

MBA Friends & Family Night Boo at the Elmwood Park Zoo October 24th - 5 to 8 PM

See Bar News, Page 4 and Register online, www.montgomerybar.org

# Montgomery County

# Law Reporter

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

VOLUME 162, NUMBER 43 NORRISTOWN, PA OCTOBER 23, 2025

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#### Montgomery County Law Reporter Upcoming Early Deadlines:

- Vol. 162; Issue 46; November 13<sup>th</sup> Deadline: Monday, Nov. 3<sup>rd</sup> at NOON
- Vol. 162; Issue 47; November 20<sup>th</sup> Deadline: <u>Monday, November 10<sup>th</sup> at NOON</u>
- Vol. 162; Issue 49; December 2<sup>nd</sup> Deadline: Monday, November 24<sup>th</sup> at NOON

Please submit all necessary ads at this time.

#### INCLUDED IN THIS ISSUE...

Montgomery County Tax Claim Bureau
MONTGOMERY COUNTY TAX CLAIM SALES
TAX CLAIM BUREAU
TAX SALES NOTICE
DECEMBER 4, 2025

See Bar News, Pages 16-19

see bar News, Fages 10-15

\*Pages Correspond to Opinion Page Numbering Sequence in the Center of the Book

# Montgomery County Law Reporter

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

Owned and Published by MONTGOMERY BAR ASSOCIATION SERVING THE PROFESSION AND THE COMMUNITY SINCE 1885

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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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### BAR ASSOCIATION NEWS

# Think MBA for CLE 2025 UPCOMING CLE SEMINARS

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# OCTOBER

#### WEDNESDAY, OCTOBER 22<sup>ND</sup>

CLE (In-Person): State of the Criminal Division with Administrative Judge Wendy Rothstein

Location: MBA Building; Time: 12:00 PM to 1:30 PM; Credit: 1.0 Substantive

#### WEDNESDAY, OCTOBER 22<sup>ND</sup>

CLE (In-Person): New Member CLE & Cocktail Reception: The 'Business' Side of the Law: Ethical Considerations in Private Practice Location: MBA Building; Time: 4:00 PM to 6:00 PM; Credit: 1.0 Ethics

#### MONDAY, OCTOBER 27<sup>TH</sup>

CLE (In-Person): Third Annual MBA FLS Domestic Violence Seminar Location: MBA Building; Time: 9:00 AM to 4:00 PM; Credits: 6.0 Substantive

# WEDNESDAY, OCTOBER 29<sup>™</sup>

CLE (In-Person): Non-Profit Boards in Today's Changing Times + Networking Cocktails followed by the Keystone Pro Bono Awards & Presidential Service Awards

Location: MBA Building; Time: 3:30 PM to 6:00 PM; Credit: 1.0 Substantive

## THURSDAY, OCTOBER 30<sup>™</sup>

CLE (In-Person): Mediator Ethical Standards in PA Location: MBA Building; Time: 12:00 PM to 1:30 PM; Credit: 1.0 Ethics

## NOVEMBER

# WEDNESDAY, NOVEMBER 5<sup>TH</sup>

CLE (In-Person): 2025 Toby Dickman Seminar

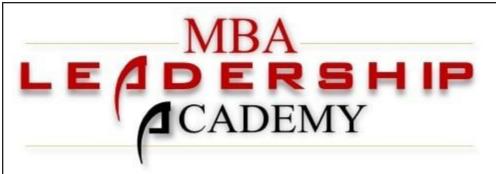
Location: Montgomery County Courthouse - Courtroom "A"; Time: 8:30 AM to 12:00 PM; Credits: 3.0 Substantive

## WEDNESDAY, NOVEMBER 12<sup>™</sup>

CLE (In-Person): Medicaid Policies Unveiled Expertise from DHS General Counsel Location: ZOOM; Time: 12:00 PM to 1:30 PM; Credit: 1.0 Substantive

### WEDNESDAY, NOVEMBER 12<sup>™</sup>

CLE (Virtual): Annual Family Law Mediation Update Location: ZOOM; Time: 1:15 PM to 2:15 PM; Credit: 1.0 Substantive



### 2026 Leadership Academy Application

The MBA Leadership Academy just celebrated its 10<sup>th</sup> Anniversary! The mission of this popular program is to foster next-generation leadership within the MBA and the legal profession at-large. We are excited to gather yet another cohort of emerging and dynamic leaders and are currently accepting applications for the 2026 program which will launch in early 2026. For more details and the application, click here. Applications are due November 21, 2025. Contact Nancy Walsh (nancy@tbdnowllc.com) with any questions.



Attorneys, Judges, Law Office Staff, Sponsors, and Invited Guests Only. Family passes are for immediate household members only, please! (2 adults + 3 kids ages 3-17)

# **BOARDMATCH 2025:** WHERE PURPOSE MEETS LEADERSHIP

Are you considering joining a board and sharing your talents and service? Are you seeking to grow your board and want to enhance your board members' experience?

Join us October 29 to connect with leaders in the legal, financial, and nonprofit fields for service opportunities!

- Gain boardroom essentials in a 1-hour training with Liz Vibber: Nonprofit **Boards in Today's Changing Times**
- · Make a match with board speed networking (NEW)
- · Enjoy cocktails and delicious hors d'oeuvres

# OCTOBER MONTGOMERY BAR ASSOCIATION

100 W Airy Street Norristown, PA 19401

3:30-4:30pm: Training

4:30-5:00pm: Speed Networking 5:00-6:00pm: Cocktails + Networking

REGISTER NOW





#### FEATURING:



ELIZABETH VIBBER, MS The Catalyst Center for Nonprofit Management

#### SPONSORED BY:











#### NOTICE TO MEMBERS OF THE MONTGOMERY BAR ASSOCIATION

# OFFICER, DIRECTOR AND JUDICIARY COMMITTEE OPENINGS FOR 2026

The Nominating committee will meet on the morning of Tuesday, November 11, 2025 to review and endorse applicants for the positions indicated as follows:

- ✓ 6 Candidates for positions on the Judiciary Committee
- ✓ 5 Candidates for positions on the Board of Directors
- ✓ Candidates for Elected Officer Positions (Secretary, Treasurer, Vice President)

Interested individuals must complete the required questionnaires which may be obtained by contacting Megan Ware - megan@montgomerybar.org, or accessing the MBA website, MyMBA page, Important Docs section, to download the questionnaires provided for Officer, Director, and Judiciary Committee.

The completed questionnaire(s) *must be* returned via email to megan@montgomerybar.org, or by mail to Montgomery Bar Association, Attn: Megan Ware, 100 W. Airy Street, P. O. Box 268, Norristown, PA 19404-0268 no later than *Friday, October 24, 2025*. Please attach a current copy of your CV to the questionnaire.

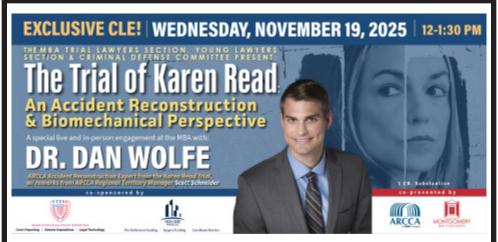
#### SELECTION FACTORS

The following is a list of factors/criteria which the Nominating Committee will consider in its deliberations:

- 1. Membership Status
- 2. Committee activities
- 3. Chair/Vice-chair of Committees
- 4. Notable contributions to the Bar/Bar Foundation
- 5. Notable contributions to the community
- 6. Community service
- 7. Other leadership positions
- 8. Service on the MBA Board of Directors or Bar Foundation Trustees
- 9. Others Bar Association (e.g. PBA, ABA) activities
- 10. Leadership/Management activities
- 11. Objective and reasons for seeking the position
- 12. Ability to devote the time necessary

#### **RETURN DEADLINE: FRIDAY, OCTOBER 24, 2025**

Montgomery Bar Association - Attention: Megan Ware
Email: megan@montgomerybar.org
Or Mail: 100 W. Airy Street, P.O. Box 268, Norristown, PA 19404-0268



# CLE - The Trial of Karen Read: An Accident Reconstruction and Biomechanical Perspective

In this seminar, Accident Reconstruction expert, Dr. Dan Wolfe, will provide an in-depth review of the science and engineering of the alleged incident involving Ms. Karen Read. This presentation will highlight the application of forensics and the synergy between the fields of accident reconstruction and biomechanics. In the early morning hours of January 29, 2022, it was alleged that Ms. Read reversed her 2021 Lexus LX 570 at a high rate of speed, striking her Boston police officer boyfriend, Mr. John O'Keefe. When Ms. Read's Lexus was seized by investigators, the right taillight was damaged and taillight fragments were present at the alleged incident location. Mr. O'Keefe was found deceased on the front lawn of 34 Fairview Road with abrasions to his right arm and an occipital skull fracture. Through rigorous laboratory and field testing, ARCCA engineers evaluated the mechanics and forces of the alleged incident. Dr. Wolfe will provide a detailed discussion of his review of the evidence and his work involving impact testing of frozen taillights into instrumented Hybrid III anthropomorphic test devices. From the laboratory to the field, Dr. Wolfe will discuss his work concerning full-scale crash testing with a 2021 Lexus LX 570 and a test dummy to characterize the vehicle damage and quantify the forces and accelerations the human body is subjected to when contact occurs in a high-speed reversing maneuver. Lastly, Dr. Wolfe will present on his colleague's behalf, Dr. Andrew Rentschler, to explain how the forces and accelerations correlate to various injuries.

### **REGISTER ONLINE - WWW.MONTGOMERYBAR.ORG**

# REPORT OF THE AUTONOMOUS JUDICIARY COMMITTEE OF THE MONTGOMERY BAR ASSOCIATION

January 28, 2025

The autonomous and non-partisan Judiciary Committee of the Montgomery Bar Association, tasked with the obligation to pass objectively upon the qualifications of candidates for Judge of the Court of Common Pleas of Montgomery County, Pennsylvania, has rated the following candidates Highly Recommended or Recommended.

#### HIGHLY RECOMMENDED

#### Raymond McGarry

#### Joseph Walsh

These candidates possess superior qualifications to serve with distinction as Judge of the Court of Common Pleas of Montgomery County, Pennsylvania. They possess an exceptional level of integrity, good moral character, industry, legal ability and experience, courtroom experience, humility, and judicial temperament, to be rated HIGHLY RECOMMENDED. These candidates, through these traits and their legal experience, their commitment to justice, the community, and the practice of law, have earned this HIGHLY RECOMMENDED rating from the Committee. A candidate earns the rating of HIGHLY RECOMMENDED if eighty percent (80%) or more of the voting members of the Committee deem the candidate "Highly Recommended."

#### RECOMMENDED

Kathryn Cacciamani • Jeffrey Campolongo • David Dormont John Han • Lauren Hughes • Katherine McGill Nathan Murawsky • Gregory Philips • Mary Pugh • Kathleen Wilkinson

These candidates possess the qualifications to serve as Judge of the Court of Common Pleas of Montgomery County, Pennsylvania. Each candidate possesses the appropriate level of integrity, good moral character, industry, legal ability and experience, courtroom experience, humility, and judicial temperament, to be rated RECOMMENDED. Each candidate has the legal experience, the commitment to justice, the community and the practice of law, and the regard of the legal profession to be rated RECOMMENDED by the Committee.

#### About the Montgomery Bar Association's Autonomous Judiciary Committee

In its present form since 1965, the Committee is an autonomous, self-governing, committee within the Montgomery Bar Association charged with the obligation to pass upon the qualifications of every candidate for the office of Judge of the Court of Common Pleas of Montgomery County, Pennsylvania, and to advise the public accordingly. The Committee is composed of the Association's ten most recent Past-Presidents as well as elected rotating panels of 24 of the Association's members-at-large. The Committee's members are lawyers of diverse background, ages, practices and geographic areas of Montgomery County and hundreds of years of collective legal experience.

# JUDICIAL RETENTION RECOMMENDATION OF THE MONTGOMERY BAR ASSOCIATION JUDICIARY COMMITTEE FOR THE 2025 GENERAL ELECTION

August 13, 2025

The Judiciary Committee of the Montgomery Bar Association is charged with interviewing and rating candidates for the position of Judge on the Court of Common Pleas. The Judiciary Committee is composed of 34 lawyers of diverse backgrounds, ages, practices and geographic areas of Montgomery County with several hundred years of combined legal experience.

The Committee is charged to rate a sitting Judge as <u>recommended</u> for retention or <u>not recommended</u> for retention.

#### The Committee considers and rates the candidates on the following criteria:

- Integrity;
- Good moral character;
- Industry;
- Good health;
- Legal ability;
- Bench trial, jury trial or evidentiary hearing experience;
- Judicial temperament (patience, courtesy, compassion, impartiality, humility, even temper, sense of fairness).

The Bar considers this process a service to educate the public concerning judicial candidates.

The Montgomery Bar Association **RECOMMENDS** that the following Judges be retained:

The Honorable Daniel J. Clifford RECOMMENDED
The Honorable Todd D. Eisenberg RECOMMENDED
The Honorable Risa Vetri Ferman RECOMMENDED

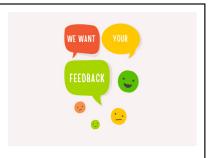
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### Share Your Wisdom for 2026!

It's hard to believe the end of the year is already around the corner! As we close out 2025, we're inviting MBA members to share their wisdom, encouragement, and advice for the year ahead.

Your responses will be gathered into a special collection for the year-end issue of Sidebar, offering inspiration and practical takeaways to help our entire MBA community start 2026 strong.



**Question:** As we close out 2025, what wisdom or encouragement can you share with fellow MBA members to start 2026 strong?

Whether serious or lighthearted, your contribution will help us reflect on the past year and look forward together.

Refer to your e-mail of the latest Issue of the MBA Bar News!

### CLASSIFIEDS

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We're looking for an associate with **3-5 years of experience** in sophisticated **estate planning** and **estate and trust administration**. Experience in any of the following areas is a significant plus:

- · Commercial real estate
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- Tax planning

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# **Terence Sean McGraw**

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# Robert A. Selig, Esq.

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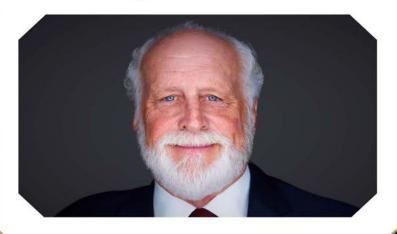
# HON. ROBERT O. BALDI (RET.) now available for Mediation and Arbitration

# Call today to schedule an appointment 215-862-0701

BEGLEY, CARLIN, and MANDIO is proud to announce that JUDGE ROBERT O. BALDI (Ret.) has joined as counsel to the firm.

Rob, who served as a Judge of the Court of Common Pleas of Bucks County from 2009 through 2024, including a term as Chief Judge of the Civil Division for the last 10 years, brings his 30 years of experience as a trial lawyer and judge to BCM's New Hope office, returning to the same community where he was a mainstay as a founding partner of Baldi, Cepparulo, and Williams before ascending the bench.

Rob will bring his years of experience and wisdom to attorneys in need of a skilled Mediator and Arbitrator. Rob is also available as an Appellate and Trial Consultant.



#### **Montgomery County Tax Claim Bureau**

# MONTGOMERY COUNTY TAX CLAIM SALES TAX CLAIM BUREAU TAX SALES NOTICE

TO ALL OWNERS\* OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIENS, TAX JUDGEMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by the Montgomery County Tax Claim Bureau, in and for the COUNTY OF MONTGOMERY under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the BUREAU will expose at a public sale that will be held virtually, commencing at **8:30 A.M. on December 4,2025** for the purpose of collecting unpaid 2023 and or ANY PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Instructions on the virtual sale are available at the Bureau's website <a href="https://www.montgomerycountypa.gov/taxclaim.">www.montgomerycountypa.gov/taxclaim.</a>

The sale of this property may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lien creditor of the OWNER, before the date of the sale, enters into an agreement with the BUREAU to pay the TAXES, Claims, and Costs in installments in the manner provided by said Act, and the agreement to be entered into. The Bureau is prohibited from entering a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale. (Section 603).

These Taxes and Costs can be paid until December 3, 2025, OR until the actual sale of this property.

THERE WILL BE NO REDEMPTION PERIOD AFTER THE ACTUAL SALE. THE ACTUAL SALE OCCURS WHEN PAYMENT OF THE FULL AMOUNT OF MONEY AGREED TO BE PAID AS THE SALE PRICE IS RECEIVED FROM THE SUCCESSFUL BIDDER OR PURCHASER AT THE SALE.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every effort has been made to keep the proceedings free from error. However, in every case the TAX CLAIM BUREAU is selling the TAXABLE INTEREST and the property is offered for sale by the TAX CLAIM BUREAU without representation, guarantee or warranty whatsoever, either as to structure or lack of structure upon the land, the Liens, Title or any other matter or thing whatsoever. The Montgomery County Tax Claim Bureau, in accordance with the statute, has provided Notice to the record owner. Lien holders were not notified of the sale. All properties are being sold subject to any existing liens.

It is repeated that there is no redemption period after the actual sale of the property has occurred. All sales will be final. No adjustments will be made after the property is struck down.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest penalties and costs prior to the day of the public auction. The payments must be cashier's checks, money orders, or certified checks. The right to redeem the property expires on December 3, 2025, OR after the actual sale occurs.

THERE IS NO RIGHT OF REDEMPTION ONCE ACTUAL SALE OCCURS. If no payment has been received prior to the sale date, the property will be sold on December 4, 2025.

Prospective bidders must register and pay the registration fee before 4:00 PM on November 20, 2025. **NO REGISTRATION APPLICATIONS WILL BE ACCEPTED THE DAY OF THE SALE.** Registration fees must be paid before access to the online bidding system is granted.

In accordance with Act No. 133 and Act No. 33, prospective purchasers at all tax sales are now required to certify as follows:

- Prospective bidders shall be required to provide certification to the Bureau
  that within the municipal jurisdiction, such person is not delinquent
  in paying real estate taxes owed to taxing bodies within the Commonwealth
  of Pennsylvania\*\*.
- 2. Prospective bidders shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not more than one year delinquent in paying municipal utility bills owed to municipalities within the Commonwealth of Pennsylvania.
- 3. Prospective bidders shall certify they are not bidding for, nor acting as an agent for, a person who is barred from participating in the Sale.
- 4. Prospective bidders shall certify they have not, within three (3) years preceding the filing of the application, engaged in a course of conduct causing, nor permitted, an uncorrected housing code violation to continue unabated after being convicted of an uncorrected housing code violation and has not either failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property or permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property as defined in Section 619(e) of the Real Estate Tax Law, 72 P.S.§ 5860.61(d).
- 5. A prospective bidder who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the Bureau shall be subject to prosecution for the commission of a misdemeanor of the second degree.
- 6. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. § 5860.61(d), prospective bidders must certify that they have not had a landlord license revoked in any municipality in Montgomery County and that they are not acting as an agent for a person whose landlord license has been revoked.
- 7. A successful bidder shall not tender a bad check to the Tax Claim Bureau when purchasing property in the sale. If this should occur, that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Montgomery County District Attorney's Office for prosecution under Pennsylvania Crimes Codes, 18 Pa. C.S.A. § 4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

Registration and certification forms are available in the Tax Claim Bureau or online at <a href="https://www.montgomerycountypa.gov/taxclaim">www.montgomerycountypa.gov/taxclaim</a>. Click on Upset Sale and bidder registration.

# Montgomery County Tax Claim Bureau William Caldwell, First Deputy Director

IMPORTANT Right to surplus sale proceeds. If the property is not redeemed from public sale and you are the record owner, then you are entitled to sale proceeds which exceed taxes, interest, penalties, cost, Commonwealth Liens, Municipal Liens, and Government Liens.

EXTENSION OF PAYMENT PERIODS for the elderly may be available pursuant to Section 504.

Interest accrues at the rate of 9% per year. 3/4% each month.

The County of Montgomery does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or familial status in employment or the provision of services.

TERMS OF SALE: Payment of the bid price along with online fees, transfer taxes and recording costs shall be made in the form of cashier's check or wire transfer no later than 4:00 PM on the day of the sale. Please be advised that absent a Court Order, the Tax Claim Bureau will not voluntarily agree to set aside sales after the Tax Claim Bureau deed is recorded and transfer taxes paid. As such, if you seek to cancel a sale, a stipulation, which has been executed by all parties, must be received by our Solicitor before the Deed is recorded.

# IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO, PLEASE CHECK THE TAX CLAIM WEBSITE AT www.montgomerycountypa.gov/taxclaim, OR CONTACT THE BUREAU AT (610-278-1216).

- \* "Owner," the person in whose name property is last registered, if registered according to law, or, if not registered according to law, the person whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office designated for recording, and in all other cases means any person in open, peaceable, and notorious possession of the property, as apparent owner or owners thereof, or the reputed owner or owners thereof, in the neighborhood of such property.
- \*\* The successful bidder is also certifying that they are not the owner of the property as the owner has no right to purchase his own property. A change of name or business status shall not defeat the purpose of this section. For the purpose of this section, "owner" means any individual, partner, shareholder, trust, partnership, limited partnership, corporation or another business association that has any individual as part of the business association who had any ownership interest or rights in the property.

Municipali Sale Number	ity Parcel	BOA Owner Name	BOA Location	Approx. Sale Price
Conshoho U25-0024		SASSI DOMENIC & LENA E	408 HARRY ST	\$8,671.94
<u>Jenkintow</u> U25-0050	<u>n</u> 10-00-05252-00-3	HRD JENKINTOWN PAD LLC	100 YORK RD	\$53,649.89
Norristow U25-0073 U25-0109 U25-0139 U25-0241 U25-0248 U25-0268	n 13-00-01112-00-9 13-00-07928-00-6 13-00-15048-00-5 13-00-30880-00-4 13-00-31660-00-7 13-00-36176-00-9	WILLIAMS IONE DRUMMOND WELLS WILSON JR SMITH JAMES J DOBAI ALEXANDRU LUGO ALEXANDER WILEY STEPHEN D	119 W AIRY ST 1036 CHERRY ST 525 HAMILTON ST 1056 POWELL ST 1511 POWELL ST 1106 1/2 SWEDE ST	\$58,072.21 \$4,155.68 \$17,016.30 \$9,688.04 \$16,059.75 \$75,083.93
Pottstown U25-0309 U25-0332 U25-0333 U25-0334	16-00-06036-00-5 16-00-25276-00-7 16-00-25280-00-3 16-00-26532-00-2	SMITH DONALD BALDWIN CECELIA S & BRENDAN BALDWIN BRENDAN & CECELIA CHESTER COUNTY MAINTENANCE LLC	253 CHESTNUT ST 25 E SECOND ST 27 E SECOND ST 1078 SOUTH ST	\$63,295.66 \$32,119.87 \$33,513.91 \$14,945.17
Abington U25-0391 U25-0399 U25-0409 U25-0412 U25-0427 U25-0429	30-00-25800-00-9 30-00-38060-00-7 30-00-46440-00-6 30-00-49748-00-1 30-00-63964-00-5 30-00-65296-00-5	MUELLER KENT & ALLISON BURRELL HOWARD D & LULA SHEFFIELD NORTH HILLS LP EMC ENTERPRISES LLC SUMMIT DEVELOPMENT LLC EPPS MCGUIRE & CLARA	1858 GUERNSEY AVE 3062 LIMEKILN PIKE 208 NORTH HILLS AVE 1117 OLD YORK RD 1668 SUMMIT AVE 2146 SUSQUEHANNA RD	\$31,965.98 \$13,953.76 \$14,050.29 \$15,801.83 \$10,533.23 \$21,027.57
Cheltenha U25-0443	<u>m</u> 31-00-05566-00-1	ECCENTRIC INVESTMENTS LLC	1601 CHELTENHAM AVE	\$692.46
East Norri U25-0498	<u>ton</u> 33-00-07258-00-8	GRIMES JACQULINE	2450 RAHWAY AVE	\$631.45
Horsham U25-0545	36-00-10718-16-3	GOLDBERG HARVEY L	16 STERLING DR	\$13,574.21

Lower Pottsgrove							
U25-0639	42-00-02335-16-1	AMIRI FARRIS	957 IVY LN	\$3,409.29			
U25-0675	43-00-10172-01-8	MCGRATH STEPHEN M	61 S PARK AVE	\$17,795.95			
U25-0677	43-00-11161-00-1	WHITE KAREN E	245 PINETOWN RD	\$35,465.58			
New Hanov	ver						
U25-0733	47-00-01744-00-9	HOSS CHARLES R &	2673 FAUST RD	\$15,447.43			
		LAVINIA M					
U25-0742	47-00-07700-00-2	HOSS CHARLES	WAGNER RD	\$4,294.46			
Perkiomen							
U25-0746	48-00-02077-00-8	BAUM HEATHER &	283 BRIDGE ST	\$4,676.87			
		EGAN PATRICK ALAN		7 1,01 2121			
Plymouth							
U25-0767	49-00-04508-00-6	VANDALAY INDUSTRIES LLC	105 LEE DR	\$24,397.44			
U25-0775	49-00-08968-00-1	SPINKS ROBERT & LINDA	106 PLEASANT RD	\$12,206.33			
		of into Robert a Embre	TOO T EE NOTWY THE	Ψ12,200.00			
Upper Dub U25-0835	<u>iin</u> 54-00-10477-00-8	BURRELL WILLIAM E LODGE 737	147 LINDEN AVE	¢22.010.04			
U25-0835 U25-0836	54-00-10477-00-8	BURRELL WILLIAM E LODGE 737	LINDEN AVE	\$23,919.06 \$2,216.14			
020-0000	34-00-10400-00-3	BURRELL WILLIAM E LODGE 737	LINDENAVE	\$2,210.14			
Upper Frederick							
U25-0846	55-00-01648-00-7	CONNOR RICHARD J	1716 SNYDER RD	\$7,320.99			
Upper Gwynedd							
U25-0852	56-00-05836-83-6	STEIN MILTON J & LILLIAN	5205 LILAC CT	\$12,744.61			
Upper Mor	eland						
	59-00-05497-00-6	MUELLER KENT L DDS	1115 FASTON RD	\$69,461.39			
		MOLLELIN NEW EDDO	THE ENGINEE	ψον, ιστ.σν			
Whitemars	. <u>n</u> 65-00-04291-00-9	LAUREL HOLDINGS GROUP LLC	633 GERMANTOWN PIKE	¢20 E44 E0			
025-0957	03-00-04291-00-9	LAUREL HOLDINGS GROUP LLC	033 GERIVIANTOWN PIKE	\$28,566.58			
West Norriton							
U25-0990	63-00-03061-00-8	COONEY JOHN A	155 HIGHLAND AVE	\$126,070.85			

#### ACTION IN DIVORCE

BOYD & EARLY FAMILY LAW, LLC By: Melissa M. Boyd, Esquire Attorney Identification No. 88263

1777 Sentry Parkway West Veva 17, Suite 101 Blue Bell, PA 19422 Telephone: 610-596-8111 Attorney for Aleen Streeter

> IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA NO. 2024-24651 IN DIVORCE

#### ALEEN STREETER,

Plaintiff

VS.

#### JIRAYR PETROSYAN,

Defendant

TO: JIRAYR PETROSYAN, Defendant, whose last known address is 11919 Cohasset Street, North Hollywood, Los Angeles County, California 91605

Take notice that ALEEN STREETER signed an Affidavit Under Section 3301(d) of the Divorce Code, which was filed on July 22, 2025, requesting a divorce based upon a separation of at least one (1) year between yourself and Plaintiff and that the marriage is irretrievably broken.

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

- 1. Check either (a) or (b):
- \_\_\_\_(a) I do not oppose the entry of a divorce decree.
  \_\_\_(b) I oppose the entry of a divorce decree because (check (i), (ii), (iii) or all):
- (i) The parties to this action have not lived separately and apart for the required period: two years for parties that separated prior to December 5, 2016, and one year
- for parties that separated on or after December 5, 2016. (ii) The marriage is not irretrievably broken.
- (iii) There are no economic claims pending.
- 2. Check either (a), (b) or (c):
- (a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.
- (b) I wish to claim economic relief which may include alimony, division of property, lawyer's fees or expenses or other important rights.

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

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

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

Date: \_\_Signature:

JIRAYR PETROSYAN, Defendant

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

# ARTICLES OF AMENDMENT FOR PROFIT

NOTICE IS HEREBY GIVEN that the shareholders of **Zieger and Sons, Inc.**, a Pennsylvania business corporation, have approved a proposal to amend the Articles of Incorporation by filing Articles of Amendment with the Pennsylvania Bureau of Corporation and Charitable Organizations to change its name to **Zieger Holdings, Inc.**, pursuant to Section 1915 of the Pennsylvania Business Corporation Law of 1988, as amended. The change shall be effective upon filing.

Abbott & Overholt PC, Solicitors 103 Chesley Drive

Media, PA 19063-1712

# ARTICLES OF INCORPORATION FOR PROFIT

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**1950s West Main, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Belleau Wood Farm** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Profit for **Rock's Deli Rockledge, Inc.** were filed with the Commonwealth of Pennsylvania, Department of State, Corporation Bureau, Harrisburg, Pennsylvania, on September 18, 2025. The Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Thomas W. Sharkey, Esquire Sharkey Law Offices 982 N. Sherman Court Hazleton, PA 18201

# ARTICLES OF INCORPORATION FOR NONPROFIT

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation for Nonprofit were filed on May 22, 2025, with the Department of State for **Holy Family Project**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law, exclusively for charitable purposes.

Holy Family Project provides humanitarian relief to vulnerable families in Kenya, providing relief through food assistance, educational support, sanitary supplies, access to clean water, agriculture support and home improvements.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 11, 2025, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: Veterans All Together
The purposes for which it was organized are: to honor
those who served by creating stable living environments
that foster community, promote independence, and connect
veterans with resources that enhance their quality of life.
To provide safe, affordable, and supportive housing.

#### AUDIT LIST

#### **First Publication**

NOTICE ORPHANS' COURT DIVISION COURT OF COMMON PLEAS OF MONTGOMERY COUNTY. PA

#### **VIRTUAL AUDIT**

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of NOVEMBER 3, 2025, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one Audit session, which will be held at 10:00 AM on Monday, NOVEMBER 3, 2025.

A list of Accounts scheduled to be called on each date is attached and invitations to Zoom Virtual Court hearings will be sent to the Counsel for each Accountant with an Account scheduled for each date.

To minimize the need for in-person contact with the Clerk of the Orphans' Court personnel and Court Staff, all counsel and parties are encouraged to file Accounts, Objections, Certificates of Service, and all other legal papers electronically with the Clerk to the fullest extent possible.

The accounts will be heard for confirmation at the assigned times when the Honorable Lois E. Murphy and the Honorable Melissa S. Sterling, Judges, will sit to audit accounts, hear objections to the same and review the transactions and proposed distribution of the balances ascertained to be in the hands of accountats. The date on which each account will be called for audit in a virtual court hearing is indicated below. Objections to any Account may be the subject of a hearing on a later date, to be scheduled by order of the Court.

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, NOVEMBER 3, 2025. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED PAPER FILINGS MAY BE LEFT IN A DROPBOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

- BERGER, LENORE B., DECEASED, (2015-X0065), Account of Stephen A. Shelley, Executor.
- DIXON, FREDERICK T., DECEASÉD, (2024-X3401), First and Final Account of Pamela W. Bennett, Executrix.
- FALCONE, ANTHONY P., DECEASED. (1980-X0745), First and Interim Accounting of Wilmington Savings Fund Society, FSB d/b/a Bryn Mawr Trust, Trustee of Anthony P. Falcone.
- 4. FINKELSTEIN, JEFFREY, AN ALLEGED INCAPACITATED PERSON, (2024-X4986), First and Final Account of The Guardian (Casey Ball).
- JÈLUŚ, JEÁNETTE M., PRINCIPAL, (2025-X1975), First and Final Account of Ronna Marenger.
- KLEIN, JACOB, TRUST SETTLOR, (1938-X33948), Ninth and Interim Account for the Trust established under the Will of Jacob W. Klein deceased, stated by PNC Bank, N.A., (formerly Continental Bank) Trustee.
- MAYBERRY, ALFRED J., DECEASED, (2024-X1013), First and Final Account of F&M Trust Company, Administrator of the Estate of Alfred J. Mayberry, Jr.
- SPEAR, PAUL, AN INCAPACITATED PERSON, (2024-X5016), Amended First and Final Account of the Guardian of the Estate, (Casey Ball), Guardian.
- 9. STEPHEN S. SMITH AND DOLORES R. SMITH, FBO STEPHEN SMITH, TRUST UNDER DEED, DATED 12/21/2006, TRUST SETTLOR, (2025-X3971), First Account for the Trust established FB Stephen Smith, Jr., under Deed of Trust, dated 12/21/2006, stated by Michael Jamison and StephenS. Smith, Jr., Co-Trustees for 7/2/2018 through 11/17/2021; stated by Alan J. Mittelman, Esq., Successor Co-Trustee for the period of 11/4/2019 through 11/6/2019; stated by Sean Smith, Successor Co-Trustee for the period of 11/17/2021 through 6/12/2024; stated by Craig Scott & Wayne Yohe, Jr., Successor Co-Trustee for the period of 6/12/2024 through 2/28/2025.

#### Relisted Accounts

- CRESEGIONA, YOLANDA M., DECEASED, (2019-X3967), First and Final Account of Virginia Frattaroli, Executrix.
- DIEHL DANNY, AN INCAPACITATED PERSON, (2024-X2449), Amended First and Final Account of the Guardian of the Estate.
- MINOR, RANDOLPH, AN INCAPACITATED PERSON, (2024-X2128), Amended First and Final Account of the Guardian of the Estate.
- MILANO, GIOVANNINA, DECEASED, (2018-X1458), Partial Accounting of Marianna Mastrocola, Accountant/Administrator CTA.
- MILANO, GIOVANNINA, PRINCIPAL, (2025-X0154), Second Amended Account of Elena J. Angelucci, Agent.

Tina Lawson, Esquire Register of Wills & Clerk of the Orphans' Court

#### CERTIFICATE OF ORGANIZATION

A Certificate of Organization for a Domestic Limited Liability Company was filed on or about September 22, 2025, with the Department of State of the Commonwealth of Pennsylvania, for the purpose of forming a domestic limited liability company organized under the Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa. C.S. §§ 8811, et seq. The name of the limited liability company is **Robert Barrett Noone Sr. LLC**, with its registered office at 1400 Waverly Road, Apt. B-131, Gladwyne, PA 19035.

John A. Shoemaker, Esquire 127 Headley Avenue Dushore, PA 18614 570-928-7374

#### **CHANGE OF NAMES**

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-09665

NOTICE IS HEREBY GIVEN that the Petition of Christopher S. Meirino was filed in the abovenamed Court, praying for a Decree to change the Petitioner's name to CHRISTOPHER M. SCOTT.

The Court has fixed December 10, 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.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-22574

NOTICE IS HEREBY GIVEN that on September 10, 2025, the Petition of Hannah E. Apostolidis was filed in the above-named Court, praying for a Decree to change the Petitioner's name to HANNA E. APOSTOLIDIS.

The Court has fixed November 19, 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. 2025-20987

NOTICE IS HEREBY GIVEN that on August 15, 2025, the Petition of Jason Robert Oboler Gagliardi, on behalf of Cordelia Raine Oboler Gagliardi, a minor child, was filed in the above-named Court, praying for a Decree to change the Child's name to CHARLES RUSSEL OBOLER GAGLIARDI.

The Court has fixed November 26, 2025, at 9:00 AM, in Courtroom "7" 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.

Lauren P. Butterworth, Esquire

P.O. Box 113 Adamstown, PA 19501

#### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-23674

NOTICE IS HEREBY GIVEN that on September 23, 2025, the Petition of Josef Mazurek Luba was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JOSEPH MICHAEL LUBA.

The Court has fixed December 10, 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.

#### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-24195

NOTICE IS HEREBY GIVEN that on September 30, 2025, the Petition of Joseph Elwood Weitzman was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JOSEPH CHARLES WEITZMAN.

The Court has fixed December 17, 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.

#### CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 25-21102

Univest Bank and Trust Co., Plaintiff

vs

Dong Won Kim, Defendant

#### NOTICE UNDER RULE 2958.1 OF JUDGMENT AND EXECUTION THEREON NOTICE OF DEFENDANT'S RIGHTS

#### TO: Don Won Kim

A judgment in the amount of \$569,382.57 plus interest from and after August 8, 2025 at the per diem rate of \$114.24 until payment in full of the judgment, collection costs, and attorney's fees, which continue to accrue, has been entered against you and in favor of the Plaintiff, Univest Bank and Trust Co., without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Sheriff may take your money or other property to pay the judgment at any time after thirty (30) days after the date on which this notice is served on you.

You may have legal rights to defeat the judgment or to prevent your money or property from being taken. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED UPON YOU OR YOU MAY LOSE YOUR RIGHTS.

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

#### KLEHR HARRISON HARVEY BRANZBURG LLP Paige M. Willan, Esquire

1835 Market Street, Suite 1400 Philadelphia, PA 19103 215-569-2700 Email: pwillan@klehr.com Attorneys for Plaintiff

COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA NO. 2025-23344

#### NOTICE OF ACTION IN MORTGAGE FORE-CLOSURE

Carrington Mortgage Services LLC, Plaintiff

Lisa Marie Donahue, Known Surviving Heir of Coleen Marie Donahue, Unknown Surviving Heirs of Coleen Marie Donahue, and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania, Defendants

TO: Unknown Surviving Heirs of Coleen Marie Donahue Premises subject to foreclosure: 2023 Greenes Way Cir., Collegeville, Pennsylvania 19426

#### NOTICE

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

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

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

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

McCabe, Weisberg & Conway, LLC **Attorneys for Plaintiff** 1420 Walnut St., Ste. 1501 Phila., PA 19102 215-790-1010

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 25-31137

Univest Bank and Trust Co., Plaintiff

Young Soon Kim, Defendant

#### **NOTICE UNDER RULE 2958.1** OF JUDGMENT AND EXECUTION THEREON NOTICE OF DEFENDANT'S RIGHTS

#### TO: Young Soon Kim

A judgment in the amount of \$569,382.57 plus interest from and after August 8, 2025 at the per diem rate of \$114.24 until payment in full of the judgment, collection costs, and attorney's fees, which continue to accrue, has been entered against you and in favor of the Plaintiff, Univest Bank and Trust Co., without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Sheriff may take your money or other property to pay the judgment at any time after thirty (30) days after the date on which this notice is served on you.

You may have legal rights to defeat the judgment or to prevent your money or property from being taken. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED UPON YOU OR YOU MAY LOSE YOUR RIGHTS.

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

# KLEHR HARRISON HARVEY BRANZBURG LLP

Paige M. Willan, Esquire 1835 Market Street, Suite 1400 Philadelphia, PA 19103 215-569-2700 Email: pwillan@klehr.com Attorneys for Plaintiff

#### **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

#### ADAMSON, MARY K., dec'd.

Late of Lower Merion Township. Executor: PETER K. STOREY, c/o Theodore S. Coxe, Jr., Esquire, 919 Conestoga Road, Building 3, Suite 214, Rosemont, PA 19010-1354. ATTORNÉY: THEODORE S. COXE, JR., 919 Conestoga Road, Building 3, Suite 214, Rosemont, PA 19010-1354

#### ANTONIO, MARIA C., dec'd.

Late of Cheltenham Township. Administrator: JENNIFER K. LIM, 225 Church Road,

Elkins Park, PA 19027.

#### BRAUNING, PAUL RICHARD also known as

RICHIE BRAUNING, dec'd. Late of Hatboro, PA.

Executor: RICHARD J. BRAUNING, 10800 Ellicott Road,

Philadelphia, PA 19154.

#### BURGOS, AURA AMALIA, dec'd.

Late of Borough of Pottstown. Administrator: WILLIAM BURGOS, c/o Kristen L. Behrens, Esquire, 1650 Market Street, Suite 1200, Philadelphia, PA 19103. ATTORNEY: KRISTEN L. BEHRENS, DILWORTH PAXSON LLP, 1650 Market Street, Suite 1200, Philadelphia, PA 19103

#### BURNS, SHIRLEY R. also known as

SHIRLEY ROSALIE BURNS, dec'd. Late of Lower Pottsgrove Township Co-Executors: ROBERT A. BURNS AND BARBARA A. NOVITSKI. ATTORNEY: MICHELLE M. FORSELL, CROSSON & RICHETTI, LLC, 570 Main Street Pennsburg, PA 18073

#### CARRICK, VESTA MARION, dec'd.

Late of Blue Bell, PA Executor: ROBERT J. CARRICK, JR., 7020 Blu Rail Way, Unit A, Pineville, NC 28134.

#### CLARK, DONALD EUGENE, dec'd.

Late of East Norriton Township.

### Executor: JOSEPH P. CLARK. CONNER, ANITA T. also known as ANITA THORNE CONNER, dec'd.

Late of Cheltenham Township Executor: JOHN K. CONNER, c/o Hilary A. Fuelleborn, Esquire, 1260 Bustleton Pike Feasterville, PA 19053. ATTORNEY: HILARY A. FUELLEBORN, DILWORTH PAXSON, LLP, 1260 Bustleton Pike Feasterville, PA 19053

#### COOPER, BÉLINDA SUE, dec'd.

Late of Borough of Pottstown. Executrix: ROXANNE ROBERTO, c/o Stephanie A. Henrick, Esquire, 1001 Conshohocken State Road, Suite 1-210, Conshohocken, PA 19428 ATTORNEY: STEPHANIE A. HENRICK, OBERMAYER REBMANN MAXWELL & HIPPEL LLP, 1001 Conshohocken State Road, Suite 1-210, Conshohocken, PA 19428

#### DENLINGER, CYNTHIA W., dec'd.

Late of East Norriton Township. Executors: CRYSTAL SHEREEN DENLINGER, 300 W. Elm Street, Suite 2129, Conshohocken, PA 19428 CRAIG WESTLEY DENLINGER, 18 King View Drive, Fletcher, NC 28732.

ATTORNEY: RACHEL SHAFFER GERSIE, FENDRICK MORGAN, LLC, 1950 Route 70 E., Suite 200,

Cherry Hill, NJ 08003

#### FUSCO, ANTOINETTE also known as ANTOINETTE E. FUSCO, dec'd.

Late of Upper Salford Township. Co-Executors: JOSEPH FUSCO,

4888 Farrcroft Drive,

Easton, PA 18040,

ALICÉ FUSCO CORT,

152 Carriage Court,

Harleysville, PA 19438.

ATTÓRNEÝ: CAROLYN M. MARCHESANI, WOLF, BALDWIN & ASSOCIATES, P.C.,

800 E. High Street,

Pottstown, PA 19464

#### GIOVINAZZO, DAVID, dec'd.

Late of Borough of Pennsburg Administratrix: JUNE MORRIS, c/o Lindsey J. Conan, Esquire, Conan Law Offices LLC, 755 N. Monroe Street, Media, PA 19063

#### GOOD, MARGARET JEAN also known as M. JEAN GOOD, dec'd.

Late of Borough of Royersford. Executor: TIMOTHY A. GOOD, c/o Patrick D. McDonnell, Esquire, 527 Main Street, Royersford, PA 19468. ATTORNEY: PATRICK D. McDONNELL,

WOLPERT SCHREIBER McDONNELL P.C., 527 Main Street,

Royersford, PA 19468

#### GRACE, JONATHAN also known as JONATHAN C. GRACE, dec'd.

Late of Abington Township Administrator: RICHARD W. STEVENS, 794 Penllyn Pike, Suite 100, Blue Bell, PA 19422.

ATTORNEY: RICHARD W. STEVENS, 794 Penllyn Pike, Suite 100,

Blue Bell, PA 19422

#### GREENWOOD JR., ROBERT J., dec'd.

Late of Hatboro, PA. Executrix: STEPHANIE O'BRIEN,

c/o Suzanne Bender, Esquire,

216 Bridge Street,

Phoenixville, PA 19460.

ATTORNEY: SUZANNE BENDER,

216 Bridge Street,

Phoenixville, PA 19460

#### HANLON JR., MARK Z., dec'd.

Late of Lower Providence Township. Executor: MICHAEL JAMES HANLON, 1508 Silverbark Lane, West Chester, PA 19380. ATTORNEY: ANN DUKE. DUKE LAW OFFICES, PC, 228 Dean Street, West Chester, PA 19382-3319

#### HILL, CHRISTOPHER JAMES, dec'd.

Late of Lansdale, PA. Executor: DAWN MACY, 2312 Brittany Pointe, Lansdale, PA 19446.

#### HOPKINS, LORRAINE M., dec'd.

Late of Hatfield Township. Executor: JOSEPH P. HÓPKINS, 6 Hellberg Avenue, Chalfont, PA 18914. ATTORNEY: NICOLAS F. METER, METER LAW OFFICES, LLC, 1401 E. High Street, Pottstown, PA 19464

#### KALBFLEISCH, CHARLOTTE M. also known as CHARLOTTE KALBFLEISCH, dec'd.

Late of Franconia Township Executrix: EVA THEURKAUF, 1350 Elbow Lane, Chester Springs, PA 19425. ATTORNEY: JOSEPH K. KOURY, OWM LAW. 1503 Sunset Drive, Suite 201, Pottstown, PA 19464

#### KRANZDORF, NORMAN M. also known as NORMAN KRANZDORF, dec'd.

Late of Lower Merion Township. Executrix: HERMINA KRANZDORF, c/o Lawrence S. Chane, Esquire, One Logan Square, 130 N. 18th Street, Philadelphia, PA 19103-6998. ATTORNEY: LAWRENCE S. CHANE, BLANK ROME LLP, One Logan Square, 130 N. 18th Street,

#### Philadelphia, PA 19103-6998 KRAUS, JOHN EDWARD, dec'd.

Late of Plymouth Meeting, PA. Executrix: DONNA KRAUS, 8 Traverse Drive,

Plymouth Meeting, PA 19462.

#### KWIECINSKI, HENRY R., dec'd.

Late of Upper Dublin Township. Executrix: BARBARA R. KWIECINSKI, c/o Karen Schecter Dayno, Esquire, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544. ATTORNEY: KAREN SCHECTER DAYNO, TIMONEY KNOX, LLP, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544

#### LANCIANO, VINCENT M., dec'd. Late of Borough of Rockledge.

Executor: VINCENT LANCIANO, 830 N. Cedar Road, Jenkintown, PA 19046. ATTORNEY: SUSAN A. KAMENITZ, LAW OFFICE OF SUSAN A. KAMENITZ, LLC, 7 Larkspur Lane, Newtown, PA 18940

#### LEISTER, HARRY M., dec'd.

Late of Borough of Royersford. Executrix: MARY JO WINZ, c/o Bernard F. Siergiej, Esquire, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544. ATTORNEY: BERNARD F. SIERGIEJ, TIMONEY KNOX, LLP, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544

#### LEVENGOOD, LARRY LEE, dec'd.

Late of Borough of Pottstown.

Administratrix: MARYANN RAYSOR,

3554 W. Beech Street,

Pottstown, PA 19464.

ATTORNEY: BRIAN F. BOLAND,

KOZLOFF STOUDT,

2640 Westview Drive,

Wyomissing, PA 19610 LISS, JANET, dec'd.

Late of Borough of West Conshohocken.

Administrator: ALEXANDER LISS,

c/o Mark T. Carlidge, Esquire,

620 W. Germantown Pike, #350.

Plymouth Meeting, PA 19462-2219. ATTORNEY: MARK T. CARLIDGE,

NACHMIAS MORRIS & ALT, LLC,

620 W. Germantown Pike, #350.

Plymouth Meeting, PA 19462-2219

MILLER, GEORGE E., dec'd.

Late of East Norriton Township. Executrix: BARBARA MAERZ,

315 W. 6th Street,

Red Hill, PA 18076.

ATTORNEY: FRANK L. CAIOLA,

OLIVER & CAIOLA, LLC,

1904-06 Swede Road.

East Norriton, PA 19401

#### MOYER, HOWARD J., dec'd.

Late of Lower Pottsgrove Township.

Executors: BRENDA M. RATH,

206 Tulip Lane,

Gilbertsville, PA 19525,

SCOTT H. MOYER,

2401 Sycamore Lane. Gilbertsville, PA 19525

ATTORNEY: REBECCA A. HOBBS,

OWM LAW.

1503 Sunset Drive, Suite 201,

Pottstown, PA 19464

#### PAN, LOIS ELIZABETH also known as

#### LOIS E. PAN and

LOIS PAN, dec'd.

Late of Lower Gwynedd Township.

Executrix: DOREEN C. CASE,

c/o Mary L. Buckman, Esquire,

585 Skippack Pike, Suite 100,

Blue Bell, PA 19422

ATTORNEY: MARY L. BUCKMAN,

FORD AND BUCKMAN, PC,

585 Skippack Pike, Suite 100,

Blue Bell, PA 19422

#### PANAMARENKO, MICHAEL DENNIS also known as MICHAEL D. PANAMARENKO and

#### MICHAEL PANAMARENKO, dec'd.

Late of Lower Salford Township.

Co-Executors: MICHAEL P. PANAMARENKO AND

KATIE C. GENC.

c/o Michael P. Gottlieb, Esquire,

319 Swede Street,

Norristown, PA 19401.

ATTORNEY: MICHAEL P. GOTTLIEB,

VANGROSSI AND RECCHUITI,

319 Swede Street,

Norristown, PA 19401

#### PATEL, KIRTI M. also known as KIRTI MANGALBHAI PATEL, dec'd.

Late of Lower Providence Township.

Executor: PRASHANT K. PATEL,

1207 Sugarberry Lane, Collegeville, PA 19426. ATTORNEY: JACQUELINE A. JOHNSON,

3770 Ridge Pike,

Collegeville, PA 19426

RAHMAN, PONEL, dec'd.
Late of Upper Gwynedd Township.
Administratrix: ROKHSANA HOSSAIN,

c/o E. Nego Pile, Esquire,

930 Harvest Drive, Suite 360, Blue Bell, PA 19422.

ATTORNEY: E. NEGO PILE.

PILE LAW FIRM,

930 Harvest Drive, Suite 360, Blue Bell, PA 19422

#### REST JR., STANLEY, dec'd.

Late of Lower Salford Township. Executor: STANLEY JAMES REST,

c/o Mary E. Podlogar, Esquire,

608 W. Main Street,

Lansdale, PA 19446-2012.

ATTORNEY: MARY E. PODLOGAR,

MONTCO ELDER LAW, LLP,

608 W. Main Street

# Lansdale, PA 19446-2012 ROIZMAN, SARA, dec'd.

Late of Whitemarsh Township Executor: ISRAEL ROIZMAN,

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 RUTH, BONITA also known as

#### **BONNIE RUTH and**

BONITA A. RUTH, dec'd.

Late of Lower Pottsgrove Township. Administratrix: BOBBI JO KAZMIERCZAK,

431 Walnut Road, Birdsboro, PA 19508.

ATTORNEY: ROBERT R. KREITZ, KREITZ GALLEN SCHUTT,

1210 Broadcasting Road, Suite 103,

# Wyomissing, PA 19610 SAIN, DAMONA P., dec'd.

Late of Upper Gwynedd Township. Executor: STEFAN S. LOPUSZANSKI,

c/o Sally A. Farrell, Esquire,

17 W. Miner Street,

West Chester, PA 19382. ATTORNEY: SALLY A. FARRELL,

MacELREE HARVEY, LTD.,

17 W. Miner Street.

# West Chester, PA 19382 SYKES, ANITA, dec'd.

Late of Harleysville, PA. Executor: KENNETH J. SYKES,

732 Hillview Drive

Collegeville, PA 19426.

ATTORNEÝ: BRIAN D. GOURLEY, LANDIS, HUNSBERGER, GINGRICH &

WEIK, LLP,

114 E. Broad Street, P.O. Box 769,

Souderton, PA 18964

#### TIBBS SR., AUGUSTUS R., dec'd.

Late of Montgomery Township. Executor: AUGUSTUS R. TIBBS, JR., c/o E. Nego Pile, Esquire, 930 Harvest Drive, Suite 360, Blue Bell, PA 19422 ATTORNEY: E. NEGO PILE, PILE LAW FIRM. 930 Harvest Drive, Suite 360, Blue Bell, PA 19422

#### TJARKS, VIRGINIA also known as VIRGÍNIA F. TJARKS, dec'd.

Late of Lansdale, PA

Executor: DAVID W. KOENIG,

234 Chatham Court,

Souderton, PA 18964

ATTORNEY: DOROTHY K. WEIK-HANGE, LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,

114 E. Broad Street, P.O. Box 769,

Souderton, PA 18964

#### WILSON, CHRISTOPHER MARK also known as CHRISTOPHER M. WILSON, dec'd.

Late of Borough of Collegeville. Executrix: EILEEN WILSON, 304 Stratford Avenue. Collegeville, PA 19426. ATTORNEY: ANITA M. D'AMICO, D'AMICO LAW, P.C., 65 S. Third Street, Oxford, PA 19363

#### WOOLFORD, LOIS JAKOB, dec'd.

Late of Worcester Township Executor: PETER SCOTT WOOLFORD, 12 Sheffield W., Winchester, MA 01890. ATTORNEY: STEPHEN J. OLSEN, GAWTHROP GREENWOOD PC, 17 E. Gay Street, #100, West Chester, PA 19381

#### YARMUSH, DORIS, dec'd.

Late of Borough of Pottstown. Executor: MARC J. YARMUSH, 417 Center Street, Stowe, PA 19464. ATTORNEY: CAROLYN M. MARCHESANI, WOLF, BALDWIN & ASSOCIATES, P.C., 800 E. High Street, Pottstown, PA 19464

# ZUGAY, GREGORY T., dec'd. Late of Upper Merion Township.

Administratrix: ANN MARIE DELANEY, 740 Wheatland Street, 209, Phoenixville, PA 19460. ATTORNEY: DAVID J. SCHILLER, 530 Swede Street. Norristown, PA 19401

#### Second Publication

#### AGOSTINO, GRACE ANN, dec'd.

Late of Lower Merion Township. Executor: FRANK AGOSTINO, c/o Lesley M. Mehalick, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312.

ATTORNEY: LESLEY M. MEHALICK, McANDREWS, MEHALICK, CONNOLLY, HULSE and RYAN, P.C., 30 Cassatt Avenue, Berwyn, PA 19312

#### BINDER, DIANE M., dec'd.

Late of Red Hill Borough and Upper Hanover Township. Executrix: NANCY C. TROTMAN, 4805 Rainbow Ridge Circle, Schwenksville, PA 19473 ATTORNEY: KRISTEN R. MATTHEWS, KRISTEN MATTHEWS LAW, 14 E. Welsh Pool Road, Exton, PA 19341

#### BISHOP, SHIRLEY, dec'd.

Late of Baltimore County, MD and Jenkintown Borough, Montgomery County, PA. Executor: MICHAEL MOORES, c/o Gary M. Perkiss, Esquire, Noble Plaza, Suite 313, 801 Old York Road, Jenkintown, PA 19046. ATTORNEY: GARY M. PERKISS, GARY M. PERKISS, P.C., Noble Plaza, Suite 313, 801 Old York Road, Jenkintown, PA 19046

#### BUCZKOWSKI JR., NICHOLAS, dec'd.

Late of Borough of Royersford. Administratrix: ADELINE D. GASPAR, 499 Shakespeare Drive, Collegeville, PA 19426. ATTORNEY: GARY P. LEWIS, LEWIS & McINTOSH, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468

#### CLARK, MILDRED M., dec'd.

Late of Horsham Township. Executrices: DONNA MARIE CHECK, 107 Abbey Drive, South Abington Township, PA 18411, CAROL A. WAMPOLE, 7619 Woodbine Road, Macungie, PA 18062

#### COLKETT, SHERYL MARCIA, dec'd.

Late of Abington Township. Administrator: ROBERT MICHAEL COLKETT, c/o Kristen L. Behrens, Esquire, 1650 Market Street, Suite 1200, Philadelphia, PA 19103. ATTORNEY: KRISTEN L. BEHRENS, DILWORTH PAXSON LLP, 1650 Market Street, Suite 1200, Philadelphia, PA 19103

#### DAYWALT, JEAN ANITA also known as JEAN DAYWALT, dec'd.

Late of Whitemarsh Township Administrator: HOWARD CARTER DAYWALT, JR., c/o Kevin D. Birkhead, Esquire, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544. ATTORNEY: KÉVIN D. BIRKHEAD, TIMONEY KNOX, LLP, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544

#### DOUGHERTY, EDWARD K., dec'd.

Late of Lower Providence Township. Executor: KEVIN P. DOUGHERTY, c/o Ryan A. Krocker, Esquire, Seven Neshaminy Interplex, Suite 116, Trevose, PA 19053. ATTORNEY: RYAN A. KROCKER,

ROTHKOFF LAW GROUP,

Seven Neshaminy Interplex, Suite 116,

Trevose, PA 19053

#### DRESLIN, SHARON A., dec'd.

Late of Lower Providence Township. Executor: WILLIAM G. REH, 1805 S. 10th Street. Philadelphia, PA 19148. ATTORNEY: PAUL A. PRINCE, 934 High Street, P.O. Box 696, Pottstown, PA 19464

#### EMMELL, ROSE LaRUE also known as

R. LaRUE EMMELL, dec'd.

Late of Zieglerville, PA Executrix: ROSEMARIE HOOD,

107 Holly Drive,

Collegeville, PA 19426.

#### EVANGELIST, CARMELLA, dec'd.

Late of Norristown, PA. Executor: DONNA EVANGELIST, 1306 Statesman Road, Eagleville, PA 19403.

#### FERRY, MADGE also known as MADGE THERESA FERRY, dec'd.

Late of Abington Township. Executrix: MARGARET FERRY, 24 Derry Drive, North Wales, PA 19454. ATTORNEY: ANDREW P. GRAU, THE GRAU LAW FIRM, 911 Easton Road, P.O. Box 209, Willow Grove, PA 19090

#### FINK, FRANCES M., dec'd.

Late of Borough of Conshohocken. Co-Executors: PHILIP M. FINK, 1177A Main Street, Linfield, PA 19468 CHRISTINE FINK-MULLIN, 3 Melvin Road, Phoenixville, PA 19460. ATTORNEY: GARY P. LEWIS, LEWIS & McINTOSH, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468

#### GAFFNEY, MARGARET G., dec'd.

Late of Lafayette Hill, PA. Executrix: THERESA DIBENEDETTO, 760 Cinnaminson Street, Philadelphia, PA 19128

GUTIERREZ, HEMBER E., dec'd. Late of Abington Township. Administratrix: KATIA FATIMA GUTIERREZ-UGARTE, 951 Penn Avenue. Glenside, PA 19038. ATTORNEY: JILLIAN E. BARTON, BARTON LAW, LLC Building One, Suite 100, 300 Welsh Road. Horsham, PA 19044

#### HARLER, ALAN E., dec'd.

Late of Lower Gwynedd Township. Executor: CHARLES KALICK, 1125 Foulkeways. Gwynedd, PA 19436. ATŤORNÉY: RYAN A. KROCKER, ROTHKOFF LAW GROUP, Seven Neshaminy Interplex, Suite 116, Trevose, PA 19053

#### HARRAR, BARBARA A., dec'd.

Late of Borough of Hatboro. Executrix: MIRIAUM MULLER, c/o Jeremy A. Whalen, Esquire. Bailiwick Office Campus, Suite 15, 252 W. Swamp Road, P.O. Box 1306, Doylestown, PA 18901. ATTORNEY: JEREMY A. WHALEN, DRAKE, HILEMAN & DAVIS, Bailiwick Office Campus, Suite 15, 252 W. Swamp Road, P.O. Box 1306, Doylestown, PA 18901

#### HINDSON, BEVERLY T., dec'd.

Late of Borough of Royersford. Administrator: WILLIAM G. HINDSON, 8 Laurel Lane. Freeland, PA 18224 ATTORNEY: GARY P. LEWIS, LEWIS & McINTOSH, LLC. 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468

#### HUGENBRUCH, DANIEL J., dec'd.

Late of Montgomery Township. Executrix: DANIELLE M. DiPASQUALE, 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

#### KALBACH, FRANCES, dec'd.

Late of Borough of Collegeville. Executor: JOSEPH R. KALBACH, V, 115 Winesap Road, Cherry Hill, NJ 08003. ATTORNEY: ROBERT C. GERHARD, III, GERHARD & GERHARD, P.C., 815 Greenwood Avenue, Suite 8, Jenkintown, PA 19046, 215-885-6785

# KELLY, MARY S. also known as MOLLY S. KELLY, dec'd.

Late of Springfield Township Executor: PATRICK KELLÝ, 1541 Temple Drive Maple Glen, PA 19002 ATTORNEÝ: JILLIAN E. BARTON, BARTON LAW, LLC Building One, Suite 100, 300 Welsh Road, Horsham, PA 19044

#### KREMER, SHIRLEE, dec'd.

Late of Lower Merion Township. Executrix: TERI KREMER, c/o John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

#### KUNZ, ROBERT A., dec'd.

Late of Upper Dublin Township. Administrator: DONALD SAMUEL TEASE, JR., 780 W. Tripp Avenue, Murray, UT 84123. ATTORNEY: JOHN P. McGUIRE, 552 Ridge Road, Telford, PA 18969

#### LANDES, MARLIN D., dec'd.

Late of Borough of Hatfield. Co-Administrators: IDA D. HARTZELL AND LESLIE L. LANDES ATTORNEY: MICHELLE M. FORSELL, CROSSON & RICHETTI, LLC, 570 Main Street, Pennsburg, PA 18073

#### LARENZ, ANNA MARIA, dec'd.

Late of Abington Township. Executor: ALAN PASTOR, 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

#### LEECH, ELLEN K., dec'd.

Late of Upper Dublin Township. Executors: ALLISON MARIE DUGAS AND TROY ANDREW LEECH, c/o James S. Bainbridge, Esquire, The Bainbridge Law Firm, 921 Penllyn Blue Bell Pike, Suite A2, Blue Bell, PA 19422

#### LOCKE, CHARLES HENRY, dec'd.

Late of Lower Salford Township. Executrix: ELIZABETH STYER, c/o Valerie Rosenbluth Angst, Esquire, Angst & Angst, P.C., 878 Main Street, Harleysville, PA 19438.

#### MAHONEY, JANIS H., dec'd.

Late of Borough of North Wales. Executor: KEVIN R. MAHONEY. ATTORNEY: ROWAN KEENAN, KEENAN, CICCITTO & ASSOCIATES, LLP, 376 E. Main Street, Collegeville, PA 19426, 610-489-6170

#### MALONE, CHARLES E., dec'd.

Late of Borough of Lansdale. Administratrix: LINDA GRAY, c/o Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446

#### McCLENAHAN JR., SAMUEL C., dec'd.

Late of Perkiomenville, PA. Administrator: DAVID MATTES, c/o Richard T. Curley, Esquire, Law Offices of Richard T. Curley, P.C. 50 E. Philadelphia Avenue, P.O. Box 357, Boyertown, PA 19512.

#### MELIODON, ROBERT L., dec'd.

Late of Upper Moreland Township. Executrix: VICTORIA A. MELIODON, c/o Richard A. Kessler, Esquire, 33 Rock Hill Road, #250, Bala Cynwyd, PA 19004. ATTORNEY: RICHARD A. KESSLER, GINDIN KESSLER LLC. 33 Rock Hill Road, #250,

# Bala Cynwyd, PA 19004 MICHEL, MARY T. also known as MARY TERESA MICHEL, dec'd.

Late of Borough of Ambler. Executor: SHĂUN MICHEL, c/o E. Nego Pile, Esquire, 930 Harvest Drive, Suite 360, Blue Bell, PA 19422. ATTORNEY: E. NEGO PILE, PILE LAW FIRM, 930 Harvest Drive, Suite 360, Blue Bell, PA 19422

#### MOORE, JOSEPH A., dec'd.

Late of Abington Township. Administratrix: SUSAN M. GRAHAM, c/o Maryanne C. Coates, Esquire, 2912 Limekiln Pike, Glenside, PA 19038 ATTORNEY: MARYANNE C. COATES, COATES & COATES, P.C., 2912 Limekiln Pike,

Glenside, PA 19038 MOYER, CLAUDE L., dec'd. Late of Harleysville, PA. Executor: JAY MOYER, c/o Aaron M. Moyer, Esquire, Law Office of Aaron M. Moyer LLC, 822 Salford Station Road, Schwenksville, PA 19473, 267-416-5242

#### MUSSOMELI, MARION, dec'd.

Late of Lansdale, PA. Administrator: JASON MUSSOMELI.

#### O'CONNOR, KATHLEEN A., dec'd. Late of Lower Salford Township

Administrator: GREGORY TRÔWBRIDGE, 567 Bennington Court, Harleysville, PA 19438. ATTORNEY: CHRISTINA ROBERTS, BRESLIN, MURPHY & ROBERTS, 3305 Edgmont Avenue,

#### PARKS-MADDEN, DOLORES M., dec'd.

Late of Borough of Jenkintown Executor: JOHN BRODIE CARMICHAEL, III, c/o Anna O. Sappington, Esquire and Justice Irons, Esquire, 101 Old York Road, Suite 303, Jenkintown, PA 19046. ATTORNEYS: ANNA O. SAPPINGTON AND JUSTICE IRONS ANNA SAPPINGTON, P.C. 101 Old York Road, Suite 303, Jenkintown, PA 19046

#### PERRY, MARY A., dec'd.

Brookhaven, PA 19015

Late of Lower Salford Township Administrator: JAMES J. PERRY, JR., c/o Valerie Rosenbluth Angst, Esquire, Angst & Angst, P.C., 878 Main Street, Harleysville, PA 19438.

#### PETHERBRIDGE, KATHERINE LEE also known as KATHERINE LEE McGEEHAN, dec'd.

Late of Jenkintown, PA.

Administrator: CHRISTOPHER McGEEHAN,

c/o Brook Hastings, Esquire,

Hastings Law, LLC,

4259 W. Swamp Road, Suite 240,

Doylestown, PA 18902.

# PIERCE III, GUY C. also known as GUY PIERCE, dec'd.

Late of Lower Gwynedd Township.

Executor: SCOTT F. PIERCE, c/o Bruce L. Castor, Jr., Esquire,

411 Cherry Street,

Norristown, PA 19401.

ATTORNEY: BRUCE L. CASTOR, JR.,

van der VEEN, HARTSHORN, LEVIN & LINDHEIM,

411 Cherry Street,

Norristown, PA 19401

#### PISHOCK, CAROL A., dec'd.

Late of Lower Providence Township.

Executor: JAMES M. PISHOCK, JR.,

4859 Hilton Road,

Schnecksville, PA 18078.

ATTORNEY: FRANK W. HAYES,

HAYES & ROMERO,

31 S. High Street,

West Chester, PA 19382

### PYERON, MICHAEL also known as

MICHAEL L. PYERON, dec'd. Late of Borough of Hatboro.

Administratrix: ANN MARIE PYERON,

3786 Powder Horn Drive,

Furlong, PA 18925.

ATTORNEY: DIRK M. SIMPSON,

ROYER COOPER COHEN BRAUNFELD,

101 W. Elm Street, Suite 400,

Conshohocken, PA 19428

#### QUINTY, ROBERT H., dec'd.

Late of Limerick Township.

Executrix: MARIANNE A. QUINTY (a/k/a MARIANNE LaROSA QUINTY),

320 Aronimink Drive,

Royersford, PA 19468.

ATTORNEY: THOMAS A. MASTROIANNI,

OWM LAW,

1503 Sunset Drive, Suite 201,

Pottstown, PA 19464

#### RYAN, PATRICIA ANN, dec'd.

Late of Borough of Pottstown.

Executrix: DANIELLE E. RYAN,

958 W. Cedarville Road.

Pottstown, PA 19465.

ATTORNEY: MICHAEL C. McBRATNIE,

FOX ROTHSCHILD LLP,

P.O. Box 673,

Exton, PA 19341-0673

#### SALTZ, LINDA N. also known as

LINDA SALTZ and

LINDA J. SALTZ, dec'd.

Late of Lower Merion Township.

Executors: ANNE STEIN AND

ALBERT SALTZ,

c/o Daniel Levine, Esquire,

1001 Conshohocken State Road, Suite 2-400,

West Conshohocken, PA 19428.

ATTORNEY: DANIEL LEVINE, COZEN O'CONNOR,

1001 Conshohocken State Road, Suite 2-400,

West Conshohocken, PA 19428

#### SCALLEY, GERALD EDWARD, dec'd.

Late of Whitpain Township.

Executors: SEAN E. SCALLEY AND

MARK J. SCALLEY,

c/o James S. Bainbridge, Esquire,

921 Penllyn Blue Bell Pike, Suite A2,

Blue Bell, PA 19422

ATTORNEY: JAMES S. BAINBRIDGE,

THE BAINBRIDGE LAW FIRM, LLC, 921 Penllyn Blue Bell Pike, Suite A2,

Blue Bell, PA 19422

### SMITH, JUDITH also known as

JUDÍTH W. SMITH, dec'd. Late of Lower Merion Township.

Executrix: ASHLEY SMITH WHAMOND,

c/o Christopher H. Peifer, Esquire,

17 E. Front Street, P.O. Box 626,

Media, PA 19063.

ATTORNEY: CHRISTOPHER H. PEIFER, KAO&P LAW ASSOCIATES, P.C.,

17 E. Front Street, P.O. Box 626,

Media, PA 19063

#### STADLIN, WALTER O., dec'd.

Late of Lansdale, PA.

Administrator: ALAN STADLIN,

3378 Pruss Hill Road,

Pottstown, PA 19464.

ATTORNÉY: JOHN J. RENDEMONTI, 14 Regency Plaza,

Glen Mills, PA 19342

# STOUDT SR., WILLIAM M., dec'd.

Late of Gilbertsville, PA.

Executrix: LIZA M. MINNER, 72 Onyx Lane

Gilbertsville, PA 19525.

ATTORNEY: H. CHARLES MARKOFSKI,

MARKOFSKI LAW OFFICES,

1258 E. Philadelphia Avenue,

P.O. Box 369,

Gilbertsville, PA 19525-0369

#### THOMPSON, W. BRUCE also known as WAYNE BRUCE THOMPSON, dec'd.

Late of Ambler, PA.

Executrix: MARY WELTE THOMPSON,

400 Houston Road,

Ambler, PA 19002.

ATTORNEY: DOROTHY K. WEIK-HANGE,

LANDIS, HUNSBERGER, GINGRICH &

WEIK, LLP,

114 E. Broad Street, P.O. Box 769,

Souderton, PA 18964

#### TRIGG, NANCY M. also known as NANCY M. PAULINSKI and

NANCY M. PAULINSKI TRIGG, dec'd.

Late of Upper Moreland Township.

Executrix: MELISSA M. PERRIN,

171 Lower Orchard Drive,

Levittown, PA 19056.

ATTORNEY: ELIZABETH M. WETZLER, LANDIS, HUNSBERGER, GINGRICH &

WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,

Souderton, PA 18964

#### WALSH, EMILY ALISON, dec'd.

Late of Horsham Township. Administrator: BARRY WALSH, c/o Habib Law Associates, 2390 Thyme Court, Jamison, PA 18929. ATTORNEY: WILLIAM A. HABIB, HABIB LAW ASSOCIATES, 2390 Thyme Court,

# Jamison, PA 18929

WHITE, JERRY W., dec'd.
Late of Lower Merion Township.
Executrix: STEPHANIE WHITE McCULLOUGH,
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

#### **Third and Final Publication**

#### BATMAN, ALICE M., dec'd.

Late of Horsham Township.
Executor: THOMAS M. BATMAN,
430 Summit Avenue,
Horsham, PA 19044.
ATTORNEY: ROBERT M. SLUTSKY,
SLUTSKY ELDER LAW, P.C.,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

#### BISSETT, PAUL H., dec'd.

Late of Towamencin Township.
Executrix: SUSAN H. BISSETT,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

#### BOEHNER, KURT, dec'd.

Late of Lower Merion Township. Executor: LEE J. BAYNER, c/o Rachel Fitoussi, Esquire, 62 W. Princeton Road, Bala Cynwyd, PA 19004. ATTORNEY: RACHEL FITOUSSI, 62 W. Princeton Road, Bala Cynwyd, PA 19004

#### DAHDAH, DIANE M., dec'd.

Late of Upper Pottsgrove Township. Executor: JOHN P. DAHDAH, c/o Kenneth E. Picardi, Esquire, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464-0776.

# de BEER, MARIA also known as MARIA DeBEER, dec'd.

Late of Souderton, PA.
Executors: BRIAN SQUADRONI,
449 Wadsworth Avenue,
Philadelphia, PA 19119,
KEVIN SQUADRONI,
313 S. Broad Street, C,
Kennett Square, PA 19348.

#### DIECKHAUS, MAUREEN M., dec'd.

Late of Conshohocken, PA.
Executor: CHRISTOPHER J. DIECKHAUS, 327 W. 11th Avenue,
Conshohocken, PA 19428.
ATTORNEY: CHRISTINA ROBERTS,
BRESLIN, MURPHY & ROBERTS,
3305 Edgmont Avenue,
Brookhaven, PA 19015

#### FLAHERTY, PATRICIA ANN, dec'd.

Late of Blue Bell, PA. Executor: JOHN F. FLAHERTY, 119 Mustang Way, Eagleville, PA 19403.

#### GRANESE, RITA, dec'd.

Late of East Norriton Township.
Executrix: AMY PORTNER,
3107 Hayes Road,
East Norriton, PA 19403.
ATTORNEY: MARYBETH O. LAURIA,
LAURIA LAW LLC,
3031 Walton Road, Suite C310,

#### Plymouth Meeting, PA 19462 HACKENBRACHT, JOSEPH ALLEN also known as

JOSEPH A. HAĆKENBRACHT, dec'd. Late of Fort Washington, PA. Executrix: CAROL GERHART HACKENBRACHT, 1419 Wynnemoor Way, Fort Washington, PA 19034. ATTORNEY: D. SCOTT BONEBRAKE, NOEL AND BONEBRAKE, 25 E. Second Street, Media, PA 19063

#### HARRIS JR., CLIFFORD W., dec'd.

Late of Abington Township.
Administratrix: CLEOPATRA A. HARRIS, c/o E. Nego Pile, Esquire,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422.
ATTORNEY: E. NEGO PILE,
PILE LAW FIRM,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422

#### HOWLAND, LOIS also known as

LOIS J. HOWLAND, dec'd. Late of Worcester Township. Executor: JAMES M. HOWLAND, c/o Amy C. Quigg, Esquire, 1684 S. Broad Street, Suite 230, Lansdale, PA 19446. ATTORNEY: AMY C. QUIGG, HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, PC, 1684 S. Broad Street, Suite 230, Lansdale, PA 19446

#### KRZACZEK, JOSEPH W., dec'd.

Late of Lower Moreland Township. Executor: DEREK T. HARRAR, 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

#### KULP, ROBERT A. also known as ROBERT ALLEN KULP, dec'd.

Late of Upper Salford Township.
Executor: JUSTIN R. KULP,
335 Park Avenue,
Harleysville, PA 19438.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

#### LAMBLE, DEBORAH K., dec'd.

Late of Perkiomenville, PA.
Administrator: TODD M. LAMBLE.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554

#### LANG, LORRAINE ELIZABETH, dec'd.

Late of Montgomery Township. Administrator: KEVIN SOLOMON, 163 Hillside Court, North Wales, PA 19454.

Executors: JOSEPH BARTON AND

#### LEE, MARGERY P., dec'd. Late of Lower Merion Township.

THE HAVERFORD TRUST COMPANY, c/o Megan E. O'Rourke, Esquire, 1835 Market Street, #320, Philadelphia, PA 19103. ATTORNEY: MEGAN E. O'ROURKE, TEETERS HARVEY MARRONE & O'ROURKE LLP, 1835 Market Street, #320,

#### Philadelphia, PA 19103 MARTIN, GENEVA C., dec'd.

Late of Borough of Souderton. Executrix: PATRICIA A. SCHAFFER, c/o 301 N. Main Street, Telford, PA 18969. ATTORNEY: RONALD R. BOLIG, 301 N. Main Street, Telford, PA 18969

#### MAY, THOMAS E., dec'd.

Late of Towamencin Township.
Executor: ROBERT O'HARA,
c/o Andrew J. Cordes, Esquire,
27 S. State Street,
Newtown, PA 18940.
ATTORNEY: ANDREW J. CORDES,
CORDES LAW LLC,
27 S. State Street,
Newtown, PA 18940

### MAYLOTT, NANCY BARKER also known as

NANCY B. MAYLOTT, dec'd. Late of Towamencin Township. Executor: CHRISTOPHER A. MAYLOTT, c/o John T. Dooley, Esquire, 1800 Pennbrook Parkway, Suite 200, Lansdale, PA 19446. ATTORNEY: JOHN T. DOOLEY, DISCHELL, BARTLE & DOOLEY, PC, 1800 Pennbrook Parkway, Suite 200, Lansdale, PA 19446

# McANALLEN, RONALD EUGENE also known as RONALD E. McANALLEN, dec'd.

Late of Whitpain Township.
Executors: STEPHEN THOMAS McANALLEN AND MICHELLE COLLEEN GULICK, c/o John T. Dooley, Esquire, 1800 Pennbrook Parkway, Suite 200, Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY, DISCHELL, BARTLE & DOOLEY, PC, 1800 Pennbrook Parkway, Suite 200,

#### Lansdale, PA 19446 McPHADEN, PEGENE W. also known as PEGENE WIGGINS McPHADEN, dec'd.

Late of Lower Gwynedd Township. Executrix: GREER J. McPHADEN, c/o Mary L. Buckman, Esquire, 585 Skippack Pike, Suite 100, Blue Bell, PA 19422. ATTORNEY: MARY L. BUCKMAN, FORD AND BUCKMAN, PC, 585 Skippack Pike, Suite 100, Blue Bell, PA 19422

#### MESZAROS, JOHN H., dec'd.

Late of Springfield Township.
Co-Executors: JANET MESZAROS AND NIGEL MASSEY,
c/o Dilts, Macary & Calvin, LLC,
455 Pennsylvania Avenue, Suite 220,
Fort Washington, PA 19034.
ATTORNEY: GARY W. CALVIN,
DILTS, MACARY & CALVIN, LLC,
455 Pennsylvania Avenue, Suite 220,
Fort Washington, PA 19034

#### MILLER, RUSSELL JOHN, dec'd.

Late of Montgomery County, PA. Administrator: DOUGLAS BERNARD. ATTORNEY: DAVID BANKS, LAW OFFFICE OF BANKS & BANKS, 3038 Church Road, Lafayette Hill, PA 19444

#### MYERS, BETTY J., dec'd.

Late of Harleysville, PA. Executrix: JOY ANN MYERS, c/o John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

#### NAGEL, ALOMA G., dec'd.

Late of Douglass Township.
Executrix: SUSAN P. SCHAEFFER,
126 Powerline Road,
Boyertown, PA 19512.
ATTORNEY: THOMAS A. MASTROIANNI,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

# NOWAK, DONALD ALEXANDER also known as

DONALD A. NOWAK, dec'd.
Late of Lower Gwynedd Township.
Administratrix: SYLVIANNE NOWAK,
c/o Stephen T. Elinski, Esquire,
301 E. Germantown Pike, First Floor,
East Norriton, PA 19401.
ATTORNEY: STEPHEN T. ELINSKI,
SALVO ROGERS ELINSKI & SCULLIN,
301 E. Germantown Pike, First Floor,
East Norriton, PA 19401

#### OAKLEY, KATHARINE ELIZABETH, dec'd.

Late of West Norriton Township.

Executor: TODD STUART OMOHUNDRO,

1026 Pross Road.

Lansdale, PA 19446.

ATTORŃEY: H. ROBERT FISCHER,

WALTERS AND GALLOWAY, PLLC,

54 E. Main Street,

### Mechanicsburg, PA 17055 POWERS, PHYLLIS J. also known as PHYLLIS JEAN POWERS, dec'd.

Late of Lower Providence Township.

Executor: MICHAEL J. POWERS,

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 REED, MARTIN DOUGLAS, dec'd.

Late of Borough of Norristown.

Administrator C.T.A.: TIMOTHY B. BARNARD,

P.O. Box 5.

Westtown, PA 19395.

ATTORNEY: CARRIE WOODY,

WOODY LAW OFFICE, PC,

110 W. Front Street,

Media, PA 19063

#### RUSSO, DEBORAH A., dec'd.

Late of Borough of Pottstown

Administratrix: BROOKE HATFIELD,

c/o Jamie V. Ottaviano, Esquire, Picardi Philips & Ottaviano,

1129 E. High Street,

#### Pottstown, PA 19464. SADIQ, IQBAL, dec'd.

Late of Plymouth Township. Administrator: CITIZENS AND NORTHERN BANK,

90 Main Street,

Wellsboro, PA 16901.

ATTORNEY: BRITTANY O. L. SMITH,

433 Market Street,

Williamsport, PA 17701

#### SCHNEIDINGER, DOROTHY M., dec'd.

Late of Upper Salford Township. Executor: SHANE G. SCHNEIDINGER,

2563 Shelly Road,

Harleysville, PA 19438.

ATTORNEY: DANIEL G. DOUGHERTY,

881 Third Street, Suite B-3, Whitehall, PA 18052

#### SHERMAN, EDITH, dec'd.

Late of Upper Merion Township. Executrix: JILL GARCES,

c/o Gerald R. Clarke, Esquire

119 S. Easton Road, Suite 207,

Glenside, PA 19038.

ATTORNEY: GERALD R. CLARKE,

CLARKE & ASSOCIATES,

119 S. Easton Road, Suite 207,

Glenside, PA 19038

#### TREESE, MARY LOUISE, dec'd.

Late of Abington Township

Executrix: ELAYNE M. TREESE,

c/o Robert L. Adshead, Esquire,

349 York Road, Suite 100,

Willow Grove, PA 19090.

ATTORNEY: ROBERT L. ADSHEAD, LAW OFFICES OF ROBERT ADSHEAD, LLC, 349 York Road, Suite 100, Willow Grove, PA 19090

#### WELLINGTON, GAIL P., dec'd.

Late of Limerick Township.

Executrix: HEIDI G. SWARTZ,

442 N. Lewis Road,

Royersford, PA 19468. ATTORNEY: MARK RYAN,

636 Egypt Road, P.O. Box 13,

Oaks, PA 19456

#### WILEY, ROBERT COLBERT, dec'd.

Late of Upper Salford Township.

Administrator: WAYNE W. HEFLIN, JR.,

c/o David G. Garner, Esquire,

2129 E. High Street,

Pottstown, PA 19464.

#### WILEY, THOMAS H., dec'd.

Late of Upper Salford Township. Administrator: WAYNE W. HEFLIN, JR.,

c/o David G. Garner, Esquire,

2129 E. High Street, Pottstown, PA 19464.

#### WILHELM, RITA K., dec'd.

Late of Borough of Lansdale.

Executor: HEINZ WILHELM,

1026 Pecan Drive,

Lansdale, PA 19446.

ATTORNEY: LOWELL F. RAEDER,

LAW OFFICE OF LOWELL F. RAEDER,

600 W. Germantown Pike, Suite 400,

Plymouth Meeting, PA 19462

#### WILLIAMS, JEANNE M., dec'd.

Late of Springfield Township.

Executors: SHANE MICHAEL PARRISH AND

TARA P. PARRISH,

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

#### FOREIGN REGISTRATION STATEMENT

Notice is hereby given Levita Health, Inc., a foreign corporation formed under the laws of the State of Delaware with its principal office located at 1052 E. Philadelphia Avenue, #25, Gilbertsville, PA 19525, has registered to do business in Pennsylvania, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 25, 2025, under the provisions of Chapter 4 of the Association Transactions Act.

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

in Montgomery County.

#### FOREIGN WITHDRAWAL

CDI AcquisitionCo, Inc., a foreign corporation with a registered office address at 820 Adams Avenue, Suite 200, Audubon, PA 19403, in Montgomery County, does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is 444 W. Lake Street, Suite 3000, Chicago, IL 60606. This shall serve as official notice to creditors and taxing authorities.

#### TRUST NOTICES

#### **First Publication**

#### YVETTE AND DONALD HOAGLAND IRREVOCABLE TRUST DATED SEPTEMBER 2, 2021

Donald Clark Hoagland, Deceased Late of Lansdale Borough, Montgomery County, PA

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

Trustee: Alison B. Kauffman

511 Winter Green Cir., Harleysville, PA 19438

Atty.: Rebecca A. Hobbs

OWM Law

1503 Sunset Dr., #201, Pottstown, PA 19464

#### **Second Publication**

#### AMENDMENT AND RESTATEMENT OF THE DEED OF TRUST OF JAMES H. RICH, JR., DATED 6/27/2018

James H. Rich, Jr., Dec.'d. Late of Lower Merion Twp., Montgomery County, PA

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

**Trustee:** Mary Ann Rich c/o Kim D. Fetrow, Esq. 1001 Conshohocken State Rd., #1-300, W. Conshohocken, PA 19428

Atty.: Kim D. Fetrow Heckscher, Teillon, Terrill & Sager, P.C. 1001 Conshohocken State Rd., #1-300, W. Conshohocken. PA 19428

#### **EXECUTIONS ISSUED**

Week Ending October 14, 2025

The Defendant's Name Appears First in Capital Letters

BEVILACQUA, JAMIE: WELLS FARGO, GRNSH. - Velocity Investments, LLC; 202504499.

CCD LOGISTICS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY: MARLIN, CRYSTAL: PENN COMMUNITY BANK, GRNSH. -Ameris Bank, A Georgia State Chartered Banking Corporation, et al.; 202505454; \$78,128.08.

DERMAREST, LINDA - Maple Garden Condominium Association; 202322891; \$9,814.74. EDWARDS, ANTOINE: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. -

Capital One, N.A.; 202516162; WRIT/EXEC. FELDER, CASSANDRA - Lakeview Loan Servicing, LLC;

ELDER, CASSANDRA - Lakeview Loan Servicing, LLC 202404920. ELGP 2 LLC: FIGD 4 LLC: FID DAPTNERS, LLC:

FJGR3, LLC: FJGR4, LLC: FJD PARTNERS, LLC: CITIZENS BANK, N.A., GRNSH., ET AL. -North Star Leasing, A Division of Peoples Bank; 202515827.

HENRY, JOHN: WELLS FARGO, GRNSH. - CKS Prime Investments, LLC; 202323554.

JAMES, STEVEN: BANK OF AMERICA, GRNSH. -CKS Prime Investments, LLC; 202325932.

JHEYNNSON, LANGUMAS: DIAMOND CREDIT UNION, GRNSH. - Rentz, Sheryl; 202517866; \$2,130.00.

JOHNSTON-FISCHBACH, DAKOTA: FISCHBACH, HEATHER - Amerihome Mortgage Company, LLC; 202500769.

KLOUFETOS, PETER - Crosscountry Mortgage, LLC; 202310526; ORDER/REASSESS/\$450,891.77.

LEARY, KYLE: TD BANK NA, GRNSH. -

Drexel University; 202418952.

McGHEE, BRITTANY: POLICE & FIRE FCU, GRNSH. -Eagle One Federal Credit Union; 202013671; ORDER/REASSESS/\$5,482.76.

MEADOWS, LAWRENCE: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202524190; \$7,435.60.

MEYERS, CHRISTOPHER: SCHMIDT, ERICA -Nationstar Mortgage, LLC, et al.; 202001359. MURRAY HILL ESTHETICS, LLC: PATEL, RITIKA:

MURRAY HILL ESTHETICS, LLC: PATEL, RITIK. WELLS FARGO BANK, GRNSH. - Dime Community Bank; 202506748; \$695,106.36.

MURRAY, PAUL: MERRILL LYNCH, GRNSH. -Gavin, Nicholas; 202503482; WRIT/EXEC. NEGRO, DONNA - Drexel University; 202524188;

\$4,545.59. PISUT, JEFFREY: SUSAN: TD BANK, GRNSH. -

Berger, Donald; 200924619; \$3,050.37. SAJD PIZZA CREATION, LLC: JEAN-JOSEPH, GAITE: TD BANK, GRNSH. - CFS Cap., LLC; 202519338; WRIT/EXEC.

SCHMIDT, MELISSA: FORTE, ELEANOR Wells Fargo Bank, N.A.; 202500751; \$231,148.48.

SCOTT, CYRUS: POLICE AND FIRE FEDERAL CREDIT UNION, GRNSH. - Citizens Bank, N.A.; 202428123; \$11,199.70.

SHUFORD, SHAUNTAE - Northgate Community Master Association; 202325965.

TALMADGE, JUDITH: CHASE BANK, GRNSH. - Student Loan Solutions, LLC; 202525061; \$8,250.31.

TUCKER, QUINTON: WELLS FARGO, GRNSH. Capital One, N.A.; 202404150; WRIT/EXEC.

UNKNOWN HEIRS OF JITENDRA N. MOHANTY, DECEASED - Wells Fargo Bank, N.A.; 202321371; \$192,686.60.

VANDENBROECK, URBAIN: WELLS FARGO, GRNSH. - Capital One, N.A.; 202514302; WRIT/EXEC.

- VITALE, RITA: NAVY FEDERAL CREDIT UNION, GRNSH. Hamlet Homeowners Association; 202515999; \$1,756.42.
- WALTON, ANDREA: PNC BANK, GRNSH. -Palisades Acquisition XVI, LLC, et al.; 200713212; WRIT/EXEC.
- WARNER, LESLEY: BANK OF AMERICA, GRNSH. Velocity Investments, LLC; 202504558.
- WILLIAMS, KATHLEEN: KEYBANK, GRNSH. Capital One, N.A.; 202326550; WRIT/EXEC.

#### JUDGMENTS AND LIENS ENTERED

#### Week Ending October 14, 2025

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

- 205 E. HIGH ST., LLC: EVERETT, STEVEN: GLENNON, DANIEL - Pottstown Area Industrial Development, Inc.; 202524802; Complaint in Confession of Judgment; \$34,756.81.
- BOSSARD, ERIC Selectpro, LLČ; 202525132; Mechanics Lien Claim; \$129,153.45.
- CAMPOLI, CHRISTOPHER Citizens Bank, N.A.; 202525126; Judgment fr. District Justice; \$1,899.17. GROVES, JOHN Citizens Bank, N.A.; 202525113;
- Judgment fr. District Justice; \$7,028.46. KURHAN, RYAN - Citizens Bank, N.A.; 202525131;
- Judgment fr. District Justice; \$5,708.43. LEE, JOSEPH: JTL CONSTRUCTION, LLC - Ash, Cathy; 202524857; Certification of Judgment; \$6,625.79.
- PINEDA, JRISTO Citizens Bank, N.A.; 202525119; Judgment fr. District Justice; \$5,842.89.

#### LETTERS OF ADMINISTRATION

#### Granted Week Ending October 14, 2025

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

- ABRAMS, LINDA R. Cheltenham Township; Abrams, Joshua D., 18 Pinewood Farm Court, Owings Mills, MD 21117.
- BLINSKI, GREG A. Pottstown Borough; Adam, Cynthia A., 319 Fairview Road, Reading, PA 19606.
- BRÚNNER, TIMOTHY A. Lansdale Borough; Parsons, Lynda, 2626 Thousand Oaks Drive, San Antonio, TX 78232.
- GIANGIACOMO, FLORENCE M. Pottstown Borough; Henrick, Stephanie, 1001 Conshohocken State Road, West Conshohocken, PA 19428.
- GRATER JR., KENNETH C. Pottstown Borough; Grater, Brooke M., 14 Louck Road, Pinegrove, PA 17963.
- GROHSMAN, JONATHAN Alexandrova, Albena E., 13 Red Oak Drive, Elkins Park, PA 19027.
- HAIG, CHARLES G. New Hanover Township; Haig, Donna J., 2032 Hayward Avenue, Pennsburg, PA 18073.
- HUGHES, THOMAS F. Hughes, Edward, 123 Stanley Avenue, Glenside, PA 19038.

- KLEINGUENTHER, DOLORES A. Abington Township; Kleinguenther, Michael C., 10 W. Fouth Avenue, Runnemede, NJ 08078.
- KRAUS, JOHN E. Plymouth Township; Kraus, Donna L., 8 Traverse Drive, Plymouth Meeting, PA 19462.
- LEE, DOROTHY E. Abington Township; Lee, Leonard, 295 Kentucky Avenue, Conshohocken, PA 19428.
- LISS, JANET West Conshohocken Borough; Liss, Alexander, 53 Pilot Point, Lewes, DE 19958.
- LOWRY, MEGAN G. Upper Merion Township; Bruce, James, 1011 Brandon Avenue, Columbia, SC 29209.
- MATRO, BRIAN P. Lower Merion Township; Matro, Theresa, 3 Meadow Rose Court, Hackettstown, NJ 07840.
- O'CONNOR, LAILA B. Abington Township; Olive, Tina M., 1764 Ferndale Avenue, Abington, PA 19001.
- PARIS, LAWRENCE B. Abington Township; Amodei, Lisa P., 2155 Kenmore Avenue, Glenside, PA 19038; Paris, Albert, 8102 Gladstone Road, Wyndmoor, PA 19038; Smith, Donna P., 159 Larrabee Way, Royersford, PA 19468.
- PETERSON SR., ROBERT E. Abington Township; McQueen, Sabrina R., 1063 Easton Road, Philadelphia, PA 19001.
- SCHERMERHORN, KATHRYN M. West Conshohocken Borough; Blair, Cory L., 216 Coates Street, Bridgeport, PA 19405; Blair, David E., 306 Brittmoir Avenue, West Conshohocken, PA 19428; Blair, Jared R., 306 Brittmoir Avenue, West Conshohocken, PA 19428.

#### **SUITS BROUGHT**

#### Week Ending October 14, 2025

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

- ARITA ARITA, GLENDY JAMILETH: LOPEZ RAMIREZ, LUIS ARNOLDO - Arita Arita, Marlin Ondina; 202524528; Complaint for Custody/Visitation; Ahlert, Michael.
- ARTHUR, JAMESETTA Howell, Mao; 202525015; Plaintiffs Appeal from District Justice.
- ASHLEY, CACHE: WILLIS, LAUREN -Laura Lane, LLC; 202524566; Petition to Appeal Nunc Pro Tunc.
- BAILEY, AUNYE Wells, Kyree; 202524696; Complaint for Custody/Visitation.
- BARBER, JADA: FISHER, JULIAN Beatty, Pamela; 202524725; Complaint for Custody/Visitation.
- BERISH, JASON American Express National Bank; 202525079; Civil Action; Felzer, Jordan W.
- BLASZCZAK, ELIZABETH Bank of America, N.A.; 202524788; Civil Action; Cawley, Jonathan Paul. BROWN, MANAYZIA: STACY Norris Hills II;
- 202524720; Petition to Appeal Nunc Pro Tunc.
- CHO, SAMANTHA Bank of America, N.A.; 202524770; Civil Action; Cawley, Jonathan Paul.
- COLLINS, LAMONT Elkins Associates, LLC; 202524782; Petition to Appeal Nunc Pro Tunc.
- COLLINS, TERRA Leeson Law Offices; 202524763; Civil Action; Leeson III, Joseph F.

- DORAZIO, MICHAEL: MICHAEL Gambone, Carmen; 202525027; Petition to Appeal Nunc Pro Tunc.
- GARDNER, ALESHIA: HENRY, JUSTIN PGK Associates, L.P.; 202524590; Petition to Appeal Nunc Pro Tunc; Schachner, Jessica.
- GOLSON, TAQUANA Wells, Kyree; 202524712; Complaint for Custody/Visitation.
- GONZÁLEZ AGUILAR, ŘANDOLFO Zuniga Esteban, Eymi; 202524525; Complaint for Custody/Visitation. GRIFFIN, DAWN - Paone, Michael; 202525096;
- HARRIS, TIMOTHY Harris, Carrie; 202525097; Complaint Divorce.

Complaint in Ejectment.

- HEFFELFINGER, JOEL: QRS, LLC -American Express National Bank; 202524741; Civil Action; Fink, Alexander.
- HILL, ADRIANEE: MARTINEZ, KALENA Timberlake Apartment Homes; 202524879; Petition to Appeal Nunc Pro Tunc.
- HOGGARD, PORSCHA Hoggard, Jade; 202525021; Complaint Divorce.
- HOWARD, LUCRECIA Nagarajan, Kannan; 202525090; Plaintiffs Appeal from District Justice. INGBER, JONATHAN - Bank of America, N.A.;
- 202524774; Civil Action; Cawley, Jonathan Paul. JOCELYN, WILFRID: LOUIS, DAVID - Norris Hills II;
- 202524697; Petition to Appeal Nunc Pro Tunc; Schachner, Jessica.
- Schachner, Jessica.
  JOY, ROBBY Robby, Jisha; 202525095; Complaint Divorce; Rose, Julie.
- KAGAN, ELIZABETH American Express National Bank; 202525077; Civil Action; Felzer, Jordan W.
- LEWIS RUCKER, TAMARA Benjamin, Mark; 202524772; Complaint Divorce.
- LYONS, RENATA Bank of America, N.A.; 202524811; Civil Action; Cawley, Jonathan Paul.
- MAZEIKA, WİLLIAM Croft-Fidler, Zhaylinn; 202524790; Complaint for Custody/Visitation. McWILLIAMS, LEE: NICKY'S: PURNELLI, NICK -
- Mansoor, Bilal; 202524967; Civil Action. MILLANESI, JOSEPH - Bank of America, N.A.;
- 202524780; Civil Action; Cawley, Jonathan Paul. MITROVICH, MICHAEL Thompson, Sarah; 202525024; Complaint for Custody/Visitation.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wydra, Zakary; 202524768; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Lisiewski, Eric; 202524569; Appeal from Suspension/Registration/Insp.; DeNardo, William C.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Oliver, Laque; 202524701; Appeal from Suspension/Registration/Insp.; Klein, Ellis B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Neison, John; 202524567; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Callaway, David; 202524753; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Veizaj, Artur; 202524855; Appeal from Suspension/Registration/Insp.; McKenzie, David.

- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Crews, Vincent; 202524980; Appeal from Suspension/Registration/Insp.
- POLEY, JOHN Poley, Brittany; 202524861; Complaint for Custody/Visitation.
- RAMOS KNIGHT, LUDÍN Del Cid Orellana, Delia; 202524385; Complaint for Custody/Visitation; Lugo, Jose M.
- REINFORD, DYLAN Johnson, Sara; 202524997; Complaint for Custody/Visitation; Fiore, Christopher P.
- RIKER, RACHAEL Christman, Rusell; 202524739; Complaint Divorce.
- ROTHSCHING, ANDREA: DANIEL Sadauskas, Lisa; 202524779; Plaintiffs Appeal from District Justice.
- SALGUERO, RAFAEL Mauricio Lopez, Bederlin; 202524785; Complaint for Custody/Visitation. SANDERS, JULIA Stafford, Braheem; 202524034;
- Complaint for Custody/Visitation.
- SCOTT, GABRIELLE Johnson, Ca Real; 202523499; Complaint for Custody/Visitation.
- SQUITÎERI, ALI Switucha, Jeffrey; 202524946; Complaint for Custody/Visitation; Weiss, Tova.
- STEIN, JOSHUA Stein, April; 202524947; Complaint Divorce.
- STEIN, REBECCA Stein, Harrison; 202524734; Complaint for Custody/Visitation; Finger, Scott J.G.
- TULEY, STACY Tuley, James; 202525111; Complaint Divorce.
- WELLPATH LLC Talbert, Charles; 202525078; Civil Action.
- WELLS, MARCUS: JORDAN HUNTER GROUP, LLC-American Express National Bank; 202524747; Civil Action; Fink, Alexander.
- WILSON-BEY, JOSHUA Bank of America, N.A.; 202524783; Civil Action; Cawley, Jonathan Paul.

#### WILLS PROBATED

#### Granted Week Ending October 14, 2025

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

- ADAMSON, MARY K. Lower Merion Township; Storey, Peter K., 24 Fiske Place, Apt. 2, Brooklyn, NY 11215
- ALIU, LUCILLE B. Plymouth Township; Smith, Andrea-Nichelle R., 8620 Forrest Avenue, Philadelphia, PA 19150.
- BHAGWANDIN, NIRSHALAA. Abington Township; Barnitz, Jeanine A., 1221 County Club Road, St. Petersburg, FL 33710-4424.
- BROWN, MARY V. Hatboro Borough; Kolarik, Joseph T., 2288 Meadow Lane, Emmaus, PA 18049. CLARK, DONALD E. - East Norriton Township;
- Clark, Joseph P., 965 Crest Road, Lansdale, PA 19446. COOPERBERG, BARRY - Ambler Borough; Cooperberg, David, 632 Chatsworth Drive, Ambler, PA 19002; Cooperberg, Michael, 1711 Clinton Drive, Ambler, PA 19002.
- EMMELL, R. L. Upper Frederick Township; Hood, Rosemarie, 107 Holly Drive, Collegeville, PA 19426. FINNEGAN, GERALDINE J. - Lower Gwynedd
- FINNEGAN, GERALDINE J. Lower Gwynedd Township; Finnegan, James J., 4720 E. Texas Road, Allentown, PA 18106.

- FLYNN, DONALD M. Abington Township; Lester, Elizabeth F., 1315 Newton Road, Lancaster, PA 17603.
- GOLDWATER, ANDREW S. Whitemarsh Township; Goldwater, Jill W., 34 Scarlet Oak Drive, Lafayette Hill, PA 19444.
- GOOD, MARGARET J. Royersford Borough; Good, Timothy A., 827 Chapel Road, Royersford, PA 19468.
- GRASSE JR., JOHN M. Lansdale Borough; Grasse, Elizabeth A., 3225 Newell Street, San Diego, CA 92106; Siemens, Linda S., 1244 Stonegate Drive, Eagle Point, OR 97524.
- GREENWOOD JR., ROBERT J. Hatboro Borough; O'Brien, Stephanie, 1006 W. Bridge Street, Phoenixville, PA 19460.
- HILLE, ERIC J. Lower Providence Township; Hille, Thomas E., 1790 Wrightstown Road, Newtown, PA 18940.
- HOSPADOR, MARIANNE C. Lower Frederick Township; Hospador, Michael A., 1140 Barnbridge Drive, Schwenksville, PA 19473.
- JOHNSON, SHARON L. Norristown Borough; Law, Doris M., 713 W. Germantown Pike, Norristown, PA.
- KENNEY, GERALD F. Lower Salford Township; Ferrino, Rosemary R. Esq, 608 W. Main Street, Lansdale, PA 19446.
- LEECH, ELLEN K. Upper Dublin Township; Dugas, Allison M., 226 S. Chestnut Street, Ambler, PA 19002; Leech, Troy A., 118 Hunter Lane, North Wales,
- LEISTER, HARRY M. Royersford Borough; Winz, Mary Jo, 1035 Moscariello Lane, Royersford, PA 19468.
- LYONS, ALBERT S. Lansdale Borough; Lyons, Betty J., 94 Willow Way, Lansdale, PA 19446.
- MALINOSKI, BERNADINE Conlin, Lynn A.,
- 845 Redgate Road, Dresher, PA 19025. MOLETTIERE, STELLA S. Hatfield Township; Garges, Deborah, 1621 Bergey Road, Hatfield, PA 19440; Molettiere, Thomas A., 27340 Walking Run, Milton, DE 19968.
- MOYER, CLAUDE L. Lower Salford Township; Moyer, Jay, 642 Rittenhouse Place, Telford, PA 18969.
- MOYER, HOWARD J. Lower Pottsgrove Township; Moyer, Scott H., 2401 Sycamore Lane, Gilbertsville, PA 19525; Rath, Brenda M., 206 Tulip Lane, Gilbertsville, PA 19525.
- NOBLE, WILLIAM J. Whitpain Township; Noble, Margaret G., 70 Splitrail Lane, Blue Bell, PA 19422.
- RABENOLD, ANNE F. Upper Providence Township; Winnick, Thomas E., 1140 Brian's Way, Wayne, PA 19087.
- ROBINSON, DONALD N. Towamencin Township; Robinson, Jonathan P., 1212 Weybridge Lane, Wayne, PA 19087.
- ROSEN, JEANNE K. Lower Merion Township; Rosen, Rona J., 1354 Drayton Lane, Wynnewood, PA 19096.
- ROTHENBERGER, ZELDA I. Towamencin Township; Rothenberger, Dan B., 2286 E. Buck Road, Pennsburg, PA 18073.
- ROTHSCHILD, ANTHONY Lower Gwynedd Township; Rothschild, Richard, 301 Maddock Way, Palm Beach, FL 33480.

- SAIN, DAMONA P. Lansdale Borough; Lopuszanski,
- Stefan S., 1211 Browning Court, Lansdale, PA 19446. SPECHT, VIRGINIA M. New Hanover Township; Landis, Matthew S., 2793 Leidy Road, Gilbertsville, PA 19525.
- TERMYNA, JANE C. Collegeville Borough; Termyna Jr., Richard T., 17 Mercury Circle, South Amboy, NJ 08879.
- TIERNEY, EDWARD A. Ambler Borough; Tierney, Kathleen, 612 Biery's Bridge Road, Bethlehem, PA 18017.
- TOMLINSON, BARBARA Plymouth Township; Valenti, Steven S., 1118 Long Beach Road, South Hempstead, NY 11550.
- WARD, MARGARET A. Lower Salford Township; Ward, Kevin M., 313 Gilmer Road, Coatesville, PA 19320.
- WEISS, CHARLES S. Ambler Borough; Poall, Sherri W., 145 Hicks Street, Brooklyn, NY 11201.
- WINTHER, JOAN C. Hatboro Borough; Misciagno, Diane M., 1194 Emma Lane, Warminster, PA 18974; Winther, Robert A., 138 Butterworth Lane, Langhorne, PA 19047.
- WOJDON JR., EDWARD P. Norristown Borough; Martino, Danielle K., 3010 Penn View Lane, Norristown, PA 19403.
- YATCILLA, LIDIA Abington Township; Yatcilla, Stephen J., 1680 Huntingdon Pike, Huntingdon Valley, PA 19006. YODER, JEANETTE E. - Horsham Township; Harding,
- Christine, 5044 Bridle Court, Doylestown, PA 18902.
- YODER-TAYLOR, RUTH M. Lower Salford Township; Koeshartanto, Pamela K., 6873 Tollgate Road, Zionsville, PA 18092; Robinson, Kathryn M., 4218 Bedford Drive, Bethlehem, PA 18020; Yoder, Paul S., 820 N. 2nd Street, Emmaus, PA 18049.







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