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# Montgomery County Law Reporter

*The Official Legal Periodical of Montgomery County*  
(Available in Digital format)

VOLUME 162, NUMBER 28 NORRISTOWN, PA JULY 10, 2025

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**\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 14, 2025**

# Montgomery County Law Reporter

(USPS 361-080)

*Reporting the Decisions of the Divisions of the Court of the  
Thirty-Eighth Judicial District of Pennsylvania,  
Composed of Montgomery County,  
Officially Designated by the Rule Thereof as the  
Legal Periodical for the Publication of Legal Notices*

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**Office:** 100 West Airy Street, P.O. Box 268, Norristown, PA 19404  
**Tel:** 610-279-9660 **Fax:** 610-279-4846  
**Website:** [www.montgomerybar.org](http://www.montgomerybar.org)  
**E-mail:** [LegalAds@montgomerybar.org](mailto:LegalAds@montgomerybar.org)  
*Denise S. Vicario, Esq., Executive Director  
Jessica M. Gambone, Desktop Publisher*

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The **MONTGOMERY COUNTY LAW REPORTER** is published every Thursday. **The submission DEADLINE for all Legal Notices and Commercial & Classified Advertisements will be 2:00 p.m. on TUESDAY for the following Thursday's Issue. Deadlines are subject to change for Holiday schedule. The deadlines will be strictly enforced.** Notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the **Law Reporter** nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The **Montgomery County Law Reporter** maintains sole editorial discretion and reserves the right to refuse publication of any submission.

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JULY

• **TUESDAY, JULY 22<sup>ND</sup>**

CLE (In-Person): The Stuff Ya Can't Learn in Law School: Practice Points for Young Lawyers and Law Students & Closing Reception

Location: MBA Building; Time: 4:00 PM to 6:00 PM; Credit: 1.0 Substantive

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Check out your latest **MBA BAR NEWS** email!

CLASSIFIEDS

Employment Opportunity - Judicial Law Clerk

A law clerk position is open in the Orphans' Court Division of the Court of Common Pleas of Montgomery County. The Division handles a wide array of interesting matters including Trusts and Estates, Guardianships, Adoptions and matters involving non-profit organizations.

To see the full job description and apply by visiting the following website: <https://www.governmentjobs.com/careers/montcopa>.





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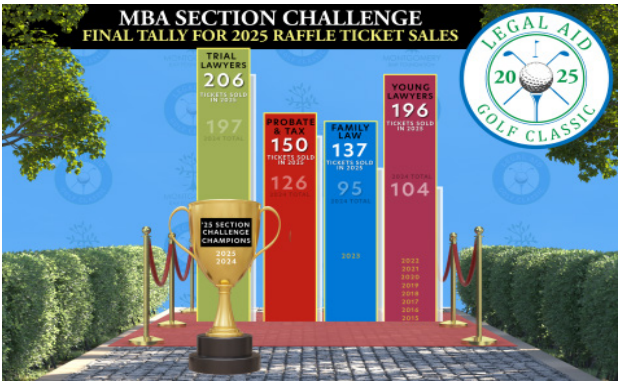
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Thank you to everyone who sponsored, golfed, or bought raffle tickets for this year's Legal Aid Golf Classic. All your support is greatly appreciated. The winning section of the Raffle Challenge is The Trial Lawyers Section with **206 Tickets!**

**Final Totals:**  
Trial Lawyers: **206**  
Young Lawyers: **196**  
Probate & Tax: **150**  
Family Law: **137**



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Go to [www.palegalads.org](http://www.palegalads.org)

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This centralized database provides a convenient way to search for notices published in the official Legal Journals of 67 counties in the Commonwealth of Pennsylvania.

This publication of legal notices ensures that individuals have access to the information they are entitled to by law. It is a requirement in order to provide members of the public an opportunity to make their opinions known before a ruling is made or law is created.

START

TYPES OF INFORMATION PUBLISHED

- Action on Dispute
- Action to Quiet Title
- Adoptions
- Audit Sale
- Bankruptcy Filings
- Change of Name Notice
- Civil Actions
- Consolidation
- Estate Filings
- Resolutions

Legal journals are the court's designated publication for the advertisement of legal notices in each county. In Pennsylvania, County Bar Associations are designated to publish that county's legal journal.

Various Notice Requirements

- Business Name Incorporations
- Judgments and Liens
- Judicial Tax Sale
- Shelf Sells
- Termination of Parental Rights
- Trust Filings
- Wills Probated

Additional information can be found in Pa. Code's Title 17, Pa. Statutes and Commonwealth Statutes, Title 17 Pa.C.S.A. Legal Notices.

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## 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, July 30, 2025.*

### To all parties in interest and claimants:

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

### Second Publication

By virtue of a Writ of Execution **No. 2015-27792**, 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 or ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property, made for Glenside Bond and Mortgage Company, by Charles E. Shoemakers, Inc., Engineers and Surveyors, Abington, Pennsylvania, on July 21, 1966, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Phipps Avenue (40 feet wide as shown on said Plan), which point is at the distance of 150 feet, measured South 47° 45' East, along the said side of Phipps Avenue, from its intersection with the Southeasterly side of Osbourne Avenue (40 feet wide, as shown on said Plan); thence, extending from said beginning point, and along the said side of Phipps Avenue, South 47° 55' East, the distance of 50 feet to a point; thence, extending South 42° 5' West, the distance of 125 feet to a point; thence, extending North 47° 55' West, the distance of 50 feet to a point; thence, extending North 42° 5' East, the distance 125 feet to the first mentioned point and place of beginning.

BEING the same premises which Glenside Bond and Mortgage Company, a Pennsylvania Corporation, by Deed dated November 6, 1970, and recorded November 6, 1970, in Montgomery County, in Deed Book 3627 at Page 48, conveyed unto Bernard A. Griggs and Lucille V. Griggs, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Lucille V. Dickerson, by Deed from Lucille Dickerson and Roxanna Griggs dated September 4, 2008, and recorded September 24, 2008, in Deed Book 5708 at Page 01669, being Instrument Number 2008095901.

Parcel Number: 30-00-53640-00-6.

Location of property: 2766 Phipps Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lucille V. Dickerson** at the suit of U.S. Bank, National Association, as Co-Trustee for Mortgage Equity Conversion Asset Trust 2011-1 (a/k/a Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1). Debt: \$271,412.80.

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

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

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

By virtue of a Writ of Execution **No. 2018-14065**, 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 "Dublin Crossing", made by Charles E. Shoemaker, Inc., dated October 31, 1985, last revised June 10, 1986, said Plan being recorded in Plan Book A-47 at Page 281, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Waterford Way (50 feet wide), said point being measured, the three following courses and distances from a point of curve on the Southeasterly side of Brittany Drive: (1) leaving Brittany Drive, along the arc of a circle, curving to the left, having a radius of 15.00 feet, the arc distance of 27.51 feet to a point of tangent on the Northeasterly side of Waterford Way; (2) South 48 degrees 57 minutes 11 seconds East, 213.47 feet to a point of curve; and (3) along the arc of a circle, curving to the right, having a radius of 175.00 feet, the arc distance of 22.19 feet to the point of beginning, said point of beginning, also being a corner of Lot 23; thence, extending from said point of beginning, along Lot 23, North 48 degrees 18 minutes 41 seconds East, 180.34 feet to a point on the Southwesterly side of Welsh Road; thence, extending along the same, South 49 degrees 34 minutes 24 seconds East, 206.01 feet to a point; a corner of Lot 25; thence, extending along the same, South 76 degrees 19 minutes 22 seconds West, 259.50 feet to a point of curve on the Northeasterly side of Waterford Way; thence, extending along the same, along the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 85.56 feet to the first mentioned point and place of beginning.

CONTAINING in area 28,769 square feet.

BEING Lot 24 as shown on the above-mentioned Plan.

BEING the same premises which Paris D. Hudes, by Deed, dated 12/12/1994, and recorded at Montgomery County Recorder of Deeds Office, on 12/28/1994, in Deed Book 5101 at Page 601, granted and conveyed.

Parcel Number: 54-00-16555-88-7.

Location of property: 1737 Waterford Way, Maple Glen, PA 19002.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Paris D. Hughes and Olivia M. Hughes** at the suit of School District of Upper Dublin. Debt: \$16,924.94.

**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.

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By virtue of a Writ of Execution **No. 2018-22016**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, being more particularly bounded and described according to a Survey made, thereof, by Herbert H. Metz, Registered Engineer, of Lansdale, Pennsylvania, on 2/25/1947, as follows, to wit:

BEGINNING at a point, a corner, marking the intersection of the Northwest side of Cannon Avenue, formerly Third Avenue, as laid out 48 feet wide, originally laid out 33 feet wide, and the Northeast side of Fourth Street, as laid out 48 feet wide; thence, extending along the Northeast side of said Fourth Street, North 43 degrees 30 minutes West, 65 feet to a point, a corner of other land of the said Blanch Skrzat; thence, extending along said other land of the said Blanch Skrzat, North 47 degrees 21 minutes East, 150.02 feet to an iron pin, a corner on the Southwest side of a 20 feet wide alley; thence, extending along the Southwest side of said 20 feet wide alley, South 43 degrees 30 minutes East, 65 feet to an iron pin, a corner on the Northwest side of Cannon Avenue, aforesaid; thence, extending along the Northwest side of Cannon Avenue aforesaid, South 47 degrees 21 minutes West, 150.02 feet to the place of beginning.

BOUNDED on the Northeast by said 20 feet wide alley, on the Southeast by Cannon Avenue, on the Southwest by Fourth Street, and on the Northwest by other land of Blanch Skrzat.

BEING the same premises which Francis J. Mariano, by Deed, dated 9/25/2009, and recorded 10/16/2009, in Montgomery County, in Deed Book 5747 at Page 1190, conveyed unto Jennifer Cimini, in fee.

BEING the same premises which Tax Claim Bureau, by Deed, dated 12/20/2023, and recorded 1/5/2024, in Montgomery County, in Deed Book 6351 at Page 534, conveyed unto Michael T. Johnson, in fee.

Parcel Number: 11-00-05940-00-7.

Location of property: 701 W. Fourth Street, Lansdale, PA 19446.

The improvements thereon are: Commercial building (repair shop or garages).

Seized and taken in execution as the property of **Jennifer Cimini and Michael T. Johnson** at the suit of Francis J. Mariano, an Incapacitated person, by his Guardian, Dwayne Logie. Debt: \$212,712.05, plus interest, fees and costs from November 30, 2022.

**Craig H. Fox (Fox and Fox Attorneys at Law, P.C.), Attorney(s).** I.D. #49509

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.

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By virtue of a Writ of Execution **No. 2019-20336**, 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 **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Minor Subdivision Plan, prepared for Richard W. Sauppe, dated 8/23/1999, and last revised 2/10/2000, and recorded in the Office for the Recorder of Deeds, at Norristown, Pennsylvania, in Plan Book \_\_\_ at Page \_\_\_ as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right-of-way line of Cowpath Road (as widened to 40 feet from existing centerline to Southwesterly ultimate right-of-way line), said point, being a corner of this and Lot #3; thence, extending from said point and place of beginning, and extending along the Southwesterly ultimate right-of-way line of Cowpath Road, South 52 degrees 06 minutes 00 seconds East, 100.00 feet to a point, a corner of lands, now or late of Joseph E. Mroz; thence, extending along the same, the (2) following courses and distances as follows, to wit: thence, (1) South 44 degrees 23 minutes 59 seconds West, 64.34 feet to a point; thence, (2) South 39 degrees 03 minutes 00 seconds West, 146.86 feet to a point, a corner of Lot #2; thence, extending along the same, North 52 degrees 06 minutes 00 seconds West, 94.00 feet to a point, a corner of Lot #3; thence, extending along the same, North 39 degrees 03 minutes 00 seconds East, 210.80 feet to the point and place of beginning.

BEING Lot# 1 as shown on said Plan.

BEING the same premises which John F. Boyle, and wife Mary A. Boyle, by Deed, dated 12/7/2010, and recorded 1/24/2011, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Book 5791 at Page 1782, granted and conveyed unto John F. Boyle, in fee.

Parcel Number: 350002284003 a/k/a 35-00-02284-00-3.

Location of property: 1000 Cowpath Road, Hatfield, PA 19440.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John F. Boyle a/k/a John Frederick Boyle** at the suit of Wells Fargo Bank, N.A. Debt: \$372,175.28.

**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. 2021-15851**, 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 **Bridgeport Borough**, Montgomery County, Pennsylvania, being known as No. 10 Fraley Street, bounded and described as follows, to wit:

BEGINNING at a point, the North corner of Hurst and Fraley Streets; thence, along the Northeasterly side of Fraley Street, Northwesterly, 11 feet; thence, along premises, being known as No. 9 Fraley Street, at right angles to said Fraley Street, Northeasterly, the line passing through the middle of the partition wall, between the houses, 76 feet to the Southwest side of a 4 feet wide alley, laid out for the common use of the properties abutting thereon; thence, along the said side of said alley, Southeasterly, parallel with Fraley Street, 11 feet to the Northwesterly side of Hurst Street, aforesaid and along said side of Hurst Street, Southwesterly, 76 feet to the place of beginning.

BEING the same premises which JKM Source, LLC, by Deed, dated 11/25/09, and recorded at Montgomery County Recorder of Deeds Office, on 12/4/09, in Deed Book 5752 at Page 2208, granted and conveyed unto Kevin R. O'Toole.

Parcel Number: 02-00-02804-00-2.

Location of property: 10 Fraley Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Kevin R. O'Toole** at the suit of Borough of Bridgeport. Debt: \$10,654.47.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-18767**, 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 THOSE FOUR CERTAIN lots or pieces of land, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, known and described as Lots Nos. 4, 5, 6 and 7, in Block "I", on Plan of Fairview Park, described in accordance with a Survey thereof, made by James Cresson, C.E., May 1924, as follows, to wit:

BEGINNING at a point on the Southeast side of Bush Street, at the distance of 260 feet, Northeasterly, from the Northeast side of Ninth Street, a corner of this and Lot No. 8 on said Plan; thence, extending along said side of said Bush Street, Northeasterly, 80 feet to a point, a corner of these and Lot No. 3 on said Plan; thence, extending along said Lot No. 3, Southeasterly, 110 feet to a point on the Northwest side of Line Alley, Southwesterly, 80 feet to a point, a corner of this and said Lot No. 8 on said Plan; and thence, extending along said Lot No. 5, Northwesterly, 110 feet to the first mentioned point and place of beginning.

BEING the same premises which Catherine Santangelo, Philomena G. Barnhart, Joseph DeFusco and Theresa Della Franzia, by Deed, dated December 29, 2005, and recorded at Montgomery County Recorder of Deeds Office, on January 10, 2006, in Deed Book 5586 at Page 1091, granted and conveyed unto Barbara Alvarez.

Parcel Number: 02-00-00152-00-8.

Location of property: 800 Bush Street, Bridgeport, PA 19405.

The improvements thereon are: Duplex.

Seized and taken in execution as the property of **Barbara Alvarez** at the suit of Borough of Bridgeport. Debt: \$3,128.41.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-21630**, 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 THOSE CERTAIN three lots of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, being known as Lots Nos. 122, 123 and 124, or Nos. 122, 124 and 125, in the John A. Selinger Plan, described in two tracts, bounded, limited as follows, to wit:

Tract No. 1 - BEGINNING at a point on the North side of Ash Street, 330 feet and West from Jupiter Street; thence, extending Northwardly and parallel with said Jupiter Street, along the dividing line of this and Lot No. 121, 140 feet to a 20 feet wide alley; thence, Westwardly, along said alley, 30 feet to the dividing line of this and Lot No. 123; thence, by the same, Southwardly, 140 feet to said Ash Street; thence, Eastwardly, along said Ash Street, 30 feet to the place of beginning.

BEING Lot No. 122 in Plan laid out by J. A. Selinger.

Tract No. 2 - BEGINNING at a point the Northeast corner of Ash Street and Grosstown Road; thence, Easterly, along the North side of Ash Street, 60 feet, more or less to Lot No. 123 (or No. 122); thence, by the same, Northwardly, 140 feet to a 20 feet wide alley; thence, by the same, Westwardly, 46 feet, more or less to the East side of Grosstown Road; thence, by the same, Southwardly, 160 feet, more or less to the place of beginning.

BEING Lots Nos. 123 and 124 (or 124 and 125) on the John A. Selinger Plan.

BEING the same premises which Jean Brightbill, by Deed, dated 12/03/2020, and recorded at Montgomery County Recorder of Deeds Office, on 01/07/2021, in Deed Book 6208 at Page 1982, granted and conveyed unto James Middleton.

Parcel Number: 64-00-00088-00-1.

Location of property: 100 Grosstown Road, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **James Middleton** at the suit of Pottsgrove School District. Debt: \$5,909.99.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-24312**, 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 **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, at the Northeast corner of a forty feet wide street and Poplar Street; thence, along said forty feet wide street, South 83-3/4 degrees East, two hundred and ninety feet to a stake; thence, North 4 degrees West, two hundred and three feet and three inches to a stake, and North 83-3/4 degrees West, two hundred and fifty-three feet and ten inches to Poplar Street; thence, along said Street, South 6-1/4 degrees West, two hundred feet to the place of beginning.

BEING the same premises which Glenn A. Kuszyk, by Deed, dated 05/15/2020, and recorded at Montgomery County Recorder of Deeds Office, on 05/28/2020, in Deed Book 6181 at Page 1051, granted and conveyed unto Mark D. Capps.

Parcel Number: 60-00-00472-00-8.

Location of property: 1270 Farmington Avenue, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Mark D. Capps** at the suit of Pottsgrove School District. Debt: \$5,706.42.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-25156**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of "Robinhood Village" made for Mead Lands, Inc., recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Deed Book No. 2299 at Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Surrey Lane (50 feet wide), at the distance of 241.23 feet, Southeastwardly from a point of tangent in the same, which said point of tangent is at the arc distance of 29.16 feet, measured along the arc of a circle, curving to the left, having a radius of 20 feet from a point of curve on the Southeastly side of Warminster Road (41.5 feet wide); thence, extending from said point of beginning,

North 41 degrees, 00 minutes, 50 seconds East, along Lot No. 5 on said plan, 195 feet to a point; thence, extending South 48 degrees, 59 minutes, 10 seconds East, 91.58 feet to a point, a corner of Lot No. 7 on said plan; thence, extending South 41 degrees, 28 minutes, 47 seconds West along said Lot No. 7 and crossing a proposed 10 feet wide drainage right-of-way and 15 feet wide right-of-way for sewer, one hundred ninety-five and ten one-hundredths feet to a point, on the Northeasterly side of said Surrey Lane; thence, extending along the said side of Surrey Lane, partly re-crossing the aforesaid rights-of-way, Northwestwardly, along the arc of a circle, curving to the left, having a radius of 2,880 feet, the arc distance of 23.42 feet to a point of tangent, in said Surrey Lane; thence, continuing along the said side of Surrey Lane, partly crossing said rights-of-way, North 48 degrees, 59 minutes, 10 seconds West, 66.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

BEING the same premises which Gerard A. Fuerle, Administrator of the Estate of Thomas E. Fuerle, Deceased, by Deed, dated 10/23/2009 and recorded 11/2/2009, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5748 at Page 2892, granted and conveyed unto Sarah E. McClatchy.

Parcel Number: 59-00-16621-00-6.

Location of property: 307 Surrey Lane, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Sarah E. McClatchy** at the suit of M&T Bank. Debt: \$222,571.08.

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

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

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

By virtue of a Writ of Execution **No. 2023-00657**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Southeasterly side of Hamilton Street, at the distance of one hundred thirty five feet, Northeastwardly from Airy Street, a corner of this and other land of the Hamilton Terrace Company; thence, Southeastwardly, along said other land, two hundred feet to a point on the Northwestly side of a twenty feet wide alley, laid out and dedicated for public use; and thence, Northeastwardly, along said side of said alley, forty five feet to a point, a corner of this and other land of the said Hamilton Terrace Company; and thence, Northwestwardly, along said other land of said Hamilton Terrace Company, two hundred feet to a point on the Southeasterly Side of said Hamilton Street, aforesaid; thence, Southwestwardly along said side of said Hamilton Street, forty five feet to the place of beginning.

BEING the same premises, which Gary D. Armbrust and Michelle A. Armbrust, husband and wife, by Deed, dated May 29, 2008, and recorded in the Office of Recorder of Deeds, of Montgomery County, on July 1, 2008, at Book 5698 at Page 833, granted and conveyed unto Bashshar Rafiq and Terri L. Gray, husband and wife.

Parcel Number: 13-00-14772-00-2.

Location of property: 508 Hamilton Street, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Bashshar Rafiq and Terri L. Gray** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3. Debt: \$276,165.26.

**Matthew C. Fallings**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2023-02964**, 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, named and identified as Hampshire at Haverford Condominium, located in **Lower Merion Township**, Montgomery County, Pennsylvania, which as heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101, et seq., by the recording in the Montgomery County Department of Records, of Declaration, dated 2/29/1990, and recorded on 1/30/1990, in Deed Book 4937 at Page 321; and a First Amendment thereto, dated 11/8/1993, and recorded 11/29/1993, in Deed Book 5062 at Page 441; and a Second Amendment thereto, dated 6/12/1995, and recorded 6/15/1995, in Deed Book 5115 at Page 532.

BEING and designated as Unit No. C-101, together with a proportionate undivided interest in the common elements (as defined in such Declaration).



BEING the same premises which Tomoko T. Belentepe and Cengiz Y. Belentepe, by Deed, dated May 25, 2017, and recorded July 7, 2017, in Montgomery County, in Deed Book 6051 at Page 2648, granted and conveyed unto Christina S. Klapp, in fee.

Parcel Number: 40-00-67552-90-7.

Location of property: 104 Woodside Road, #C-101, Haverford, PA 19041.

The improvements thereon are: Residential condominium.

Seized and taken in execution as the property of **Christina Klapp a/k/a Christina S. Klapp** at the suit of Hampshire at Haverford Condominium Owners Association. Debt: \$69,917.82 plus interest, fees and costs from September 16, 2024.

**Craig H. Fox (Fox and Fox Attorneys at Law, P.C.)**, Attorney(s). I.D. #49509

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, 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. 2023-19398**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and known and designated as Lot No. 530, and seven feet of the Northeast side of Lot No. 529, on a Certain Plan of Lots, at Willow Grove, Surveyed by Joseph W. Hunter, C.E., and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 403 at Page 500, bounded and described as one lot, as follows, to wit:

BEGINNING at a point on the Northwest side of Prospect Avenue, three hundred forty-three feet Northeastward, from the Northeast side of Rubicam Avenue.

CONTAINING in front or breadth on said Prospect Avenue thirty-two feet and extending Northwestward of that width in length or depth between parallel lines at right angles to said Prospect Avenue one hundred twenty-five feet.

BEING known as Premises No. 1728 (formerly 338) Prospect Avenue.

BEING the same premises which John M. Jackson, by Deed, dated the 3rd day of April A.D. 2000, and recorded at Norristown, Montgomery County, in Deed Book No. 5313 at Page 685, granted and conveyed unto Mattie E. King, in fee. TITLE TO SAID PREMISES IS VESTED IN Sylvia D. Washington, by Deed from Mattie E. King, dated April 10, 2000, recorded April 11, 2000, in Book No. 5313 at Page 687. Sylvia D. Washington died on 02/26/2022. according to a Plan as follows:

Parcel Number: 30-00-54816-00-9.

Location of property: 1728 Prospect Avenue, Willow Grove, PA 19090.



The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Michael Troy King, in his Capacity, as Administrator and Heir of the Estate of Sylvia D. Washington a/k/a Sylvia Doreen Washington a/k/a Sylvia King Washington, deceased; Alvin Maurice King, in his capacity as Heir of the Estate of Sylvia D. Washington a/k/a Sylvia Doreen Washington a/k/a Sylvia King Washington, deceased; Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations, Claiming Right, Title, Or Interest from or under Sylvia D. Washington a/k/a Sylvia Doreen Washington a/k/a Sylvia King Washington, deceased** at the suit of Specialized Loan Servicing LLC. Debt: \$81,518.22.

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

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

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

By virtue of a Writ of Execution **No. 2023-21019**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on 2/3/1953, and revised 7/13/53, as follows, to wit:

**BEGINNING** at a point on the Northeasterly side of Newbold Lane (50 feet wide), which point is measured South 68 degrees 13 minutes East, 175 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 25 feet, the arc distance of 39.27 feet from a point on the Southeasterly side of Willow Grove Avenue (46.5 feet wide); thence, extending North 21 degrees 47 degrees East, 311.28 feet to a point, thence, extending South 68 degrees 35 minutes East, 100 feet to a point; thence, extending South 21 degrees 47 minutes West, 311.92 feet to a point on the Northeasterly side of Newbold Lane; thence, extending along the Northeasterly side of Newbold Lane, North 68 degrees 13 minutes West, 100 feet to the first mentioned point and place of beginning.

**BEING** Lot No. 4 Newbold Lane.

**BEING** the same premises which Meyer Steinberg, by Deed, dated 12/16/1983, and recorded 01/04/1984, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4726 at Page 2411, granted and conveyed unto Charlie Thorpe and Barbara Thorpe, in fee.

**AND** the said Charles Thorpe has departed this life, on or about 09/19/2021, thereby vesting title of the mortgaged premises unto Barbara Thorpe.

Parcel Number: 31-00-20248-00-7.

Location of property: 7913 Newbold Lane, Laverock, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charlie Thorpe, Deceased and Barbara Thorpe** at the suit of Freedom Mortgage Corporation. Debt: \$368,298.97.

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

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

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

By virtue of a Writ of Execution **No. 2023-22109**, 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 together, with the building and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey, dated 7/16/1973, last revised 11/27/1973, made by Serdy, Bursich and Associates, Inc., as follows, to wit:

**BEGINNING** at a point on the Northwesterly side of Valley Road (50 feet wide), being a point on the Northeasterly line of Lot No. 19; thence, extending along the said side of Lot No. 19, North 39 degrees 22 minutes \_\_ seconds West, 210.68 feet to a point, in line of land, now or late of the St. Aloysius Roman Catholic Church; thence, along land of the church, North 38 degrees 04 minutes East, 40 feet to a point, in line of Lot No. 17; thence, extending along line of Lot No. 17, South 52 degrees 18 minutes East, 216.16 feet to a point on the Northwesterly side of Valley Road; thence, along the said side of Valley Road, the following 2 courses and distances: (1) South 37 degrees 42 minutes West, 3 feet to a point of curve; (2) on the arc of a circle, curving to the right, having a radius of 325 feet, the arc distance of 85.08 feet to the first mentioned point and place of beginning.

**BEING** the same premises which Jarar S. Schneider and Thomas Wolsky, by Deed, dated 10/05/2021, and recorded at Montgomery County Recorder of Deeds Office, on 01/24/2022, in Deed Book 6263 at Page 1624, granted and conveyed unto Susan Agnew.

Parcel Number: 42-00-05041-13-7.

Location of property: 1393 N. Valley Road, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Susan Agnew** at the suit of Pottsgrove School District. Debt: \$5,648.68.

**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.

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By virtue of a Writ of Execution **No. 2023-22608**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, being Lot No. 45 and a portion of Lot No. 46 on Plan of Grove Terrace Annex, recorded in Deed Book 388 at Page 500, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made November 6, 1943, by William T. Muldrew, Registered Engineer, Jenkintown Pa., as follows, to wit:

BEGINNING at a point on the Northwest side of Davisville Road, at the distance of 792 feet, Southwesterly from the Southwest side of a certain 50 feet wide street, as laid out on said Plan, a point, a corner in the Lot No. 46, now owned by John B. Messmer; thence, extending in and through said Lot and by said land, John B. Messmer, Northwesterly, 147.91 feet to a point, a corner on the Southeast right-of-way line of the Northeast Pennsylvania Railroad Company; thence, extending along the said Southeast side of said right-of-way, Southwesterly, 33.14 feet to a point, a corner of Lot No. 44; thence, extending along said Lot, Southeasterly, 151.11 feet to a point on the Northwest side of Davisville Road, aforesaid; thence, extending along the Northwest side of Davisville Road, Northeasterly, 33 feet to the first mentioned point and place of beginning.

BEING the same premises which John Shihadeh, by Deed, dated 06/17/1988, and recorded at Montgomery County Recorder of Deeds Office, on 06/22/1988, in Deed Book 4877 at Page 239, granted and conveyed unto Gerry W. Kester and Mindy K. Kester.

Parcel Number: 59-00-04294-00-3.

Location of property: 548 Davisville Road, Upper Moreland, PA 19090.

The improvements thereon are: Multi-use, such as retail, office, apartments.

Seized and taken in execution as the property of **Gerry W. Kester and Mindy K. Kester** at the suit of School District of Upper Moreland Township. Debt: \$4,258.59.

**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.

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By virtue of a Writ of Execution **No. 2023-22727**, 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, together with the one and one-half story brick dwelling house thereon erected, being known as House No. 1460 Sunset Drive, situate on the Southern side of Sunset Drive, West of Queen Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, being further known as the Western, 28 feet of Lot No. 68 and the Eastern, 29 feet of Lot No. 67, as shown on Plan of "Rosemont", said Plan being recorded in the Recorder's Office of Montgomery County, at Norristown, in Deed Book 1437 at Page 601, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southern side of Sunset Drive, at a point, 347 feet 0 inches West of the Western side of Queen Street; thence, in a Southerly direction at right angles to Sunset Drive, a distance of 100 feet 0 inches to a point; thence, in a Westerly direction at right angles to last described line, a distance of 57 feet 0 inches to a point; thence, in a Northerly direction at right angles to last described line, a distance of 100 feet 0 inches to a point in the Southern side of Sunset Drive; thence, in an Easterly direction along the same, at right angles to last described line, a distance of 57 feet 0 inches to the place of beginning.

BEING the same premises which Marlene H. Boldaz, by Deed, dated December 23, 2003, and recorded at Montgomery County Recorder of Deeds Office, on January 7, 2004, in Deed Book 5489 at Page 455, granted and conveyed unto Gregory S. Remick.

Parcel Number: 16-00-28696-00-7.

Location of property: 1460 Sunset Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Gregory S. Remick** at the suit of Pottstown School District. Debt: \$5,449.25.

**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.

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By virtue of a Writ of Execution **No. 2023-24071**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or piece of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey as made by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a corner of lands, now or late of Quentin G. Downing, said point, being in the middle of Kepler Road (33 feet wide and ultimate width as per Lot Plan of 50 feet), otherwise known as State Rural 0446203; thence, from said point of beginning, continuing along the middle of said Kepler Road, North 41 degrees 22 minutes East, 94 feet to a corner other lands of Bard W. Ludwig; thence, along the same, South 48 degrees 38 minutes East, 223 feet to a corner and continuing along the same, South 41 degrees 22 minutes West, 111.31 feet to a corner, on line of lands of Quentin G. Downing; thence, along the same, North 44 degrees 14 minutes West, 225.67 feet to the place of beginning.

BEING the same premises which Joseph P. Chrisman and Valerie P. Chrisman, his wife, by Indenture, dated July 15, 1988, and recorded July 25, 1988, at Norristown, in the Office for the Recorder of Deeds, in and for Montgomery County, in Deed Book 4880 at Page 1518, granted and conveyed unto Ronald L. Church and Linda R. Church, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kevin Kovach, as Sole Owner, by Deed from Ronald L. Church and Linda R. Church, his Wife, dated September 7, 2011, recorded September 9, 2011, in Book No. 5812 at Page 2196.

Parcel Number: 42-00-02602-00-2.

Location of property: 1180 Kepler Road, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Kevin Kovach** at the suit of Wells Fargo Bank, N.A. Debt: \$140,574.85.

**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.

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By virtue of a Writ of Execution **No. 2023-24925**, 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 Plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has theretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 03, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration of Condominium, dated 04/18/1973, and recorded on 05/11/1973, in Deed Book 3848 at Page 424; a Code of Regulations, dated 04/18/1973, and recorded on 05/11/1973, in Deed Book 3848 at Page 438; and any amendments thereto, as the same may change from time to time, and a Declaration Plan, dated 06/01/1973, and last revised and recorded in Condominium Plan Book 8 at Page 34.

BEING and designated on the Declaration Plan as Building Number 47, Unit Number 721.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Kie Properties, LLC, by Deed, dated January 11, 2022, and recorded February 11, 2022, in Book 6267 at Page 858, being Instrument No. 2022018934, in the Office of the Recorder of Deeds, of Montgomery County, PA, granted and conveyed unto Kathleen Duffy, in fee.

Parcel Number: 53-00-07632-00-1.

Location of property: 721 Springhouse Court, Lansdale, PA 19446.

The improvements thereon are: Residential, condominium/townhouse.

Seized and taken in execution as the property of **Kathleen Duffy** at the suit of Planet Home Lending, LLC. Debt: \$279,949.26.

**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.

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By virtue of a Writ of Execution **No. 2023-25580**, 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 tract of land, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the bed of Wasser Road, located at a distance of eighty-two feet, South one degree, ten minutes East from an iron pin, at the intersection of said Wasser Road and Werners School Road, said iron pin as shown on a road topographical survey, made for **Upper Hanover Township**, by H. Roy Whittaker, Registered Civil Engineer, dated August 10, 1968, to wit: thence, South one degree, ten minutes East, one hundred and fifty feet, along the center line of the said Wasser Road to a point, a corner; thence, North eighty-eight degrees, fifty minutes East, three hundred and eighty-seven feet along the lands of George J. Berbaum to a point, a corner; thence, North one degree, ten minutes West, one hundred and fifty feet, still along the lands of George J. Berbaum to a point, a corner; thence, South eighty-eight degrees, fifty minutes West, three hundred and eighty-seven feet, still along the lands of George J. Berbaum to the first mentioned point in the bed of Wasser Road and the place of beginning.

CONTAINING one and thirty-three one-hundredths acres of land, more or less.

UNDER AND SUBJECT to Agreements of Record.

BEING the same premises which Richard H. Gray and Carol A. Gray, his wife, by Deed, dated June 12, 1987, and recorded June 19, 1987, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 4841 at Page 1322, granted and conveyed unto Robert J. Danweber and Carol E. Danweber, his wife, in fee.

AND THE SAID Carol E. Danweber passed away on or about June 1, 2021, thereby vesting title in Robert J. Danweber, surviving spouse.

AND THE SAID Robert J. Danweber passed away on or about April 9, 2023, thereby passing title of the premises unto Robert E. Danweber, Troy D. Danweber, Sean J. Danweber, and Kimberly C. Danweber, Known Heirs of Robert J. Danweber, deceased and any Unknown Heirs, Successors, Assigns and All Person, Firms or Associations Claiming Right, Title or Interest from or under Robert J. Danweber, deceased.

Parcel Number: 57-00-03610-00-5.

Location of property: 2563 Wasser Road, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Person, Firms or Associations Claiming Right, Title or Interest from or under Robert J. Danweber, deceased; Robert E. Danweber, Known Heir of Robert J. Danweber, deceased; Troy D. Danweber, Known Heir of Robert J. Danweber, deceased; Sean J. Danweber, Known Heir of Robert J. Danweber, deceased; and Kimberly C. Danweber, Known Heir of Robert J. Danweber, deceased** at the suit of BankUnited N.A. Debt: \$154,067.10.

**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. 2024-02707**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or pieces of ground, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania.

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, being Lots numbered 25 and 26, on a Plan of Lots of "Greenwood Terrace", recorded at Norristown, in Deed Book 471 at Page 500, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeastly side of Eighth Street, at a distance of two hundred and six tenths feet (incorrectly given in prior deeds as two hundred two feet six inches) Southeastwardly, from the Southeastly side of Green Street, being a corner of Lot No. 27 on said Plan; thence, along Lot No. 27, at right angles to Eighth Street, Northeastwardly, one hundred forty feet to the Southwestly side of a twenty feet wide alley, Southeastwardly, forty feet to a point, a corner of Lot No. 24 on said Plan; thence, along Lot No. 24, Southwestwardly, one hundred forty feet to a point on the Northeastly side of Eighth Street, aforesaid; thence, along said side of Eighth Street, Northwestwardly (incorrectly given in prior deeds as Southwestwardly), forty feet to the place of beginning.

BEING the same premises which Catherine Pagano, Philomena Pagano, and Ralph Pagano by Deed, dated 2/11/93, and recorded 11/23/93, in the office for the Recorder of Deeds, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5061 at Page 2205, granted and conveyed unto Joseph M. Pagano Sr., in fee.

BEING the same premises which Joseph M. Pagano, Sr., by Deed, dated June 25, 2004, and recorded at Montgomery County Recorder of Deeds Office, on July 13, 2025, in Deed Book 5516 at Page 1022, granted and conveyed unto Theresa A. Williams, Deceased (December 31, 2021).

Parcel Number: 02-00-01460-00-5.

Location of property: 107 8th Street, Bridgeport, PA 19405.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Douglas Williams, as Administrator of The Estate of Theresa A. Williams, Deceased** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$120,952.39.

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

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

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



By virtue of a Writ of Execution **No. 2024-04323**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Giang Huong Nguyen** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Debt: \$303,451.42.

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

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

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

By virtue of a Writ of Execution **No. 2024-07858**, 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 improved unit, in the property known, named and identified in the Declaration Plan referred to below as Saw Mill Run Condominium, located on Arch Street, in **Norristown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds,

of Montgomery County, of a Declaration, dated July 17, 1975, recorded July 17, 1975, in Deed Book 4040 at Page 537; a Declaration Plan, dated April 14, 1975, recorded July 17, 1975, in Condominium Plan Book 4 at Page 20; and a Code of Regulations, dated July 17, 1975, recorded July 17, 1975, in Deed Book 4040 at Page 562.

BEING designated on said Declaration Plan as Unit No. 22, as more fully described in such Declaration Plan and Declaration.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) and which interest may be changed by Amendment thereto.

BEING the same premises which Barry N. Reinhart and Lizanne S. Reinhart, by Deed, dated February 15, 2001, and recorded at Montgomery County Recorder of Deeds Office, on February 21, 2001, in Deed Book 5351 at Page 102, granted and conveyed unto Ronald Gniewek and Delores Armstrong. Ronald Gniewek departed this life on August 31, 2011.

Parcel Number: 13-00-33279-00-8.

Location of property: 22 Saw Mill Run, Unit #22, Norristown, PA 19401.

The improvements thereon are: Condominium/townhouse.

Seized and taken in execution as the property of **Delores Armstrong** at the suit of U.S. Bank Trust, National Association, as Trustee for LB-Ranch Series V Trust. Debt: \$124,443.04.

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

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

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

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By virtue of a Writ of Execution **No. 2024-14644**, 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 **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northeasterly side of Eighth Avenue, at the distance 196.47 feet, Northwesterly from Forrest Street, a corner of this and other property, now or late of Joseph McFarland, said point of beginning, being opposite to the center of the partition wall located between these premises and Joseph McFarland's adjoining premises; thence, Northeasterly, at right angles to said Eighth Avenue, the line, being through the center of the partition wall, between the premises hereby conveyed and the said Joseph McFarland's adjoining premises, 76 feet to a point of a corner of this and other property, now or late of Annie Harvey; thence, along the line of said Annie Harvey's adjoining land, 14.73 feet, Northwesterly to a point, a corner of this and other property, now or late of LaLance Bert Clemens; thence, along the line of said adjoining property and passing through the center of the partition wall of these premises and the said LaLance Bert Clemens premises, Southwesterly, 76 feet to the Northeasterly side of Eighth Avenue, and along the said side of said Eighth Avenue, Southeasterly, 14.73 feet to the place of beginning.

TITLE IS VESTED IN Gerald E. Rath III and Christina Marie Amento, as tenants by the entireties, by Deed from Gerald E. Rath, Jr. and Rita I. Rath, dated August 14, 1992, and recorded on August 21, 1992, with the Montgomery County Recorder of Deeds at Book 5016 at Page 1379.

Parcel Number: 05-00-00612-00-4.

Location of property: 120 W. Eighth Avenue, Conshohocken, PA 19428.

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

Seized and taken in execution as the property of **Gerald E. Rath, III and Christine A. Rath a/k/a Christine Marie Amento** at the suit of MTGLQ Investors, L.P. Debt: \$64,490.37.

**Jacqueline F. McNally (Padgett Law Group)**, Attorney(s). I.D. #201332

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.

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By virtue of a Writ of Execution **No. 2024-15728**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan made of Part of Lots 403 and 424, and all of Lots 404 to 423, on Plan of Baederwood, made by George B. Mebus, Inc., Engineers, Glenside, Pa., on October 14, 1955, and last revised October 7, 1957, as follows to wit:

BEGINNING at a point on the Southeast side of Wanamaker Road (forty (40) feet wide), which point is measured South fifty-two (52) degrees twenty-one (21) minutes West, sixty and ninety one-hundredths (60.90) feet from a point,



which point is measured on the arc of a circle, curving to the left, having a radius of three thousand sixty-five and two hundred ninety-three one-thousandths (3,065.293) feet, the arc distance of twelve hundred seven and sixteen one-hundredths (1,207.16) feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of forty-five (45) feet, the arc distance of fifteen and eighteen one-hundredths (15.18) feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of forty-six and thirty one-hundredths (46.30) feet, the arc distance of fifteen and seventeen one-hundredths (15.17) feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of three thousand sixty and twenty-nine one-hundredths (3,060.29) feet, the arc distance of thirty-nine and thirty-eight one-hundredths (39.38) feet from a point of intersection of the Southeast side of Wanamaker Road, and the Southwest side of Bader Road (formerly Wharton) (sixty (60) feet wide) (as projected to intersection).

CONTAINING in front or breadth on said Wanamaker Road, thirty (30) feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to the said Wanamaker Road, and crossing the bed of a certain proposed driveway, which extends Northeastwardly; thence, Northwestwardly, into Wanamaker Road, and Southwestwardly; thence, Northwestwardly, into Wanamaker Road, and crossing the bed of a right-of-way, for poles, one hundred fifty-five (155) feet to a point on the Southeast side of said right-of-way, the Northeastly line thereof, partly passing through the party wall, between this premises and the premises adjoining on the Northeast.

BEING part of Lot No. 425 Wanamaker Road; also known as Lot No. 84 Wanamaker Road.

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

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order and repair.

BEING the same premises with Raymond J. Taccalozzi, Administrator of The Estate of William J. Taccalozzi, deceased, by indenture bearing date March 14, 2005, and recorded March 29, 2005, in the Office of the Recorder of Deeds, in and for the County of Montgomery, State of Pennsylvania, in Deed Book 5548 at Page 402, granted and conveyed unto Edward D. VanDoran, in fee.

UNDER AND SUBJECT to certain right of way agreement.

TITLE TO SAID PREMISES IS VESTED IN Peter C. Berger, by Deed from Edward D. VanDoran, dated December 31, 2007, and recorded January 4, 2008, in Deed Book 12300 at Page 493, being Instrument Number 2008081924.

Parcel Number: 30-00-70136-00-7.

Location of property: 555 Wanamaker Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peter C. Berger** at the suit of Bank of America, N.A. Debt: \$132,624.96. **Nathalie Paul (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #309118

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

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

By virtue of a Writ of Execution **No. 2024-18169**, 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 **Lansdale Borough**, Montgomery County, Pennsylvania, being Lot No. 249 on a Plan of Lots, originally laid out by Hetz & Gillinder, Registered Engineers, of Lansdale, Pennsylvania, for the Lansdale Land Company, on June 16, 1913, and shown on revised Plan made thereof, by Herbert H. Metz, Registered Engineers and Surveyor of Lansdale, Pennsylvania for Wellington H. Rosenberry, in March 1942, and being bounded and described as follows, to wit:

BEGINNING at an iron pin set, for a corner at the intersection of the Southeastly side line of Franconia Avenue, as laid out on said Plan, 50 feet wide, with the Southwestly side line of Delaware Avenue, as laid out on said Plan, 48 feet wide; thence, extending along said side line of said Franconia Avenue, South 46 degrees 49 minutes West, 144 feet to an iron pin, and for a corner at the intersection of said Southeastly side line of Franconia Avenue, with the Northeastly side line of a 12 feet wide alley, as laid out on said Plan; thence, extending along said side line of said alley, South 43 degrees 05 minutes East, 51.61 feet to an iron pin, set for a corner of this and Lot No. 248 on said Plan; thence, extending along said Lot No. 248, North 46 degrees, 55 minutes East, 144 feet to an iron pin set in the Southeastly side line of Delaware Avenue, aforesaid; thence, extending along said side line of Delaware Avenue, North 43 degrees 05 minutes West, 51.87 feet to an iron pin, the place of beginning.

BEING the same premises which Richard C. Kirk, Jr. and Marsha L. Kirk, by Deed, dated July 29, 2003, and recorded August 12, 2003, being Instrument Number 016809, in the Office of the Recorder of Deeds, of Montgomery County, Pennsylvania, granted and conveyed unto Aaron T. Rudolph and Astrida A. Rudolph, husband and wife, in fee.

Parcel Number: 11-00-03828-00-4.

Location of property: 940 Delaware Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Aaron Rudolph a/k/a Aaron T. Rudolph and Astrida Rudolph a/k/a Astrida A. Rudolph** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, Successor, in Interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II, Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-5. Debt: \$309,092.93.

**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. 2024-22328**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit in the property known, named and identified as Providence View Condominium, located in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. Sec. 3101, et seq., by the recording in the Montgomery County Department of Records of a Declaration dated November 4, 1996, and recorded on November 6, 1996, in Deed Book 5166 at Page 1832; and a First Amendment thereto, dated December 20, 1996, and recorded January 14, 1997, in Deed Book 5174 at Page 797; and a Second Amendment thereto, dated February 21, 1997, and recorded February 27, 1997, in Deed Book 5178 at Page 643; a Third Amendment thereto, dated May 6, 1997, and recorded May 12, 1997, in Deed Book 5185 at Page 1053; a Fourth Amendment thereto, dated July 15, 1997, and recorded July 31, 1997, in Deed Book 5194 at Page 639; a Fifth Amendment thereto, dated August 29, 1997, and recorded September 4, 1997, in Deed Book 5198 at Page 1381; and a Sixth Amendment thereto, dated November 18, 1997, and recorded November 18, 1997, in Deed Book 5207 at Page 91; and a Seventh Amendment thereto, dated April 2, 1998, and recorded April 2, 1998, in Deed Book 5220 at Page 2465; and an Eighth Amendment thereto, dated May 15, 1998, and recorded May 19, 1998, in Deed Book 5226 at Page 385; and a revised Eighth Amendment thereto, dated May 22, 1998, and recorded May 28, 1998, in Deed Book 5227 at Page 398; and a Ninth Amendment thereto, dated July 10, 1998, and recorded July 17, 1998, in Deed Book 5233 at Page 969; and a Tenth Amendment thereto, dated October 14, 1998, and recorded October 22, 1998, in Deed Book 5245 at Page 1421; and an Eleventh Amendment thereto, dated January 21, 1999, and recorded January 22, 1999, in Deed Book 5256 at Page 1898; and a Twelfth Amendment thereto, dated April 5, 1999, and recorded April 5, 1999, in Deed Book 5265 at Page 1508; and a Thirteenth Amendment thereto, dated June 29, 1999, and recorded July 1, 1999, in Deed Book 5277 at Page 1876; and a Fourteenth Amendment thereto, dated August 30, 1999, and recorded September 2, 1999, in Deed Book 5286 at Page 1097; and a Fifteenth Amendment thereto, dated June 12, 2003, and recorded June 20, 2003, in Deed Book 5460 at Page 2292, being designated as Unit No. 105, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.00%.

UNDER AND SUBJECT to conditions, restrictions and agreements as now appear of record.

BEING the same premises which John Natuzzi and Maria C. Natuzzi, by Deed, dated December 31, 2002, and recorded on March 10, 2003, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5448 at Page 2381, granted and conveyed unto Maria C. Natuzzi.

Parcel Number: 61-00-04991-02-4.

Location of property: 511 Andover Lane, Collegeville, PA 19426.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Maria C. Natuzzi** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for Legacy Mortgage Asset Trust 2018-RPL1. Debt: \$249,228.56.

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

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

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

By virtue of a Writ of Execution **No. 2024-22579**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Plan of Lots, Section No. 3, Springbourne, made by H. Gilroy Damon Assoc., Inc., Civil Engineers, Sharon Hill, PA, dated 12/17/1975, and last revised 4/26/1976, as follows, to wit:

**BEGINNING** at a point on the Southeasterly side of Caversham Road (50 feet wide), which point is measured the following two courses and distances from a point of curve on the Southwesterly side of Dixon Road (50 feet wide): (1) leaving said Dixon Road, on the arc of a circle, curving to the left, having a radius of 21.63 feet, the arc distance of 37.33 feet to a point of tangent on the said Southeasterly side of Caversham Road; (2) South 41 degrees 43 minutes West, 286.46 feet to the place of beginning; thence, extending from said Caversham Road, and along Lot No. 74 on said Plan, South 48 degrees 17 minutes East, 120 feet to a point in line of Lot No. 69 on said Plan; thence, partly along same, South 41 degrees 43 minutes West, 32.91 feet to a corner of Lot No. 76 on said Plan; thence, along same, South 34 degrees 48 minutes 30 seconds West, 82.16 feet to a point on the Northeasterly side of Caversham Road (100 feet wide); thence, along same, the following two courses and distances: (1) North 46 0 minute 21 seconds West, 129.94 feet to a point on the Southeasterly side of Caversham Road; (2) thence, along same, North 41 degrees 43 minutes East, 109.33 feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 75 on said Plan.

CONTAINING in area 13,804 square feet.

BEING the same premises which Ulysees Gammage and Minnie R. Gammage, by Deed, dated 4/26/2019, and recorded at Montgomery County Recorder of Deeds Office, on 4/26/2019, in Deed Book 6143 at Page 2016, granted and conveyed unto Minnie R. Gammage.

Parcel Number: 31-00-04334-03-6.

Location of property: 7809 Caversham Road, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Minnie R. Gammage** at the suit of Citizens Bank, N.A. Debt: \$177,445.13.

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

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

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

By virtue of a Writ of Execution **No. 2024-22583**, 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 Hanover Township**, Montgomery County, Pennsylvania, designated as Lot #10 on a Plan of Lots, prepared by Oliver M. Mest, Surveyor, dated June 26, 1958, bounded and described as follows, to wit:

BEGINNING at a point, in the center line of the public highway, leading from Palm to Hosensack, at the distance of nine hundred twenty feet, measured Northeastwardly, along said center line from a corner of lands, now or late of Minnie Cleaver; thence, along the center line of said public highway, North thirty eight degrees eleven minutes East, one hundred feet to a corner; thence, South fifty two degrees thirty four minutes East, two hundred feet to a point; thence, South thirty eight degrees eleven minutes West, one hundred and three feet to a corner of Lot #9 on said Plan; thence, along Lot #9, North fifty one degrees fifteen minutes West, two hundred feet to the first mentioned point and place of beginning.

BEING the same premises which Susan K. Harpel, Executrix of the Estate of Arthur R. Bartman, by Deed, dated December 16, 1996, and recorded December 20, 1996, in Book 5171 at Page 1733, in the Office of the Recorder of Deeds of Montgomery County, PA, granted and conveyed unto William Scott Henry and Christine A. Henry, husband and wife, in fee.

Parcel Number: 57-00-02785-00-2.

Location of property: 1180 Station Road, Palm, PA 18070.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christine A. Henry and William Scott Henry** at the suit of U.S. Bank, National Association, as Trustee for the AFC Mortgage Loan Asset Backed Certificates, Series 1998-3. Debt: \$144,412.50.

**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. 2024-24383**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Map of Property of "Washington Square Heights, Inc." Section "G", made by Yerkes Engineering Company, dated March 23, 1959, revised April 27, 1959, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book No. 5 at Page 20, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Daws Road (fifty feet wide), said point, being at the distance of twenty and forty-two one-hundredths feet, measured on the arc of a circle, curving to the right, having a radius of thirteen feet from a point of curve on the Southeasterly side of Clearview Avenue (fifty feet wide); thence, extending from said point of beginning, South forty-nine degrees nine minutes East, along the Southwesterly side of Daws Road, one hundred twelve feet to a point; thence, extending South forty degrees, fifty-one minutes West, one hundred forty-one and fifty one-hundredths feet to a point; thence, extending North forty-nine degrees nine minutes West, one hundred twenty-eight and fifty-four one-hundredths feet to a point on the Southeasterly side of Clearview Avenue, aforesaid; thence, extending along the Southeasterly side of Clearview Avenue, the two following courses and distance: (1) Northeastwardly, on the arc of a circle, curving to the left, having a radius of four hundred fifty feet, the arc distance of fifty-six and fifty-one one-hundredths feet to a point of tangent, on the same; and (2) North forty degrees, fifty-one minutes East, seventy-two and fourteen one-hundredths feet to a point of curve on the same; thence, extending on the arc of a circle, curving to the right, having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to the first mentioned point of tangent and place of beginning.

BEING the same premises which Amedeo R. Zabala & Anne G. Zabala, husband and wife, by Deed, dated September 25, 1978, and recorded October 5, 1978, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 4349 at Page 385, granted and conveyed unto William A. O'Toole and Janice L. O'Toole, husband and wife, in fee.

AND THE SAID Janice L. O'Toole has since departed this life on 1/28/05, whereby leaving title vested in William A. O'Toole, by right of survivorship.

AND THE SAID William A. O'Toole died on January 19, 2020, whereupon title vested into Lori Michelle Merritt a/k/a Lori Merritt, in Her Capacity as Heir of the Estate of William A. O'Toole, Deceased; Tara Lee O'Toole, in Her Capacity as Heir of the Estate of William A. O'Toole, Deceased; Christopher W. O'Toole, in His Capacity as Heir of the Estate of William A. O'Toole, Deceased; and Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under the Estate of William A. O'Toole, Deceased

Parcel Number: 66-00-01429-00-8.

Location of property: 1698 Daws Road, Blue Bell, Township of Whitpain, Montgomery County, PA 19422.

The improvements thereon are: A two-story, single-family home with all improvements thereon.

Seized and taken in execution as the property of **Lori Michelle Merritt a/k/a Lori Merritt, in Her Capacity as Heir of the Estate of William A. O'Toole, Deceased; Tara Lee O'Toole, in Her Capacity as Heir of the Estate of William A. O'Toole, Deceased; Christopher W. O'Toole, in His Capacity as Heir of the Estate of William A. O'Toole, Deceased; and Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under the Estate of William A. O'Toole, Deceased** at the suit of Central Penn Capital Management, LLC. Debt: \$565,366.96.

**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. 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: \$185,398.84.

**M. Jacqueline Larkin (Cohen Vaughan 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. 2024-26513**, 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 Upper Moreland Township, Montgomery County, Pennsylvania, known and designated as Lot No. 72, on Plan of lots of Moreland Heights, Tract No. 1, which Plan is duly recorded in Deed Book 887 at Page 600, in and for the County of Montgomery, at Norristown, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Southwesterly side of Woodlawn Avenue (38 feet wide), at the distance of 51.49 feet, Southeast from the Southeasterly side of Church Street (40 feet wide).

CONTAINING in front or breadth on the said Woodlawn Avenue, 51.34 feet and extending of that width, Southwestwardly, 122.04 feet.

BEING the same premises which James E. Cardano and Kathleen L. Cardano, by Deed, dated 02/08/2018, and recorded 02/21/2018, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6080 at Page 1495, granted and conveyed unto Douglas Goodson, in fee.

Parcel Number: 59-00-19018-00-3.

Location of property: 102 Woodlawn Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Douglas J. Goodson** at the suit of Freedom Mortgage Corporation. Debt: \$312,185.56.

**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.

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By virtue of a Writ of Execution **No. 2024-28130**, 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 **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Major Subdivision, "Deer Run", made for Conti Construction Co., by Eustace Engineering & Assoc., dated 11/9/1989, and last revised on 03/17/1995, and recorded in Plan Book A-56 at Page 241, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Doe Court (variable width), said point, being a corner of Open Space, as shown on the above-mentioned Plan; thence, extending from said beginning point and along the Southeasterly side of Doe Court, North 58 degrees 01 minutes 25 seconds East, 33 feet to a point, a corner of Lot No. 83 (erroneously stated as Lot No. 82 in prior Deed), as shown on the above-mentioned Plan; thence, extending along the same, South 31 degrees 58 minutes 35 seconds East, and crossing a certain 10 feet wide utility easement, 100 feet to a point; thence, extending South 58 degrees 01 minutes 25 seconds West, 33 feet to a point, a corner of Open Space, as shown on the above-mentioned Plan; thence, extending along the same, North 31 degrees 58 minutes 35 seconds West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 84, as shown on the above-mentioned Plan.

BEING the same premises which Michael J. Morrone, by Deed, dated April 21, 2014, and recorded May 28, 2014, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5914 at Page 01189, granted and conveyed unto Joseph T. McDonald and Jeanine M. McDonald, in fee.

Parcel Number: 37-00-00653-35-4.

Location of property: 840 Doe Court, Limerick, PA 19468.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joseph T. McDonald and Jeanine M. McDonald** at the suit of Deer Run at Limerick Homeowners Association. Debt: \$\$8,472.57 (\$10,372.57 minus credit of \$1,900).

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

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

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

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By virtue of a Writ of Execution **No. 2024-29475**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or pieces of ground, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania.

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate in the 9th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of the 5th Street, between Johnson and State Streets, being known as No. 58 West 5th Street, bounded and described as follows, to wit:

BEGINNING at a point on the South line of said 5th Street, at the distance of 611 feet, 6 inches Westwardly from the Southwest corner of 5th and Johnson Streets, a corner of this and land of Clarence Kirkoff, late William D. Hertzog; thence, by the South line of said 5th Street, Westwardly, 20 feet to other land of William D. Hertzog; thence, by the same, Southwardly, 140 feet, more or less to a 20 feet wide alley; thence, along said 20 feet wide alley, Eastwardly, 20 feet to land of said Clarence Kirkoff; thence, by the same, Northwardly, 140 feet, more or less, to the place of beginning, passing in part of said course and distance through the middle of the brick division or partition wall of this and house of said Kirkoff, immediately adjoining to the East.

BEING the same premises which Louise M. Gilligan Rogers, by Deed, dated January 4, 2022, and recorded at Montgomery County Recorder of Deeds Office, on February 17, 2022, in Deed Book 6268 at Page 0569, granted and conveyed unto BL Investments LLC.

Parcel Number: 16-00-09444-00-8.

Location of property: 58 W. 5th Street, Pottstown, PA 19464.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **BL Investments LLC** at the suit of Athene Annuity and Life Company. Debt: \$104,823.06.

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

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

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

By virtue of a Writ of Execution **No. 2025-00168**, 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 Gwynedd Township**, Montgomery County, Pennsylvania, Lot No. 6 on a Certain Plan of lots of the Enterprise Working Club, of Penllyn, Pennsylvania, as laid out by James R. Gillian C.P., said Lot being bounded and described as follows to wit:

BEGINNING at a point on the Easterly side of Trewellyn Avenue, at the distance of 326.3 feet, Northerly to the Northerly side of Gwynedd Avenue; thence, North 63 degrees 15 minutes East, 200 feet to a pipe, in line of land of C.E. Ingersoll; thence, by said Ingersoll's land, North 26 degrees 45 minutes West, 36.36 feet to a point, in Lot No. 5 on said Plan; thence, by the side of Lot No. 5, South 63 degrees 15 minutes West, 200 feet to a point in the Easterly side of Trewellyn Avenue; thence, by said side of said Avenue, South 26 degrees 45 minutes East, 36.36 feet to the place of beginning.

BEING the same premises which Francis B. O'Donnell and Karen O. Comfort, by Deed, dated June 2, 2011, and recorded in the Montgomery County Recorder of Deeds, on June 9, 2011, in Deed Book 5803 at Page 01406, being Instrument No. 2011050833, granted and conveyed unto Francis Briscoe O'Donnell a/k/a Francis B. O'Donnell.

AND the said Francis Briscoe O'Donnell a/k/a Francis B. O'Donnell died on March 25, 2018, and his interest vested into Francine Mann, in Her Capacity as Heir of the Estate of Francis Briscoe O'Donnell a/k/a Francis B. O'Donnell, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Francis Briscoe O'Donnell a/k/a Francis B. O'Donnell, Deceased.

Parcel Number: 39-00-04639-00-2.

Location of property: 1115 Trewellyn Avenue, Blue Bell, Lower Gwynedd Township, Montgomery County, PA 19422.

The improvements thereon are: A single-family home.

Seized and taken in execution as the property of **Francine Mann, in Her Capacity as Heir of the Estate of Francis Briscoe O'Donnell a/k/a Francis B. O'Donnell, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Francis Briscoe O'Donnell a/k/a Francis B. O'Donnell, Deceased** at the suit of Pennsylvania Housing Finance Agency, its Successors and Assigns. Debt: \$138,721.20.

**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. 2025-00847**, 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 Merion Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Section #2 of Lafayette Park, made for Anthony J. Volpi, by Valley Forge Engineers Inc., of King of Prussia, Pennsylvania, dated 4/15/1957 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Charles Drive (50 feet wide), at the distance of 704.95 feet, measured Southwestwardly, the 2 following courses and distances from a point of tangent on the Southwesterly side of Thomas Avenue (50 feet wide): (1) on the arc of a circle, curving to the left, having a radius of 15 feet, the arc distance of 23.56 feet; (2) South 89 degrees 21 minutes 30 seconds West, 661.39 feet.



CONTAINING IN FRONT OR BREADTH on the said Southeasterly side of Charles Drive, 85 feet and extending of that width, in length or depth, South 0 degrees 38 minutes 30 seconds East, between parallel lines at right angles to Charles Drive, 158 feet to the Southeasterly side of a certain 10 feet wide utility easement.

BEING Lot #71 on said Plan.

BEING the same premises which Ryan E. Hope, and wife Alice Budno Hope, by Deed, dated 10/02/2014, and recorded 10/20/2014, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5931 at Page 2196, granted and conveyed unto Victor Holubowsky, in fee.

Parcel Number: 58-00-02974-00-1 a/k/a 58026L002 a/k/a 580002974001.

Location of property: 582 Charles Drive, King of Prussia, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Victor Holubowsky** at the suit of Freedom Mortgage Corporation. Debt: \$322,455.39.

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

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

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

By virtue of a Writ of Execution **No. 2025-01062**, 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 four contiguous lots of land, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of a 40 feet wide street, called Jones Street, being the North corner of this and Second Street; thence, by the Northwest side of Second Street, 150 feet to a corner on the Southwest side of a 20 feet wide alley or street, called Cherry Street; thence, along the same, Northwesterly, 162 2/3 feet to a corner; thence, by Lot No. 162, Southwesterly, 150 feet to a corner on the said side of Jones Street; thence, along the said side of said street, Southeasterly, 162 2/3 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 premises which Fannie Mae a/k/a Federal National Mortgage Association, by Special/Limited Warranty Deed, dated June 20, 2018, and recorded July 10, 2018, in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Record Book 6097 at Page 2377, granted and conveyed unto Community Homes Philadelphia, LLC, Mortgagor herein

Parcel Numbers: 56-00-04468-00-3, 56-00-04468-01-2, and 56-00-04468-02-1.

Location of property: 641, 643, 645 Jones Avenue, Lansdale, PA 19446.

The improvements thereon are: Unfinished dwellings.

Seized and taken in execution as the property of **Community Homes Philadelphia, LLC** at the suit of JTS Capital 4 LLC. Debt: \$2,369,743.06.

**Jill Nolan Snider (Frost Brown Todd LLP)**, Attorney(s).

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

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

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

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

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

BEING Lot #62.

BEING the same premises which Marcia Rubin, by Deed, dated 7/19/2019, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6147 at Page 02760, granted and conveyed unto Carly Shaw, in fee. Parcel Number: 650010381138 a/k/a 65-00-10381-13-8. Location of property: 51 Scarlet Oak Drive, Lafayette Hill, PA 19444. The improvements thereon are: Residential property. Seized and taken in execution as the property of **Marcia Rubin and Carly Shaw** at the suit of Wells Fargo Bank, N.A. Debt: \$555,042.14.

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

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

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

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By virtue of a Writ of Execution **No. 2025-01696**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made thereof by Herbert H. Metz, Civil Engineer, dated October 28, 1922, as follows, to wit:

BEGINNING at an iron pin on the Western side of the Chestnut Hill and Springhouse Turnpike Road, at the distance of 117.65 feet, South from the centerline of Mather's Lane; thence, by other land of the Grantors herein, and passing through the middle of the partition wall, between the house erected on this Lot and the house erected on the adjoining Lot, South 86 degrees 09 minutes West, 79 feet to a stake; thence, still by other land of the Grantors, South 74 degrees 57 minutes West, 85.06 feet to a stake; thence, by land, now or late of Calvin Pardee, North 07 degrees 15 minutes West, 28 feet to a stake; thence, by other land of the Grantors, North 75 degrees 08 minutes East, 86.69 feet to a stake; thence, still by said land, North 86 degrees 09 minutes East, 79 feet to a stake; thence, by the side of Chestnut Hill and Springhouse Turnpike Road, South 03 degrees 51 minutes East, 28 feet to the place of beginning.

TOGETHER with the free, common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter, forever.

BEING the same premises which Evelyn K. Barton, by Deed, dated April 10, 2002, and recorded April 10, 2002, in and for the Office of the Recorder of Deeds, in the County of Delaware, Pennsylvania, in Deed Book 5404 at Page 303, granted and conveyed unto Francis Simola, Jr., in fee.

AND BEING the same premises which Francis L. Simola, Jr. and Alice H. Simola, his wife, by Deed, dated May 10, 2004, and recorded May 10, 2004, in and for the Office of the Recorder of Deeds, in the County of Delaware, Pennsylvania, in Deed Book 5506 at Page 1648, granted and conveyed unto Francis L. Simola, Jr. and Alice H. Simola, his wife, as Tenants by the Entireties, in fee.

BEING the same premises which Francis L. Simola, Jr. and Alice H. Simola, by Deed, dated June 6, 2023, and recorded June 12, 2023, in Book No. 6328 at Page 2134, granted and conveyed unto KDM Holdings LLC, A Nevada Limited Liability Company, in fee.

Parcel Number: 65-00-00796-00-3.

Location of property: 566 S. Bethlehem Pike, Fort Washington, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **KDM Holdings LLC and Kerrie H. Deragon** at the suit of Hard Money PA LLC. Debt: \$266,724.96.

**Edward J. McKee (Duane Morris 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.

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By virtue of a Writ of Execution **No. 2025-02270**, 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 town lot of land, with the messuage thereon erected, situate in **Hatfield Borough**, Montgomery County, Pennsylvania, being Lot No. 25, in a Plan of 76 town lots, laid out in said Borough, and filed on the Recorder of Deeds Office, at Norristown, Pa., known as Lambert Farm Lots, and bounded and described as follows, to wit:

BEGINNING on the Northwest side of Blaine Street, at the distance of 650 feet, Southwestward, from a stone, planted for a corner on the Southwest side of Cowpath or Hatfield Road, now Main Street.

CONTAINING IN FRONT OR BREADTH on said Blaine Street, 90 feet, more or less, and extending in length or depth, Northwestward of that width, between parallel lines at right angles to the said Blaine Street, 180 feet, bounded on the Southwest by said Blaine Street (40 feet wide) on the Southwest by Wayne Street, Northwest by Dunlap Street (20 feet wide), and Northeast by ground, late of Abram Server or Lot No. 26.

BEING the same premises which William Hoff and Brian Epp, by Deed, dated April 10, 2017, and recorded April 13, 2017, in Montgomery County, in Deed Book 6040 at Page 1272, granted and conveyed unto Kristen Krol, in fee. Parcel Number: 09-00-00046-00-8.

Location of property: 73 Blaine Avenue, Hatfield, PA 19440.

The improvements thereon are: A duplex dwelling with related improvements.

Seized and taken in execution as the property of **Kristen Krol** at the suit of QNB Bank. Debt: \$149,415.69.

**Kelly S. Eberle**, 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. 2025-02663**, 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 THOSE CERTAIN three lots or pieces of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being known and designated as Lots Numbers 801, 802 and 803, at The Forest, on a Certain Plan of Lots of Crestmont, Division No. 2, recorded in Deed Book No. 496 at Page 500, and bounded and described in accordance thereto as one tract, as follows, to wit:

BEGINNING at a point on the Northwestern side of Edge Hill Road at the distance of 75 feet, eight and five eighths inches, Southwestwardly from the Western corner of Edge Hill Road and Glendale Avenue (50 feet wide); thence extending along the said side of Edge Hill Road, Southwestwardly, on a curve, bearing to the right, with a radius of 473 feet 6 inches, the arc distance of 23 feet, eleven and one fourth inches to a point of tangent; thence, extending along the said side of Edge Hill Road, Southwestwardly, 51 feet, seven eighths inches to a point, a corner of Lot No. 804; thence, extending along the said Lot No. 804, Northwestwardly, 125 feet to a point, in line of Lot 862; thence, extending along Lot No. 862 and Lot No. 807, Northeastwardly, 75 feet to a point, a corner of Lot No. 800; thence, extending along the same, Southeastwardly, 124 feet, fourth and three fourth inches to the place of beginning.

BEING Lot Nos. 801, 802 and 803, as shown on said Plan.

BEING the same premises conveyed to Robert C. Muller and Michele T. Muller, Husband and Wife, under Deed from Robert C. Muller, dated 02/25/1999, recorded in the Montgomery Recorder of Deeds Office, on 03/18/1999, in Deed Book 5263 at Page 1998.

BEING the same premises conveyed to Robert C. Muller, under Deed from Robert C. Muller and Doreen M. Muller, his Wife, dated 12/30/1996, recorded in the Montgomery Recorder of Deeds Office, on 06/26/1997, in Deed Book 5190 at Page 384. NOTE: Divorce Docket No. 1997-02258.

BEING the same premises conveyed to Robert C. Muller and Doreen M. Muller, his wife, as Tenants by Entireties, under Deed from Karen Frizell McKeon, dated 06/13/1985, recorded in the Montgomery Recorder of Deeds Office, on 06/24/1985, in Deed Book 4770 at Page 27.

Parcel Number: 30-00-15736-00-2.

Location of property: 1450 Edge Hill Road, Abington, PA 19001.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **JL Properties Investment LLC** at the suit of Camaplan Administrators FBO T200709-02 IRA. Debt: \$303,040.31, plus interest from September 12, 2024, in the amount of \$52,708.37 for a total Amount of \$5,748.68.

**Samantha J. Koopman and Aimee E. Schnecker**, 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. 2025-04423**, 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, identified and described in the Declaration Plan referred to below as 191 Presidential Condominium, located at 191 Presidential Boulevard, in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July, 1963, P.L. 198, by the Recording in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, of the following documents: (1) a Declaration of Condominium, dated 7/18/1973, and recorded 7/30/1973, in Deed Book 3873 at Page 139; and the First Amendment to the Declaration of Condominium, dated 8/29/1973, recorded 9/10/1973, in Deed Book 3885 at Page 577; and the Second Amendment to the Declaration of Condominium, dated 9/24/1973, and recorded 9/27/1973, in Deed Book 3891 at Page 131; and the Third Amendment to the Declaration of Condominium, dated 10/9/1973, and recorded 10/23/1973, in Deed Book 3897 at Page 282; and the Fourth Amendment to the Declaration of Condominium, dated 10/25/1973, and recorded 10/31/1973, in Deed Book 3899 at Page 258; and the Fifth Amendment to the Declaration of Condominium, dated 1/16/1980,

and recorded 1/16/1980, in Deed Book 4492 at Page 94; and Amended and Restated Declaration of Condominium of 191 Presidential Condominium thereto, dated October 14, 2005, and recorded January 13, 2006, in Deed Book 5586 at Page 2365; and Amendment to Declaration Plan, dated 12/4/1981, and recorded 2/18/1982, in Deed Book 4679 at Page 1164; and the Amendment to Declaration and Declaration Plan, dated 6/24/1983, and recorded 6/29/1983, in Deed Book 4710 at Page 1851; and (2) a Declaration Plan, dated 7/19/1973, in Deed Book 3873 at Page 111 and in Condominium Plan Book 1 at Page 85; and the First Amendment to the Declaration Plan, dated 10/9/1973, and recorded 10/23/1973, in Deed Book 3879 at Page 252, in Condominium Plan Book 2 at Page 30; and Second Amendment to the Declaration Plan, dated 1/16/1980, and recorded 2/7/1980, in Condominium Plan Book 7 at Page 37; and the Amendment Declaration Plan, dated 2/1/1982, and recorded 2/18/1982, in Condominium Plan Book 9 at Page 21; and the Amendment to the Declaration Plan, dated 6/22/1983, and recorded in Condominium Plan Book 9 at Page 56; and (3) a Code of Regulations, dated 7/18/1973, and recorded 7/30/1973, in Deed Book 3873 at Page 193; and the First Amendment to the Code of Regulations, dated 9/24/1973, and recorded 9/27/1973, in Deed Book 3891 at Page 123, being designated on said Declaration Plan as Unit R-414, and being more fully described in said Declaration Plan and Declaration, together with a proportionate undivided .0029641 interest in the common elements as defined in said Declaration.

BEING the same premises which Matthew H. Kamens, Trustee for the Marital Trust Under the Will of Lorraine Cooper-Balls, by Deed, dated June 30, 2006, and recorded on August 14, 2006, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5612 at Page 881, as Instrument No. 2006100492, granted and conveyed unto Maurice Ormes and Shirley Ormes, husband and wife. The said Maurice Ormes departed this life, on or about March 3, 2015, thereby vesting title to Shirley Ormes, by operation of law. The said Shirley Ormes departed this life, on or about January 29, 2024. Mia Ormes has been appointed as the Administrator of the Estate of Shirley Ormes, Deceased as reflected under File No. 46-2024-X1372, filed with the Montgomery County Register of Wills. Whereby operation of law, title vested in Mia Ormes, as Administrator of the Estate of Shirley Ormes, Deceased.

Parcel Number: 40-00-47568-76-7.

Location of property: 191 Presidential Boulevard, R414, Bala Cynwyd, PA 19004.

The improvements thereon are: Condominium unit, in condominium high rise (7 + stories).

Seized and taken in execution as the property of **Mia Ormes, as Administrator of the Estate of Shirley Ormes, Deceased** at the suit of Athene Annuity and Life Company. Debt: \$190,420.59.

**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  
NO. 2021-04076  
CIVIL ACTION - DIVORCE

**Denise Louise Amos,**  
Plaintiff

vs.

**Donald Richard Amos, Jr.,**  
Defendant

### **COMPLAINT IN DIVORCE NOTICE TO DEFEND AND CLAIM RIGHTS**

Notice is hereby given that a divorce action has been filed between Denise Amos and Donald Richard Amos, Jr. on March 30, 2021, in the Court of Common Pleas of Montgomery County, PA. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered

against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children. When the ground for divorce is indignities or irretrievable breakdown of marriage, you may request marriage counseling. A list of marriage counselors is available in the

Office of the Prothonotary  
Montgomery County Courthouse  
Swede and Airy Streets  
Norristown, PA 19401

If you do not file a claim for alimony, marital property, counsel fees, or expenses before the final decree of divorce or annulment is entered, you may lose the right to claim any of them.

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

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

Lawyer Referral Service  
 Montgomery Bar Association  
 100 W. Airy Street  
 Norristown, PA 19401  
 610-279-9660, ext. 201  
[www.montgomerybar.org](http://www.montgomerybar.org)

**Robert J. Reilley, Jr., Esquire**  
**Bello Reilley McGrory & DiPippo, P.C.**  
 144 E. DeKalb Pike, Suite 300  
 King of Prussia, PA 19406

## ARTICLE OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **DLC Management Corporation**, a Pennsylvania corporation, with an address of 21336 Valley Forge Circle, King of Prussia, PA 19406, 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 Business Corporation Law of 1988, as amended.

**Brian J. Boland, Esquire**  
**Kozloff Stoudt Attorneys**  
 2640 Westview Drive  
 Wyomissing, PA 19610

## CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 CIVIL ACTION - LAW  
 NO. 2025-16755

NOTICE IS HEREBY GIVEN that on June 25, 2025, the Petition of Hayley Hutchings Lauren Needelman was filed in the above-named Court, praying for a Decree to change the Petitioner's name to HAYLEY HUTCHINGS STONE.

The Court has fixed August 13, 2025, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 CIVIL ACTION - LAW  
 NO. 2025-10042

NOTICE IS HEREBY GIVEN that on May 6, 2025, the Petition of Karla Valeria Araujo Juarez was filed in the above-named Court, praying for a Decree to change the Petitioner's name to KARLA VALERIA ARAUJO TOBAR.

The Court has fixed August 13, 2025, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 CIVIL ACTION - LAW  
 NO. 2025-06051

NOTICE IS HEREBY GIVEN that on March 24, 2025, the Petition of Rania Tha, Mother, on behalf of Maleah Lauren Drive, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to MALEAH LAUREN THA.

The Court has fixed August 6, 2025, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 CIVIL ACTION - LAW  
 NO. 2025-16713

NOTICE IS HEREBY GIVEN that on June 24, 2025, the Petition of Samantha Grace Pflugfelder was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LUCCA FELIX PFLUGFELDER.

The Court has fixed September 3, 2025, 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.

**Benjamin R. Picker, Esquire**  
**Kaplin Stewart**  
 910 Harvest Drive, Suite 200  
 Blue Bell, PA 19422

## 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

#### **CONNELL, VERA W., dec'd.**

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

#### **FIZZ, WILLIAM E., dec'd.**

Late of Borough of Pottstown.  
 Executrix: ALISA M. PENROSE,  
 c/o Patricia Leisner Clements, Esquire,  
 516 Falcon Road,  
 Audubon, PA 19403.  
 ATTORNEY: PATRICIA LEISNER CLEMENTS,  
 516 Falcon Road,  
 Audubon, PA 19403



**GALLOWAY, MARY DIANNE also known as****DIANNE GALLOWAY, dec'd.**

Late of New Hanover Township.  
 Executor: THOMAS R. GALLOWAY, JR.,  
 c/o Carole Hendrick, Esquire,  
 3927 Mill Road,  
 Collegeville, PA 19426.  
 ATTORNEY: CAROLE HENDRICK,  
 3927 Mill Road,  
 Collegeville, PA 19426

**GOADBY, ALBERT T., dec'd.**

Late of Upper Hanover Township.  
 Executrix: KELLY A. SELLERS.  
 ATTORNEY: MICHELLE M. FORSELL,  
 CROSSON & RICCHETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**GOERIG JR., WILLIAM P., dec'd.**

Late of Blue Bell, PA.  
 Executrix: KATHLEEN MARY GOERIG,  
 1802 Ansley Lane,  
 Blue Bell, PA 19422.  
 ATTORNEY: EDWIN L. GUYER,  
 790 Penllyn Pike, Suite 206,  
 Blue Bell, PA 19422

**HERMAN, SAMANTHA K., dec'd.**

Late of Springfield Township.  
 Administratrix: ANNABELLE M. GUERCIO,  
 2143 Carmen Road,  
 Barker, NY 14012.  
 ATTORNEY: KIRSTEN B. MINISCALCO,  
 WINTER & DUFFY LAW,  
 190 Bethlehem Pike, Suite 1, P.O. Box 564,  
 Colmar, PA 18915

**HIMMELSTEIN, STEPHEN A., dec'd.**

Late of Hatboro, PA.  
 Executrix: CAROLE HIMMELSTEIN,  
 c/o David C. Onorato, Esquire,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454.  
 ATTORNEY: DAVID C. ONORATO,  
 HLADIK, ONORATO & FEDERMAN, LLP,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454

**JOHNSON, SKIP, dec'd.**

Late of Horsham Township.  
 Executrix: ELIZABETH L. KITTRELL,  
 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

**LICATA, BOBBIE J., dec'd.**

Late of Conshohocken, PA.  
 Executor: MICHAEL LICATA,  
 916 Wells Street,  
 Conshohocken, PA 19428.

**ROCHKIND, MANY T., dec'd.**

Late of Upper Merion Township.  
 Administratrix: MICHELLE ROCHKIND,  
 2440 Federal Street, Unit 1,  
 Philadelphia, PA 19146.  
 ATTORNEY: MICHAEL L. DAIELLO,  
 2 W. Market Street,  
 West Chester, PA 19382

**SCHMIEL, KATALIN, dec'd.**

Late of Upper Moreland Township.  
 Administrator: JACK POTOK,  
 11907 Bustleton Avenue,  
 Philadelphia, PA 19116.

**STEPHENSON JR., ROBERT LOUIS, dec'd.**

Late of Lansdale, PA.  
 Executor: JAMES STEPHENSON,  
 961 General Nash Drive,  
 Lansdale, PA 19446.  
 ATTORNEY: PHILIP L. GAZAN,  
 30 W. Airy Street,  
 Norristown, PA 19401

**WILLIAMS, JOSEPH MICHAEL, dec'd.**

Late of Borough of Lansdale.  
 Administrator: SAMUEL WILLIAMS,  
 c/o John R. Lundy, Esquire,  
 Lundy Beldecos & Milby, PC,  
 450 N. Narberth Avenue, Suite 200,  
 Narberth, PA 19072.  
 ATTORNEY: JOHN R. LUNDY,  
 LUNDY BELDECOS & MILBY, PC,  
 450 N. Narberth Avenue, Suite 200,  
 Narberth, PA 19072

**Second Publication****ABEBE, BEKELE, dec'd.**

Late of Dresher, PA.  
 Administrator: ELIAS ABEKE,  
 1569 Arran Way,  
 Dresher, PA 19025.  
 ATTORNEY: FRANCIS C. MILLER,  
 MILLER LAW OFFICES,  
 21 W. Washington Street, Suite D,  
 West Chester, PA 19380

**BAPST JR., RICHARD H. also known as****RICHARD H. BAPST and  
RICHARD BAPST, dec'd.**

Late of Whitemarsh Township.  
 Executrix: CHRISTINA M. BAPST-STUMP,  
 9123 Sligo Creek Parkway,  
 Silver Springs, MD 20901.  
 ATTORNEY: STEVEN M. ZELINGER,  
 STEVEN M. ZELINGER, LLC,  
 1650 Market Street, Suite 3600,  
 Philadelphia, PA 19103

**BONDI, ANGELA, dec'd.**

Late of Montgomery Township.  
 Executor: FREDERICK DUKES,  
 c/o Angelina C. Williams, Esquire,  
 317 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: ANGELINA C. WILLIAMS,  
 SOLOMON, BERSCHLER, CAMPBELL &  
 THOMAS, P.C.,  
 317 Swede Street,  
 Norristown, PA 19401

**FISHER, KATHLEEN, dec'd.**

Late of Hatfield Township.  
 Administratrix: JEAN MARIE MILEY,  
 c/o Joan D. Gallagher, Esquire,  
 1600 Market Street, Suite 1320,  
 Philadelphia, PA 19103-4104.  
 ATTORNEY: JOAN D. GALLAGHER,  
 JOAN GALLAGHER LAW, P.C.,  
 1600 Market Street, Suite 1320,  
 Philadelphia, PA 19103-4104



**GALLAGHER, MARLENE M., dec'd.**

Late of Plymouth Township.  
Executrix: BETH STOUT,  
196 Joyce Lane,  
Honey Brook, PA 19344.  
ATTORNEY: ELIZABETH D. LUBKER,  
LUBKER OSTEN LAW LLC,  
390 Waterloo Boulevard, Suite 210,  
Exton, PA 19341

**HARPEL, GEORGE M., dec'd.**

Late of Douglass Township.  
Administratrix: RACHEL A. SMITH,  
c/o Wolf, Baldwin & Associates, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464.

**JONES, JOAN T., dec'd.**

Late of Whitemarsh Township.  
Executrix: CAROL L. VARRONE,  
413 2nd Street,  
Lafayette Hill, PA 19444.

**LOUGHRAN, FRANCIS H., dec'd.**

Late of Towamencin Township.  
Executrix: FRANCES A. GARVEY,  
4105 Laural Drive,  
Lafayette Hill, PA 19444.  
ATTORNEY: MARYBETH O. LAURIA,  
LAURIA LAW LLC,  
3031 Walton Road, Suite C310  
Plymouth Meeting, PA 19462

**McCALVIN, WANZA ELIZABETH BARNARD, dec'd.**

Late of Borough of Pottstown.  
Administratrix: TULISA D. McCALVIN,  
437 Lincoln Avenue,  
Pottstown, PA 19464.  
ATTORNEY: THOMAS A. MASTROIANNI,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

**MELNIKOFF, SANDRA B. also known as**

**SANDRA MELNIKOFF, dec'd.**  
Late of Lower Merion Township.  
Executors: DANIEL ROSNER,  
1111 S. Broad Street, Unit 502,  
Philadelphia, PA 19147,  
MERYL MELNIKOFF,  
275 S. Bryn Mawr Avenue,  
Bryn Mawr, PA 19010.  
ATTORNEY: MICHAEL L. GALBRAITH,  
GALBRAITH LAW, LLC,  
1845 Walnut Street, 25th Floor,  
Philadelphia, PA 19103

**MOODY, DAVID also known as**

**DAVID G. MOODY, dec'd.**  
Late of Limerick Township.  
Executrix: THERESA M. BALDWIN,  
2007 St. Andrews Drive,  
Berwyn, PA 19312.  
ATTORNEY: JAMES C. KOVALESKI,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

**SKLARZ, LOUIS, dec'd.**

Late of North Wales, PA.  
Administrator: JASON SKLARZ,  
310 Beechwood Drive,  
Beechwood, PA 18960.

**STEVENSON, BETTY LEE, dec'd.**

Late of Worcester Township.  
Executor: DALE M. MURPHY,  
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

**TOMLINSON, DAVID CHARLES also known as  
DAVID TOMLINSON, dec'd.**

Late of Borough of Norristown.  
Executrix: CLAIRE MAE PRIMO,  
c/o Angelina C. Williams, Esquire,  
317 Swede Street,  
Norristown, PA 19401.  
ATTORNEY: ANGELINA C. WILLIAMS,  
SOLOMON, BERSCHLER, CAMPBELL &  
THOMAS, P.C.,  
317 Swede Street,  
Norristown, PA 19401

**WEISS, BARNET, dec'd.**

Late of Lower Moreland Township.  
Executor: MICHAEL WEISS,  
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

**WOLFE, LAWRENCE W., dec'd.**

Late of Upper Moreland Township.  
Executor: JUSTIN WOLFE,  
1201 Wheatshaf Lane,  
Abington, PA 19001.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785

**Third and Final Publication****BARTLETT, MARY A., dec'd.**

Late of Lower Gwynedd Township.  
Executrix: MARY L. BUCKMAN,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: MARY L. BUCKMAN,  
FORD & BUCKMAN, PC,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422

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

Late of Stowe, PA.  
Executrix: SUZANNE PHILLIPS.  
ATTORNEY: CHRISTOPHER H. MEINZER,  
MLO ASSOCIATES,  
516 Main Street,  
Pennsburg, PA 18073,  
215-679-4554

**BLACKBURN, JAMES MARTIN, dec'd.**

Late of Skippack, PA.  
Executrix: HEATHER BLACKBURN,  
1102 N. 3rd Street,  
Philadelphia, PA 19123.

**BOARDMAN, JOSEPH, dec'd.**

Late of Lower Merion Township.  
 Executors: IAN BOARDMAN AND  
 CLIFFORD BOARDMAN,  
 c/o Jonathan H. Ellis, Esquire,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428.  
 ATTORNEY: JONATHAN H. ELLIS,  
 FLASTER GREENBERG PC,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428

**CARTER JR., ROBERT C., dec'd.**

Late of Lower Providence Township.  
 Administrator: JANESE CARTER,  
 c/o Patrick J. Kurtas, Esquire,  
 934 High Street, P.O. Box 696,  
 Pottstown, PA 19464.

**COMEAU, JOYCE A., dec'd.**

Late of Upper Dublin Township.  
 Executor: SCOTT A. COMEAU,  
 c/o Jonathan H. Ellis, Esquire,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428.  
 ATTORNEY: JONATHAN H. ELLIS,  
 FLASTER GREENBERG PC,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428

**DeLUCA, ROBERT B., dec'd.**

Late of Montgomery Township.  
 Executor: ERIC M. DeLUCA,  
 c/o Daniel R. Coleman, Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.  
 ATTORNEY: DANIEL R. COLEMAN,  
 ECKELL, SPARKS, LEVY, AUERBACH,  
 MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300,  
 Media, PA 19063

**DOMBROSKI, RITA A., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: DIANE MAURIN,  
 5 S. Colonial Drive,  
 Bordentown, NJ 08505.

**DOUGLASS, WILLIAM, dec'd.**

Late of Lower Merion Township.  
 Executor: JOSHUA DOUGLASS,  
 c/o Rebecca Sallen, Esquire,  
 325 Merion Road,  
 Merion Station, PA 19066.  
 ATTORNEY: REBECCA SALLEN,  
 SALLEN LAW, LLC,  
 325 Merion Road,  
 Merion Station, PA 19066

**DUFFY, MARK ANDREW also known as  
MARK A. DUFFY, dec'd.**

Late of Upper Dublin Township.  
 Administrator: HOWARD M. SOLOMAN,  
 1819 JFK Boulevard, Suite 303,  
 Philadelphia, PA 19103.  
 ATTORNEY: HOWARD M. SOLOMAN,  
 1819 JFK Boulevard, Suite 303,  
 Philadelphia, PA 19103

**ELLIS, AVIS also known as****DR. AVIS ELLIS, dec'd.**

Late of Borough of Jenkintown.  
 Executrix: JEMMA AVIS BOWREY,  
 c/o Charles A. Jones, Jr., Esquire,  
 P.O. Box 922,  
 Glenside, PA 19038.  
 ATTORNEY: CHARLES A. JONES, JR.,  
 P.O. Box 922,  
 Glenside, PA 19038

**FARRINGTON, MARY KATHERINE also known as****MARY K. FARRINGTON, dec'd.**

Late of Upper Dublin Township.  
 Executor: JAIME STANSFIELD,  
 782 N. Hills Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: MICHAEL DAVEY,  
 FULL CIRCLE LAW,  
 716 E. Willow Grove Avenue,  
 Wyndmoor, PA 19038

**FEILLER, ANTHONINI FRANCES, dec'd.**

Late of Cheltenham Township.  
 Executrix: MICHELLE FRANCIS FEILLER,  
 c/o Don J. Solomon, Esquire,  
 300 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: DON J. SOLOMON,  
 300 N. York Road,  
 Hatboro, PA 19040

**GITLIN, HARVEY, dec'd.**

Late of Upper Dublin Township.  
 Executrix: AMY E. GITLIN,  
 c/o April L. Charleston, Esquire,  
 60 W. Boot Road, Suite 201,  
 West Chester, PA 19380.  
 ATTORNEY: APRIL L. CHARLESTON,  
 THE CHARLESTON FIRM,  
 60 W. Boot Road, Suite 201,  
 West Chester, PA 19380

**GLASGOW, BARBARA C. also known as  
BARBARA GLASGOW, dec'd.**

Late of Whitpain Township.  
 Executrix: SUSAN LYNN GLASGOW,  
 165 Canterbury Lane,  
 Blue Bell, PA 19422.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**GODSHALL, NORELL L., dec'd.**

Late of Borough of Ambler.  
 Administrator: LUKE L. GODSHALL,  
 7913 Colorado Springs Drive,  
 Springfield, VA 22153.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**GROFF, ROBERT RANDALL also known as****ROBERT R. GROFF, dec'd.**

Late of Borough of Pottstown.  
 Executrices: TRACY GROFF-CAMACHO AND  
 TINA M. MOYER,  
 c/o David G. Garner, Esquire,  
 2129 E. High Street,  
 Pottstown, PA 19464.

**JOHNSON, MARK R., dec'd.**

Late of Borough of Trappe.  
 Administratrix: MARY BETH JOHNSON,  
 c/o Cynthia L. Dengler, Esquire,  
 484 Norristown Road, Suite 124,  
 Blue Bell, PA 19422.  
 ATTORNEY: CYNTHIA L. DENGLE,  
 MURPHY & DENGLE,  
 484 Norristown Road, Suite 124,  
 Blue Bell, PA 19422

**KARAFIN, LEE, dec'd.**

Late of Horsham Township.  
 Administrator: ARTHUR KARAFIN,  
 c/o Robert J. Stern, Esquire,  
 2 Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: ROBERT J. STERN,  
 ROBERT J. STERN LAW, LLC,  
 2 Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004

**KELLER, CAROLE also known as****CAROLE H. KELLER, dec'd.**

Late of Whitemarsh Township.  
 Executor: MARK W. KELLER,  
 331 Crossfield Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: GEORGE M. NIKOLAOU,  
 166 Allendale Road,  
 King of Prussia, PA 19406

**KRUGMAN, JUDITH L., dec'd.**

Late of Cheltenham Township.  
 Executor: ARNOLD CAINE,  
 c/o David B. Pudlin, Esquire,  
 One Logan Square, 27th Floor,  
 Philadelphia, PA 19103-6933.  
 ATTORNEY: DAVID B. PUDLIN,  
 HANGLEY ARONCHICK SEGAL PUDLIN &  
 SCHILLER,  
 One Logan Square, 27th Floor,  
 Philadelphia, PA 19103-6933

**LOUGHNEY SR., ROBERT C. also known as****ROBERT LOUGHNEY and  
ROBERT C. LOUGHNEY, dec'd.**

Late of Abington Township.  
 Executrix: ELIZABETH E. STIERITZ,  
 c/o Stephen T. Elinski, Esquire,  
 301 E. Germantown Pike, 1st Floor,  
 East Norriton, PA 19401.  
 ATTORNEY: STEPHEN T. ELINSKI,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 301 E. Germantown Pike, 1st Floor,  
 East Norriton, PA 19401

**MARCZAK JR., WATSON STEPHEN also known as****WATSON S. MARCZAK, JR.,  
WATSON S. MARCZAK and  
BUCK MARCZAK, dec'd.**

Late of East Norriton Township.  
 Co-Executors: JOSEPH ROBERT MARCZAK AND  
 STEPHANIE LYNN BRUNO,  
 c/o Charice D. Chait, Esquire,  
 29 Mainland Road, Suite 1,  
 Harleysville, PA 19438.  
 ATTORNEY: CHARICE D. CHAIT,  
 PECKMAN CHAIT LLP,  
 29 Mainland Road, Suite 1,  
 Harleysville, PA 19438

**MENTZER, DAWN K., dec'd.**

Late of Limerick Township.  
 Executor: KEVIN P. MENTZER,  
 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

**MILLER, MADELOE E., dec'd.**

Late of Borough of Pottstown.  
 Administrator: PAMELA W. KERCHNER,  
 c/o Jessica R. Grater, Esquire,  
 Monstra & Grater LLC,  
 740 E. High Street,  
 Pottstown, PA 19464.

**MONASTERO, CONSTANCE JOYCE, dec'd.**

Late of Norristown, PA.  
 Executor: LORETTA MONASTERO BROWN,  
 3011 Stoney Creek Road,  
 Norristown, PA 19401.

**OTKISS, RUTH, dec'd.**

Late of West Norriton Township.  
 Executrix: ELLEN M. BLOOMGARDEN  
 (A/K/A ELLEN O. BLOOMGARDEN),  
 c/o Danielle M. Yacono, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.  
 ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446

**PRESCOTT, PATRICIA J. also known as****PATRICIA JEANNE PRESCOTT, dec'd.**

Late of Worcester Township.  
 Co-Executors: PETER T. PRESCOTT AND  
 ANDREW H. PRESCOTT,  
 c/o Sommar Tracy & Sommar,  
 210 S. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: JAMES C. SOMMAR,  
 SOMMAR, TRACY & SOMMAR,  
 210 S. Broad Street,  
 Lansdale, PA 19446

**RHEINER, WILLIAM HITCHCOCK also known as****WILLIAM H. RHEINER, dec'd.**

Late of Lower Providence Township.  
 Executor: JOHN WALTON RHEINER, III,  
 870 Cherry Lane,  
 Wyncombe, PA 18980.  
 ATTORNEY: RACHEL SHAFFER GERSIE,  
 FENDRICK MORGAN LLC,  
 1950 Route 70 E., Suite 200,  
 Cherry Hill, NJ 08003

**RITROVATO, ROBERT RALPH, dec'd.**

Late of Borough of Collegeville.  
 Executrix: JEAN ANN RITROVATO,  
 17 Buckthorn Lane,  
 Collegeville, PA 19426.  
 ATTORNEY: BRUCE W. LAVERTY,  
 1398 Wilmington Pike, Suite B,  
 West Chester, PA 19382

**RITTER, REBECCA A., dec'd.**

Late of Palm, PA.  
 Executor: GARTH D. RITTER,  
 c/o 119 E. Main Street,  
 Macungie, PA 18062.  
 ATTORNEY: REBECCA M. YOUNG,  
 119 E. Main Street,  
 Macungie, PA 18062

**ROMANO, CAECILIE M., dec'd.**

Late of Abington Township.  
 Executrix: BARBARA ROMANO GOULART,  
 1514 Woodland Road,  
 Rydal, PA 19046.

**RUTHERFORD, LOUISE M., dec'd.**

Late of Borough of Lansdale.  
 Executors: MARYLOU ENSANIAN AND  
 JOSEPH RUTHERFORD,  
 c/o Stephen M. Howard, Esquire,  
 100 W. Main Street, Suite 405,  
 Lansdale, PA 19446.  
 ATTORNEY: STEPHEN M. HOWARD,  
 100 W. Main Street, Suite 405,  
 Lansdale, PA 19446

**SHAFER, LOUISE H. also known as****LOUISE SHAFER and****LOUISE HOOPES SHAFER, dec'd.**

Late of Lower Merion Township.  
 Co-Executors: CATHERINE S. COCKERILL,  
 5 Pickering Trail,  
 Thornton, PA 19373,  
 GEORGE CARL SHAFER, III,  
 5 Sunflower Drive,  
 Lancaster, PA 17602.  
 ATTORNEY: ZACHARY D. MORAHAN,  
 21-23 Public Avenue, P.O. Box 361,  
 Montrose, PA 18801

**SHAMAN, PAUL, dec'd.**

Late of Lower Merion Township.  
 Executrix: SUSAN M. SHAMAN,  
 c/o David B. Pudlin, Esquire,  
 One Logan Square, 27th Floor,  
 Philadelphia, PA 19103-6933.  
 ATTORNEY: DAVID B. PUDLIN,  
 HANGLEY ARONCHICK SEGAL PUDLIN &  
 SCHILLER,  
 One Logan Square, 27th Floor,  
 Philadelphia, PA 19103-6933

**SHARMAN, JANE A., dec'd.**

Late of Montgomery Township.  
 Administratrix CTA: CONSTANCE J.  
 KIRKPATRICK,  
 c/o Laura M. Mercuri, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 DUFFY NORTH,  
 104 N. York Road,  
 Hatboro, PA 19040

**SIEGEL, JANE S. also known as****JANE BARBARA SIEGEL, dec'd.**

Late of Lower Merion Township.  
 Executrix: CRISTI FINKEL,  
 c/o Roy S. Ross, Esquire,  
 1650 Market Street, Suite 1200,  
 Philadelphia, PA 19103.  
 ATTORNEY: ROY S. ROSS,  
 DILWORTH PAXSON LLP,  
 1650 Market Street, Suite 1200,  
 Philadelphia, PA 19103

**SMALLS, CAMILLE REATHA, dec'd.**

Late of Cheltenham Township.  
 Administratrix: AVEENA SMALL,  
 1436 W. Locust Street,  
 Scranton, PA 18504.  
 ATTORNEY: LATISHA BERNARD  
 SCHUENEMANN,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**STEM, MARK E. also known as****MARK STEM, dec'd.**

Late of Worcester Township.  
 Executrix: DARCY STEM,  
 1390 N. Trooper Road,  
 Norristown, PA 19403.  
 ATTORNEY: MICHAEL E. FUREY,  
 FUREY & BALDASSARI, PC,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**STEWART, FLORENCE BRADLEY, dec'd.**

Late of Hatboro, PA.  
 Executor: CINDY DOLLARTON,  
 2192 Schaeffer Road,  
 Abington, PA 19001.

**STUDENT, MYRTLE L., dec'd.**

Late of Valley Forge, PA.  
 Executrix: CHERYL R. GLAZER,  
 c/o Daniel J. Tann, Esquire,  
 100 S. Broad Street, Suite 1355,  
 Philadelphia, PA 19110.  
 ATTORNEY: DANIEL J. TANN,  
 100 S. Broad Street, Suite 1355,  
 Philadelphia, PA 19110

**SWENSON, CARROLL DAVID, dec'd.**

Late of Phoenixville, PA.  
 Executor: ALAN SWENSON,  
 76 Roundwood Circle,  
 Collegeville, PA 19426.

**TAXIS III, JOSEPH C., dec'd.**

Late of Perkiomen Township.  
 Executor: THOMAS M. KEENAN.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**ULRICH, FLORENCE E. also known as****FLORENCE ULRICH, dec'd.**

Late of Franconia Township.  
 Executors: SUSAN ULRICH-VENETIANER,  
 1212 Hunt Seat Drive,  
 Lower Gwynedd, PA 19002,  
 JOHN S. ULRICH,  
 1410 Picket Drive,  
 Lancaster, PA 17601.  
 ATTORNEY: KATHERINE B. COMMONS,  
 COMMONS & COMMONS LLP,  
 30 Pelham Road,  
 Philadelphia, PA 17601

**WALTER, JOHN BERYL also known as****JOHN B. WALTER and****JOHN WALTER, dec'd.**

Late of Frederick, PA.  
 Executrix: BARBARA LYNN WALTER,  
 4813 Gravel Pike,  
 Perkiomenville, PA 18074.  
 ATTORNEY: WENDY J. ASHBY,  
 314 W. Broad Street, Suite 118,  
 Quakertown, PA 18951

**WATTERS, DAN S. also known as  
DAN STANLEY WATTERS, dec'd.**

Late of Franconia Township.  
 Executor: DANIEL K. WATTERS,  
 c/o Stephen T. Elinski, Esquire,  
 301 E. Germantown Pike, 1st Floor,  
 East Norriton, PA 19401.  
 ATTORNEY: STEPHEN T. ELINSKI,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 301 E. Germantown Pike, 1st Floor,  
 East Norriton, PA 19401

**WIGGINS JR., DWIGHT L., dec'd.**

Late of Borough of Ambler.  
 Executor: ARDEN TRUST COMPANY  
 (A/K/A RELIANCE TRUST COMPANY  
 OF DELAWARE),  
 c/o Heike K. Sullivan, Esquire,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: HEIKE K. SULLIVAN,  
 BALLARD SPAHR LLP,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103

**WILLIAMS, MAXROY CLYDE, dec'd.**

Late of Lower Pottsgrove Township.  
 Administrator: JULIUS WILLIAMS,  
 633 Maple Glen Circle,  
 Pottstown, PA 19464.  
 ATTORNEY: DAVID A. MEGAY,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

**WINSTANLEY, MARIE E., dec'd.**

Late of Glenside, PA.  
 Executor: THOMAS E. CARLUCCIO,  
 1000 Germantown Pike, Suite D-1,  
 Plymouth Meeting, PA 19462.

**ZIVITZ, EDWARD, dec'd.**

Late of Abington Township.  
 Administrator CTA: BRYAN J. ADLER,  
 1412 Crystal Valley Way,  
 Ambler, PA 19002.  
 ATTORNEY: RYAN A. KROCKER,  
 ROTHKOFF LAW GROUP,  
 Seven Neshaminy Interplex, Suite 116,  
 Treviso, PA 19053

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**EXECUTIONS ISSUED****Week Ending June 25, 2025****The Defendant's Name Appears  
First in Capital Letters**

ALCIDONIS, RONY: BANK OF AMERICA, GRNSH. -  
 American Express National Bank; 201925668.  
 ALUSH, JACQUI: WELLS FARGO BANK, GRNSH. -  
 American Express National Bank; 202317148.  
 CAMEO COINS & METALS, INC.: JPMORGAN  
 CHASE BANK, N.A., GRNSH. - Shelton, James;  
 202516617; \$6,629.00.  
 COHEN, HOWARD: PNC BANK, GRNSH. -  
 American Express National Bank; 202317179.  
 CUMMINS, MICHAEL: DENISE: THE UNITED  
 STATES OF AMERICA - U.S. Bank Trust, N.A.,  
 not in its Individual Cap., et al.; 202505486.  
 DELANO, KRISTEN: WELLS FARGO, GRNSH. -  
 Unifund CCR, LLC; 202119388.  
 DUKES, MARY: WACHOVIA BANK, GRNSH. -  
 Remit Corp., et al.; 200704045; WRIT/EXEC.

DZHAROYAN, ARTUR: BANK OF AMERICA,  
 GRNSH. - Great Seneca Financial Corp.; 200606152;  
 \$5,008.26.  
 FERGUSON, JOSEPH: TRUIST BANK, GRNSH. -  
 Capital One Bank USA, N.A.; 202114654;  
 WRIT/EXEC.  
 FLEMING, FREDERICK: SONJA - Rocket Mortgage, LLC;  
 202504643; WRIT/EXEC.  
 FORD, THOMAS: POLICE AND FIRE FEDERAL  
 CREDIT UNION, GRNSH. - American Express  
 National Bank; 202306276.  
 GANGES, TOMEIKA: WACHOVIA BANK, GRNSH. -  
 Centurion Capital/New Century/Chase; 200630593;  
 WRIT/EXEC.  
 GRAY, PERRY: BANK OF AMERICA, GRNSH. -  
 Capital One, N.A.; 202400721; WRIT/EXEC.  
 GREAT RESORT VACATIONS, LLP: JPMORGAN  
 CHASE BANK, N.A., GRNSH. - Shelton, James;  
 202516623; \$9,639.00.  
 GYURISKA, GREGORY: BANK OF AMERICA, N.A.,  
 GRNSH. - Crown Asset Management, LLC; 202516128;  
 \$11,383.99.  
 HIRSH, BENJAMIN: PNC BANK, GRNSH. - Unifund  
 CCR, LLC; 202006874.  
 HOWERTON, MELISSA: BANK OF AMERICA, N.A.,  
 GRNSH. - Portfolio Recovery Associates, LLC;  
 202516125; \$2,926.61.  
 LAWRENCE, JOHN - Berks-Montgomery  
 Municipal Authority; 202500099; \$1,697.88.  
 LEE, SEONG: PNC BANK, GRNSH. - Portfolio  
 Recovery Associates, LLC; 202222478; \$2,843.00.  
 LEE, YOUNG: JANG, JI - Wells Fargo Bank, N.A.;  
 202419712.  
 LEMES INVESTMENT GROUP, LLC: LEMES  
 PROPERTY MANAGEMENT: LEMES, JOAO -  
 Torrez, Maximo; 202211394.  
 MANN, ANTHONY: CREEDON, LAURA - PHH  
 Mortgage Corporation; 202421561.  
 McKEOWN, AMANDA: CITIZENS BANK, GRNSH. -  
 Portfolio Recovery Associates, LLC; 202315759;  
 \$5,609.09.  
 McNEILL, MICHAEL: WELLS FARGO BANK,  
 GRNSH. - Great Seneca Finl. Corp.; 200618169;  
 \$4,981.71.  
 NEY, ANNE: CHASE BANK, GRNSH. - Crown  
 Asset Management, LLC; 202117662; \$3,515.59.  
 PARR, DAVID: CITIZENS BANK OF PENNSYLVANIA,  
 GRNSH. - Unifund CCR Parts., et al.; 200620164;  
 \$7,338.52.  
 PASLOWSKI, JANEL: CITIZENS BANK, GRNSH. -  
 Portfolio Recovery Associates, LLC; 201603038;  
 \$8,942.12.  
 RODGERS, MICHAEL: WELLS FARGO, GRNSH. -  
 Unifund CCR, LLC; 201925069.  
 SAPUTELLI, DIANA: TRUIST BANK, GRNSH. -  
 Colonial Marble and Granite; 202413807; \$11,363.25.  
 SEITZ, DAVID: CITIZENS BANK, GRNSH. -  
 Portfolio Recovery Associates, LLC; 202304539;  
 \$5,610.11.  
 SLOANE, JOLENE: FULTON BANK, GRNSH. -  
 Cavalry Spv. I, LLC; 201701020.  
 STANTON, CYNTHIA: WELLS FARGO BANK,  
 GRNSH. - Great Seneca Financial Corp.; 200628327;  
 \$1,578.60.  
 VALENTI, RITA: PNC BANK, GRNSH. - Centurion  
 Capital Corp., et al.; 200625062; \$2,392.59.  
 WATSON, CHARLES: TD BANK, GRNSH. - Calvalry  
 Spv. I, LLC; 202515455; \$1,063.88.



WHITE, MARIA: PNC BANK, GRNSH. - Ally Financial, Inc.; 201620099.  
 WHITLEY, CURTIS: CITIZENS BANK, GRNSH. - Unifund CCR, LLC; 202212210; \$1,403.61.  
 WILLIAMS, DEBORAH: UNITED STATES OF AMERICA DEPARTMENT OF TREASURY INTERNAL REV., ET AL. - Wells Fargo Bank, N.A.; 202314786.  
 WILLIAMS, JASMINE: CHASE BANK, GRNSH. - Franklin Mint Federal Credit Union; 202427961.

## JUDGMENTS AND LIENS ENTERED

**Week Ending June 25, 2025**

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

ALLEN, JAMILLAH - Midland Credit Management Inc.; 202516525; Judgment fr. District Justice; \$6,138.88.  
 BARK, HEATHER - Midland Credit Management Inc.; 202516549; Judgment fr. District Justice; \$1,183.29.  
 BELIN, NATASHA - Midland Credit Management, Inc.; 202516473; Judgment fr. District Justice; \$1,357.75.  
 BONILLA, MICHELLE - Midland Credit Management, Inc.; 202516521; Judgment fr. District Justice; \$3,092.65.  
 BONILLA, MICHELLE - Midland Credit Management, Inc.; 202516626; Judgment fr. District Justice; \$2,252.87.  
 BOZARTH, VICKI - Midland Credit Management, Inc.; 202516624; Judgment fr. District Justice; \$4,491.38.  
 BRADFORD, DAVID - Midland Credit Management, Inc.; 202516523; Judgment fr. District Justice; \$1,176.40.  
 BROCKINGTON, NAZIM - Midland Credit Management, Inc.; 202516563; Judgment fr. District Justice; \$1,601.82.  
 CARUSO, ANTHONY - Midland Credit Management, Inc.; 202516464; Judgment fr. District Justice; \$2,613.28.  
 CHUBIN, STEPHEN: STEVE'S SEWING VACUUM QUILTING, LLC - Upper Merion Township; 202516485; Complaint in Confession of Judgment; \$35,548.70.  
 CONICELLO, JENN - Midland Credit Management, Inc.; 202516575; Judgment fr. District Justice; \$923.89.  
 EVERETTE, TABITHA - Midland Credit Management, Inc.; 202516579; Judgment fr. District Justice; \$985.69.  
 FOSTER, RYAN - Midland Credit Management, Inc.; 202516535; Judgment fr. District Justice; \$7,110.97.  
 FOURNARIS, ANDREW - Midland Credit Management, Inc.; 202516553; Judgment fr. District Justice; \$4229.59.  
 GREITZER, JOSEPH: ROBIN - Univest Bank and Trust Co.; 202516540; Complaint in Confession of Judgment; \$146,889.88.  
 HEMMERLE, CAROL - Midland Credit Management, Inc.; 202516482; Judgment fr. District Justice; \$653.63.  
 HILL, EDWARD - Midland Credit Management Inc.; 202516547; Judgment fr. District Justice; \$1,107.58.  
 HINES, ALEXANDRIA - Midland Credit Management Inc.; 202516571; Judgment fr. District Justice; \$899.71.  
 HINES, TARA - Midland Credit Management, Inc.; 202516637; Judgment fr. District Justice; \$6,091.96.  
 HINES, TIENEASHA - Midland Credit Management, Inc.; 202516471; Judgment fr. District Justice; \$1,194.23.  
 KASSAYE, CYNTHIA - Midland Credit Management, Inc.; 202516543; Judgment fr. District Justice; \$1,681.79.  
 KOLB, JEANINE - Midland Credit Management, Inc.; 202516476; Judgment fr. District Justice; \$1,414.56.  
 LOWE, GREGORY - Midland Credit Management, Inc.; 202516524; Judgment fr. District Justice; \$3,196.87.  
 MANUS, MICHELLE - J.H. Mack Oil Co.; 202516481; Judgment fr. District Justice; \$2,977.63.  
 MAOKHAMPHIOU, MANILONE - Midland Credit Management, Inc.; 202516474; Judgment fr. District Justice; \$6,002.53.  
 MARTIN, MARK - Midland Credit Management, Inc.; 202516528; Judgment fr. District Justice; \$2,538.41.  
 MOYO, NKOSILATHI - Midland Credit Management, Inc.; 202516554; Judgment fr. District Justice; \$1,316.05.  
 MOYO, NKOSILATHI - Midland Credit Management, Inc.; 202516631; Judgment fr. District Justice; \$2,466.52.  
 NEWELL, SHAUN - Midland Credit Management, Inc.; 202516486; Judgment fr. District Justice; \$1,267.13.  
 NUSSEAR, WILLIAM - Midland Credit Management, Inc.; 202516529; Judgment fr. District Justice; \$2,229.06.  
 PAYESKI, DANIELLE - Midland Credit Management, Inc.; 202516567; Judgment fr. District Justice; \$1,016.54.  
 RODGERS, KEVIN - Midland Credit Management, Inc.; 202516478; Judgment fr. District Justice; \$3,456.15.  
 RUHF, ANDREW - Midland Credit Management, Inc.; 202516622; Judgment fr. District Justice; \$853.28.  
 RUIZ, GEORGE - Midland Credit Management, Inc.; 202516498; Judgment fr. District Justice; \$3,320.49.  
 SHAFER, LINDSEY - Midland Credit Management, Inc.; 202516629; Judgment fr. District Justice; \$1,223.70.  
 SIMON, MARC - Midland Credit Management, Inc.; 202516618; Judgment fr. District Justice; \$11,565.50.  
 SMITH, JAMES - Midland Credit Management, Inc.; 202516520; Judgment fr. District Justice; \$2,748.61.  
 STEPHENS, KHIDJA - Midland Credit Management, Inc.; 202516500; Judgment fr. District Justice; \$1,716.47.  
 VILLAROSA, CHRISTA - Midland Credit Management, Inc.; 202516544; Judgment fr. District Justice; \$1,041.30.  
 WATSON, CRAIG - Midland Credit Management, Inc.; 202516560; Judgment fr. District Justice; \$1,521.58.  
 ZAMORA, ALEXIS - Midland Credit Management, Inc.; 202516522; Judgment fr. District Justice; \$1,400.73.  
 ZUKOWSKI, AMY - Midland Credit Management, Inc.; 202516551; Judgment fr. District Justice; \$1,179.28.

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

Alloy Wheel Repair Specialist of Montgomery County, LLC: Walker, James; 202570320; \$30,458.19.  
 Branton Family Enterprises, Inc.; 202570310; \$15,557.53.  
 Carty, Eric; 202570312; \$16,857.12.  
 Cyber Job Central, LLC; 202570315; \$53,844.07.  
 Ficchi, Stephen: Donna; 202570322; \$69,306.94.  
 Gary, Kilena; 202570314; \$41,946.89.  
 Haney, Brielle: Society Page Hairstyling; 202570317; \$31,529.13.

Lam, Nghia; 202570311; \$1,937,459.84.  
 Linx As Application Software, LLC; 202570321;  
 \$404,882.68.  
 New Hope Learning Center and Day Care, Inc.;  
 202570318; \$131,031.70.  
 Olugbade, Kolawole; 202570313; \$53,952.59.  
 Reading Beverage; 202570319; \$17,802.61.  
 Thompson, Ahmir; 202570316; \$88,494.37.

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

Barrett, Christopher: Christine; 202516580; \$462.94.  
 Boucher, David: Wendy; 202516581; \$328.06.  
 Brown, Brian; 202516582; \$481.20.  
 Burns, Michael: Dyan; 202516583; \$339.44.  
 Capobianco, Robert: Karen; 202516584; \$349.82.  
 Dalske, Cheryl: Douglas; 202516585; \$432.25.  
 Dean, Matthew: Murphy, Brittany; 202516586; \$381.86.  
 Dolan, John: Anna; 202516587; \$330.04.  
 Dunleavy, James: Christa; 202516588; \$578.35.  
 Eib, James: Dawn; 202516589; \$353.16.  
 Flanagan, David: Joyce; 202516590; \$328.05.  
 Heron, Christopher; 202516592; \$358.67.  
 Higgins, Matthew; 202516593; \$385.81.  
 Holst, Erin: Fortier, Joshua; 202516594; \$438.55.  
 Huynh, An: Mui, Alan; 202516595; \$690.16.  
 Kernan, Amber; 202516598; \$330.80.  
 List, Walter: Green, Megan; 202516591; \$334.75.  
 Mackey, John; 202516599; \$351.31.  
 McDonald, John: Renee; 202516600; \$343.67.  
 McGovern, Casey; 202516601; \$413.25.  
 McLane, Gavin; 202516602; \$330.39.  
 Medina, Luis: Marcia; 202516603; \$385.07.  
 Mitchell, Richard; 202516604; \$343.67.  
 Nace, Michael; 202516605; \$338.66.  
 O'Donnell, Patrick: Keira; 202516606; \$418.24.  
 Rush, Joseph: Caitlin; 202516607; \$327.22.  
 Sabo, Cory: Julie; 202516608; \$380.78.  
 Schofield, Christopher: Stigliano, Amber; 202516609;  
 \$454.45.  
 Stusnick, John: Nancy; 202516610; \$350.11.  
 Vivas, Julio: Ana; 202516611; \$481.24.  
 Werner, Natalie; 202516612; \$886.22.  
 Wood, Robert; 202516596; \$735.36.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending June 25, 2025**

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

DANIEL, BRIANA - Abington Township; Jones-Daniel,  
 Tonya D., 1637 Rockwell Road, Abington, PA.  
 DEVLIN, CLYDE - Lower Gwynedd Township;  
 Devlin, Annie C., 915 Woodland Avenue,  
 Sharon Hill, PA 19079.  
 FISHER, KATHLEEN - Hatfield Township; Miley,  
 Jean M., 1031 Dick Avenue, Warminster, PA 18974.  
 FLYNN, CHRISTIAN J. - Royersford Borough;  
 Flynn, Megan E., 111 Merion Drive, Royersford,  
 PA 19468.  
 GOODMAN, SAMUEL - Jenkintown Borough; Goodman,  
 Bruce A., 160 Morris Road, Ambler, PA 19002;  
 Schulman, Roberta A., 2307 Ridge Road,  
 Reisterstown, MD 21136; Wexler, Mindy B., 1  
 Shalimar Lane, Ambler, PA 19002.

HARNER III, RALPH K. - Upper Merion Township;  
 Harner, Matthew K., 854 Penn Avenue, Glenside,  
 PA 19038.  
 JAROSZ, EUGENE - Norristown Borough; Sand,  
 Richard, 1138 W. Saw Mill Road, Quakertown,  
 PA 18951.  
 KARAFIN, LEE - North Wales Borough; Karafin,  
 Arthur, 100 N. 18th Street, Philadelphia, AL 19103.  
 MacMILLAN, THOMAS J. - Lower Pottsgrove  
 Township; MacMillan, Darrin, 80 Clayton Park Drive,  
 Glen Mills, PA 19342.  
 McMULLEN, MAUREEN R. - Lansdale Borough;  
 McMullen, Patrick F., 3011 Old Welsh Road,  
 Willow Grove, PA 19090; McMullen, Shawn F.,  
 440 W. Sedgwick Street, Philadelphia, PA 19119.  
 SAICHAREUNE, NHOM - Upper Merion Township;  
 Sengmanothong, Vilay A., 265 Sweetbriar Circle,  
 King of Prussia, PA 19406.  
 SHPON, LARISSA - Lower Providence Township;  
 Montgomery, Renata M., 461 Gypsy Lane,  
 King of Prussia, PA 19406.  
 SMILEY, CYNTHIA G. - Lansdale Borough; Sommar,  
 James C., 210 S. Broad Street, Lansdale, PA 19446.  
 SPEAR, JEFFREY W. - Hatfield Township; Spear,  
 Karl J., 17 N. Linda Court, Richlandtown, PA 18955.  
 WILLIAMS, DOROTHY - Lansdale Borough; Marshall,  
 Michelle L., 13 Delancy Court, North Wales,  
 PA 19454.

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**SUITS BROUGHT**

**Week Ending June 25, 2025**

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

AGUILERA, DENNIS: MELONY - Fatiga, Jeannette;  
 202516515; Defendants Appeal from District Justice.  
 AMODEI, JOHN - Zucker, David; 202516526;  
 Defendants Appeal from District Justice.  
 AZZAM, LENA - Saleh, Adam; 202516644;  
 Complaint Divorce.  
 BACONE, STANLEY - Sila Services, LLC; 202516573;  
 Defendants Appeal from District Justice.  
 COLON, SHEILA-ANN - TG3 Partners, L.P.; 202516255;  
 Petition to Appeal Nunc Pro Tunc; McGrath, Kevin M.  
 ESTRADA CARDONA, ROSALIO - Chay Ordenez,  
 Oralia; 202516293; Complaint for Custody/Visitation;  
 Arriaga, Amparito.  
 GLACIER INSURANCE COMPANY - Brown, Donte;  
 202516483; Civil Action.  
 HALEY, JUSTIN-DEVIN - Doe, Paulizar; 202516466;  
 Complaint for Custody/Visitation.  
 JOHNSON, DANEEA - Plymouth Pointe; 202515914;  
 Petition to Appeal Nunc Pro Tunc; Schachner, Jessica.  
 KNIGHT, AVERY - North Crossing Apartments  
 Moreland Hall, Inc.; 202516285; Petition to Appeal  
 Nunc Pro Tunc; Schachner, Jessica.  
 KRESSLER, DINA - Lunsford, Craig; 202516548;  
 Complaint Divorce.  
 LONG, ELIZABETH - Davis, Kristina; 202516242;  
 Petition.  
 MARCIAL VARGAS, JAZLYN - Turner, Matthew;  
 202516509; Complaint for Custody/Visitation.  
 MEJIA CRUZ, JOSE: VARELA MANCIA, KARIS -  
 Varela Mancía, Emely; 202515623; Complaint for  
 Custody/Visitation; Cooper, Sean Matthew.

O'DONNELL, WHITNEY - Brown, Kyle; 202516443;  
Complaint for Custody/Visitation.  
ORTIZ, JOSHUA - Dyches, Mieshia; 202516576;  
Complaint for Custody/Visitation.  
PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Le, Anthony; 202515689;  
Appeal from Suspension/Registration/Insp.;  
Klein, Ellis B.  
PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Palagano, Thomas; 202516089;  
Appeal from Suspension/Registration/Insp.  
PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Prendergast, Dorothy;  
202515830; Appeal from Suspension/Registration/  
Insp.  
PETERSON, CHARLES - Carfagno, Jessica;  
202516294; Complaint for Custody/Visitation;  
Leeds, Abigail Silverman.  
RAPALO SAGASTUME, SANTOS - Ulloa Rapalo,  
Claudia; 202516317; Complaint for Custody/  
Visitation; Gonzalez Ferrandez, Stephanie A.  
RUSSELL, VAUGHN - Carroll-Russell, Wanda;  
202516318; Complaint Divorce.  
SOUTHSIDE ENVIRONMENTAL, LLC -  
La Solara, LLC; 202516534; Foreign Subpoena.  
TAYLOR, DARRYL - Blake, Cecle; 202516494;  
Complaint Divorce.

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## WILLS PROBATED

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### Granted Week Ending June 25, 2025

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

BAEDER, DOROTHY E. - Collegeville Borough;  
Baeder Jr., William N., 10 Madison Circle,  
Collegeville, PA 19426.  
BETTNER, MARSHA - Hatfield Borough; Davey,  
Jason, 29 Orchard Road, Hamburg, PA 19526.  
BLUMBERG, JEFFREY N. - Cheltenham Township;  
Blumberg, Joan, 1122 Orleans Road, Cheltenham,  
PA 19012-1017.  
BORGHETTI, VIRGINIA C. - Cheltenham Township;  
Borghetti, Peter J., 7816 Washington Lane,  
Wyncote, PA 19095.  
BROWN II, JAMES - Lower Merion Township;  
Brown, Francene, 300 E. Lancaster Avenue,  
Wynnewood, PA 19026.  
CONNELLY JR., JOSEPH J. - Horsham Township;  
Connelly, Rita P., 1300 Squire Drive, Ambler,  
PA 19002.  
DIEFENDERFER, TIMOTHY A. - Pennsburg Borough;  
Diefenderfer Jr., Charles F., 6256 Blue Church Road,  
Coopersburg, PA 18036.  
DiFRANCESCO, ADINA - North Wales Borough;  
DiFrancesco, Remo, 331 Farm Lane, North Wales,  
PA 19454; DiFrancesco, Robert, 349 Oak Park Road,  
Hatfield, PA 19440.  
DiFULVIO, ANITA R. - Whitpain Township;  
Oeste-Hannifan, Patricia E., 1 W. Bridlewood Drive,  
New Hope, PA 18938.  
FOLEY, ELIZABETH J. - Lower Gwynedd Township;  
DiFabio, David P., 653 Blue Spruce Court, Pottstown,  
PA 19464.  
GALANTE, JOANNE M. - Springfield Township;  
Galante, John J., 43 Patriot Drive, Chalfont,  
PA 18914.  
GILENS, GWENDOLYN A. - Lower Merion Township;  
Gilens, Alvin H., 616 Conshohocken State Road,  
Gladwyne, PA 19035.  
GOLASA, STEPHEN J. - Conshohocken Borough;  
Golasa III, John C., 38 Red Rowan Lane,  
Plymouth Meeting, PA 19462.  
HAAS, BARBARA S. - Hatboro Borough; Haas,  
Beth A., 168 W. Main Street, Adamstown, PA 19501;  
Haas, Jeffrey, 1229 Joseph Road, Ambler, PA 19002.  
HOGAN-WHITAKER, AUDREY - Lower Merion  
Township; Whitaker, Jeremy, 7446 Washington Street,  
Forest Park, IL 60130.  
KEMMERER, ETHEL P. - Upper Moreland Township;  
Kemmerer III, Charles L., 20 Marian Circle,  
Chalfont, PA 18914; Kemmerer, Kristina L.,  
56 Twin Brooks Drive, Willow Grove, PA 19090.  
KOLB, WILLARD S. - New Hanover Township;  
Bush, Linda K., 347 Erb Road, Perkiomenville,  
PA 18074; Moser, Susan A., 187 Congo Niantic Road,  
Barto, PA 19504.  
LEITHMANN, DONNA D. - Lower Pottsgrove  
Township; Knoebel, Laurie A., 5 Toehee Court,  
Bechtelsville, PA 19505.  
LITTY, VERDELMA E. - Lower Providence Township;  
Litty, George F., 2 Altair Court, Turnersville,  
NJ 08012.  
LIVEZEY, MARY E. - Pottstown Borough; Livezey,  
John D., 1506 Aspen Drive, Pottstown, PA 19464.  
LONG JR., LLOYD E. - Ambler Borough; Long III,  
Lloyd E., 8 Gearys Lane, Wallingford, PA 19086;  
Long, Timothy J., 1502 Squire Lane, Cherry Hill,  
NJ 08003.  
MACCARRONE, MICHELE - Upper Providence  
Township; McCormick, Christine D.,  
205 Hanover Drive, Phoenixville, PA 19460.  
McANALLY, LUCIENNE J. - Franconia Township;  
McAnally, Steven A., 302 Denis Lane, Wallingford,  
PA 19086.  
McMURRAY JR., ARTHUR R. - Lower Providence  
Township; McMurray, Locke R., 444 E. 82nd Street,  
New York, NY 10028.  
MOODY, DAVID - Limerick Township; Baldwin,  
Theresa M., 2007 St. Andrews Drive, Berwyn,  
PA 19312.  
NEMEC, GARY L. - Telford Borough; Poust, Katie,  
1240 Mill Creek Drive, Sellersville, PA 18960.  
ROGERS, MARSHA D. - Lower Merion Township;  
Colbert, Jonathan L., 5180 Meadow Crest Circle,  
Holly, MI 48442.  
SLYE, ANITA M. - Royersford Borough; Mellor,  
Cynthia A., 2179 Martin Drive, Gilbertsville,  
PA 19525.  
STEVENSON, BETTY L. - Lansdale Borough; Murphy,  
Dale M., 2604 Braeburn Terrace, Lansdale, PA 19446.  
STONEBACK, GLORIA P. - Franconia Township;  
Stoneback, Dean A., 367 Fallowfield Lane,  
Harleysville, PA 19438.  
TAYLOR JR., ALBERT J. - Horsham Township;  
Leahy, Linsey E., 1629 Deer Run Drive, Jamison,  
PA 18929.  
UKWU, ISAAC N. - Upper Dublin Township; Ukwu,  
Henrietta, 1810 E. Butler Pike, Ambler, PA 19002.  
VISS, WILLIAM E. - Towamencin Township; VanDyken,  
Carol A., 39 Lakeview Court, Downingtown, PA 19335.  
WALSH, BARBARA S. - Lower Merion Township;  
Walsh Sr., Matthew R., 931 Old Lancaster Road,  
Berwyn, PA 19312; Walsh, Pamela J.,  
605 Fletcher Road, Wayne, PA 19087.

WARD, JANICE J. - East Norriton Township; DeMedio, John F., 121 Bavington Road, Perkiomenville, PA 18074; DeMedio, Linda C., 3166 Colony Lane, Plymouth Meeting, PA 19462.

WIGLE, MARY L. - Upper Merion Township; Batchelor, Patricia R., 1144 Indian Marker Road, Conestoga, PA 17516.

WILLIAMS, JEANNE M. - Springfield Township; Parrish, Shane M., 2412 Norwood Avenue, Abington, PA 19001; Parrish, Tara P., 426 Norfolk Road, Flourtown, PA 19031.

WINSTANLEY, MARIE E. - Abington Township; Carluccio, Thomas E., Esq., 1000 Germantown Pike, Plymouth Meeting, PA 19462.

WOLFE, LAWRENCE W. - Upper Moreland Township; Wolfe, Justin, 1201 Wheatsheaf Lane, Abington, PA 19001.

WOLPERT, DONNA L. - Lansdale Borough; Anderson, Elizabeth D., 527 Wheelmen Street, Middletown, DE 19709.



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