188.84 feet to a point of tangent, and; (5) South 15 degrees 43 minutes East, still along the center line of Lafayette Road, 454.44 feet to the point of beginning; thence, extending from said point of beginning, North 74 degrees 17 minutes East, crossing the Northeasterly side of Lafayette Road, 425.56 feet to a point on the Southeasterly side of the Schuylkill Expressway (120 feet wide); thence, extending South 30 degrees 11 minutes East, along the Southeasterly side of the Schuylkill Expressway, 199.72 feet to a point; thence, extending South 87 degrees 04 minutes West, crossing the Easterly side of a cul-de-sac (of irregular width), at the end of Lafayette Road, 487.56 feet to a point, a spike in the bed of said cul-de-sac; thence, extending North 15 degrees 43 minutes West, partly through the bed of the aforesaid cul-de-sac, and partly along the center line of Lafayette Road, aforesaid 85.56 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.412 acres.

BEING Lot No. 15 as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony A. Minissale and Adele R. Minissale, by Deed from Louis J. D'Angeli and Ronald E. D'Angeli, Co-Partners Trading as Louis J. D'Angeli Company, dated July 15, 1969, recorded July 18, 1969, in Book No. 3563 at Page 388.

THE SAID Adele R. Minissale having departed this life on January 16, 2018.

Parcel Number: 40-00-29184-00-8.

Location of property: 1934 Lafayette Road, Gladwyne, PA 19035.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Anthony A. Minissale, Adele R. Minissale, deceased, and The United States of America** at the suit of Firsttrust Bank. Debt: \$623,541.15.

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. 2025-14116**, 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 the message thereon erected, situate in the Village of Fort Washington, **Upper Dublin Township**, Montgomery County, Pennsylvania, on the Northerly corner of Montgomery Avenue and Birch Lane, more particularly described by the following courses and distances, to wit:

BEGINNING at a stake set, at the North corner of Montgomery Avenue and Birch Lane; thence, by the Northwesterly side of said Birch Lane, North thirty-seven and one-half degrees East, one hundred and fifty feet to a stake set for a corner of land of now or late Augustus Lentz; thence, by land of said, now or late Lentz, North fifty-two and one-half degrees West, Sixty-three feet and four inches to a corner of land of, now or late one Lauer; thence, by land of said, now or late Lauer, South thirty-seven and one-half degrees West, one hundred and fifty feet to a stake set, in the Northeasterly side of said Montgomery Avenue; thence, by the side of said Avenue, South fifty-two and one-half degrees East, sixty-three feet and four inches to place of beginning.

BEING the same premises which John C. Braun, et ux., by Deed, dated April 30, 2015, and recorded at Montgomery County Recorder of Deeds Office on May 1, 2015, in Deed Book 5952 at Page 00799, granted and conveyed unto Monica S. McLaughlin and Kosal Diep.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises

Parcel Number: 54-00-12016-00-8.

Location of property: 1004 Montgomery Avenue, Fort Washington, PA 19034.

The improvements thereon are: 2-story, stone house.

Seized and taken in execution as the property of **Kosal Diep and Monica S. McLaughlin** at the suit of Pennsylvania Housing Finance Agency. Debt: \$277,682.31.

Leon P. Haller, Attorney. I.D. #15700

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. 2025-14584**, 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 **Abington Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Parkdale Avenue (fifty feet wide), at a distance of three hundred sixty five feet, measured North fifty two degrees two minutes twenty seconds West, along the said side of Parkdale Avenue, from a point of tangent, in the same said point of tangent, being at the distance of fifteen feet and seventy one one-hundredths of a foot, measured on the arc of a circle, curving to the left, having a radius of ten feet from a point of curve on the Northwesterly side of Edgely Avenue (fifty feet wide).

CONTAINING in front or breadth on the said side of Parkdale Avenue, fifty feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to said Parkdale Avenue, one hundred sixty feet.

TITLE TO SAID PREMISES VESTED IN Richard T. Berry III, by Deed from Alison R. Pointer and Richard T. Berry III, dated June 15, 2017, recorded June 30, 2017, being Instrument number 2017047537.

Parcel Number: 30-00-51516-00-6.

Location of property: 2132 Parkdale Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard T. Berry, III** at the suit of Freedom Mortgage Corporation. Debt: \$182,638.18.

Orlans Law Group, PLLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-14690**, 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, being Part of Lot Nos. 4 and 5, on a Plan of Lots No. 3, and 4, and Part of No. 5 on Plan of Ashbourne Estates, made for Saul and Ricky Volchok, by George B. Mebus Inc., Engineers, Glenside, Pa., on the 2nd day of January 1984, and revised on January 13, 1984, which Plan is recorded in the Recorder of Deeds Office, at Norristown, in Plan Book B-9 at Page 63, and described as follows, to wit:

BEGINNING at a point on the Northerly side of Rolling Green Road (50 feet wide), said point, being at the arc distance 63.37 feet, measured along the said side of Rolling Green Road by a line extending in a Southeasterly direction, and curving to the right, with a radius of 175 feet from a point of curve, said point of curve, being at the distance of 266.25 feet, measured along the said Northerly side of Rolling Green Road, South 83 degrees 58 minutes 59 seconds East from a point of tangent of a radius corner, having a radius of 25 feet, said point, being at the tangent distance of 15.66 feet, measured South 83 degrees 58 minutes 59 seconds East from a point of intersection, which the said side of Rolling Green Road (produced) makes with the Northeasterly side of Jinkintown Road (41.5 feet wide as widened 8.5 feet on the Northeasterly side from its original width of 33 feet) (produced); thence, from the place of beginning, and passing through Lot No. 4 on Plan of Lots 3, and 4, and Part of Lot No. 5, on a Plan of Ashbourne Estates, approved by The Board of Township Commissioners, of the Township of Cheltenham, on 5/17/64, and recorded at Norristown Pa., in Plan Book B-9 at Page 63, on 4/7/64, North 18 degrees 36 minutes 54 seconds East. 124.35 feet to a point; thence, along the Southerly line of land of Cheltenham Township, the following 2 courses and distances: (1) South 83 degrees 58 minutes 59 seconds East, 121.07 feet to an angle point; thence, (2) North 79 degrees 39 minutes 1 second East, 9.41 feet to a point; thence, along the Southwesterly line of land, now or late of Earle Wagner, South 19 degrees 50 minutes 59 seconds East, 53.15 feet to a point; thence, through Lot No. 5, as shown on the above-mentioned Plan, the following 2 courses and distances: (1) South 58 degrees 55 minutes 10 seconds West, 75.79 feet to an angle point; thence, (2) South 54 degrees 19 minutes 40 seconds West, 81.62 feet to a point on the Northeasterly side of the aforementioned Rolling Green Road; thence, along the said side of Rolling Green Road, by a line extending in a Northwesterly direction, and curving to the left, with a radius of 175 feet, the arc distance of 90.07 feet to a point the place of beginning.

BEING Part of Lots No. 4 and 5.

BEING the same premises which Calvin Waddell, acting as the Personal Representative of the Estate of Earl Waddell, Jr., deceased, by Deed, dated 2/21/2025, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 2/21/2025, in Deed Book Volume 6392 at Page 00776, granted and conveyed unto Patricia Waddell, Earl Waddell, Jr. is deceased as of 9/20/2023.

Parcel Number: 31-00-23557-00-1.

Location of property: 7949 Rolling Green Road, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia Waddell a/k/a Patricia Ann Devlin a/k/a Patricia Ann Waddell and Calvin Carlton Waddell a/k/a Calvin Waddell a/k/a Calvin C. Waddell, as Administrator of the Estate of Earl Waddell, Jr. a/k/a Earl E. Waddell, Jr., deceased** at the suit of PennyMac Loan Services, LLC. Debt: \$349,202.73.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-17486**, 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 of land, designated as No. 519 Spruce Street, situate in the Fourth Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with Deed Plottings, as prepared by Ralph E. Shaner and Son Engineering Co., Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at the Northeasterly corner of premises, designated at No. 517 Spruce Street, said point, being on the Westerly property line of Spruce Street (50 feet wide) and distant along the same from a point marking the Northwesterly property line intersection, as projected, of the aforesaid Spruce Street and another public road or street known as West Street (50 feet wide), North 39 degrees 31 minutes East, 170.00 feet; thence, from said point of beginning, continuing along the Northerly side of No. 517 Spruce Street, North 50 degrees 29 minutes West, 140.00 feet to a corner on the Easterly side of Liberty Alley (20 feet wide); thence, along the same, North 39 degrees 31 minutes East, 25.00 feet to a corner; thence, on a course, partially passing through the middle of the division of a partition wall of a detached dwelling, South 50 degrees 29 minutes East, 140.00 feet to a corner on the Westerly side of the aforesaid, Spruce Street; thence, along the same, South 39 degrees 31 minutes West, 25.00 feet to a corner and place of beginning.

BEING the same premises which Lester Stevens and Debra A. Stevens, by Deed, dated August 6, 2024, and recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania, on August 30, 2024, being Instrument No. 2024045765, granted and conveyed unto Krystal Quinter.

Parcel Number: 16-00-28092-00-8.

Location of property: 519 Spruce Street, Pottstown, PA 19464-4601.

The improvements thereon are: Single-family, twin home.

Seized and taken in execution as the property of **Krystal Quinter** at the suit of Pennsylvania Housing Finance Agency, its Successors and Assigns. Debt: \$185,158.98.

Matthew G. Brushwood (Barley Snyder), 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. 2025-18281**, 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 Mount Hope Addition, being located in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point on the Southeast corner of Monroe Street, and a twenty (20) feet wide alley, and at the distance of one hundred sixty feet (160), South of the Southeast corner of Monroe and Elm Streets; thence, Southward, along the East line of Monroe Street, sixty eight feet and seven and one-half inches (68' 7 1/2 "), more or less to the dividing line of this and premises, now or late of Samuel Hartline; thence, along the same, Eastward one hundred twenty five feet and six inches (125' 6") to a point in the West side of Race Street; thence, along said Race Street, forty five feet and five inches (45' 5") to the South line of said twenty feet wide alley; thence, Westward, along said alley, one hundred twenty four feet (124') to Monroe Street, the place of beginning.

ALSO, ALL THAT CERTAIN property, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, being known as Lot 138, Linden Street, NE Corner NWS Race Street, 124 X Irregular Block 9, Unit 69.

BEING the same premises which Victor A. Weller and Eva M. Weller, h/w, by Indenture, dated April 29, 1991, and recorded April 30, 1991, at Norristown, in the Office for the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 4974 at Page 1102, granted and conveyed unto Todd Klaptosky and Christiana J. Klaptosky, h/w, in fee.

TITLE TO SAID PREMISES IS VESTED IN Angel J. Regis-Felix, by Deed from Todd Klaptosky and Christiana J. Klaptosky, husband and wife, dated December 28, 2001, recorded February 8, 2002, in Book No. 5395 at Page 0417.

Parcel Number: 64-00-04150-00-7.

Location of property: 160 Linden Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Angel J. Regis Felix, John Felix, and U.S. Bank, National Association, as Trustee of CVI Loan GT Trust I; Pennsylvania Housing Finance Agency** 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: \$170,418.46.

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. 2025-18468**, 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 **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as "Plan of Section No. 2, Portion of Mermaid Estates," made by Charles E. Shoemaker, Registered Professional Engineer, dated 7/12/1956, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-3 at Page 21, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Sherwood Drive (60 feet wide), said point of tangent, being at the distance of 31.42 feet, measured on the arc of a circle, curving to the right, having a radius of 20 feet from a point of curve on the Northeasterly side of Township Line Road (41.50 feet wide); thence, extending from said point of beginning, North 43 degrees 44 minutes 30 seconds East, along the Southeasterly side of Sherwood Drive, 170 feet to a point; thence, extending South 46 degrees 15 minutes 30 seconds East, 197.81 feet to a point; thence, extending South 43 degrees 31 minutes 30 seconds West, 190 feet to a point on the Northeasterly side of Township Line Road, aforesaid; thence, extending North 46 degrees 15 minutes 30 seconds West, along the Northeasterly side of Township Line Road, 178.53 feet to a point of curve, in the same; thence, extending on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to the first mentioned point of tangent and place of beginning.

BEING Lot No. 19 as shown on the above-mentioned plan.

BEING the same property conveyed to Ezekiel Smalls and Wilhemina Smalls, husband and wife, who acquired title, as Tenants by the Entirety, by Virtue of a Deed from Thomas A. Capperella and Joel A. Capperella, dated June 25, 2007, recorded July 11, 2007, being Instrument Number 2007083094, and recorded in Book 5654 at Page 2724, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 66-00-06142-00-2.

Location of property: 1798 Sherwood Drive, Blue Bell, PA 19422.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Ezekiel Smalls and Wilhemina Smalls, husband and wife** at the suit of Wells Fargo Bank, National Association, as Trustee for Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5. Debt: \$298,335.42.

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. 2025-18850**, 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 **Horsham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made 11/14/1953, by Donald T. Moorehead, Registered Surveyor, of Bryn Athyn, Pennsylvania, as follows, to wit:

BEGINNING at a point, formed by the intersection of the Southeasterly side of Dreshertown Road (40 feet wide), with the Southwesterly side of Roberts Avenue (40 feet wide); thence, along the said side of Roberts Avenue, South 53 degrees 36 minutes 30 seconds East, 114.14 feet to a point; thence, along a new line, cutting through Lots No. 1 and 5, inclusive, South 36 degrees 23 minutes 30 seconds West, 125 feet to point, in the Northeasterly line of Lot No. 6; thence, along said line, North 53 degrees 36 minutes 30 seconds West, 115.89 feet to a point on the Southeasterly side of the aforesaid, Dreshertown Road; thence, along the said side road, North 37 degrees 11 minutes 20 seconds East, 125.01 feet to the first mentioned point and place of beginning.

BEING a part of Lots No. 1 and 5, inclusive, on Plan of Evergreen Terrace, as recorded in Deed Book 959 at Page 600.

BEING the same property conveyed to Ashley M. Konzman and Sean R. Konzman who acquired title, as Tenants by the Entirety, by Virtue of a Deed from Kathleen M. Sensinger, Co-Executrix, and Marie E. Urban, Co-Executrix, under the Will of Pauline S. Timberg, deceased, dated October 28, 2016, recorded November 3, 2016, being Instrument Number 2016085743, and recorded in Book 6021 at Page 2391, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 36-00-03649-00-5.

Location of property: 431 Dresher Road, Horsham, PA 19044.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Sean R. Konzman and Ashley M. Konzman** at the suit of CrossCountry Mortgage, LLC. Debt: \$226,995.18.

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. 2025-19142**, 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 **Plymouth Township**, Montgomery County, Pennsylvania, being bounded and described according to a Subdivision Plan of Plymouth Towne, Section No. 6, made by Donald H. Schar, Civil Engineer & Surveyor, dated 5/3/1968, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Germantown Pike, which point is measured along the arc of a circle, curving to the right, having a radius of 916.00 feet, the arc distance of 31.40 feet from a point which last mentioned point is measured at the distance of South 60 degrees 20 minutes East, 90.73 feet from a point, which last mentioned point is measured along the arc of a circle, curving to the left, having a radius of 35.00 feet, the arc distance of 61.29 feet from a point of curve on the Southeasterly side of Arch Street Road; thence, extending from said point of beginning, along line of Lot No. 68, North 40 degrees 00 minutes East, 144.58 feet to a point, on line of Lot No. 171; thence, extending along the same, South 74 degrees 25 minutes 13 seconds East, 36.33 feet to a point, a corner of Lot No. 172; thence, extending partly along the same, South 50 degrees 00 minutes East, 41.92 feet to a point, a corner of Lot No. 166; thence, extending along the same, South 40 degrees 00 minutes West, 151.70 feet to a point on the Northeasterly side of Germantown Pike; thence, extending along the same, on the arc of a circle, curving to the left, having a radius of 916.00 feet, the arc distance of 75.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 167 on the aforesaid Plan.

BEING the same premises which William A. Black and Heiv J. Black, by Deed, dated 04/06/2019, and recorded 07/10/2019, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6144 at Page 542, granted and conveyed unto Christine A. Pacher and Johnny Faberlie, in fee.

Parcel Number: 49-00-03982-00-1.

Location of property: 1326 Germantown Pike, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine A. Pacher and Johnny Faberlie, as Joint Tenants; and The Secretary of Housing and Urban Development** at the suit of Lakeview Loan Servicing, LLC. Debt: \$292,477.83.

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. 2025-19497**, 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 the buildings and improvements thereon erected, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made 06/01/1961, by David Meixner, Surveyor, Collegeville, Pennsylvania, R.F.D. No. 2, as follows, to wit:

BEGINNING at a point, in the center line of 5th Avenue (40 feet wide), said point, being located North 42 degrees 08 minutes 40 seconds East, 374.88 feet from the intersection of the center line of Borough Line Road (40 feet wide); thence, along the center line of 5th Avenue, North 42 degrees 08 minutes 40 seconds East, 125 feet to a point; thence, along other lands, now or late of Gunnar L. Rambo (of which this is a part), the 3 following courses and distances, viz: South 48 degrees 02 minutes East, 259.49 feet to an iron pin; thence, South 42 degrees 35 minutes 08 seconds West, 125 feet to an iron pin; thence, North 48 degrees 02 minutes West, 258.53 feet to a point, in the center line of 5th Avenue, and the place of beginning.

BEING Lot No. 2.

BEING the same property conveyed to Joshua Schlacterman, who acquired title, by Virtue of a Deed from Alan K. Marks, dated January 25, 2018, recorded January 26, 2018, being Instrument Number 2018005906, and recorded in Book 6078 at Page 569, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 23-00-00337-00-9.

Location of property: 258 W. Fifth Avenue, Collegeville, PA a/k/a Trappe, PA 19426.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joshua Schlacterman** at the suit of Berkshire Bank. Debt: \$204,096.31.

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. 2025-22910**, 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 **Horsham Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision of the Enge Tract, made by Stout, Tacconello & Associates, Inc., dated 10-2-2000, last revised 1-26-2001, and recorded in Plan Book A-60 at Page 69, as follows to wit:

BEGINNING at a point of Northwesterly ultimate right-of-way line of Cedar Hill Road, said point, being measured South 36 degrees 19 minutes 32 seconds West, 402.00 feet, more or less from the center line of Horsham Road; thence, from point of beginning, and along Cedar Hill Road, South 36 degrees 19 minutes 32 seconds West, 211.84 feet to a point; thence, North 53 degrees 40 minutes 27 seconds West, 214.24 feet to a point; thence, North 09 degrees 36 minutes 49 seconds East, 2,374.38 feet to a point and place of beginning.

BEING Lot #1 as shown on the above-mentioned Plan.

BEING the same premises which Gerald J. Hamilton and Janet M. Hamilton, husband and wife, by Deed, dated November 11, 2021, and recorded on December 22, 2021, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 6259 at Page 01484, being Instrument No. 20211410480, granted and conveyed unto Roody Incorporated.

Parcel Number: 36-00-01940-00-4.

Location of property: 390 Cedar Hill Road, Ambler, PA 19002.

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

Seized and taken in execution as the property of **Jean Roody Saint Marc and Roody Incorporated** at the suit of Citibank, N.A., not in its Individual Capacity, but Solely, as Owner Trustee of Barclays Mortgage Loan Trust 2022-INV1. Debt: \$502,610.45.

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.

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.

ACTION IN DIVORCE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
FAMILY LAW SECTION
DOCKET NO. 2024-24292
IN DIVORCE

MARIE ANGELA MONTALVO,
Plaintiff

v.

REYNALDO MONTALVO PANTZO,
Defendant

NOTICE

If you wish to deny any of the statements set forth in this Affidavit, you must file a Counter-Affidavit within twenty (20) days after this Affidavit has been served on you or the statements will be admitted.

AFFIDAVIT UNDER SECTION 3301(d) OF THE DIVORCE CODE

1. The parties to this action separated on 01/01/2011 and have continued to live separate and apart for a period of at least 2 years.

2. Check (a) or (b):

a. The date of separation was prior to December 5, 2016, and the parties have continued to live separate and apart for a period of at least two (2) years.

b. The date of separation was on or after December 5, 2016, and the parties have continued to live separate and apart for a period of at least one (1) year.

3. The marriage is irretrievably broken.

4. I understand that I may lose rights concerning alimony, division of property, lawyer’s fees or expenses if I do not claim them before a divorce is granted.

I verify that the statements made in this Affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

Marie A. Montalvo, Plaintiff

Justin Highlands, Esq.
1000 Germantown Pike, Ste. D3
Plymouth Mtg., PA 19462

COUNTER-AFFIDAVIT UNDER SECTION 3301(D) of the Divorce Code

1. Check either (a) or (b):

(a) I do not oppose the entry of a divorce decree.

(b) I oppose the entry of a divorce decree because (check (i), (ii), (iii) or all):

- (i) The parties to this action have not lived separately and apart for the required period: two years for parties that separated prior to December 5, 2016, and one year for parties that separated on or after December 5, 2016.
- (ii) The marriage is not irretrievably broken.
- (iii) There are no economic claims pending.

2. Check either (a), (b) or (c):

(a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer’s fees or expenses if I do not claim them before a divorce is granted.

(b) I wish to claim economic relief which may include alimony, division of property, lawyer’s fees or expenses or other important rights.

I understand that in addition to checking (2)(b) above, I must also file all of my economic claims with the Prothonotary in writing and serve them on the other party. If I fail to do so before the date set forth on the Notice of Intention to Request Divorce Decree, the divorce decree may be entered without further notice to me, and I shall be unable thereafter to file any economic claims.

(c) Economic claims have been raised and are not resolved.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsification to authorities.

Date: _____ Signature: _____
Reynaldo Montalvo Pantzo,
Defendant

(NOTICE: If you do not wish to oppose the entry of a divorce decree or Order approving the grounds for divorce and you do not wish to make any claim for economic relief, you **SHOULD NOT** file this counter-affidavit.)

ARTICLES OF DISSOLUTION

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **Brune Management Company** is currently in the process of voluntarily dissolving.

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

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of **Howarth Occupational and Environmental Consulting, P.C.**, a Pennsylvania professional corporation, with a registered address at 238 Maple Hill Road, Gladwyne, PA 19035, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

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

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 Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on January 30, 2026, under the Domestic Business Corporation Law, for **Harrison Windsor, Inc.**, and the address of the registered office is 350 Village Drive, Unit 1546, King of Prussia, PA 19406-2187, Montgomery County.

ARTICLES OF INCORPORATION FOR NONPROFIT

Fair Start Uganda has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Semanoff, Ormsby, Greenberg & Torchia, LLC
2617 Huntingdon Pike
Huntingdon Valley, PA 19006

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-00387

NOTICE IS HEREBY GIVEN that on January 9, 2026, the Petition of Shaila Quazi, Legal Guardian and Representative and Sister, on behalf of Quarzi Mohammad Hassain and Quarzi Mohammad Hasan, was filed in the above-named Court, praying for a Decree to change their names to HOSSAIN MOHAMMED QUAZI and HASAN MOHAMMED QAAZI.

The Court has fixed March 11, 2026, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-00910

NOTICE IS HEREBY GIVEN that on January 16, 2026, the Petition of Tahnun Meenarai was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JAESUNG TAHNUN CHO.

The Court has fixed March 11, 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.

CIVIL ACTION

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 53-2025 DR-010439-0000-00

Masalya Dopilko,
Petitioner

vs.

David Sapienza,
Respondent.

NOTICE OF ACTION FOR PATERNITY

TO: David Sapienza,
447 Williams Road,
Wynnewood, PA 19096.

YOU ARE NOTIFIED that an Action for Paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Masalya Dopilko, on or before March 4, 2026, and file the original with the Clerk of this Court at 255 N. Broadway Avenue, Bartow, FL 33838, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 1/26/26
By: /s/ Stacy M. Butterfield, Deputy Clerk
Clerk of the Circuit Court

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**ASTORECA, JOAN A., dec'd.**

Late of Upper Gwynedd Township.
 Executrix: KRISTEN STUDER.
 ATTORNEY: WILLIAM E. SCOTT,
 6 Penns Trail, Suite 202,
 Newtown, PA 18940

BENNETT, FRANCES C. also known as**FRANCES ELLEN COMMINS BENNETT, dec'd.**

Late of Lower Merion Township.
 Executrices: JEAN BENNETT AND
 NANCY BENNETT,
 c/o Nadine Doolittle, Esquire,
 30 S. 17th Street, Suite 820,
 Philadelphia, PA 19103-4003.
 ATTORNEY: NADINE DOOLITTLE,
 DOOLITTLE WILLIAMS LLP,
 30 S. 17th Street, Suite 820,
 Philadelphia, PA 19103-4003

BENSON, KAYE F., dec'd.

Late of Whitemarsh Township.
 Executor: JOHN D. BENSON,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: DIANNE C. MAGEE,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215

BURGHART, PETER H., dec'd.

Late of Skippack Township.
 Executrix: MEGAN E. FLYNN,
 323 Aftons Circle,
 Spring City, PA 19475.
 ATTORNEY: DAVID A. MEGAY,
 OWM LAW,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

BURKE-MALONE, SUSAN MARIE also known as

SUSAN BURKE, dec'd.
 Late of Borough of Hatboro.
 Administrator: CHRISTOPHER JAMES MALONE,
 c/o Noah E. Colton, Esquire,
 3103 Hulmeville Road, Suite 200,
 Bensalem, PA 19020.
 ATTORNEY: NOAH E. COLTON,
 ROTHBERG, FEDERMAN & HOLLISTER, P.C.,
 3103 Hulmeville Road, Suite 200,
 Bensalem, PA 19020

CLOSTERMAN SR., DAVID M. also known as**DAVID M. CLOSTERMAN and
DAVID CLOSTERMAN, dec'd.**

Late of Lower Moreland Township.
 Executors: DAVID M. CLOSTERMAN, JR.,
 WENDY CLOSTERMAN AND
 JAMES A. CLOSTERMAN,
 c/o John N. Schaeffer, Esquire,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137.
 ATTORNEY: JOHN N. SCHAEFFER,
 EASTBURN AND GRAY, PC,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137

DEMYAN, ALICE MARIE, dec'd.

Late of Borough of Ambler.
 Administrator: DONNA M. ANDERSON,
 c/o Joseph P. Caracappa, Esquire,
 Caracappa Cook Scott & Ramagli PC,
 6 Penns Trail, Suite 202,
 Newtown, PA 18940.
 ATTORNEY: JOSEPH P. CARACAPPA,
 CARACAPPA COOK SCOTT & RAMAGLI PC,
 6 Penns Trail, Suite 202,
 Newtown, PA 18940

DERSTINE, JEAN G., dec'd.

Late of Lower Salford Township.
 Executor: JONATHAN H. SCHMIDT,
 360 Deerwood Lane,
 Quakertown, PA 18951.
 ATTORNEY: ELIZABETH M. WETZLER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

DOCKERY, NETRISA TAKESHA PHYLLIS, dec'd.

Late of Bala Cynwyd, PA.
 Administrator: S-NETCHEM CASTRO-DOCKERY,
 491 Woodrow Avenue,
 Hapeville, GA 30354.
 ATTORNEY: JOSEPH S. MITCHELL, III,
 LAW OFFICE OF JOSEPH MITCHELL,
 515 W. Cheltenham Avenue, Suite 909,
 Philadelphia, PA 19144

FORD, KENNETH WILLIAM also known as

KEVIN FORD, dec'd.
 Late of Lower Gwynedd Township.
 Executrix: CAROLINE RICHARDS,
 c/o Daniella A. Horn, Esquire,
 1 Roberts Avenue,
 Glenside, PA 19038.
 ATTORNEY: DANIELLA A. HORN,
 KLENK LAW, LLC,
 1 Roberts Avenue,
 Glenside, PA 19038

FORRESTER, SYLVIA A., dec'd.

Late of Lower Merion Township.
 Executrix: FEANNY FORRESTER,
 c/o Chloe Mullen-Wilson, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: CHLOE MULLEN-WILSON,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

GAY, MADALEN L., dec'd.

Late of Lower Merion Township.
 Executor: HARVEY COHEN,
 10124 Andover Coach Circle, A-2,
 Wellington, FL 33449.
 ATTORNEY: HARRIET R. LITZ,
 1495 Alan Wood Road, Suite 102 A,
 Conshohocken, PA 19428

GRABELL, LISA, dec'd.

Late of Lower Merion Township.
 Executor: NEAL STUART GRABELL,
 c/o Peter E. Moshang, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: PETER E. MOSHANG,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

GRAY, ROBERT A., dec'd.

Late of Upper Merion Township.
 Administratrix: CYNTHIA M. CARTER,
 123 Tulip Lane,
 Gilbertsville, PA 19525.
 ATTORNEY: SALVATORE F. BELLO, III,
 BELLO, REILLEY, McGRORY & DiPIPPA, P.C.,
 144 E. DeKalb Pike, Suite 300,
 King of Prussia, PA 19406

HALL, MATTHEW GREGORY, dec'd.

Late of Hatfield, PA.
 Co-Administrators: DAVID MESSINA AND
 CATHERINE MESSINA,
 2414 Williams Street,
 Augusta, GA 30904.

HARTRANFT, HELENE also known as**HELENE B. HARTRANFT, dec'd.**

Late of Borough of North Wales.
 Executor: DANIEL HARTRANFT,
 c/o Daniella A. Horn, Esquire,
 1 Roberts Avenue,
 Glenside, PA 19038.
 ATTORNEY: DANIELLA A. HORN,
 KLENK LAW, LLC,
 1 Roberts Avenue,
 Glenside, PA 19038

HERR, THERESA J., dec'd.

Late of Lansdale, PA.
 Executrix: ERICA HERR,
 c/o Bridget Monaghan Wible, Esquire,
 Monaghan Wible Law LLC,
 8500 West Chester Pike,
 Upper Darby, PA 19082.

HERRON, PÖLLY P., dec'd.

Late of Worcester Township.
 Executors: ANNA H. GALER,
 11 William Fairfield Drive,
 Wenham, MA 01984,
 S. DAVIDSON HERRON, III,
 6 Tamal Vista Drive,
 San Rafael, CA 94901.
 ATTORNEY: HARRIET R. LITZ,
 1495 Alan Wood Road, Suite 102 A,
 Conshohocken, PA 19428

HILLMAN, PETER V., dec'd.

Late of Hatfield Township.
 Executrix: CATHERINE DIANE HILLMAN,
 c/o John J. McAneney, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.

ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

HOMA, CHRISTOPHER KYLE, dec'd.

Late of Upper Merion Township.
 Executrix: JESSICA NOELLE HOMA,
 c/o Kimberly J. Scott, Esquire,
 620 W. Germantown Pike, Suite 350,
 Plymouth Meeting, PA 19462.
 ATTORNEY: KIMBERLY J. SCOTT,
 NACHMIAS MORRIS & ALT, LLC,
 620 W. Germantown Pike, Suite 350,
 Plymouth Meeting, PA 19462

JOHNSTON, WILLIAM J., dec'd.

Late of Borough of Jenkintown.
 Executor: THOMAS J. JOHNSTON, JR.,
 205 Berkeley Road,
 Glenside, PA 19038.
 ATTORNEY: BRIDGET M. WEIDENBURNER,
 McVAN & WEIDENBURNER,
 162 S. Easton Road,
 Glenside, PA 19038

KELLY, JEANNE PRICKITT, dec'd.

Late of West Norriton Township.
 Executrices: LEE SWAYZE,
 42 Overlook Circle,
 Berwyn, PA 19312,
 JOYCE CAPERILLA,
 1611 Arch Street,
 Norristown, PA 19401.

KESZCZYK, LORRAINE M. also known as**LORRAINE KESZCZYK, dec'd.**

Late of Borough of Bridgeport.
 Executor: GEORGE M. NIKOLAOU, ESQUIRE,
 166 Allendale Road,
 King of Prussia, PA 19406.

KRAWCHUK, HELEN, dec'd.

Late of Pottstown, PA.
 Co-Executors: SHARON K. YOHN,
 225 Oak Street,
 Gilbertsville, PA 19525,
 MARY ELIZABETH KRAWCHUK,
 389 Ben Franklin Highway West,
 Douglassville, PA 19518.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD and KARVER,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

KRIEBEL, MARY B., dec'd.

Late of East Norriton Township.
 Executrix: DAWN SVENDSEN,
 32 Homestead Lane,
 Royersford, PA 19468.
 ATTORNEY: GARY P. LEWIS,
 LEWIS & McINTOSH, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

LATTANZI, NANCY, dec'd.

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

LAUMEISTER, JOHN RICHARD also known as

JACK LAUMEISTER, dec'd.
Late of Springfield Township.
Administrator: RENEE L. BATES,
514 Andrea Drive,
Willow Grove, PA 19090.

LESTER, RUTH ANNE, dec'd.

Late of Springfield Township.
Executor: ROBERT LESTER,
828 Elbow Lane,
Warrington, PA 18976.

LEVIN, SHARLEEN A., dec'd.

Late of Lansdale, PA.
Executor: BRAD W. LEVIN,
2614 Wister Court,
Lansdale, PA 19446.
ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

LYKES, DIANE TAYLOR also known as

DIANE T. LYKES, dec'd.
Late of Borough of Collegeville.
Executrix: JAIME E. LYKES,
16 Vernon Street,
Sewaren, NJ 07077.

ATTORNEY: RYAN A. KROCKER,
ROTHKOFF LAW GROUP,
7 Neshaminy Interplex, Suite 116,
Trevose, PA 19053

McCLELLAND, SANDRA K., dec'd.

Late of Springfield Township.
Executrix: NANCY J. NICOLETTI,
1851 Berks Road,
Eagleville, PA 19403.
ATTORNEY: BRIDGET M. WEIDENBURNER,
McVAN & WEIDENBURNER,
162 S. Easton Road,
Glenside, PA 19038

MILLER, DEBRA J. also known as

DEBRA JANE MILLER, dec'd.
Late of Pottstown, PA.
Administrator: JAMES F. SEEDS, IV.

OTT, GABRIEL, dec'd.

Late of Schwenksville, PA.
Administrator: GABRIEL OTT, JR.,
3314 Big Road, P.O. Box 37,
Frederick, PA 19435.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

PERKINS, JEANETTE RUTH, dec'd.

Late of Hatboro, PA.
Executrix: FAITH CHANEY,
739 Grace Street, Apt. 108,
Williamsport, PA 17701.

PIO, DEBORAH J., dec'd.

Late of Horsham Township.
Executor: MATTHEW PIO,
201 E. Germantown Pike, Unit 461,
East Norriton, PA 19401.

PURE, HARRY also known as

HERSCHAL PURE, dec'd.
Late of Montgomery County, PA.
Executor: DAVID PURE,
2538 Willow Creek Drive,
Boulder, CO 80301.

RILOFF, EDWIN HARRIS, dec'd.

Late of Pima County, AZ and
Lower Moreland Township, Montgomery County, PA.
Executrices: LeeANN RILOFF AND
ELLEN RILOFF,
c/o Charles Bender, Esquire,
2800 Kelly Road, Suite 200,
Warrington, PA 18976.
ATTORNEY: CHARLES BENDER,
FOX ROTHSCHILD LLP,
2800 Kelly Road, Suite 200,
Warrington, PA 18976

RIZZARDI, LOT J., dec'd.

Late of Norristown, PA.
Executrix: CHRISTINA MARIA RIZZARDI,
c/o Bridget Monaghan Wible, Esquire,
Monaghan Wible Law LLC,
8500 West Chester Pike,
Upper Darby, PA 19082.

RUTH, DOROTHY S., dec'd.

Late of Harleysville, PA.
Executrix: MARGARET A. HUNSICKER,
907 Cooke Lane,
Norristown, PA 19401.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

SANTIAGO, JOSE MANUEL, dec'd.

Late of Borough of Norristown.
Administrator: JOSE LUIS SANTIAGO,
c/o Peter H. Thomas, Esquire,
Fox and Fox,
700 E. Main Street, Suite 200,
Norristown, PA 19401.

SARDARO, FRANK P., dec'd.

Late of East Norriton Township.
Executor: KIRK M. SARDARO,
108 Colonial Avenue,
Norristown, PA 19403.
ATTORNEY: EDWARD A. STERN,
McBRIEN, MONTALTO & STERN, PC,
3770 Ridge Pike,
Collegeville, PA 19426

**SCHUECK, JAMES L. also known as
JAMES LLOYD SCHUECK, dec'd.**

Late of Lower Salford Township.
Executor: DAVID B. SCHUECK,
108 Jefferson Street,
East Greenville, PA 18041.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

TEFFT, MARY ANNE, dec'd.

Late of Collegeville, PA.
Executor: EDWARD P. TEFFT,
742 Village Avenue,
Collegeville, PA 19426.

TERMINI, VINCENT A. also known as**VINCENT A. TERMINI, SR., dec'd.**

Late of Lower Merion Township.
 Executrix: BARBARA TERMINI,
 c/o Kevin D. Birkhead, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: KEVIN D. BIRKHEAD,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

WAGMAN, LYNDA, dec'd.

Late of Abington Township.
 Administrator: DAVID V. BOGDAN,
 2725 West Chester Pike,
 Broomall, PA 19008.
 ATTORNEY: DAVID V. BOGDAN,
 2725 West Chester Pike,
 Broomall, PA 19008

WALKER, CAROL L. also known as**CAROL LEE WALKER, dec'd.**

Late of Whitmarsh Township.
 Executor: MATTHEW WALKER,
 217 Woodlawn Terrace,
 Collingswood, NJ 08108.
 ATTORNEY: LAWRENCE J. VALERIANO, JR.,
 HARTMAN, VALERIANO, MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

WALL, BARBARA ANN, dec'd.

Late of Skippack Township.
 Executrix: MISTY DAWN PELETSKY,
 c/o Sandra M. Liberatori, Esquire,
 933 N. Charlotte Street, Suite 3-B,
 Pottstown, PA 19464.
 ATTORNEY: SANDRA M. LIBERATORI,
 RICK LAW OFFICES,
 933 N. Charlotte Street, Suite 3-B,
 Pottstown, PA 19464

WEINSTEIGER, DEBRA LYNNE, dec'd.

Late of Royersford, PA.
 Administrator: RUSSELL O. PETERSON,
 226 Maplewood Drive,
 Dover, PA 17315.
 ATTORNEY: GARY P. LEWIS,
 LEWIS & McINTOSH, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

WILLIAMS, GEORGE ALTON also known as**GEORGE A. WILLIAMS, dec'd.**

Late of Montgomery County, PA.
 Administrator: MARVIN WILLIAMS,
 907 E. Durard Street,
 Philadelphia, PA 19150.

Second Publication**BARAN, MICHAEL E., dec'd.**

Late of Springfield Township.
 Administratrix: KATHLEEN BARAN,
 c/o Gilbert P. High, Jr., Esquire,
 40 E. Airy Street,
 Norristown, PA 19401.
 ATTORNEY: GILBERT P. HIGH, JR.,
 HIGH SWARTZ, LLP,
 40 E. Airy Street,
 Norristown, PA 19401

BENSON, FRANCES A., dec'd.

Late of Lower Merion Township.
 Executor: JAMES G. BENSON,
 c/o Amy Neifeld Shkedy, Esquire,
 1 Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004.
 ATTORNEY: AMY NEIFELD SHKEDY,
 BALA LAW GROUP, LLC,
 1 Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004

BONETT, EUGENE R., dec'd.

Late of Upper Hanover Township.
 Personal Representative: GINA M. BAUER,
 c/o Catherine E. Sears, Esquire,
 33 S. 7th Street, P.O. Box 4060,
 Allentown, PA 18105-4060.

BONETT, NATALIE JANICE, dec'd.

Late of Upper Hanover Township.
 Personal Representative: GINA M. BAUER,
 c/o Catherine E. Sears, Esquire,
 33 S. 7th Street, P.O. Box 4060,
 Allentown, PA 18105-4060.

CHERNOFF, MARCIA also known as**MARCIA E. CHERNOFF, dec'd.**

Late of Abington Township.
 Executor: ARTHUR CHERNOFF,
 c/o David B. Pudlin, Esquire,
 One Logan Square, 27th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: DAVID B. PUDLIN,
 HANGLEY, ARONCHICK, SEGAL, PUDLIN &
 SCHILLER,
 One Logan Square, 27th Floor,
 Philadelphia, PA 19103

CHUNG, SOON JA, dec'd.

Late of Lower Salford Township.
 Executrix: JUSTINE CHUNG,
 c/o Eric Ladley, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446.
 ATTORNEY: ERIC LADLEY,
 MONTCO ELDER LAW LLP,
 608 W. Main Street,
 Lansdale, PA 19446

DERHAM, GLORIA M., dec'd.

Late of Trappe, PA.
 Executrix: SUSAN MCGRAW,
 9935 Crestmont Avenue,
 Philadelphia, PA 19114.
 ATTORNEY: JUDITH STUTMAN IZES,
 GAZAN & JOHN, P.C.,
 30 W. Airy Street,
 Norristown, PA 19401

DeSIMONE, ELEANOR, dec'd.

Late of Lower Providence Township.
 Executrix: LAURA DeSIMONE,
 100 Erica Drive,
 Stoughton, MA 02072.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403,
 610-666-7500

ENGLAND, EDWARD H., dec'd.

Late of Lower Providence Township.
 Executor: DAVID C. ENGLAND,
 927 Saratoga Road,
 Berwyn, PA 19312-2222.

ERNST, ROBERT CHARLES, dec'd.

Late of Borough of Norristown.
 Executor: ROBERT C. ERNST, JR.,
 1137 Pin Oak Drive,
 Perkiomenville, PA 18074.

FENKEL, JOSEPH JAY also known as JOSEPH J. FENKEL, dec'd.

Late of Lower Merion Township.
 Executor: STUART FENKEL,
 c/o Lester E. Lipschutz, Esquire and
 Daniel R. Levine, Esquire,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103.
 ATTORNEYS: LESTER E. LIPSCHUTZ,
 DANIEL R. LEVINE,
 COZEN O'CONNOR PC,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103

GIORDANO, MARY JANE, dec'd.

Late of Abington Township.
 Administrator CTA: SCOTT M. GIORDANO,
 c/o Daniella A. Horn, Esquire,
 1 Roberts Avenue,
 Glenside, PA 19038.
 ATTORNEY: DANIELLA A. HORN,
 KLENK LAW, LLC,
 1 Roberts Avenue,
 Glenside, PA 19038

GONZALEZ, CARLOS F., dec'd.

Late of Bryn Mawr, PA.
 Executrix: STEPHANIE HIJAZI,
 c/o Stephen Carroll, Esquire,
 P.O. Box 1440,
 Media, PA 19063.
 ATTORNEY: STEPHEN CARROLL,
 CARROLL & KARAGELIAN LLP,
 P.O. Box 1440,
 Media, PA 19063

GOODRICH, BARBARA, dec'd.

Late of Plymouth Meeting, PA.
 Administratrix: MYRNA GOODRICH,
 201 E. Germantown Pike, Apt. 516,
 East Norriton, PA 19401.

HOCKMAN, ALMA M. also known as ALMA MAY HOCKMAN, dec'd.

Late of Franconia Township.
 Executrix: MARJORIE R. WYSE,
 221 W. Creamery Road,
 Perkasi, PA 18944.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

HUNSICKER, PAMELA S., dec'd.

Late of Red Hill, PA.
 Executrix: KATHRYN FREEMAN.
 ATTORNEY: CHRISTOPHER H. MEINZER,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

KUTZLER, ANNE M., dec'd.

Late of Limerick Township.
 Executrix: AMY L. BROBST,
 c/o Valerie Rosenbluth Angst, Esquire,
 Angst & Angst, P.C.,
 878 Main Street,
 Harleysville, PA 19438.

LADD, BARBARA CARTER also known as BARBARA C. LADD, dec'd.

Late of Lower Merion Township.
 Executrix: LAURA L. FARBER,
 c/o Roman J. Koroepcy, Esquire,
 237 S. Bryn Mawr Avenue, Suite 100,
 Bryn Mawr, PA 19010.
 ATTORNEY: ROMAN J. KOROEPCY,
 TIMONEY KNOX LLP,
 237 S. Bryn Mawr, Suite 100,
 Bryn Mawr, PA 19010

MANSON, INA S. also known as INA D.S. MANSON and INA MANSON, dec'd.

Late of Cheltenham Township.
 Executrix: KAREN MANSON,
 365 Church Road,
 Elkins Park, PA 19027.
 ATTORNEY: JOHN R. WALKER,
 HENNESSY BULLEN WALKER,
 55 Lansdowne Avenue, P.O. Box 217,
 Lansdowne, PA 19050-0217

MULLIGAN, PHILIP J. also known as PHILIP MARTIN MULLIGAN and PHILIP J. MULLIGAN, JR., dec'd.

Late of East Norriton Township.
 Executor: MICHAEL TROSINO,
 8805 Duveen Drive,
 Glenside, PA 19038.

NEAL, BLAKELY K., dec'd.

Late of Hatfield, PA.
 Executor: MICHAEL B. NEAL,
 1527 Pottstown Avenue,
 Pennsburg, PA 18073.
 ATTORNEY: ELIZABETH M. WETZLER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

PECLET, ANDREW R., dec'd.

Late of Upper Hanover Township.
 Administratrix: WENDY L. PECLET.
 ATTORNEY: MICHELLE M. FORSELL,
 CROSSON & RICETTI, LLC,
 570 Main Street,
 Pennsburg, PA 18073

QUIGG, DAVID N., dec'd.

Late of Borough of Pottstown.
 Administratrix: TAMI SCHEETZ.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

RICCI, SUSAN J., dec'd.

Late of Barto, PA.
 Administrator: JOHN RICCI.
 ATTORNEY: CHRISTOPHER H. MEINZER,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

RYEN, SANDRA SUE also known as SANDRA S. RYEN, dec'd.

Late of West Norriton Township.
 Executor: RAMON B. KITCHEN,
 241 Rose Valley Road,
 Pottstown, PA 19464.

SEYLER, JOAN M., dec'd.

Late of Borough of North Wales.
 Administratrix: MARIE BUSH,
 2 Penn Manor Court,
 Fort Washington, PA 19034.
 ATTORNEY: FREDERICK W. McBRIEN, III,
 McBRIEN & MONTALTO, P.C.,
 3770 Ridge Pike,
 Collegeville, PA 19426

SPIZZIRRI, CHRISTOPHER JON, dec'd.

Late of Lansdale, PA.
 Administratrix: KATHLEEN BOYLAN,
 2300 Blair House Court,
 Charlotte, NC 28270.
 ATTORNEY: JAMES J. GALLAGHER, II,
 MORRIS JAMES LLP,
 P.O. Box 2306,
 Wilmington, DE 19899

STAEHLÉ SR., EDWARD J. also known as EDWARD J. STAEHLE, dec'd.

Late of Souderton, PA.
 Executrix: ANN M. STUART,
 522 Garfield Avenue,
 Souderton, PA 18964.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

TYREE, THOMAS H. also known as THOMAS HOUSTON TYREE and THOMAS TYREE, dec'd.

Late of Lower Gwynedd Township.
 Executor: THOMAS FENTON TYREE,
 106 W. Dorothys Way,
 Lincoln University, PA 19352.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

WARGO, ROBERT GEORGE also known as ROBERT G. WARGO, dec'd.

Late of Perkiomen Township.
 Executrix: ANGELIQUE B. WARGO,
 5 Arrowhead Drive,
 Douglassville, PA 19518.
 ATTORNEY: JOSEPH K. KOURY,
 OWM LAW,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

WESSELLS, NANCY H., dec'd.

Late of Lower Merion Township.
 Executor: HUNTER WESSELLS,
 c/o David B. Pudlin, Esquire,
 One Logan Square, 27th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: DAVID B. PUDLIN,
 HANGLEY, ARONCHICK, SEGAL, PUDLIN &
 SCHILLER,
 One Logan Square, 27th Floor,
 Philadelphia, PA 19103

WOOD, ROBERT LYNFOLD, dec'd.

Late of Norristown, PA.
 Executor: ROBERT A. WOOD,
 608 Deer Run,
 East Norriton, PA 19403.

YANIS, MARY LOU also known as MARY LOUISE YANIS, dec'd.

Late of Pottstown, PA.
 Executor: RICHARD J. YANIS,
 c/o Patricia Leisner Clements, Esquire,
 516 Falcon Road,
 Audubon, PA 19403.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

YOUNG, EARL M., dec'd.

Late of Lower Salford Township.
 Executors: KENNETH S. YOUNG,
 237 S. Allentown Road,
 Telford, PA 18969,
 SUSAN B. CURRY,
 325 Maple Avenue,
 Harleysville, PA 19438.
 ATTORNEY: BRIAN D. GOURLEY,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

ZIMMERMAN, MICHAEL R., dec'd.

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

Third and Final Publication**ADELMAN, JOYCE, dec'd.**

Late of Cheltenham Township.
 Executrix: KAREN B. FREEDMAN,
 c/o Friedman Schuman Laysner, P.C.,
 275 Commerce Drive, Suite 210,
 Fort Washington, PA 19034.
 ATTORNEYS: FRIEDMAN SCHUMAN
 LAYSNER, P.C.,
 275 Commerce Drive, Suite 210,
 Fort Washington, PA 19034

BACHMAYER, ERIC B., dec'd.

Late of Franconia Township.
 Administratrix: MADISON M. BACHMAYER,
 2820 Bellows Place,
 Doylestown, PA 18902.
 ATTORNEY: DON F. MARSHALL,
 STUCKERT AND YATES,
 2 N. State Street, P.O. Box 70,
 Doylestown, PA 18902

BENNIE, KAREN MARY, dec'd.

Late of Horsham, PA.
 Administrator: MICHAEL J. FOLEY,
 1175 Mildred Avenue,
 Roslyn, PA 19001.

BIGOSKI, JOHN THOMAS also known as JOHN T. BIGOSKI, dec'd.

Late of Lower Providence Township.
 Executor: THOMAS M. BIGOSKI,
 c/o Stephen D. Potts, Esquire,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087.

- ATTORNEY: STEPHEN D. POTTS,
HERR, POTTS & POTTS, LLC,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087
- BOULTON, MARIE L., dec'd.**
Late of Towamencin Township.
Executors: JAMES ROBERT BOULTON AND
DAVID A. BOULTON,
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
- BURNS, MARY E. also known as
MARY EMMA JONES BURNS, dec'd.**
Late of Lansdale, PA.
Executor: RONALD S. BURNS,
359 Morris Road,
Harleysville, PA 19438.
ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964
- BYRNE, PHYLLIS B. also known as
PHYLLIS E. BYRNE,
PHYLLIS BYRNE and
PHYLLIS ELEANOR BERGER BYRNE, dec'd.**
Late of North Wales, PA.
Executrix: SUSAN D. BYRNE,
100 Union Street,
South Hamilton, MA 01982.
ATTORNEY: HARVEY FRIEDLAND,
1717 Swede Road, Suite 200,
Blue Bell, PA 19422
- CASSEL, ROBERT BELL also known as
ROBERT CASSEL, dec'd.**
Late of West Norriton Township.
Executrix: KATHLEEN HOOVER CASSEL,
c/o Vincent M. Vangrossi, Esquire,
Vangrossi and Recchuiti,
319 Swede Street,
Norristown, PA 19401,
610-279-4200.
ATTORNEY: VINCENT M. VANGROSSI,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401,
610-279-4200
- CHRISTMAN, HAZEL J., dec'd.**
Late of Borough of Red Hill.
Executor: RONALD CHRISTMAN,
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
- COONEY, BARBARA LAW, dec'd.**
Late of Lower Merion Township.
Executors: MARK C. CLEMM AND
BARBARA V. HONIGMAN,
c/o Clemm and Associates, LLC,
4517 Binforde Ridge Road,
Charlotte, NC 28226.
- ATTORNEY: KATIE M. CLEMM,
CLEMM AND ASSOCIATES, LLC,
4517 Binforde Ridge Road,
Charlotte, NC 28226
- FISCHER, BARBARA, dec'd.**
Late of Hatfield, PA.
Executor: MARK BREON,
100 W. Main Street, Suite 510,
Lansdale, PA 19446.
- FRITZINGER JR., STANLEY H., dec'd.**
Late of Borough of Red Hill.
Administratrix: BRENDA J. SNYDER,
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: ALEXIS NASH,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215
- GORVINE, NATALIE also known as
NATALIE L. GORVINE, dec'd.**
Late of Glenside, PA.
Executor: BENJAMIN J. GORVINE,
204 Pin Oak Drive,
Wilmette, IL 60091.
ATTORNEY: J.T. HERBER, III,
WILLIAMSON, FRIEDBERG & JONES, LLC,
10 Westwood Road,
Pottsville, PA 17901
- GREENHAGEN, CHRISTINE also known as
CHRISTINE A. GREENHAGEN, dec'd.**
Late of Upper Merion Township.
Administrator C.T.A.: GEORGE M. NIKOLAOU,
ESQUIRE,
166 Allendale Road,
King of Prussia, PA 19406.
ATTORNEY: GEORGE M. NIKOLAOU,
NIKOLAOU LAW OFFICES,
166 Allendale Road,
King of Prussia, PA 19406
- GUEST, JOHN K. also known as
GUEST JR., JOHN K., dec'd.**
Late of Borough of Royersford.
Executor: CRAIG GUEST,
708 Green Meadow Drive,
Douglassville, PA 19312.
ATTORNEY: NICK R. MASINO,
WADE, GOLDSTEIN, LANDAU & ABRUZZO, P.C.,
61 Cassatt Avenue,
Berwyn, PA 19312
- HACKMAN, DENNIS B. also known as
DENNIS BORNEMAN HACKMAN, dec'd.**
Late of Franconia Township.
Executor: JEFFREY T. HACKMAN,
440 Walnut Street,
Lansdale, PA 19446.
ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964
- HAINES, SUSAN E., dec'd.**
Late of Lower Frederick Township.
Executrix: SABRINA M. HAINES,
c/o Kenneth E. Picardi, Esquire,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776.

HERTZOG, MARY ANN, dec'd.

Late of Upper Providence Township.
 Administrator CTA: BENJAMIN J. GROSSO,
 c/o Douglas L. Kaune, Esquire,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460.
 ATTORNEY: DOUGLAS L. KAUNE,
 UNRUH, TURNER, BURKE & FREES,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460

HOWERTON, HENRY, dec'd.

Late of Cheltenham Township.
 Executor: JOSEPH F. OKONSKI,
 c/o Paul P. Panepinto, Esquire,
 1806 Callowhill Street,
 Philadelphia, PA 19130.
 ATTORNEY: PAUL P. PANEPINTO,
 1806 Callowhill Street,
 Philadelphia, PA 19130

KING, ANNELIESE, dec'd.

Late of Borough of Trappe.
 Executor: JOSEPH C. KING.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

KLEINSCHMIDT SR., JOSEPH G., dec'd.

Late of Lower Salford Township.
 Executor: JOSEPH G. KLEINSCHMIDT, JR.,
 c/o Amy C. Quigg, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: AMY C. QUIGG,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

KOSCHINEG JR., ERNEST F., dec'd.

Late of Montgomery Township.
 Administrator: ERNEST F. KOSCHINEG, III,
 c/o John F. Walsh, Esquire,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702.
 ATTORNEY: JOHN F. WALSH,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702

**KOVATTO, MARY BETH also known as
MARY BETH SHANER, dec'd.**

Late of Borough of Pottstown.
 Executrix: TERRY L. SHANER WADE,
 515 Spruce Street,
 Pottstown, PA 19464.

**KREAMER, WINIFRED ELAINE also known as
WINIFRED E. KREAMER, dec'd.**

Late of Lower Gwynedd Township.
 Executor: ROBERT K. KREAMER,
 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

KWASNIUK, LYNN C., dec'd.

Late of Salford Township.
 Executor: NICHOLAS M. KWASNIUK, III,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 LAW OFFICES OF CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

LANGFORD, PAUL E., dec'd.

Late of Pottstown, PA.
 Administrator: RICHARD EARL NEEDHAM.
 ATTORNEY: CHRISTOPHER H. MEINZER,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

LOMAS SR., ROY H., dec'd.

Late of Franconia Township.
 Executors: ROY LOMAS, JR.,
 RITA LOMAS FELDMAN AND
 RHONDA ROTZELL,
 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

MASCERI, JOSEPH, dec'd.

Late of Abington Township.
 Executors: PAUL L. FELDMAN AND
 STEPHEN JOHN MASCERI,
 820 Homestead Road,
 Jenkintown, PA 19046.
 ATTORNEY: PAUL L. FELDMAN,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Road,
 Jenkintown, PA 19046

MATHUR, ASHA, dec'd.

Late of Borough of Ambler.
 Executrix: SANDHYA M. FELTES,
 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

McCRACKEN JR., GEORGE H., dec'd.

Late of Lower Merion Township.
 Executrix: LESLIE ANN McCRACKEN,
 c/o Jennifer A. Kosteva, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: JENNIFER A. KOSTEVA,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

McPARLAND, EDWARD J., dec'd.

Late of Upper Moreland Township.
 Executrix: KELLY ANN McPARLAND,
 c/o Alan L. Frank, Esquire,
 135 Old York Road,
 Jenkintown, PA 19046.

- ATTORNEY: ALAN L. FRANK,
ALAN L. FRANK LAW ASSOCIATES, P.C.,
135 Old York Road,
Jenkintown, PA 19046
- MICKLOS, MARY ALICE, dec'd.**
Late of Montgomery County, PA.
Executor: RICHARD P. MICKLOS,
c/o Bowen & Burns,
530 Street Road, P.O. Box 572,
Southampton, PA 18966.
ATTORNEY: GERALD L. BOWEN, JR.,
BOWEN & BURNS,
530 Street Road, P.O. Box 572,
Southampton, PA 18966
- MORGAN, ERMA GRACE, dec'd.**
Late of Harleysville, PA.
Executrix: KATHLEEN ANNE MOYER,
861 Price Road,
Harleysville, PA 19438.
ATTORNEY: VALERIE ANGST,
ANGST & ANGST, P.C.,
878 Main Street,
Harleysville, PA 19438
- NEFF, SHIRLEY M., dec'd.**
Late of Blue Bell, PA.
Executor: JOHN B. NEFF, JR.,
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
- NEWBY, CHERYL, dec'd.**
Late of Norristown, PA.
Executrix: JENNIFER FREESE,
c/o Nathan J. Carr-Whealy, Esquire,
Law Office of Nathan J. Carr-Whealy,
947 Beechwood Drive,
Lansdale, PA 19446.
- PERRY, LOIS JANE, dec'd.**
Late of Hatboro, PA.
Executor: RODGER A. PERRY,
426 W. Moreland Avenue,
Hatboro, PA 19040.
- PFEIFFER, ELSA, dec'd.**
Late of Whippen Township.
Executrix: DIANE O'CONNELL,
4 Woodbridge Drive,
Doylestown, PA 18901.
ATTORNEY: KENNETH C. RUSSELL,
RUSSELL LAW, P.C.,
3500 Reading Way,
Huntingdon Valley, PA 19006
- POWELL, CYNTHIA A., dec'd.**
Late of Upper Dublin Township.
Executors: HOWARD DAVID ROBISON
(A/K/A DAVID ROBISON) AND
PATRICIA ROBISON,
1106 Greenhill Road,
Flourtown, PA 19031.
ATTORNEY: EMORY A. WYANT, JR.,
STRONG STEVENS & WYANT, PC,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422
- REYDA, MARION D., dec'd.**
Late of Borough of North Wales.
Administratrix: CHRISTINA L. SUROWIEC,
c/o Maza, David & Hoeffel,
P.O. Box 369,
Lederach, PA 19450-0369.
ATTORNEY: PATRICIA M. DAVID,
MAZA, DAVID & HOEFFEL,
P.O. Box 369,
Lederach, PA 19450-0369,
215-256-0007
- ROBERT, WILLIAM also known as
WILLIAM PIERRE ROBERT and
PIERRE ROBERT, dec'd.**
Late of Lower Merion Township.
Administrator: MICHAEL IPPOLITI,
405 Memphis Street,
Philadelphia, PA 19125.
ATTORNEY: THOMAS H. BROADT,
116 W. Baltimore Avenue,
Media, PA 19063
- ROGALSKI, MARIE I., dec'd.**
Late of Conshohocken, PA.
Executor: FRANK GANA,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403
- ROTHENBERG, NICOLE M., dec'd.**
Late of Abington Township.
Executor: ADAM M. ROTHENBERG,
2012 Maplewood Avenue,
Abington, PA 19001.
ATTORNEY: REBECCA D. BOUDWIN,
BOUDWIN ROSS ROY LEODORI PC,
10000 Midlantic Drive, Suite 100E,
Mt. Laurel, NJ 08054
- SANTORI, JOSEPH, dec'd.**
Late of Borough of Norristown.
Administrator: CHRISTOPHER SANTORI,
204 Wendover Drive,
Norristown, PA 19403.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, PC,
1043 S. Park Avenue,
Audubon, PA 19403
- SEAMAN, THOMAS, dec'd.**
Late of Lansdale, PA.
Executor: EVE EDWARDS,
15 Delphi Road,
Schwenksville, PA 19473.
ATTORNEY: DOUGLAS W. OLSHIN,
SALING LITVIN & HAMBLETON,
442 N. High Street,
West Chester, PA 19380
- SIEGEL, PAUL D. also known as
PAUL SIEGEL, dec'd.**
Late of Lower Merion Township.
Executor: MILES G. SIEGEL,
c/o Catherine T. Duffy, Esquire,
300 W. State Street, Suite 300,
Media, PA 19063.
ATTORNEY: CATHERINE T. DUFFY,
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
SLOANE, MATTHEWS & AUSLANDER, PC,
300 W. State Street, Suite 300,
Media, PA 19063

**SLEMMER, HAROLD S. also known as
HAROLD SHISLER SLEMMER, dec'd.**
Late of Lower Salford Township.
Executrix: JOANNE F. WALKER,
146 Kingston Bluff Drive,
Longs, SC 29568.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

SYNNESTVEDT, LEO, dec'd.
Late of Abington Township.
Executor: MARTIN ALEXANDROV,
c/o Rebecca Sallen,
325 Merion Road,
Merion Station, PA 19066.
ATTORNEY: REBECCA SALLEN,
SALLEN LAW, LLC,
325 Merion Road,
Merion Station, PA 19066

TARAGNA, GEORGE, dec'd.
Late of Whitpain Township.
Executor: COREY TARAGNA,
1221 Cedars Road,
Collegeville, PA 19426.
ATTORNEY: BASS W. CHADWICK,
CHADWICK ESTATE LAW,
128 Woods Lane,
Wayne, PA 19087

TRILLING, MELANIE C., dec'd.
Late of Worcester Township.
Executrix: JACQUELYN SATTLER,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.
ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

TROXEL, BARBARA L., dec'd.
Late of North Wales, PA.
Executrix: MELANIE COOK,
c/o Norris McLaughlin, P.A.,
515 W. Hamilton Street, Suite 502,
Allentown, PA 18101.
ATTORNEY: TAYLOR R. D. BRIGGS,
NORRIS McLAUGHLIN, P.A.,
515 W. Hamilton Street, Suite 502,
Allentown, PA 18101

**WARREN, JOAN D. also known as
JOAN DAVIS WARREN, dec'd.**
Late of Lower Merion Township.
Executrix: POLLY W. COXE,
c/o Theodore S. Cox, Jr., Esquire,
919 Conestoga Road, Building Three, Suite 214,
Rosemont, PA 19010-1354.
ATTORNEY: THEODORE S. COXE, JR.,
919 Conestoga Road, Building Three, Suite 214,
Rosemont, PA 19010-1354

WEISBERG, ESTELLE M., dec'd.
Late of Abington Township.
Executor: HARVEY WEISBERG,
24 Cricket Lane,
Ardmore, PA 19003.
ATTORNEY: DAVID J. BARTHOLF,
BARTHOLF LAW OFFICES, LLC,
323 W. Front Street,
Media, PA 19063

**WILLIAMS, JEAN R. also known as
JEAN B. WILLIAMS and
JEAN BOEHLER WILLIAMS, dec'd.**
Late of Borough of Lansdale.
Administrator: KALPANA DOSHI,
31 Eagle Lane,
Reading, PA 19607.
ATTORNEY: ZACHARY D. GRIFFITH,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

YARNALL, JEAN A., dec'd.
Late of Lower Merion Township.
Executors: CHARLTON YARNALL, III,
MARY ELISE YARNALL AND
SAMANTHA MARIE PEIRCE,
c/o Margaret E. W. Sager, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: MARGARET E. W. SAGER,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

FICTITIOUS NAMES

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on November 17, 2025, for **MAC KET Enterprise**, with a principal place of business located at 74 E. 5th Avenue, Apt. 304, Collegeville, PA 19426, in Montgomery County. The individual interested in this business is Kimberly Goodwin, also located at 74 E. 5th Avenue, Apt. 304, Collegeville, PA 19426. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on November 12, 2025, for **McGee Electric Services**, with a principal place of business located at 111 Woodlyn Avenue, Willow Grove, PA 19090, in Montgomery County. The individual interested in this business is Cory McGee, also located at 111 Woodlyn Avenue, Willow Grove, PA 19090. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on December 4, 2025, for **Untangled Together**, with a principal place of business located at 1306 Pine Road, Bryn Mawr, PA 19010, in Montgomery County. The individual interested in this business is Jillian Kurz, also located at 1306 Pine Road, Bryn Mawr, PA 19010. This is filed in compliance with 54 Pa. C.S. Sec. 311.

MISCELLANEOUS**NOTICE OF SUSPENSION**

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated January 23, 2026, **Brian Joseph McCormick, Jr. (#81437)**, of Conshohocken, PA, is Suspended on Consent from the Bar of this Commonwealth for a period of three years.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania

TRUST NOTICES**Second Publication**

**THE PASQUALE AND ELEANOR DeSIMONE
REVOCABLE LIVING TRUST
Eleanor DeSimone, Dec'd.
Late of Lower Providence 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: Laura DeSimone
100 Erica Drive, Stoughton, MA 02072

Trustee's Attorney: Joseph J. Baldassari
Furey & Baldassari, P.C.
1043 S. Park Ave., Audubon, PA 19403
610-666-7500

Third and Final Publication

**DEED OF TRUST OF GLORIA W. BELLI
DATED MAY 24, 2022
Gloria W. Belli, Dec'd.
Late of Lower Providence Twp.,
Montgomery County, PA**

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

Trustee: R. David Belli
c/o Jill R. Fowler, Esq.
1001 Conshohocken State Rd., #1-300,
W. Conshohocken, PA 19428

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

**ELOISE I. FRENCH REV. TRUST
DATED 05/14/1996
Eloise I. French, Dec'd.
Late of Lower Gwynedd Twp.,
Montgomery County, PA**

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

Trustees: David T. French and Yvonne French
c/o Lisa A. Shearman, Esq.
1684 S. Broad St., Ste. 230, Lansdale, PA 19446

Atty.: Lisa A. Shearman
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad St., Ste. 230, Lansdale, PA 19446

EXECUTIONS ISSUED

Week Ending February 3, 2026

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

3M HEALTH INFORMATION SYSTEMS, INC.:
JPMORGAN CHASE BANK, GRNSH. -
Pennsylvania Unemployment Compensation Fund;
202601694; \$8,956.55.

ABDUL-MALIK, IBRAHIM: SOUTHEASTERN
PENNSYLVANIA TRANSPORTATION AUTHORITY
SEPTA, GRNSH. - Lindy-Wyncote, L.P.; 202519966;
\$4,503.21.

ALLEN, EMMANUEL: BANK OF AMERICA,
GRNSH. - Westlake Services, LLC; 202306173;
WRIT/EXEC.

AUDIT, COLLEEN: BANK OF AMERICA, GRNSH. -
Ardent Credit Union; 202522168.

BARNARD, RAY: TRACEY - Bank of New York Mellon;
202529812.

BARTON, DANTE: AJA - U.S. Bank, N.A., as Trustee
for Angel Oak Mortg., et al.; 202428538; \$611,624.99.

BATES, DENISE: PNC BANK, GRNSH. -
Regions Bank, as Successor in Interest by way
of Merger, et al.; 202427444.

BAXTER, DENNIS: JANNET - U.S. Bank Trust, N.A.,
not in its Individual Cap., et al.; 202521565.

BOMEL/SWALL, LLC: RECHNITZ, ROBERT:
BANK OF AMERICA, N.A., GRNSH. - W.V.
Holtzard Holdings, LLC; 202601784; \$306,489.54.

BRISTOW, BONNIE - Wilmington Savings Fund
Society, FSB; 202516068; \$34,196.13.

BUBBA DUB ENTERTAINMENT, LLC: MORGAN,
JERRY: CHASE BANK, GRNSH. - By Any Means
Necessary Entertainment, LLC, et al.; 202525382.

CAISON, GREGORY: NAVY FEDERAL
CREDIT UNION, GRNSH. - NCB Management
Services, Inc.; 202206134; WRIT/EXEC.

CUNNINGHAM, JOHN - Prussian Woods
Homeowners Association, Inc.; 202315997;
ORDER/REASSESS/\$15,589.59.

DROUILLARD, SILVIE: NAVY FEDERAL
CREDIT UNION, GRNSH. - Drexel University;
202600769; \$4,005.77.

EARTHRISE USA, INC.: TD BANK, GRNSH. -
SRS Distribution, Inc.; 202420973; WRIT/EXEC.

EDWARDS, ANTHONY: NAVY FEDERAL
CREDIT UNION, GRNSH. - Penn Federal
Credit Union; 202600719; \$3,043.99.

EMERY, ROBERT - Sun East Federal Credit Union;
202522209.

EVANS, JAMILA - Wells Fargo Bank, N.A.; 202528641.

EVANS, JERMAINE: NAVY FEDERAL
CREDIT UNION, GRNSH. - Viriva Community
Credit Union; 202600789; \$10,201.14.

EZNERGY NJ LIMITED LIABILITY COMPANY:
BROWN, CAROLYN: CORRINE:
AMERICAN HERITAGE CREDIT UNION,
GRNSH., ET AL. - Santander Bank, N.A.;;
202514940; \$1,277,927.71.

GALLAGHER, ERNEST: POLICE AND FIRE FEDERAL CREDIT UNION, GRNSH. - Upper Moreland Township; 200904617; \$3,697.55.

GIRARD, KIMBERLY - Pine Knoll at Regents Park Homeowners Association; 202521959; \$3,159.45.

HARRIS-RUFFIN, EMANI - Franklin Mint Federal Credit Union; 202601532; \$5,375.66.

HERBERT, STEPHEN: LUDDECKE, GARY: RACHAEL - Trumark Financial Credit Union; 202518408.

JACKSON, LEONE: SHABAZZ, JUWAN - Freedom Mortgage Corporation; 202507132.

KELLEY-PATE, JADE: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202600767; \$4,471.83.

KEMPER, JEFFREY - PNC Bank, National Association; 202525260.

KNOX, LAWRENCE: NAVY FEDERAL CREDIT UNION, GRNSH. - American Heritage Federal Credit Union; 202600784; \$10,833.83.

MADISON CAPITAL INVESTMENTS, INC.: SALUJA, BANDY: WELLS FARGO, GRNSH. - American Wholesale Furniture, Inc., et al.; 202506471; WRIT/EXEC \$14,650.12.

MAUTISTE MANOR: WELLS FARGO BANK, GRNSH. - Electronic Security Solutions; 202601098; \$4,739.41.

McMILLAN, JOHANNA: NAVY FEDERAL CREDIT UNION, GRNSH. - Penn Federal Credit Union; 202600720; \$5,801.57.

N. PAONE CONSTRUCTION, INC.: PAONE, NICOLA: WELLS FARGO BANK, GRNSH. - Store Road, LLC; 201619916; ORDER/DAMAGES \$78,000.00.

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

PA POTATO CHIP MANUFACTURING, LLC: JPMORGAN CHASE BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202561660; \$33,416.71.

POLIGNANO, MARC: WSFS BANK, GRNSH. - White & Williams, LLP; 202519469; WRIT/EXEC.

RILEY, GEORGE: NAVY FEDERAL CREDIT UNION, GRNSH. - Trustees of The University of Pennsylvania; 202600781; \$13,423.23.

RIVERA, ANTONIO - Lakeview Loan Servicing, LLC; 202523592.

SBG REAL ESTATE, LLC: LIMERICK TOWN CENTER, LLC: DiNARDO, SANDRA: TD BANK, N.A., GRNSH., ET AL. - Kaplin, Stewart, Meloff, Reiter & Stein, P.C.; 202527530.

SCOTT, RENEE: NAVY FEDERAL CREDIT UNION, GRNSH. - Second Round Sub, LLC; 202011400; WRIT/EXEC.

SHIRLEY, TRACY: CITIZENS BANK, GRNSH. - Second Round Sub, LLC; 202016035; WRIT/EXEC.

SMITH, SHAKINA: CITIZENS BANK, GRNSH. - Drexel University; 202413139; ORDER/JDMT. \$14,980.09.

SMITH, TYRIECE: NAVY FEDERAL CREDIT UNION, GRNSH. - Westlake Services, LLC; 202320321; WRIT/EXEC.

SOBELMAN, MARC: BANK OF AMERICA, GRNSH. - Westlake Services, LLC; 202207286; WRIT/EXEC.

SONSINO, MAHA: DIAMOND CREDIT UNION, GRNSH. - Barclays Bank Delaware; 202506149; WRIT/EXEC.

SWIFT SPEED & STRENGTH TRAINING ACADEMY, LLC: SWIFT, DARREN: SANTANDER BANK, GRNSH. - Geneva Capital, LLC; 202517426.

TOTAL PERFORMANCE AUTOMOTIVE, LLC - Brown Nimerof, LLC f/k/a Brown, McGarry, Nimeroff, LLC; 202600265; WRIT/EXEC.

WELLIOTT INVESTMENT GROUP, LLC: JACK, ANDREA - Camaplan Administrators f/b/o T200709-02 IRA, et al.; 202501775; ORDER/JDMT. \$38,565.60.

WISE, AMANDA - NewRez, LLC; 202524343.

WORRY FREE TAX & FINANCIAL SOLUTIONS, LLC: SILICON VALLEY BANK, GRNSH. - Iskran Enterprises, LLC; 202401543.

JUDGMENTS AND LIENS ENTERED

Week Ending February 3, 2026

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

ADAMS-BICKEL ASSOCIATES, LLC - Custom Siding, LLC; 202601533; Mechanics Lien Claim; \$16,912.37.

BERG, ANDREW - Beacon Bank & Trust Successor, by Merger to Berkshire Bank, et al.; 202601604; Complaint in Confession of Judgment; \$354,040.83.

BURWELL, DAVID - Westlake Services, LLC; 202601446; Certification of Judgment; \$4,201.58.

DiCLAUDIO, SCOTT - 200 North 16th Street Associates, L.P.; 202601474; Complaint in Confession of Judgment; \$49,045.07.

GOODWINE, EUGENE - Capital One, N.A.; 202601459; Certification of Judgment; \$3,974.97.

GUPTA, MANAV - Capital One, N.A.; 202601469; Certification of Judgment; \$3,931.30.

HERBERT, TYRRELL - Capital One, N.A.; 202601466; Certification of Judgment; \$5,794.00.

LUU, BINH - Capital One Bank USA, N.A.; 202601484; Certification of Judgment; \$7,893.99.

PALLOTTO, ANGELA - Capital One, N.A.; 202601472; Certification of Judgment; \$9,826.27.

SEMBER, MICHAEL - Capital One, N.A.; 202601479; Certification of Judgment; \$4,025.90.

WHITMOYER, LISA - Capital One, N.A.; 202601470; Certification of Judgment; \$2,060.66.

WILSON, TYNELL - Zacharias, Amanda; 202601757; Judgment fr. District Justice; \$7,164.16.

WILSON, TYNELL - Zacharias, Amanda; 202601758; Judgment fr. District Justice; \$4,307.48.

**ABINGTON TWP. -
entered municipal claims against:**

Giovinazzo, Lawrence; 202601544; \$3,352.25.

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

Aguirre, Diana; 202670027; \$11,537.78.

Bensamuel, Gadi; 202670031; \$167,486.32.

DeLuca, Joseph; 202670034; \$6,946.54.

Fox Logistical Staffing, Inc.; 202670030; \$20,792.89.

Haley, Jarelle; 202670035; \$41,233.88.

Jacobovitch, Chaya; 202670032; \$167,486.32.
 Montico, Anthony; 202670026; \$41,714.48.
 Scott, Thomas; Angela; 202670028; \$39,247.87.
 Star Tech Ambulance, Inc.; 202670029; \$13,693.48.
 Walker, Obediah; Jennifer; 202670033; \$39,086.20.

LETTERS OF ADMINISTRATION

Granted Week Ending February 3, 2026

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

BRUSKIN, BEATRICE - Cheltenham Township;
 Bruskin, Daniel E., 805 Gregory Road, Jenkintown,
 PA 19046.
 DITELLA, JOANNE - Lansdale Borough; Ditella,
 Vincent J., 313 Evans Avenue, Willow Grove,
 PA 19090.
 HARPEL, SUSAN R. - Upper Hanover Township;
 Harpel, Dennis, 2200 Warner School Road,
 East Greenville, PA 18041.
 JAMES, CARL R. - Norristown Borough; Cupidore,
 Elrica, 820 W. Main Street, Norristown, PA 19401.
 LANDIS, ROBIN B. - Lower Salford Township;
 Snyder, Trisha C., 676 Allentown Road, Telford,
 PA 18969.
 McCLURE, INEZ - Norristown Borough; McClure,
 Linda R., 226 E. Marshall Street, Norristown,
 PA 19401.
 O'BRIEN, DOROTHY - Montgomery Township;
 Carberry, Clare O., 1313 S. 33rd Street, Philadelphia,
 PA 19146.
 RUSSO, VINCENT M. - Hatfield Township; Russo,
 Fredda M., 2610 Diamond Street, Hatfield Township,
 PA 19440.
 WHITE, MARY R. - Jackson, Marion, 126 Summit House,
 West Chester, PA 19382-6518.

SUITS BROUGHT

Week Ending February 3, 2026

The Defendant's Name Appears First in Capital Letters

BANKS, MORGAN - Gilbert, Anthony; 202601678;
 Complaint Divorce.
 BAUMGARTNER, JEFFREY - Beck, Yvonne; 202601488;
 Complaint in Ejectment.
 BMW FINANCIAL SERVICES, N.A., LLC - Recigno,
 David; 202601613; Defendants Appeal from
 District Justice.
 BREWER, WILLIAM; SILVER, RASHIDA -
 Norris Hills Apartments; 202601451; Petition
 to Appeal Nunc Pro Tunc; Schachner, Jessica.
 BROOKS, JAIMEE - Arbor Grove Apartments;
 202601165; Petition to Appeal Nunc Pro Tunc.
 CHEW, CHARLES - Chew, Kyndel; 202601580;
 Complaint for Custody/Visitation; Fleisher, Lynn A.
 DELEE, SHAIKAE - Stokes, Yaseer; 202601746;
 Complaint for Custody/Visitation.
 DUGGAN, OMAR - Walker, Aneska; 202601753;
 Complaint for Custody/Visitation.
 FAUST, MATT - Zajac, Alexandra; 202601171;
 Complaint for Custody/Visitation; Donoghue Sr.,
 Jason G.

GIRARD, TRACY - Gresko, David; 202601569;
 Complaint for Custody/Visitation.
 HARRIS, ESTEFANIA - Harris, Randall; 202601897;
 Complaint Divorce.
 HASAN, MOHAMAD - Hasan, Jerrica; 202601485;
 Complaint for Custody/Visitation.
 ISHMAIL, RACHEL - Ishmail, Rizwan; 202601772;
 Complaint Divorce.
 LINDMONT, DEANNA - Lindmont, Sara; 202601547;
 Complaint for Custody/Visitation; Ryan, Jennifer R.
 MAGANA ADAN, EFREN - Chavez, Julia; 202601158;
 Complaint for Custody/Visitation.
 MANDRACCHIA, ALEXIS - Mandracchia, Christopher;
 202601742; Complaint for Custody/Visitation;
 Bitler Jr., Timothy Baker.
 McCLOSKEY, LISA - McCloskey, Dennis; 202601610;
 Complaint for Custody/Visitation; Evian, Samantha J.
 MUELLER, KIMBERLEE - Conway, Amanda;
 202601680; Petition for Protection from Intimidation.
 OLOMUA, VANESSA - Daniels, Josiah; 202601404;
 Complaint for Custody/Visitation.
 PANFILE, HANNAH; BALBONI, MATTHEW -
 Panfile, Frank; 202601763; Complaint for Custody/
 Visitation; Mullaney, Christopher P.
 PEISCHL, DIANE - Aaron Abstract Company;
 202601672; Civil Action; Petriello, Louis J.
 PENNSYLVANIA DEPARTMENT OF
 TRANSPORTATION - Pfeffer, Sandra;
 202601205; Appeal from Suspension/Registration/
 Insp.; Mallis, Paul J.
 PENNSYLVANIA DEPARTMENT OF
 TRANSPORTATION - Coleman, William; 202601420;
 Appeal from Suspension/Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF
 TRANSPORTATION - Small, Eric; 202601425;
 Appeal from Suspension/Registration/Insp.;
 DeNardo, William C.
 PENNSYLVANIA DEPARTMENT OF
 TRANSPORTATION - Small, Eric; 202601426;
 Appeal from Suspension/Registration/Insp.;
 DeNardo, William C.
 PENNSYLVANIA DEPARTMENT OF
 TRANSPORTATION - Faysal, Mohammed;
 202601514; Appeal from Suspension/
 Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF
 TRANSPORTATION - Luong, Vien; 202601577;
 Appeal from Suspension/Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF
 TRANSPORTATION - Joseph, Edwin; 202601465;
 Appeal from Suspension/Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF
 TRANSPORTATION - Gibbs, Justin; 202601530;
 Appeal from Suspension/Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF
 TRANSPORTATION - Shin, Antony; 202601752;
 Appeal from Suspension/Registration/Insp.;
 Marinelli, Carmen C.
 PERKINS, RYAN - Perkins, Mercy; 202601496;
 Complaint for Custody/Visitation.
 REYES, YANETH - Chicas Sorto, Carlos;
 202601623; Civil Action.
 RICHARDSON, JAMES - Richardson, Brittney;
 202601545; Complaint Divorce.
 RICHTER, VICTORIA - Tornetta, David; 202601619;
 Complaint for Custody/Visitation; Golding, Loretta.

ROYE, DESTRY - Migala, Katherine; 202601588; Complaint Divorce; Cardonick, Carol E.

RUIZ TIROS, MONICA; LUNA, TOMAS; ZEPEDA, ANTONIA - Ortiz, Abraham; 202601077; Complaint for Custody/Visitation; Mitchell, Adriana Nmn.

SELF INSURED SOLUTIONS, LLC - California Restaurant Mutual Benefit Corporation; 202601445; Foreign Subpoena.

SHANK, GIOVANNI - Shank, Adrianna; 202601331; Civil Action.

SIRI, TIESSE; MEDA, YVES - Smith, Ryan; 202601592; Complaint for Custody/Visitation; Mixon, Justin.

TAMBURRI, GINA - Nexus Luxury Apartments; 202601464; Petition to Appeal Nunc Pro Tunc.

THOMAS, GRACE - Pennsylvania SPCA; 202600640; Petition; McGinn, Courtney.

VAUGHN, FREDDY - Castillo, Juan; 202601732; Defendants Appeal from District Justice.

WALT DISNEY PARKS AND RESORTS U.S., INC. - Kane, Dorothy; 202601583; Foreign Subpoena.

WARKENTIN, SCOTT - Warkentin, Laura; 202601671; Complaint for Custody/Visitation; Stein, Cynthia W.

WEDDEMIRE-RICKETTS, MILANA - Meiris, Liza; 202601452; Defendants Appeal from District Justice.

HANSEN, PAUL R. - Upper Merion Township; Hansen, Beverly B., 419 Gulph Ridge Drive, King of Prussia, PA 19406.

HELWIG, AUGUST C. - West Conshohocken Borough; Helwig, Terence, 111 E. Park Road, Havertown, PA 19083; O'Donoghue, Justin M., 233 Mallard Drive E., North Wales, PA 19454.

HILLMAN, PETER V. - Hatfield Township; Hillman, Catherine D., 1567 Pine Tree Drive, Hatfield, PA 19440.

KUNSCH SR., ROBERT J. - Royersford Borough; Kunsch, Jeffrey A., 905 Walnut Street, Royersford, PA 19468; Matthews, Sandra L., 296 Old Chestnut Road, Elkton, MD 21921.

LAFREDO, YURIKO - Plymouth Township; Lafredo, Stephen, 2711 Woodspring Lane, Harleysville, PA 19438.

LARKIN, BARBARA L. - West Norriton Township; Schulte, Holly L., 126 Plowshare Road, West Norriton, PA 19403.

PERTSCHI, GERTRUDE M. - Horsham Township; Pertschi, Christina M., 301 Olive Avenue, Horsham, PA 19044.

RILOFF, EDWIN H. - Lower Moreland Township; Riloff, Ellen, 6617 N. Shadow Run Drive, Tucson, AZ 85704; Riloff, Leeann, 230 Tall Pines Road, Chocorua, NH 03817.

ROTHENHEBER, ELEANOR O. - Franconia Township; Ruggiero, Jennifer E., 102 Hunters Way, Souderton, PA 18964.

SCHEUTZ, NANCY - North Wales Borough; Sketchley, Sandra, 2161 Schaefer Road, Abington, PA 19001.

SCHUMACHER, JOAN D. - Upper Dublin Township; Colella, Karen, 83 Brinker Drive, Doylestown, PA 18901.

SCHWARZ, PAMELA P. - Lower Merion Township; Schechter, Elizabeth, 7290 Meadow Wood Lane, Clarksville, MD 21029; Schwarz Jr., Robert, 110 Ivywood Lane, Wayne, PA 19087.

SKRZAT, STACY G. - Telford Borough; Skrzat, Phillip S., 239 S. Dietz Mill Road, Telford, PA 18969.

SMITH, KATHLEEN M. - Lansdale Borough; Smith, Paul M., 2235 Edgehill Road, Huntingdon Valley, PA 19006; Smith, Stephen J., 338 Valley Road, Oreland, PA 19075.

SPEIDEL, ROSE - Upper Moreland Township; Haas, Susan J., 119 Haines Drive, Moorestown, NJ 08057.

VARGUS, IONE D. - Lower Providence Township; Holloman, Suzanne V., 8037 Fair View Lane, Eagleville, PA 19403.

WILLS PROBATED

Granted Week Ending February 3, 2026

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

BENNETT, FRANCES C. - Montgomery Township; Bennett, Jean, 182 Fishers Road, Bryn Mawr, PA 19010; Bennett, Nancy, 50 Columbia Street, Brookline, MA 02446.

BOYD, CHARLES B. - Telford Borough; Boyd, Charles E., 616 Avenue C, Feasterville, PA 19053; Boyd, Lisa M., 412 Woodbine Avenue, Feasterville, PA 19053.

BRODHAG, EVELYN V. - Towamencin Township; Knower, Carolyn A., 1230 Hunter Hill Drive, Lansdale, PA 19446.

CASTOR, FRANCES M. - Castor, John B., 570 Pinney Road, Huntingdon Valley, PA 19006.

COER, ELLIS E. - Hatboro Borough; Coer, William, 3 Virginia Lane, Horsham, PA 19044; Tritsch, Monica, 219 Loller Road, Hatboro, PA 19040.

COSGROVE, RUTH - Cheltenham Township; Bray, Debbie R., 2435 Patane Avenue, Roslyn, PA 19001; Dudo, Susan B., 8307 Tulpehocken Avenue, Elkins Park, PA 19027.

CRISTALDI, JEAN M. - Abington Township; McCallister, Donna M., 2035 Susquehanna Road, Abington, PA 19001; McLaughlin, Linda L., 38330 Canal Street, Ocean View, DE 19970.

FEOLA, JOSEPH A. - Abington Township; Feola, Anthony A., 1504 Dreshertown Road, Dresher, PA 19025.

FITZGERALD, WALLACE L. - Pottstown Borough; P.O. Box 444, Pottstown, PA 19464.

GAMBONE, MILDRED - Norristown Borough; Gambone, Michael S., 103 Lattice Lane, Collegetown, PA 19426.