

---



---

## SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, **March 25, 2026**.

To all parties in interest and claimants:

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

### First Publication

By virtue of a Writ of Execution No. 2018-27940, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Skippack Township, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, made of Fair Hills, made for Skippack Village, Inc., by Urwiler & Walter, Inc., dated October 29, 1976, last revised April 19, 1978, recorded in the Office of the Recording of Deeds, in and for the County of Montgomery, at Pennsylvania, in Plan Book A-32 at Page 53, as follows, to wit:

BEGINNING as a point on the Southeasterly side of Fort Bevon Road (50 feet wide), which point is measured, the 2 following courses and distances from a point of curve on the Southeasterly side of Clommel Road (50 feet wide), viz: (1) leaving said side of Clommel Road, on the arc of a curve, curving to the right, having a radius of 25.00 feet, the arc distance of 34.24 feet to point of reverse curve on the said Southeasterly side of Fort Bevon Road; and (2) thence, extending along said side of Fort Bevon Road, on arc of a curve, curving to the left, having a radius of 225.00 feet, the arc distance of 35.00 feet to a point, a corner of Lot Number 79, as shown on said Plan; thence, extending South 73 degrees 37 minutes 31 seconds East, along Lot Number 79, the distance of 200.22 feet to a point, a corner line of land, now or late of Hamilton, as shown on said Plan; thence, extending South 43 degrees 41 minutes 45 seconds West, along Lot Number 81, the distance of 173.16 feet to a point on said Southeasterly side of Fort Bevon Road, being the first mentioned point and place of beginning.

BEING Lot Number 80, as shown on the above-mentioned Plan.

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

BEING the same premises which Gregory Duardo, by Indenture, dated 12/17/2009, and recorded 12/17/2009, at Norristown, in the Office for Recording of Deeds, in and for the County of Montgomery, Deed Book 5754 at Page 302, granted and conveyed unto Christopher Van Thuyne and Katie E. Moyer, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED in Bethany L. Schaeffer, by Deed, dated August 29, 2016, and recorded August 29, 2016, in Deed Book 14194 at Page 2424, being Instrument Number 2016065410.

Parcel Number: 51-00-01694-03-7.

Location of property: 2046 Fort Bevon Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of Bethany L. Schaeffer at the suit of Citizens Bank, N.A. Debt: \$347,320.33.

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

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

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

---

By virtue of a Writ of Execution No. 2019-03411, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, or piece of ground, with the buildings and improvements erected thereon, situate in Upper Dublin Township, Montgomery County, Pennsylvania, being Lot No. 30 on a Subdivision Plan, Section No. 2, Pine Hill Acres, made by C. Raymond Weir, Associates, Inc. of Ambler, PA, dated November 6, 1964, and described as follows:

BEGINNING at a point on the Southwesterly side of Susquehanna Road (65 feet wide), at the distance of 187.94 feet, measured Northwestwardly along the same from its point of intersection with the Northwestery side of Clemens Avenue (50 feet wide); thence, extending along Lot No. 31 on said Plan, South 36 degrees 04 minutes 40 seconds West, 130.18 feet to a point; thence, extending along Lot No. 17 on said Plan, North 53 degrees 55 minutes 20 seconds West, 93 feet to a point; thence, extending along Lot No. 28 on Plan of Pine Hill Acres, Section 1, North 53 degrees 55 minutes 20 seconds West, 28.65 feet to a point; thence, extending along Lot No. 29 on said Section 1, North 36 degrees 04 minutes 40 seconds East, 130.79 feet to a point on the Southwesterly side of Susquehanna Road, aforementioned; thence, extending along the said Southwesterly side of Susquehanna Road, South 53 degrees 32 minutes 40 seconds East, 93 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mitchell J. Rubenstein and Mary Rubenstein, h/w, by Deed from Mitchell J. Rubenstein, Executor, Estate of Stanley E. Rubenstein, deceased, dated 12/30/2003, recorded 02/05/2004, in Book 5494 at Page 865.

Parcel Number: 54-00-14989-00-5.

Location of property: 3032 Susquehanna Road, Roslyn, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mitchell J. Rubenstein and Mary Rubenstein a/k/a Mary M. Rubenstein** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$120,092.96.

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

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

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

By virtue of a Writ of Execution **No. 2022-11999**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements there on erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

A - BEGINNING at a point on the Northwest side of Arch Street, at the distance of thirty one feet, Northeastwardly from the Northeast side of Nassau Place, a Point, a corner of the other land of the said Matthies L. March; thence, along said other land of the said Matthies L. March, Northwestwardly, passing through the center line of the portion wall, dividing the house erected on this Lot from that on the adjoining Lot, ninety feet, more or less, to a point, a corner of land, now or late of David Allabough; thence, along said land, now or late of the said David Allabough; Northeastwardly, thirty-one feet to a point, in line of land of Matthies L. March; thence, along same, Southeastwardly, ninety feet, more or less to a point, a corner on the Northwest side of Arch Street, aforesaid; thence, along the Northwest side of Arch Street, Southwestwardly, thirty-one feet to the first mentioned point and place of beginning.

B - ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan, thereof, made by Will D. Hilter, Registered Surveyor, in July 1950, as follows, to wit:

BEGINNING at a stake on the Northwest side of Arch Street, at the distance of sixty-two feet, Northeastwardly, from the Northeasterly side of Nassau Place, forty-five feet wide, a corner of other land of Samuel S. Handrock and Roseo, his wife; thence, along said land, Northwestwardly, at right angles to Arch Street; ninety feet and twenty-eight one-hundredths of a foot to a stake; thence, Northeastwardly, parallel with Arch Street, twenty-one feet and nine tenths of a foot to a stake, in line of land, now or late of Norman Egbert; thence, along said land, at right angles to the last mentioned line, Southeastwardly, ninety feet and twenty-eight one-hundredths of a foot to a stake on the Northwesterly side of Arch Street, aforesaid, thence, along said side of Arch Street, Southwestwardly, twenty-one feet and nine tenths of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brietta Nicole Amaouche, Administratrix of the Estate of Helen Dixon a/k/a Helen E. Dixon, by Deed from Donald R. Earle, unmarried, and Jeanne M. Earle, unmarried, dated February 2, 1968, and recorded February 6, 1968, in Deed Book 3500 at Page 928. Helen Dixon a/k/a Helen E. Dixon, date of death April 30, 2023. Robert Dixon a/k/a Robert L. Dixon date of death October 27, 2020.

Parcel Number: 13-00-02464-00-7.

Location of property: 1425 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brietta Nicole Amaouche, Administratrix of the Estate of Helen Dixon a/k/a Helen E. Dixon, deceased; and Robert Dixon a/k/a Robert L. Dixon, deceased** at the suit of Bank of America, N.A. Debt: \$122,078.68.

**Eric Rochkind (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #204263

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

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

By virtue of a Writ of Execution **No. 2024-10159**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message or tract of land, situated on the North side of Central Avenue, between School Lane and the County Line Road, in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent Survey and Plan, dated 3/27/1950, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania.

BEGINNING at a spike, in the center line of Central Avenue, 40 feet wide, said spike being 560.79 feet Southwest of the intersection of the center line of Central Avenue and County Line Road, now Main Street; thence, along building lots, now or formerly of Gee Bee Development, North 43 32' West, the distance of 200.21 feet to an iron pin, a corner; thence, along other lands, now or formerly of Arthur H. Fluck of which this was a part, the next 2 courses and distances: (1) North 49 06' East, the distance of 84.20 feet to an iron pin; thence, South 40 54' East, the distance of 200 feet to the center line of Central Avenue; thence, along the same, South 49 06' West, the distance of 75 feet to the place of beginning.

BEING the same premises, which Robert C. Carozza, by Deed, dated 3/26/2020, and recorded 4/22/2020, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Book 6178 at Page 01279, being Instrument Number 2020028299, granted and conveyed unto Zachary T. Maybin and Karissa K. Shisler, as Joint Tenants with Right of Survivorship, in fee.

Parcel Number: 22-02-00388-00-2.

Location of property: 51 Central Avenue, Telford, PA 18969 a/k/a 51 W. Central Avenue, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Zachary T. Maybin and Karissa K. Shisler** at the suit of Freedom Mortgage Corporation. Debt: \$250,004.76.

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

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

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

By virtue of a Writ of Execution **No. 2024-21613**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of "Alpine Village", made for Berman Development Corp., by Barsich Assoc., Consulting Engineers, dated 5/13/1987, and last revised 11/2/1987, and recorded 11/6/1987, in Plan Book A-49 at Page 55.

BEING known as Lot No. 213, on the above-mentioned Plan.

BEING the same premises which Jennifer M. Bleau, by Deed, dated June 22, 2005, and recorded at Montgomery County Recorder of Deeds Office, on July 25, 2005, in Deed Book 05563 at Page 1641, et seq., granted and conveyed unto Denise Thomas.

Parcel Number: 38-00-00001-47-4.

Location of property: 25 Aspen Way, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise Thomas** at the suit of U.S. Bank Trust Company, National Association, not in its Individual Capacity, but Solely, as Legal Title Trustee for Truman 2025 SC11 Title Trust. Debt: \$84,847.36.

**Yvonne C. Ganley (Friedman Vartolo LLP)**, Attorney(s), I.D. #337459

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

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

By virtue of a Writ of Execution **No. 2024-28350**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of "Nottingham Woods II", made for Providence Builders, Inc., by Yerkes Engineering Co., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated September 20, 1966, and last revised December 20, 1966, as follows to wit:

BEGINNING at a point on the Northwest side of Brimfield Road (50 feet wide), measured the 3 following courses and distances from a point of curve on the Southwest side of Woodland Avenue, as shown on said Plan: (1) measured along the arc of a circle, curving to the right, having a radius 25 feet, the arc distance of 39.27 feet to a point of tangent on the Northwest side of said Brimfield Road, aforesaid; (2) along said side of Brimfield Road, South 43 degrees 23 minutes 30 seconds West, 127.36 feet to a point of curve; and (3) along the arc of a circle, curving to the left, having a radius of 200 feet, the arc distance of 24.90 feet to the point and place of beginning; thence, extending from said beginning point, along said Northwest side of Brimfield Road, along the arc of a circle, curving to the left, having a radius of 200 feet, the arc distance of 72.02 feet to a point, a corner of Lot #412; thence,

extending along said Lot #412, North 74 degrees 22 minutes 30 seconds West, 313.32 feet to a point, in line of lands offered for dedication to the Supervisors of Lower Providence Township; thence, extending along said lands, North 59 degrees 23 minutes 30 seconds East, 196.70 feet to a point, a corner of Lot #410; thence, extending along said Lot #410, South 53 degrees 44 minutes 30 seconds East, 203.12 feet to a point on the Northwest side of Brimfield Road, being the first mentioned point and place of beginning.

BEING known and designated as Lot 441 on said Plan.

BEING the same property conveyed to Anton Shala and Vjollca Shala, who acquired title, as tenants by the entirety, by virtue of a Deed from Keith Koehler, dated August 11, 2003, recorded August 28, 2003, as Document ID 018345, and recorded in Book 5471 at Page 0271, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 43-00-01687-00-7.

Location of property: 5 Brimfield Road, Norristown, PA 19403.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Anton Shala and Vjollca Shala** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1. Debt: \$190,343.34.

**MDK Legal, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2024-29103**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan, "Cold Point Village", made for ENOAP LLC, by Woodrow & Assoc., Inc., dated December 1, 2009, and last revised April 26, 2011, and recorded in Plan Book 37 at Page 151 and 152, as follows, to wit:

BEING known as Unit 14, Building C.

TOGETHER with and under and subject, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of covenants, easements and restrictions of Cold Point Village, as recorded in the office for the recording of deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5814 Page 1385 and any amendments to the said declaration as the same may be duly adopted from time to time. The grantees, for and on behalf of the grantees, their heirs, personal representatives, successors and assigns, by the acceptance and recordation of this indenture, acknowledge that this indenture is subject in every respect to the aforesaid declaration and any and all amendments and supplements thereto, the rules and regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of cold point village association and is in the best interest and for the benefit of all owners of lots thereon; and covenant agree, as a covenant running with the land, to abide by each and every provision of the aforesaid declaration as the same may be amended or supplemented from time to time.

BEING the same premises which ENOAP LLC, a PA Limited Liability Company and ENOAP LLC, agent for Stronghold Properties LLC, a PA Limited Liability Company, by Deed, dated October 10, 2013, and recorded on October 11, 2013, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5892 at Page 1243, granted and conveyed unto Salvatore A. Scalora and Dara G. Scolora, husband and wife.

Parcel Number: 49-00-01288-42-7.

Location of property: 205 Rittenhouse Square, Plymouth Meeting, PA 19462.

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

Seized and taken in execution as the property of **Dara G. Scolora a/k/a Dara Scolora and Salvatore A. Scalora** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Debt: \$416,926.09.

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

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

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

By virtue of a Writ of Execution **No. 2025-01599**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof, made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated August 9, 1949, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hagy's Ford Road (sixty feet wide), at the distance of sixty-eight feet and nine one-hundredths feet, measured on a bearing of South forty-three-degrees, nineteen minutes, forty-five seconds West, along the said side of Hagy's Ford Road from a point of tangent in the same, said point of tangent, being at the distance of two hundred seventeen feet along the said side of Hagy's Ford Road from a point of curve in the Southeasterly side of Hagy's Ford Road (fifty-five feet wide), said point of curve, being at the distance of two hundred sixty-seven feet and seventy one-hundredths feet, measured on a bearing of South twenty-nine degrees, fifty-four minutes, forty-five seconds West, along the last mentioned side of Hagy's Ford Road from a point of tangent in the same, said point of tangent, being at the distance of two hundred one feet and fifty-nine one-hundredths feet, measured on the arc of a circle, curving to the left, having a radius of one thousand, one hundred seventy feet along the said side of Hagy's Ford Road from a point of curve in the same, said point of curve, being at the distance of one foot and four one-hundredths feet, measured on the bearing of South thirty-nine degrees, forty-seven minutes, five seconds West, along the said side of Hagy's Ford Road from a point of tangent in the same, said point of tangent, being at the distance of eighteen feet and forty-four one-hundredths feet, measured on the arc of a circle, curving to the left, having a radius of ten feet from a point of curve on the Southwesterly side of Fairview Road (fifty feet wide); thence, extending South sixty degrees, and seventy-seven one-hundredths feet, measured on the arc of a circle, curving to the right, having a radius of five minutes, fifteen seconds East, two hundred twenty-two feet and fifty-one one-hundredths feet to a point; thence, extending North twenty-nine degrees, fifty-four minutes, forty-five East, ninety-one feet to a point; thence, extending North five degrees, forty-eight minutes, fifteen seconds West, fifty-six feet and eight one-hundredths feet to a point; thence, extending North eighty-four degrees, eleven minutes, forty-five seconds East, forty feet and twenty-seven one-hundredths feet to a point; thence, extending South sixty degrees, five minutes, fifteen seconds West, one hundred thirty-eight feet and sixty-four one-hundredths feet to an iron pin; thence, extending South twenty-nine degrees, fifty-four minutes, forty-five seconds West, one hundred ninety feet to a point; thence, extending North sixty degrees, five minutes, fifteen seconds West, three hundred sixty-eight feet and thirty-one one-hundredths feet to a point on the Southeasterly side of Hagy's Ford Road (sixty foot wide); thence, extending North forty-three degrees, nineteen minutes, forty-five seconds East, along the last mentioned side of Hagy's Ford Road, thirty feet and eighty-four one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to conditions, covenants and building restrictions now of record.

BEING the same premises which Margaret W. Sossaman, by Deed, dated 5/12/1985, and recorded 10/24/1988, in Montgomery County, in Deed Book 4891 at Page 915, conveyed unto conveyed unto Daniel M. Sossaman, Sr. and Elizabeth M. Sossaman, his wife, as tenants by entireties, in fee.

Parcel Number: 40-00-21996-00-5.

Location of property: 907 Hagys Ford Road, Narberth, PA 19072.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Daniel M. Sossaman, II and Abigail Sossaman** at the suit of Steven Sticco. Debt: \$281,812.91.

**John T. Asher, III (Spector Gadon Rosen Vinci P.C.)**, Attorney(s).

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

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

---

By virtue of a Writ of Execution **No. 2025-02749**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at an iron pin, a corner in Main Street, formerly the Green Lane and Goshenhoppen Turnpike Road, a corner in the line of land, formerly of John P. Kline; thence, along said Main Street, North fourteen degrees ten minutes West, twenty-seven feet and seven and one quarter inches to an iron pin, a corner in said Main Street, in line of land, formerly of John E. Kline, now or late of Carl J. Daugherty; thence, along the same, the line for a portion of the distance, passing through the middle of the partition wall on the house, hereby conveyed and the house of said Carl J. Daugherty, North seventy-six degrees twenty-five minutes East, one hundred and ninety-eight and one half feet to a stake, a corner in the Westerly line of Bitting Alley; thence, along the Westerly line of said Alley, South sixteen and three quarters degrees East, twenty-seven feet seven inches and one quarter of an inch to a stake, a corner in line, formerly of John P. Kline; thence, along the same, south seventy-six degrees twenty-five minutes West, two hundred and one feet and two inches to the place of beginning.

BEING the same property conveyed to Dennis W. Porter and Janet B. Porter, his wife, from Joann L. Folk, an individual, by Deed, dated September 26, 1982, and recorded on December 3, 1982, in Book 4696 at Page 2138, being Instrument No. 13062. Dennis W. Porter passed away on December 21, 2024, leaving title vested solely in Janet B. Porter, by right of survivorship.

Parcel Number: 17-00-00331-00-3.

Location of property: 438 Main Street, Red Hill, PA 18076.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Janet B. Porter and Dennis W. Porter** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Indenture Trustee for CIM Trust 2021-R5. Debt: \$182,974.13.

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

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

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

By virtue of a Writ of Execution **No. 2025-08568**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the South side of Fifth Street, at a corner of this and Lot No. 117, at the distance of 330 feet, Westwardly from the West side of York Street Road; thence, along said Lot No. 117, Southwardly, 1240 feet to a 20 feet wide alley; thence, along said alley, Westwardly, 30 feet to Lot No. 119; thence, along said Lot, Northwardly, 140 feet to Fifth Street, aforesaid; thence, along said Fifth Street, Eastwardly, 30 feet to the place of beginning.

BEING Lot No. 118, as marked and laid out in a Plan of George Van Buskirk's Addition to Borough of Pottstown. BEING the same premises which CKKP Properties, LLC, by Deed, dated 06/26/2009, and recorded 06/30/2009, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5734 at Page 2892, granted and conveyed unto William Chan and Tammy L. Chan, husband and wife, as tenants by the entirety.

TITLE TO SAID PREMISES IS VESTED IN Janae Nixon, as Sole Owner, by Deed from William Chan and Tammy L. Chan, dated April 25, 2017, recorded May 8, 2017, in Book No. 6043 at Page 1696, being Instrument Number 2017032714.

Parcel Number: 16-00-09240-00-5.

Location of property: 14 E. 5th Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Janae Nixon** at the suit of Lakeview Loan Servicing, LLC. Debt: \$144,402.54.

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

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

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

By virtue of a Writ of Execution **No. 2025-15437**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a corner on the Easterly side of Cedar Street, being a corner of land, now or late of George Plunkett, said point, being the center line of a certain eight feet wide driveway, laid out one-half on these premises and one-half on the premises adjoining to the North and extending Eastwardly for a depth of one hundred thirty feet; thence, by the same right angles with said Cedar Street, in an Easterly direction and partly along the center of the said eight feet wide driveway, one hundred twenty eight feet to a corner, in line of land, now or late of George F. Warner; thence, along the same in a Southerly direction, twenty five feet three inches to a corner of land, now or late of John Killian; thence, along the same in a Westerly direction, parallel to the first described course, one hundred thirty two inches to the Easterly side of Cedar Street; thence, along the said thereof, in a Northerly direction, twenty five feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid eight feet wide driveway, as and for a passageway and driveway for the use of the tenants and occupiers of these premises and the premises adjoining to the North and Subject to the proportionate expense of maintaining and keeping said driveway in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Michael Layne by Deed from Michael Layne and Barbara Layne, his wife, dated November 18, 2009, recorded December 21, 2009, in Book No. 5754 at Page 01526.

THE SAID Michael Layne, having departed this life on November 13, 2020.

Parcel Number: 10-00-00140-00-3.

Location of property: 420 Cedar Street, Jenkintown, PA 19046.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Matthew M. Layne, in his capacity as Heir of Michael Layne, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest from or under Michael Layne, Deceased; and United States of America** at the suit of Seattle Bank. Debt: \$435,142.88.

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

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

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

By virtue of a Writ of Execution **No. 2025-15940**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, situate in **North Wales Borough**, Montgomery County, Pennsylvania, described in accordance with a lot location Survey Plan, made for Olin D. Leidy, Jr., by Herbert Metz, Inc., Registered Engineers, Lansdale, Penna., dated July 23, 1964, and revised July 23, 1964, as follows, to wit:

**BEGINNING** at a point, on the Southeasterly side of Church Street (fifty feet wide), at the distance of one hundred twenty nine and five tenths feet, measured North forty two degrees, eighteen minutes East from the intersection of the Southeasterly side of Church Street, with the Northeasterly side of Sixth Street (fifty feet wide); thence, extending along the said side of Church Street, North forty two degrees, eighteen minutes East, fifty feet to an iron pin set for a corner of land, now or late of Guy L. Reed, Jr., also a corner of Lot No. 111 on a plan of lots known as "Perry's Addition to North Wales Heights", which plan is recorded at Norristown, in Deed Book No. 472 at Page 500; thence, along the said land of Guy L. Reed, Jr., also being Lot No. 111 on said Plan, South forty seven degrees forty-two minutes East, one hundred fifty feet to an iron pin set, in line of land, now or late of Robert E. White, et ux, also being Lot No. 106 on said Plan of Perry's Addition; thence, along said land of Robert E. White, also being Lot No. 106 on said Plan, South forty two degrees, eighteen minutes West, forty three and three tenths feet to an iron pin, a corner of other land of Robert E. White, et ux., also being Lot No. 109 on said Plan of Perry's Addition; thence, along said land, the two following courses and distances: (1) North fifty two degrees, thirteen minutes West, eighty three and ninety five one-hundredths feet to an iron pin; and (2) North forty-seven degrees forty two minutes West, sixty six and thirty two one-hundredths feet to the first mentioned point and place of beginning.

**BEING** the same property conveyed to James Rittenhouse, Jr. and Debbie J. Rittenhouse, who acquired title, as tenants by the entirety, by virtue of a deed from Ruth P. Poter a/k/a Ruth P. Lawrence, dated November 24, 2003, recorded November 28, 2003, being Document ID 2003629325, and recorded in Book 5483 at Page 1361, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 14-00-00148-00-9.

Location of property: 699 Church Street, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Debbie J. Rittenhouse and James Rittenhouse, Jr.** at the suit of JPMorgan Chase Bank, National Association. Debt: \$198,540.56.

**MDK Legal, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2025-16627**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon to be erected, hereditaments and appurtenances, situate in **East Norriton Township**, Montgomery County, Pennsylvania, described according to a Subdivision Plan, known as "Norristown Garners", made by Donald E. Schurr, Registered Professional Engineer, dated 2-25-56, said Plan, being recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-2 at Page 24, on 3-25-55, as follows, to wit:

**BEGINNING** at a point on the Northwesterly side of Michele Drive (50 feet wide), at the distance of 335.73 feet, measured on a bearing of North 23 degrees 10 minutes East, along the said side of Michele Drive, from a point of tangent, in the same said point and tangent, being at the distance of 22.01 feet, measured 15 feet from a point of a curve on the Northeasterly side of Barbara Drive (50 feet wide).

**CONTAINING** in front or breadth on the said side of Michele Drive, 75 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to Michele Drive, 125 feet.

TITLE IS VESTED IN Thomas E. Delone and Michelle S. Delone, husband and wife, by Deed from Thomas E. Delone and Michelle S. Mucha, dated February 15, 2001, and recorded on March 5, 2001, in the Montgomery County Clerk's/ Register's Office as Book 5352 at Page 0164.

Parcel Number: 33-00-05527-00-2.

Location of property: 2921 Michele Drive, Norristown a/k/a East Norriton, PA 19403.

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

Seized and taken in execution as the property of **Michelle S. Delone and Thomas E. Delone** at the suit of U.S. Bank Trust Company, National Association, not in its Individual Capacity, but Solely, as Indenture Trustee of CIM Trust 2022-R2. Debt: \$264,329.85.

**Dylan Chess (McCalla Raymer Leibert Pierce LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-16679**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, and described according to a Certain Subdivision Plan of Property Ofs. Logan Kerr, made by C. Raymond Weir Associates, Inc., dated March 14, 1963, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book C-2 at Page 51, as follows, to wit:

BEGINNING at a point on the title line in the bed of Bethlehem Pike (60 feet wide), being the Westerly side of the former Chestnut Hill and Springhouse Turnpike Road (as proposed 60 feet wide), a corner of lands, now or late of Edward W. Heller (also shown on said Plan), said point being the two following courses and distances, measured along the aforesaid title line through the bed of Bethlehem Pike, being the aforesaid Westerly side of the former Chestnut Hill and Springhouse Turnpike Road, from its point of intersection with the center line of Mathers Lane (45 feet wide): (1) leaving Mathers Lane, North 01 degree 35 minutes East, crossing the Northerly side of Mathers Lane, 165 feet to a point; and (2) North 01 degree 48 minutes East, 146 feet to the point of beginning; thence, extending from said point of beginning, North 87 degrees 20 minutes West, along the aforesaid lands of Heller Crossing, the Westerly side of Bethlehem Pike (present width 60 feet wide) (as shown on said Plan), crossing the Easterly side of Wissahickon Creek, 285.53 feet to a point in the bed of same, a corner of Parcel No. 3 ( on said Plan); thence, extending North 04 degrees 09 minutes 50 seconds East, along the aforesaid Parcel No. 3 through the bed of the aforesaid Wissahickon Creek, 162.48 feet to a point in the bed of same, a corner of Parcel No. 2 (on said Plan); thence, extending South 88 degrees 12 minutes East, partly along the aforesaid Parcel No. 2, re-crossing the Easterly Side of Wissahickon Creek and partly along lands, now or late of Stanley Grossman and Sabra Grossman, re-crossing the Westerly side of Bethlehem Pike (present width 60 feet wide), aforesaid 278.79 feet to a point on the Westerly side of the former Chestnut Hill and Springhouse Turnpike Road (as proposed 60 feet wide); thence, extending South 01 degree 48 minutes West along the Westerly side of the former Chestnut Hill and Springhouse Turnpike Road (as proposed 60 feet wide), 166.66 feet to the first mentioned point and place of beginning.

BEING Parcel No. 1 as shown on said Plan.

BEING all, and the same lands, and premises conveyed to RAD Diversified Reit, Inc., by Christopher M. Green and Junho Kim, in a Deed, dated 12/28/2021, and recorded 03/25/2022, being Instrument No. 2022036978, in the Clerk's Office of The Circuit Court of Montgomery, Pennsylvania.

Parcel Number: 65-00-00808-00-9.

Location of property: 552 S. Bethlehem Pike, Fort Washington, PA 19034.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **DDH Fund, LLC and Brandon Mendenhall** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$488,821.79.

**Joseph Foley (LaRocca Hornik Greenberg Kittedge Carlin & McPartland LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-19187**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and known as Lot No. 75 on the Plan of Rowland Park, made by William T. Muldrew, Civil Engineer, on September 4, 1924, and approved by Commissioners of Cheltenham Township, on October 7, 1924, and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Croyden Road (40 feet wide), at the distance of 240 feet, Northwestwardly of the Westerly radius corner of Croyden Road and Walden Road (40 feet wide); thence, along Lot No. 97, South 51 degrees, 45 minutes East, 50 feet to a corner of Lot No. 76 on said Plan; thence, along the Northwestery line of Lot No. 76, North 38 degrees, 15 minutes East, 125 feet to the Southwesterly line of Croyden Road; thence, extending along the same, North 51 degrees, 45 minutes West, 50 feet, mentioned point and place of beginning.

BOUNDED on the Northwest by Lot No. 74, Southeast by Lot No. 76, Northeast by Croyden Road, and Southwest by Lot No. 97 on said Plan.

BEING the same premises which Scott A. Parker and Lorraine Parker, husband and wife, by Deed, dated August 29, 2019, and recorded on September 16, 2019, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 6153 at Page 01159, being Instrument No. 2019063987, granted and conveyed unto Linda Bounsanga and Phetsakhone Bounsanga.

Parcel Number: 31-00-07837-00-7.

Location of property: 616 Croyden Road, Cheltenham, PA 19012.

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

Seized and taken in execution as the property of **Linda Bounsanga a/k/a Linda Sysomphou and Phetsakhone Bounsanga** at the suit of Lakeview Loan Servicing, LLC. Debt: \$240,356.13.

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

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

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

By virtue of a Writ of Execution **No. 2025-19454**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit in the property known, named and identified as 1111 Corporate Center, a Condominium, located in **Upper Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA. C.S. Sec. 3101, et seq., by the recording in the Montgomery County Department of Records, of a Declaration, dated 1/13/2006, and recorded on 1/23/2006, in Deed Book 5587 at Page 2217, being designated as Unit 2, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING known as 860 East Swedesford Road, Unit 2, a Unit in 1111 Corporate Center, a Condominium.

Parcel Number: 58-00-06439-11-8.

Location of property: 1111 Corporate Center Condominium, Unit 2, 860 E. Swedesford Road, Wayne, PA 19087.

The improvements thereon are: Commercial - Office: Condominium.

Seized and taken in execution as the property of **Sieps Properties, LLC; Surgical Eye Care, Ltd.; Steven B. Siepsper; and Susannah Small a/k/a Susannah M. Small** at the suit of MMG Investments VI, LLC. Debt: \$3,826,915.81.

**Christopher P. Schueller**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2025-19846**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, known as Unit 630-Oaktree Court, Maple Glen Village, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on an "As-Built" Plan of House 630 Oaktree Court, prepared by Bursich Associates, Inc., of Pottstown, Pennsylvania, Drawing No. 061334-630, dated May 9, 1989, said Lot being more fully bounded and described, as follows:

BEGINNING at a point, the Southwesterly corner of Unit 630, said point, situated, the six following courses and distances from the center of the 25-foot radius turn-around of Oaktree Court: (1) North 14 degrees 00 minutes 00 seconds West, 12.500 feet; (2) South 76 degrees 00 minutes 00 seconds West, 32.138 feet; (3) along a curve concave Southerly, having a radius of 200.00 feet and an arc distance of 86.103 feet; (4) South 51 degrees 20 minutes 00 seconds West, 110.027 feet; (5) North 05 degrees 51 minutes 43 seconds West, 64.920 feet; (6) North 51 degrees 22 minutes 08 seconds East, 58.000 feet; thence, from said point of beginning and extending through the party wall between Units 629 and 630, North 38 degrees 37 minutes 52 seconds West, 43.33 feet; thence, extending along lands of Maple Glen Village, the three following courses and distances: (1) North 51 degrees 22 minutes 08 seconds East, 3.000 feet; (2) South 38 degrees 37 minutes 52 seconds East, 8.000 feet; (3) North 51 degrees 22 minutes 08 seconds East, 17.000 feet; thence, extending through the party wall between Units 630 and 631, and partly along lands of Maple Glen Village, South 38 degrees 37 minutes 52 seconds East, 35.330 feet; thence, extending along lands of Maple Glen Village, South 51 degrees 21 minutes 08 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 630 Oaktree Court on the above-mentioned "As-Built Plan".

BEING the same premises that Stanley A. Szpindor and Lisa Z. Szpindor, husband and wife, by Deed, dated May 20, 2016, and recorded May 24, 2016, in the Office of the Recorder of Deeds, of Montgomery County, Pennsylvania, in Deed Book 5999 at Page 2644, granted and conveyed unto Joseph P. Hatfield, in fee.

Parcel Number: 42-00-03239-14-8.

Location of property: 630 Oaktree Court, Pottstown, PA 19464.

The improvements thereon are: Townhouse, single-family.

Seized and taken in execution as the property of **Joseph P. Hatfield** at the suit of Maple Glen Village Homeowners' Association. Debt: \$7,574.28.

**Brady & Cissne Law, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-19908**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of "Carriage Run", made for Harry D. Kratz, by Urwiler & Walter, Inc., dated September 12, 1978, last revised October 14, 1981, recording in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-40 at Page 55, as follows, to wit:

BEGINNING at a point, at or near the Southeasterly side of Seneca Court (at variable widths), at a corner of Lot No. 268, as shown on said Plan; thence, extending from said point of beginning, South 16 degrees, 38 minutes, 30 seconds East, along Lot No. 268, aforesaid, the distance of 80 feet to a point, a corner; thence, extending South 73 degrees, 21 minutes, 30 seconds West, the distance of 20 feet to a point, a corner; thence, extending North 16 degrees, 38 minutes, 30 seconds West, the distance of 80 feet to a point, at or near the said Southeasterly side of Seneca Court; thence, extending 73 degrees, 21 minutes, 30 seconds East, along or near the said side of Seneca Court, the distance of 20 feet to the first mentioned point and place of beginning.

BEING the same premises which John P. Durante, Sheriff of the County of Montgomery, by Deed, dated February 9, 2007, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on February 20, 2007, in Deed Book 5636 at Page 00107, et seq., granted and conveyed unto Nikolay Kolev and Veselka Kolev, in fee.

Parcel Number: 51-00-03034-67-7.

Location of property: 3917 Seneca Court, Skippack, PA 19474.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Nikolay Kolev and Veselka Kolev** at the suit of Carriage Run Phase 4 Homeowners' Association. Debt: \$4,390.30.

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

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

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

By virtue of a Writ of Execution **No. 2025-20442**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

PARCEL A:

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

BEGINNING at a point, in the line of land of Albert J. Brett and Oscar B. Kottler, which point is situate South 43 degrees 47 minutes East, 160.61 feet from the Southeasterly side of Joshua Road; thence, extending along the following courses and distances: North 45 degrees 13 minutes East, 75 feet to a point; thence, being line of land of John Guiman; thence, South 43 degrees 47 minutes East, 173.58 feet to a point; thence, South 65 degrees 50 minutes West, 79.65 feet to a point; thence, North 43 degrees 47 minutes West, 146.87 feet to a point the place of beginning.

PARCEL B:

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made in March 1946, by Will D. Hiltner, R.E., as follows to wit:

BEGINNING at a point, said point, being a corner of land of John Guiman and Oscar A. Kottler, said point, being at a distance of 133.5 feet on a course, South 43 degrees 47 minutes East from a point on the Southeast side of Joshua Road; thence, extending along land of John Guiman, South 43 degrees 47 minutes West, 25 feet to a point;

thence, South 46 degrees 13 minutes West, 75 feet to a point, along land owned by Albert J. Brett; thence, extending along said land of Albert J. Brett, North 43 degrees 47 minutes West, 25 feet to a point, being a corner of land of Albert J. Brett and Oscar A. Kottler; thence, extending along land of Oscar A. Kottler, North 46 degrees 13 minutes East, 75 feet to the point and place of beginning.

**PARCEL C:**

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

BEGINNING at a point, in the middle of Joshua Road, otherwise known as the Road, from Spring Mill to Fort Washington, at the distance of 327 feet from the line of property of William Dick; thence, by and along other land of said Ward, South 44 degrees 07 minutes East, 150 feet; thence, by other land of the Ward, South 45 degrees 53 minutes West, 75 feet and North 44 degrees 07 minutes West, 150 feet to the middle of the said Joshua Road; thence, by and along the same, North 45 degrees 53 minutes East, 75 feet to place of beginning.

BEING the same property conveyed to Paul A. Yaeger, Jr., who acquired title by virtue of a deed from American Escrow and Closing Company, dated May 5, 2016, recorded June 3, 2016, as Instrument Number 2016039036, and recorded in Book 6001 at Page 373, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 65-00-06163-00-9.

Location of property: 2176 Joshua Road, Lafayette Hill, PA 19444.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Paul A. Yaeger, Jr.** at the suit of Aurora Financial Group, Inc. Debt: \$353,263.64.

**MDK Legal**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-20586**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being known as Lot No. 42, as shown on a Plan of Roslyn Homesteads, which Plan is recorded at Norristown, in Deed Book 855 at Page 600, and described according thereto, as follows, to wit:

SITUATE on the Southeasterly side of Arnold Avenue (50 feet wide), at the distance of 168 feet 1 3/4 inches, Northeastwardly from the intersection, which the said side of Arnold Avenue makes with the Northeastly side of Woodland Road (formerly Tyson Lane) (33 feet wide).

CONTAINING in front or breadth on the said side of Arnold Avenue, 50 feet, and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to the said Arnold Avenue, 175 feet. Edmund Micciolo died testate on January 22, 2020.

TITLE IS VESTED IN Donna M. Micciolo, Executrix of The Estate of Edmund Micciolo, deceased, by Deed from Donna M. Micciolo, as a tenant-in-common of an undivided one-third interest, dated December 2, 2024, and recorded on December 4, 2024, in the Montgomery County Clerk's/Register's Office as Book 6385 at Page 401.

Parcel Number: 30-00-02220-00-9.

Location of property: 1355 Arnold Avenue, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **Debra Cooper, Michael Micciolo, and Donna Micciolo, Executrix of The Estate of Edmund Micciolo, deceased** at the suit of Carrington Mortgage Services, LLC. Debt: \$191,075.54.

**Dylan Chess (McCalla Raymer Leibert Pierce LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-22770**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN, messuage, tenement and lot of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northeastern side of Marshall Street, in the middle of the partition wall between the house on these premises and the adjoining house, No. 929 West Marshall Street, at the distance of 58 feet, 8-3/4 inches, Southeastwardly from the East corner of Marshall and Noble Streets; thence, Northeastwardly, through the middle of said partition wall and at right angles to Marshall Street, 140 feet, more or less to the Southwestern side of Blackberry Alley; thence, along said side of Blackberry Alley, Northwestwardly, 21 feet to a point, in line of land,

now or late of William Brueckmann; thence, Southwestwardly, by land of said Brueckmann and parallel with the first course, 140 feet, more or less to the Northeastern side of said Marshall Street, aforesaid; and thence, along said side of Marshall Street, Southeastwardly, 21 feet to the place of beginning.

BEING the same premises which Timothy J. Curran and Barbara A. Curran, by Deed, dated September 26, 2020, and recorded December 22, 2020, in Montgomery County, in Deed Book 6206 at Page 2160, conveyed unto Norristown Homes, LLC, a Pennsylvania Limited Liability Company, in fee.

BEING the same premises which Timothy J. Curran and Barbara A. Curran, by Deed, dated September 26, 2020, and recorded at Montgomery County Recorder of Deeds Office, on December 22, 2020, in Deed Book 6206 at Page 02160, granted and conveyed unto Norristown Homes LLC.

Parcel Number: 13-00-25732-00-4.

Location of property: 931 W. Marshall Street, Norristown, PA 19401.

The improvements thereon are: Residential (more than one (1) house), detached.

Seized and taken in execution as the property of **Norristown Homes LLC** at the suit of Morgan Stanley Residential Mortgage Loan Trust 2024-NQM4. Debt: \$238,719.61.

**Nicole Francese (Friedman Vartolo LLP)**, Attorney(s). I.D. #332253

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

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

By virtue of a Writ of Execution **No. 2025-24223**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, and bounded and described according to a Survey and Plan thereof, made by Barton and Martin, Engineers, Philadelphia, Pennsylvania, on October 30, 1948, as follows, to wit:

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

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

BEING the same premises which Joseph Romano and Liberata I. Romano, his wife, by Indenture bearing date the 30th day of April A.D. 1964, and recorded at Norristown, Pa., in Deed Book 3328 at Page 670, granted and conveyed unto Joseph Romano and Liberata I. Romano, his wife, in fee.

UNDER AND SUBJECT to certain Rights as now appear of record.

UNDER AND SUBJECT as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Bryan J. Torpey and Jeanette M. Torpey, his wife, as Tenants by the Entireties by Deed from Joseph Romano and Liberata L. Romano, his wife, dated 01/31/1973, recorded 02/02/1973, in Book No. 3825, at Page 127.

THE SAID Jeanette M. Torpey having departed this life on 03/11/2025.

THE SAID Bryan J. Torpey having departed this life on 03/07/2004.

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

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

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Brendan Torpey, in his Capacity as Executor and Heir of The Estate of Jeanette M. Torpey, deceased; James Torpey, in his Capacity as Heir of Jeanette M. Torpey, deceased; and Bryan J. Torpey, deceased** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCAF Acquisition Trust. Debt: \$142,903.49.

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

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

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

By virtue of a Writ of Execution **No. 2025-25130**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northwest corner of Meeting House Road (33 feet wide) and Lenox Road (50 feet wide); thence, extending along the Northeasterly side of Lenox Road, curving to the right and having a radius of 400 feet, for a distance of 155 feet 1 inch to a point of reverse curve; thence, still by the same, curving to the left, with a radius of 728 feet 10 inches, for a distance of 46 feet 11 inches to a point; thence, North 43 degrees 34 minutes East, 215 feet 6-1/8 inches to a stone; thence, South 46 degrees 20 minutes East, 198 feet 2-5/8 inches to a point in Meeting House Road; thence, South 44 degrees 10 minutes West, along the Northwest side of Meeting House Road, 263 feet 8 inches to the place of beginning.

BEGINNING on the Southwest by Lenox Road, on the Northwest by property, now or late of Mrs. V.B. Springer, on the Northeast by land, now or late of the Abington Friends; and on the Southeast by Meeting House Road, being Lots "I" and "K", as shown on Plan, dated February 11, Old York Road Development Co.

BEING the same premises which Jose P. Garcia, by Deed, dated April 14, 2023, and recorded at Montgomery County Recorder of Deeds Office on April 25, 2023, in Deed Book 6323 at Page 02858, granted and conveyed unto Swayze Properties, LLC.

Parcel Number: 30-00-37548-00-6.

Location of property: 1209 Lenox Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Swayze Properties LLC and Destiny Swayze** at the suit of U.S. Bank Trust Company, National Association, not in its Individual Capacity, but Solely, as Trustee on behalf of PRPM 2025-NQM2. Debt: \$953,170.00.

**Friedman Vartolo LLP**, Attorneys.

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

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

---

**To all parties in interest and claimants:**

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

---

---

**ARTICLES OF DISSOLUTION**

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of **Integrated Wellness Clinic PC**, a Pennsylvania professional corporation, with a registered address at 491 Allendale Road, Suite 222, King of Prussia, PA 19406, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

**Palmarella & Raab, P.C., Solicitors**

Swedesford Park, Suite 105

1255 Drummers Lane

Wayne, PA 19087

---

Notice is hereby given to all creditors and all other persons interested or who may be affected by the dissolution of **Interphase Systems, Inc.**, a Pennsylvania corporation, with its principal place of business at 1741 Valley Forge Road, Suite 15, Worcester, PA 19490. The shareholders have approved a proposal that the corporation dissolve voluntarily and that the corporation and its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Law Offices of Wendy F. Blecinski, Solicitors**

661 Moore Road, Suite 105

King of Prussia, PA 19406

---

**Oxford Legal Associates, Inc.** with its principal office located at 15 Meade Road, Ambler, PA 19002, 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 15 Meade Road, Ambler, PA 19002. This shall serve as official notice to creditors and taxing authorities.

---

---

**ARTICLES OF INCORPORATION FOR NONPROFIT**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: **Boxwood Community Association, Inc.**

---

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: **Canterbury Meadows Community Association, Inc.**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: **Linden Ridge Community Association, Inc.**

**AUDIT LIST**

**Second and Final 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 MARCH 2, 2026, 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, MARCH 2, 2026.**

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 accountants. 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, MARCH 2, 2026. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX 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.**

1. BOSWELL, ANDREW LUTHER, DECEASED, ESTATE, (2022-X4815), First and Final Account of Edward Randolph Boswell, Executor for Estate of Andrew Boswell, Deceased.
2. CAIRONE, MARIA M., DECEASED, ESTATE, (2019-X0810), John Cairone, 215 Holme Avenue Accounting, Pursuant to Pa. R.C.P. Sec. 430(a).
3. FOREST HILLS CEMETERY PERMANENT LOT CARE TRUST, TRUST SETTLOR, (1987-X0558), First and Partial Account of Truist Bank, Trustee, and AmeriServ Trust and Financial Services Company, Co-Trustee.
4. GRECO, CONNIE, DECEASED, ESTATE, (2024-X0008), First and Final Account of Arthur R. Redgrave, Executor, Account Period 12/1/23-12/31/25.
5. KRAVITZ, DR. EDWARD, DECEASED, ESTATE, (1991-X2015), First Interim Accounting of Wilmington Savings Fund Society, FSB d/b/a Bryn Mawr Trust, Trustee.
6. MANDELL, SAMUEL P., DECEASED, ESTATE, (1978-X1081), Second Account, Trust Under Will of Samuel Mandell, Deceased, SUR TRUST for Morton S. Mandell and Descendants.
7. MANDELL, SAMUEL P., DECEASED, ESTATE, (1978-X1081), Second Account, Trust Under Will of Samuel Mandell, Deceased SUR TRUST for Judith Delfiner and her Descendants.
8. NONAMAKER, RONALD, SR., REVOCABLE TRUST DATED 4/4/2009, TRUST SETTLOR, (2025-X2893), First and Final Account of Kim Nonamaker-Pyne, Trustee.
9. TUCKEY, NANCY M., DECEASED, ESTATE, (2024-X3182), First and Final Account, Monique L. Nester, Executrix.
10. VALLEY FORGE MEMORIAL GARDENS CEMETERY PERMANENT LOT CARE TRUST, TRUST SETTLOR, (1987-X0563), First and Partial Account of Truist Bank, Trustee, and AmeriServ Trust and Financial Services Company, Co-Trustee.
11. WALKER, CERISE ALEXANDRA, A MINOR, (2017-X0399), Final Account of Security National Trust Company, Guardian of the Estate of Cerise Alexandra Walker, a Minor.
12. WESTMINSTER CEMETERY PERMANENT LOT CARE TRUST, TRUST SETTLOR, (0087-X0561), First and Partial Account of Truist Bank, Trustee, and AmeriServ Trust and Financial Services Company, Co-Trustee.
13. WHITEMARSH MEMORIAL PARK CEMETERY PERMANENT LOT CARE TRUST, TRUST SETTLOR, (2009-X2387), First and Partial Account of Truist Bank, Trustee, and AmeriServ Trust and Financial Services Company, Co-Trustee.

**Relisted Accounts**

1. CHAMBERS, FRANCIS S., JR., TRUST UNDER DEED DATED 10/29/1980, (2014-X3557), First Account of John C. Chambers, Trustee.

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

**CHANGE OF NAMES**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-02032

NOTICE IS HEREBY GIVEN that the Petition of ADELAIDE ARMSTRONG was filed on February 4, 2026, in the above-named Court, praying for a Decree to change ADELAIDE ARMSTRONG name to ADELAÏDE ARMSTRONG.

The Court has fixed a hearing on April 8, 2026, at 9:00 AM, in Courtroom “11”, 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.

**Michael E. Eisenberg, Esquire**  
2935 Byberry Road, Suite 107  
Hatboro, PA 19040  
267-722-8383  
Michael@meelawoffice.com

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-00620

NOTICE IS HEREBY GIVEN that on January 6, 2026, the Petition of Janice Yvonne Lopez Elgedawy was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JANICE YVONNE LOPEZ ARANETA.

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

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-01429

NOTICE IS HEREBY GIVEN that on January 23, 2026, the Petition of Lindsay Alexis Masiado was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to LILIANA GRACE EMMA MASIADO.

The Court has fixed April 15, 2026, at 9:00 AM, in Courtroom “11” 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.

**Carl Knapp, Esquire**  
**Knapp Law, LLC**  
809 N. Bethlehem Pike Building F  
Ambler, PA 19002

**CIVIL ACTION**

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

**Masalya Dopilko,**  
Petitioner

vs.

**David Sapienza,**  
Respondent.

**NOTICE OF ACTION FOR PATERNITY**

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

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

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

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

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

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

**ESTATE NOTICES**

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

**First Publication**

**BONNER, SUSAN A., dec’d.**  
Late of Borough of Hatboro.  
Executor: PATRICK BLAISE BONNER.

- ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER, ROEBERG &  
WOLFE, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422
- BOYD, CHARLES B., dec'd.**  
Late of Telford, PA.  
Co-Executors: CHARLES E. BOYD,  
616 Avenue C,  
Feasterville, PA 19053,  
LISA MARIE BOYD,  
412 Woodbine Avenue,  
Feasterville-Trevoise, PA 19053.  
ATTORNEY: SOPHIA H. DUFFY,  
WINTER & DUFFY LAW,  
190 Bethlehem Pike, Suite 1, P.O. Box 564,  
Colmar, PA 18915-0564
- BOYK SR., WILLIAM W., dec'd.**  
Late of Lower Moreland Township.  
Executors: PATRICIA A. BOYK AND  
THE GLENMEDE TRUST CO., N.A.,  
Attn.: Tara Singer,  
1650 Market Street, Suite 400,  
Philadelphia, PA 19103.  
ATTORNEYS: DILTS, MACARY & CALVIN LLC,  
455 Pennsylvania Avenue, Suite 220,  
Fort Washington, PA 19034
- BRANDES, MARCELLE ZINA, dec'd.**  
Late of Springfield Township.  
Executrix: DANA BRANDES-SIMON,  
191 17th Street, Apt. 3,  
Brooklyn, NY 11215.  
ATTORNEY: LINDSEY HOELZLE,  
HOELZLE LAW LLC,  
P.O. Box 98,  
Birchrunville, PA 19421
- CAHILL, STEPHEN, dec'd.**  
Late of Borough of Trappe.  
Administratrix: MARY CAHILL,  
c/o King Laird, P.C.,  
360 W. Main Street,  
Trappe, PA 19426.  
ATTORNEY: ANDREW C. LAIRD,  
KING LAIRD, P.C.,  
360 W. Main Street,  
Trappe, PA 19426
- COLGAN, KEVIN CHARLES, dec'd.**  
Late of Lower Merion Township.  
Executrix: FLAVIA M. COLGAN,  
c/o M. Howard Vigderman, Esquire,  
1735 Market Street, 19th Floor,  
Philadelphia, PA 19103.  
ATTORNEY: M. HOWARD VIGDERMAN,  
MONTGOMERY, McCRACKEN, WALKER &  
RHOADS, LLP,  
1735 Market Street, 19th Floor,  
Philadelphia, PA 19103
- CORRADO, PASQUALE A., dec'd.**  
Late of Montgomery Township.  
Administrator: SABRINA TARLO,  
c/o Alexander M. Gusikoff, Esquire,  
Friedman Schuman Laysen, P.C.,  
275 Commerce Drive, Suite 210,  
Fort Washington, PA 19034.  
ATTORNEY: ALEXANDER M. GUSIKOFF,  
FRIEDMAN SCHUMAN LAYSER, P.C.,  
275 Commerce Drive, Suite 210,  
Fort Washington, PA 19034
- DAVIS, DORENE LESLEY, dec'd.**  
Late of Springfield Township.  
Administrator: DONALD BRUCE DAVIS, JR.,  
c/o Kevin D. Birkhead, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: KEVIN D. BIRKHEAD,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544
- DeVICO, ELLEN, dec'd.**  
Late of Borough of Lansdale.  
Administrator: ROBERT J. DeVICO, JR.,  
c/o Robert J. Iannozzi, Jr., Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.  
ATTORNEY: ROBERT J. IANNOZZI, JR.,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446
- DONOFRY, MAURA ANNE, dec'd.**  
Late of Springfield Township.  
Executors: JAMES C. DONOFRY,  
302 Spruce Road,  
Flourtown, PA 19031,  
STEPHEN DONOFRY,  
300 Suffolk Road,  
Flourtown, PA 19031.  
ATTORNEY: BRIAN P. McVAN,  
McVAN and WEIDENBURNER,  
162 S. Easton Road,  
Glenside, PA 19038
- FAZIO SR., CHARLES B., dec'd.**  
Late of Plymouth Township.  
Executor: CHARLES B. FAZIO, JR.,  
35 Sandalwood Drive,  
Warren, NJ 07059.  
ATTORNEY: NEIL M. HILKERT,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462
- GALLO, ALFONZO M. also known as  
ALFONZO GALLO, dec'd.**  
Late of Borough of Norristown.  
Executor: RICHARD M. GALLO,  
c/o Wendy F. Bleczinski, Esquire and  
Nikolaos I. Tsouros, Esquire,  
Valley Forge Square II, Suite 105,  
661 Moore Road,  
King of Prussia, PA 19406.  
ATTORNEYS: WENDY F. BLECZINSKI AND  
NIKOLAOS I. TSOUROS,  
LAW OFFICES OF WENDY F. BLECZINSKI,  
Valley Forge Square II, Suite 105,  
661 Moore Road,  
King of Prussia, PA 19406
- GERKIN, MARILYN J. also known as  
MARILYN K. GERKEN, dec'd.**  
Late of Collegeville, PA.  
Executrix: SUSAN FARRELL,  
1411 N. Gravel Pike,  
Perkiomenville, PA 18074.  
ATTORNEY: JUDITH STUTMAN IZES,  
30 W. Airy Street,  
Norristown, PA 19401

**GOLDBERG, RHODA, dec'd.**

Late of East Norriton Township.  
 Executor: MICHAEL J. GOLDBERG,  
 5510 Hoover Street,  
 Bethesda, MD 20817.  
 ATTORNEY: JOACHIM T. ANTZ,  
 DALY & CLEMENTE, P.C.,  
 1288 Valley Forge Road, Suite 72,  
 Phoenixville, PA 19460

**HANSON, PAUL E., dec'd.**

Late of Limerick Township.  
 Executrix: RACHEL WEEDEN,  
 c/o Thomas G. Wolpert, Esquire,  
 527 Main Street,  
 Royersford, PA 19468.  
 ATTORNEY: THOMAS G. WOLPERT,  
 WOLPERT SCHREIBER McDONNELL P.C.,  
 527 Main Street,  
 Royersford, PA 19468

**HASTON, LENORA R. also known as**

**LENORA HASTON and  
 LENORA ROSELLE HASTON, dec'd.**

Late of Skippack Township.  
 Executrix: RHONDA L. HASTON,  
 c/o Kenneth R. Pugh, Esquire,  
 910 Harvest Drive, Suite 200,  
 Blue Bell, PA 19422.  
 ATTORNEY: KENNETH R. PUGH,  
 KAPLIN STEWART MELOFF REITER & STEIN, PC,  
 910 Harvest Drive, Suite 200,  
 Blue Bell, PA 19422

**HOEHING JR., EDWARD also known as**

**EDWARD HOEHING, dec'd.**

Late of Worcester Township.  
 Executors: JEFFREY B. HOEHING,  
 18 Picadilly Circle,  
 Marlton, NJ 08053-4233,  
 STEPHANIE L. TORCHIA,  
 31 Timbercrest Drive,  
 Sewell, NJ 08080.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 1503 Sunset Drive, Suite 201,  
 Pottstown, PA 19464

**KELLY, DOREEN E., dec'd.**

Late of West Norriton Township.  
 Executor: STEVEN L. KELLY,  
 c/o Richard T. Frazier, Esquire,  
 1200 Liberty Ridge Drive, Suite 200,  
 Wayne, PA 19087-5569.  
 ATTORNEY: RICHARD T. FRAZIER,  
 SAUL EWING, LLP,  
 1200 Liberty Ridge Drive, Suite 200,  
 Wayne, PA 19087-5569

**KELLY-ROSS, CARMELLA GERTRUDE, dec'd.**

Late of Ambler, PA.  
 Executrix: CHRISTINE SULLIVAN,  
 P.O. Box 822,  
 Gwynedd Valley, PA 19437.

**KRANICK, CYRIL R. also known as  
 CYRIL ROBERT KRANICK and  
 CY KRANICK, dec'd.**

Late of Lower Salford Township.  
 Executor: MICHAEL F. ROGERS,  
 301 E. Germantown Pike, Suite 100,  
 East Norriton, PA 19401.

ATTORNEY: GAIL P. ROTH,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 301 E. Germantown Pike, Suite 100,  
 East Norriton, PA 19401

**KRECHMER, MEREDITH A., dec'd.**

Late of Upper Merion Township.  
 Administratrix CTA: KAREN M. STOCKMAL,  
 ESQUIRE,  
 1235 Westlakes Drive, Suite 320,  
 Berwyn, PA 19312.  
 ATTORNEY: KAREN M. STOCKMAL,  
 KMS LAW OFFICES, LLC,  
 1235 Westlakes Drive, Suite 320,  
 Berwyn, PA 19312

**LEDDER, HELGA P. also known as  
 HELGA LEDDER, dec'd.**

Late of Lansdale, PA.  
 Executor: CRAIG LEDDER,  
 351 Oxford Road,  
 Plymouth Meeting, PA 19462.

**MROZ, JOHN, dec'd.**

Late of Douglass Township.  
 Executrix: MICHAELINE MROZ,  
 140 Hoffman Road,  
 Barto, PA 19504.

**NIXON-WILLIAMS, BARBARA J., dec'd.**

Late of Montgomery Township.  
 Executrix: MIA A. NIXON,  
 c/o Carla Trongone, Esquire,  
 333 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: CARLA TRONGONE,  
 LAW OFFICES OF CARLA TRONGONE,  
 333 N. Broad Street,  
 Lansdale, PA 19446

**OSBORNE, PAUL LABON, dec'd.**

Late of East Norriton, PA.  
 Executrices: LINDA S. STEVENSON,  
 179 Deer Run Road,  
 Townsend, DE 19734,  
 BRENDA A. RILEY,  
 172 Ivy Lane,  
 Zieglerville, PA 19492.

**OTIS JR., ORVILLE M., dec'd.**

Late of Borough of Royersford.  
 Executrix: ADRIENNE M. PASTELLA,  
 4 Tara Drive,  
 Royersford, PA 19468.  
 ATTORNEY: CAROLYN M. MARCHESANI,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 800 E. High Street,  
 Pottstown, PA 19464.

**PITOFSKY, BARBARA, dec'd.**

Late of Borough of Ambler.  
 Executrix: KATIE KIRSZENBLAT,  
 c/o Laura M. Mercuri, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 DUFFY NORTH,  
 104 N. York Road,  
 Hatboro, PA 19040

**RIDGWAY, PEGGY J., dec'd.**

Late of Philadelphia, PA.  
 Executor: SEAN RIDGWAY,  
 c/o Everett K. Sheintoch, Esquire,  
 Sheintoch Law PC,  
 415 Horsham Road,  
 Horsham, PA 19044.

**SCHEUTZ, NANCY also known as****NANCY J. SCHEUTZ, dec'd.**

Late of North Wales, PA.

Executrix: SANDRA SKETCHLEY,  
2161 Schaefer Road,  
Abington, PA 19001.ATTORNEY: ANDREW P. GRAU,  
THE GRAU LAW FIRM,  
911 Easton Road, P.O. Box 209,  
Willow Grove, PA 19090**SEN, OINDRILA, dec'd.**

Late of Lower Merion Township.

Administrator: ROBERT SLUTSKY,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.ATTORNEY: ROBERT M. SLUTSKY,  
SLUTSKY ELDER LAW, P.C.,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462**SHANER JR., RONALD PRESTON also known as****RONALD P. SHANER, JR., dec'd.**

Late of Borough of Pottstown.

Executrix: LAURA YAGHOBIAN,  
22 E. Rivers End Drive,  
Claymont, DE 19703.ATTORNEY: REBECCA A. HOBBS,  
OWM LAW,  
1503 Sunset Drive, Suite 201,  
Pottstown, PA 19464**SHOLLENBERGER, GARY A., dec'd.**

Late of Pottstown, PA.

Executrix: CATHY A. KNAPP,  
813 N. Adams Avenue,  
Pottstown, PA 19464.ATTORNEY: PHILIP L. GAZAN,  
GAZAN & JOHN, P.C.,  
30 W. Airy Street,  
Norristown, PA 19401**SMITH, STEPHEN R., dec'd.**

Late of Whitpain Township.

Executrix: GERALDINE S. SMITH,  
c/o Kenneth R. Pugh, Esquire,  
Kaplin Stewart Meloff Reiter & Stein, PC,  
910 Harvest Drive, Suite 200,  
Blue Bell, PA 19422.ATTORNEY: KENNETH R. PUGH,  
KAPLIN STEWART MELOFF REITER & STEIN, PC,  
910 Harvest Drive, Suite 200,  
Blue Bell, PA 19422**SPEIDEL, ROSE, dec'd.**

Late of Upper Moreland Township.

Executrix: SUSAN J. HAAS,  
c/o Laura M. Mercuri, Esquire,  
104 N. York Road,  
Hatboro, PA 19040.ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040**STAHL, LYNDA also known as****LYNDA RAE STAHL, dec'd.**

Late of Lower Frederick Township.

Executrix: SHELLY STOCKMAL,  
c/o Karen M. Stockmal, Esquire,  
1235 Westlakes Drive, Suite 320,  
Berwyn, PA 19312.ATTORNEY: KAREN M. STOCKMAL,  
KMS LAW OFFICES, LLC,  
1235 Westlakes Drive, Suite 320,  
Berwyn, PA 19312**STINE, SONJA Z. also known as****SONJA ZEIGLER STINE and  
SONJA STINE, dec'd.**

Late of Lower Frederick Township.

Executrix: TANYA L. ZEIGLER-MALEC,  
c/o Catherine T. Duffy, Esquire,  
300 W. State Street, Suite 300,  
Media, PA 19063.ATTORNEY: CATHERINE T. DUFFY,  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, PC,  
300 W. State Street, Suite 300,  
Media, PA 19063**THOMAS, BRIAN EDWARD, dec'd.**

Late of Lower Providence Township.

Executor: DEREK B. THOMAS,  
18 Fieldcrest Drive,  
Collegeville, PA 19426.ATTORNEY: LINDSEY HOELZLE,  
HOELZLE LAW LLC,  
P.O. Box 98,  
Birchrunville, PA 19421**TOMPKINS, KAREN D., dec'd.**

Late of Horsham Township.

Executrix: DEBORAH A. SMITH,  
c/o Laura M. Mercuri, Esquire,  
104 N. York Road,  
Hatboro, PA 19040.ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040**VITI, ROSA, dec'd.**

Late of Upper Merion Township.

Administrator: ARCULEO GIOACCHINO,  
510 General Steuben Road,  
King of Prussia, PA 19406.ATTORNEY: JAMES R. FREEMAN,  
OWM LAW,  
1503 Sunset Drive, Suite 201,  
Pottstown, PA 19464**WALKER, JAMES THOMAS also known as****JAMES T. WALKER and  
JAMES WALKER, dec'd.**

Late of Upper Providence Township.

Administrators: JAMES T. WALKER, JR. AND  
KRISTEN A. WALKER,  
c/o Daniel P. Ward, Esquire,  
400 Berwyn Park, Suite 320,  
899 Cassatt Road,  
Berwyn, PA 19312.ATTORNEY: DANIEL P. WARD,  
TOSCANI, STATHES & ZOELLER, LLC,  
400 Berwyn Park, Suite 320,  
899 Cassatt Road,  
Berwyn, PA 1931**WEBB, JANET S., dec'd.**

Late of Jenkintown, PA.

Executrix: CATHY WEBB,  
c/o The Roth Law Firm,  
P.O. Box 4355,  
Allentown, PA 18105.

ATTORNEY: ROBERT B. ROTH,  
THE ROTH LAW FIRM,  
P.O. Box 4355,  
Allentown, PA 18105

**WELLER, COLIN D., dec'd.**

Late of Upper Providence Township.  
Administratrix: KIM W. LORING,  
c/o Laura M. Mercuri, Esquire,  
104 N. York Road,  
Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040

**WIDMEIER, ANNA MAY, dec'd.**

Late of Rockledge, PA.  
Executrix: KATHLEEN FURPHY,  
6225 Lawndale Street,  
Philadelphia, PA 19111.

ATTORNEY: MATTHEW G. SCHNELL,  
STRUBINGER LAW, P.C.,  
505 Delaware Avenue,  
Palmerton, PA 18071-0158

**YOUNGBLOOD, JOAN M. also known as**

**JOAN MARIE YOUNGBLOOD, dec'd.**  
Late of Lower Merion Township.

Executor: WILLIAM C. YOUNGBLOOD,  
c/o George M. Riter, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**Second Publication**

**ANDREWS, DOROTHY, dec'd.**

Late of Springfield Township.  
Administrator: KEITH ALAN ANDREWS,  
28 Vance Avenue,  
Sicklerville, NJ 08081.

ATTORNEY: ADAM J. COHEN,  
METTE,  
7 Interplex Drive, Suite 400,  
Trevose, PA 19053

**BACASTOW, RAELYNN, dec'd.**

Late of Montgomery County, PA.  
Executor: ROBERT BACASTOW,  
604 Coatesville Road,  
West Grove, PA 19390.

**BANGOR, ROSEBETTY, dec'd.**

Late of Abington Township.  
Executor: NEIL BANGOR,  
1515 St. James Place,  
Roslyn, PA 19001.

ATTORNEY: D. ADDISON MURRAY,  
RUSSELL LAW, P.C.,  
3500 Reading Way,  
Huntingdon Valley, PA 19006

**BARRY, WILLIAM J., dec'd.**

Late of Cheltenham Township.  
Executor: DAVID F. BARRY,  
c/o Stephen M. Specht, Esquire,  
2332 S. Broad Street,  
Philadelphia, PA 19145.

ATTORNEY: STEPHEN M. SPECHT,  
GREEN & SCHAFLE, LLC,  
2332 S. Broad Street,  
Philadelphia, PA 19145

**BISOL, CHRISTINE L., dec'd.**

Late of Lower Salford Township.  
Executrix: ANDREA M. DAUPHINEE,  
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

**DELLHEIM, ERNEST J., dec'd.**

Late of Lower Merion Township.  
Executrix: JANE DELLHEIM,  
c/o Rebecca Rosenberger Smolen, Esquire,  
1 Bala Plaza, Suite 623,  
Bala Cynwyd, PA 19004.

ATTORNEY: REBECCA ROSENBERGER SMOLEN,  
BALA LAW GROUP, LLC,  
1 Bala Plaza, Suite 623,  
Bala Cynwyd, PA 19004

**EISENHART, GERALD L., dec'd.**

Late of Douglass Township.  
Executor: ROBERT A. EISENHART,  
207 S. Beech Street,  
Fleetwood, PA 19522.

ATTORNEY: MARK E. HALBRUNER,  
HALBRUNER HATCH & GUISE LLP,  
3435 Market Street,  
Camp Hill, PA 17011

**FAGAN, RICHARD M. also known as**  
**RICHARD MARTIN FAGAN, dec'd.**

Late of Cheltenham Township.  
Executor: RONALD S. FAGAN,  
c/o Kara Chickson, Esquire,  
820 Homestead Road,  
Jenkintown, PA 19046.

ATTORNEY: KARA CHICKSON,  
FELDMAN & FELDMAN, LLP,  
820 Homestead Road,  
Jenkintown, PA 19046

**FEOLA, JOSEPH A., dec'd.**

Late of Abington Township.  
Executor: ANTHONY A. FEOLA,  
c/o Karen M. Stockmal, Esquire,  
1235 Westlakes Drive, Suite 320,  
Berwyn, PA 19312.

ATTORNEY: KAREN M. STOCKMAL,  
KMS LAW OFFICES, LLC,  
1235 Westlakes Drive, Suite 320,  
Berwyn, PA 19312

**GARATE, JOHN ARMAND, dec'd.**

Late of Lower Providence Township.  
Executrix: KATHERINE TRIEST,  
c/o G. Elias Ganim, Esquire,  
P.O. Box 494,  
Paoli, PA 19301-0494.

ATTORNEY: G. ELIAS GANIM,  
McLAUGHLIN GANIM, LTD.,  
P.O. Box 494,  
Paoli, PA 19301-0494

**GILLESPIE, EARL T. also known as**  
**EARL T. GILLESPIE, JR., dec'd.**

Late of Upper Dublin Township.  
Administratrix: TAMARA L. ECHEVARRIA,  
c/o Joshua S. Ganz, Esquire,  
104 N. York Road,  
Hatboro, PA 19040.

- ATTORNEY: JOSHUA S. GANZ,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040
- HALLOWELL, LOUISE ANGEL, dec'd.**  
Late of Lansdale, PA.  
Executor: JUDY BICKING,  
301 Manchester Drive,  
Bushkill, PA 18324.
- HANSEN, PAUL R., dec'd.**  
Late of Upper Merion Township.  
Executrix: BEVERLY B. HANSEN,  
c/o Guy F. Matthews, Esquire,  
300 W. State Street, Suite 300,  
Media, PA 19063.  
ATTORNEY: GUY F. MATTHEWS,  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, P.C.,  
300 W. State Street, Suite 300,  
Media, PA 19063
- HARPER, NANCY C., dec'd.**  
Late of Whippen Township.  
Executor: PETER M. CASTNER,  
c/o Michael W. Mills, Esquire,  
131 W. State Street, P.O. Box 50,  
Doylestown, PA 18901.  
ATTORNEY: MICHAEL W. MILLS,  
ANTHEIL, MASLOW & MACMINN, LLP,  
131 W. State Street, P.O. Box 50,  
Doylestown, PA 18901
- HAWKINS, VALORIE J., dec'd.**  
Late of Flourtown, PA.  
Administrator: MICHAEL W. HAWKINS,  
c/o Brook Hastings, Esquire,  
Hastings Law, LLC,  
4259 W. Swamp Road, Suite 240,  
Doylestown, PA 18902.
- HILLE, ERIC JOSEPH, dec'd.**  
Late of Collegeville, PA.  
Executor: THOMAS EUGENE HILLE,  
1790 Wrightstown Road,  
Newtown, PA 18940.
- HODKINSON, ALBERT W., dec'd.**  
Late of Oreland, PA.  
Executor: DAVID HODKINSON,  
1007 Edann Road,  
Oreland, PA 19075.
- HRYSHCHYSHYN, MICHAEL H. also known as  
MICHAEL HARRY HRYSHCHYSHYN and  
MICHAEL HRYSHCHYSHYN, dec'd.**  
Late of Springfield Township.  
Executrix: THEODORA HRYSHCHYSHYN  
(A/K/A THEODORA HRYSHCHYSHYN-NEMETH),  
2103 Grace Lane,  
Flourtown, PA 19031.  
ATTORNEY: EDWARD A. ZETICK,  
P.O. Box 414,  
Jenkintown, PA 19046
- HUSTON, CAROL E., dec'd.**  
Late of Towamencin Township.  
Executrices: JUDITH A. HYNOSHOCK AND  
BARBARA ROWAND,  
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
- JACOBSON, BARBARA also known as  
ANNA BARBARA JOHNSON, dec'd.**  
Late of Dresher, PA.  
Executor: MARK S. HARRIS, ESQUIRE,  
c/o Warren, McGraw & Knowles, LLC,  
920 Lenmar Drive,  
Blue Bell, PA 19422.  
ATTORNEY: MARK S. HARRIS,  
WARREN, MCGRAW & KNOWLES, LLC,  
920 Lenmar Drive,  
Blue Bell, PA 19422
- JANSON, KATHLEEN TERESA, dec'd.**  
Late of Borough of Ambler.  
Administrator: RICHARD MORITZ,  
620 Creek Lane,  
Flourtown, PA 19031.
- JOHNSTON, JOANNA J., dec'd.**  
Late of Lower Providence Township.  
Executor: THOMAS M. JOHNSTON,  
15426 Queen Angel Way,  
Bonita Springs, FL 34135.  
ATTORNEY: STEPHEN T. ELINSKI,  
SALVO ROGERS ELINSKI & SCULLIN,  
301 E. Germantown Pike, Suite 100,  
East Norriton, PA 19401
- KAUFMAN, NORMA FLORENCE, dec'd.**  
Late of Harleysville, PA.  
Executrix: JANET L. PINKOS,  
134 Thames Drive,  
North Wales, PA 19454.
- LaFLAMME, STEPHEN J. also known as  
JAMES STEPHEN LaFLAMME, dec'd.**  
Late of Whitmarsh Township.  
Executor: SEAN DAVID LaFLAMME,  
c/o Marc H. Jaffe, Esquire,  
15 W. Front Street,  
Media, PA 19063.  
ATTORNEY: MARC H. JAFFE,  
CARROLL & KARAGELIAN LLP,  
15 W. Front Street,  
Media, PA 19063
- LANDIS, ROBIN B. also known as  
ROBIN B. LANDIS, SR. and  
ROBIN BLAINE LANDIS, dec'd.**  
Late of Lower Salford Township.  
Administratrix: TRISHA C. SNYDER,  
676 Allentown Road,  
Telford, PA 18969.  
ATTORNEY: J. OLIVER GINGRICH,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 769,  
Souderton, PA 18964
- LEARY, JOHN JOSEPH, dec'd.**  
Late of Borough of Pottstown.  
Administratrix: MARY ANN LEARY,  
742 Willow Street,  
Pottstown, PA 19464.  
ATTORNEY: REBECCA A. HOBBS,  
OWM LAW,  
1503 Sunset Drive, Suite 201,  
Pottstown, PA 19464
- LELII, VICTOR ROBERT, dec'd.**  
Late of Harleysville, PA.  
Administrator: LINDA LELII,  
699 Main Street, Apt. 1117,  
Harleysville, PA 19438.

**MANGUM SR., GLYN D. also known as****GLYN D. MANGUM, dec'd.**

Late of Harleysville, PA.  
 Executor: G. DOUGLAS MANGUM, JR.,  
 604 Fairway Drive,  
 Telford, PA 18969.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**MORAWSKI, LEONARD J., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: MICHAEL JOHN MORAWSKI,  
 c/o Joseph Vaccaro, Esquire,  
 541 E. Landis Avenue,  
 Vineland, NJ 08360.  
 ATTORNEY: JOSEPH VACCARO,  
 541 E. Landis Avenue,  
 Vineland, NJ 08360

**RABENOLD, ANNE F., dec'd.**

Late of Upper Providence Township.  
 Executor: THOMAS E. WINNICK,  
 c/o Elizabeth R. Howard, Esquire,  
 301 Gay Street, P.O. Box 507,  
 Phoenixville, PA 19460.

**RICH SR., JOHN HENRY, dec'd.**

Late of Royersford, PA.  
 Executrix: HEIDI L. WALTON,  
 320 Quarry Road,  
 Spring City, PA 19475.  
 ATTORNEY: GARY P. LEWIS,  
 LEWIS & McINTOSH, LLC,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**RITTENHOUSE, ROYDEN R., dec'd.**

Late of Lansdale, PA.  
 Executors: ROBERT L. RITTENHOUSE,  
 1330 Michael Way,  
 Lansdale, PA 19446,  
 PATRICIA J. FREED,  
 427 Camp Rockhill Road,  
 Quakertown, PA 18951.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**ROBBINS, ALAN, dec'd.**

Late of Cheltenham Township.  
 Executrix: NANCY LEVENBERG,  
 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

**ROSENBERGER, MARVEL L., dec'd.**

Late of Green Lane, PA.  
 Executrix: BONNIE RAE SEFING,  
 5365 Hoppenville Road,  
 Green Lane, PA 18054.  
 ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**ROYTMAN, MARK, dec'd.**

Late of Lower Moreland Township.  
 Administrator: MICHAEL ROYTMAN,  
 2 Jamies Court,  
 Warminster, PA 18974.  
 ATTORNEY: DAVID J. SOWERBUTTS,  
 CURTIN & HEEFNER, LLP,  
 1040 Stony Hill Road, Suite 150,  
 Yardley, PA 19067

**RUTLEDGE, HELGA A., dec'd.**

Late of East Norriton and Lower Providence Townships.  
 Executor: JAMES A. RUTLEDGE,  
 c/o John F. Walsh, Esquire,  
 653 Skippack Pike, Suite 317, P.O. Box 445,  
 Blue Bell, PA 19422-0702.  
 ATTORNEY: JOHN F. WALSH,  
 653 Skippack Pike, Suite 317, P.O. Box 445,  
 Blue Bell, PA 19422-0702

**SAHLER, KELLIANN, dec'd.**

Late of West Norriton Township.  
 Administrators: EMILY A. SAHLER AND  
 JUSTIN MICHAEL DeSALVO,  
 c/o Samuel J. Juliani, Esquire,  
 2003 S. Easton Road, Suite 108,  
 Doylestown, PA 18901-7100.  
 ATTORNEY: SAMUEL J. JULIANI,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 2003 S. Easton Road, Suite 108,  
 Doylestown, PA 18901-7100

**SCOTT III, WILLIAM M., dec'd.**

Late of Lower Merion Township.  
 Administratrix: SARAH SCOTT MOSER,  
 c/o John A. Wetzel, Esquire,  
 122 S. Church Street,  
 West Chester, PA 19382.  
 ATTORNEY: JOHN A. WETZEL,  
 WETZEL GAGLIARDI FETTER & LAVIN LLC,  
 122 S. Church Street,  
 West Chester, PA 19382

**STAMM, KEITH R., dec'd.**

Late of Borough of Royersford.  
 Administratrix: LAURA NICOLE STAMM,  
 c/o Plank Frankowski,  
 4 Park Plaza, Suite 205,  
 Wyomissing, PA 19610.  
 ATTORNEY: NICOLE PLANK,  
 PLANK FRANKOWSKI,  
 4 Park Plaza, Suite 205,  
 Wyomissing, PA 19610

**TIFFANY, JOHN R., dec'd.**

Late of Lower Merion Township.  
 Executrix: LINDA TOBY POTEMKEN,  
 c/o Melissa B. Paszamant, Esquire,  
 2001 Market Street, Suite 1700,  
 Philadelphia, PA 19103.  
 ATTORNEY: MELISSA B. PASZAMANT,  
 FOX ROTHSCHILD LLP,  
 2001 Market Street, Suite 1700,  
 Philadelphia, PA 19103

**TIPPENS, MICHELE, dec'd.**

Late of Upper Dublin Township.  
 Executor: JUSTIN TIPPENS,  
 315 Garden Road,  
 Oreland, PA 19075.

**TROUT, JOHN, dec'd.**

Late of Borough of Horsham.  
 Administratrix: TRACEY M. TROUT,  
 c/o David P. Carson, Esquire,  
 2013 State Street, Suite 203,  
 East Petersburg, PA 17520.  
 ATTORNEY: DAVID P. CARSON,  
 2013 State Street, Suite 203,  
 East Petersburg, PA 17520

**VELNICH, NANCY, dec'd.**

Late of Cheltenham Township.  
 Administratrix: ANGELA ZOGRAFOS,  
 6 Teaberry Drive,  
 Medford, NJ 08055.

**WATERS, CHRISTIAN J., dec'd.**

Late of North Wales, PA.  
 Administrator: ROBERT V. WATERS,  
 c/o David C. Onorato, Esquire,  
 298 Wissahickon Avenue,  
 North Wales, PA 19446.  
 ATTORNEY: DAVID C. ONORATO,  
 HLADIK, ONORATO & FEDERMAN, LLP,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454

**WEXLIN, MARTI, dec'd.**

Late of Lower Merion Township.  
 Executor: MICHAEL IPPOLITI,  
 405 Memphis Street,  
 Philadelphia, PA 19125.  
 ATTORNEY: JOSHUA P. RUBINSKY,  
 BRODIE & RUBINSKY, P.C.,  
 121 S. Broad Street, Suite 1710,  
 Philadelphia, PA 19107

**WEYMAN, DARRELL MARK, dec'd.**

Late of Borough of Pottstown.  
 Executrix: DONNA L. LONG,  
 129 Carriage Drive,  
 Birdsboro, PA 19508.  
 ATTORNEY: MATTHEW R. KESSLER,  
 KESSLER LAW OFFICES, L.L.C.,  
 8 Church Lane,  
 Douglassville, PA 19518

**WHYTE, THERAIZ, dec'd.**

Late of Whippen Township.  
 Executor: KARL J. ZIELINSKI.  
 ATTORNEY: JAMES F. CARNEY,  
 715 Twining Road, Suite 208,  
 Dresher, PA 19025

**YABLONSKI JR., ANTHONY J., dec'd.**

Late of East Norriton Township.  
 Administrator: ANTHONY J. YABLONSKI, III,  
 c/o Robin S. Holmes, Esquire,  
 Law Office of Robin S. Holmes,  
 57 S. Main Street, P.O. Box 338,  
 Yardley, PA 19067.  
 ATTORNEY: ROBIN S. HOLMES,  
 LAW OFFICE OF ROBIN S. HOLMES,  
 57 S. Main Street, P.O. Box 338,  
 Yardley, PA 19067

**Third and Final Publication****ASTORECA, JOAN A., dec'd.**

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

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

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

**BENSON, KAYE F., dec'd.**

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

**BURGHART, PETER H., dec'd.**

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

**BURKE-MALONE, SUSAN MARIE also known as****SUSAN BURKE, dec'd.**

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

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

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

**DEMYAN, ALICE MARIE, dec'd.**

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

**DERSTINE, JEAN G., dec'd.**

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

**DOCKERY, NETRISA TAKESHA PHYLLIS, dec'd.**

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

**FORD, KENNETH WILLIAM also known as KEVIN FORD, dec'd.**

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

**FORRESTER, SYLVIA A., dec'd.**

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

**GAY, MADALEN L., dec'd.**

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

**GRABELL, LISA, dec'd.**

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

**GRAY, ROBERT A., dec'd.**

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

**HALL, MATTHEW GREGORY, dec'd.**

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

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

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

**HERR, THERESA J., dec'd.**

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

**HERRON, POLLY P., dec'd.**

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

**HILLMAN, PETER V., dec'd.**

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

**HOMA, CHRISTOPHER KYLE, dec'd.**

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

**JOHNSTON, WILLIAM J., dec'd.**

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

**KELLY, JEANNE PRICKITT, dec'd.**

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

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

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

**KRAWCHUK, HELEN, dec'd.**

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

**KRIEBEL, MARY B., dec'd.**

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

**LATTANZI, NANCY, dec'd.**

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

**LAUMEISTER, JOHN RICHARD also known as JACK LAUMEISTER, dec'd.**

Late of Springfield Township.  
 Administrator: RENEE L. BATES,  
 514 Andrea Drive,  
 Willow Grove, PA 19090.

**LESTER, RUTH ANNE, dec'd.**

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

**LEVIN, SHARLEEN A., dec'd.**

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

**LYKES, DIANE TAYLOR also known as**

**DIANE T. LYKES, dec'd.**  
 Late of Borough of Collegeville.  
 Executrix: JAIME E. LYKES,  
 16 Vernon Street,  
 Sewaren, NJ 07077.  
 ATTORNEY: RYAN A. KROCKER,  
 ROTHKOFF LAW GROUP,  
 7 Neshaminy Interplex, Suite 116,  
 Treose, PA 19053

**McCLELLAND, SANDRA K., dec'd.**

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

**MILLER, DEBRA J. also known as DEBRA JANE MILLER, dec'd.**

Late of Pottstown, PA.  
 Administrator: JAMES F. SEEDS, IV.

**OTT, GABRIEL, dec'd.**

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

**PERKINS, JEANETTE RUTH, dec'd.**

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

**PIO, DEBORAH J., dec'd.**

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

**PURE, HARRY also known as**

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

**RILOFF, EDWIN HARRIS, dec'd.**

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

ATTORNEY: CHARLES BENDER,  
 FOX ROTHSCHILD LLP,  
 2800 Kelly Road, Suite 200,  
 Warrington, PA 18976

**RIZZARDI, LOT J., dec'd.**

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

**RUTH, DOROTHY S., dec'd.**

Late of Harleysville, PA.  
 Executrix: MARGARET A. HUNSICKER,  
 907 Cooke Lane,  
 Norristown, PA 19401.

ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,

114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**SANTIAGO, JOSE MANUEL, dec'd.**

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

**SARDARO, FRANK P., dec'd.**

Late of East Norriton Township.  
 Executor: KIRK M. SARDARO,  
 108 Colonial Avenue,  
 Norristown, PA 19403.

ATTORNEY: EDWARD A. STERN,  
 McBRIEN, MONTALTO & STERN, PC,  
 3770 Ridge Pike,  
 Collegeville, PA 19426

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

Late of Lower Salford Township.  
 Executor: DAVID B. SCHUECK,  
 108 Jefferson Street,  
 East Greenville, PA 18041.

ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,

114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**TEFFT, MARY ANNE, dec'd.**

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

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

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

ATTORNEY: KEVIN D. BIRKHEAD,  
 TIMONEY KNOX LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**WAGMAN, LYNDA, dec'd.**

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

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

Late of Whitmarsh Township.  
 Executor: MATTHEW WALKER,  
 217 Woodlawn Terrace,  
 Collingswood, NJ 08108.

ATTORNEY: LAWRENCE J. VALERIANO, JR.,  
 HARTMAN, VALERIANO, MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**WALL, BARBARA ANN, dec'd.**

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

ATTORNEY: SANDRA M. LIBERATORI,  
 RICK LAW OFFICES,  
 933 N. Charlotte Street, Suite 3-B,  
 Pottstown, PA 19464

**WEINSTEIGER, DEBRA LYNNE, dec'd.**

Late of Royersford, PA.  
 Administrator: RUSSELL O. PETERSON,  
 226 Maplewood Drive,  
 Dover, PA 17315.

ATTORNEY: GARY P. LEWIS,  
 LEWIS & McINTOSH, LLC,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

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

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

**FICTITIOUS NAME**

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

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Dierolf Plumbing and Water Treatment** with its principal office or place of business at 311 County Line Road, Gilbertsville, PA 19525. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Keith Caldwell, 311 County Line Road, Gilbertsville, PA 19525, and Dierolf Supply and Service Company, LLC, 311 County Line Road, Gilbertsville, PA 19525.

---



---

**TRUST NOTICES**
**First Publication**

**MORRIS D. WEISS REVOCABLE TRUST  
DATED AUGUST 7, 2024,  
AS AMENDED AND RESTATED  
Morris D. Weiss, Dec. d.  
Late of Upper Moreland Twp.,  
Montgomery County, PA**

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

**Trustees:** Elizabeth H. Weiss and Stacey W. DeMichele  
c/o Jonathan H. Ellis, Esq.  
Flaster Greenberg, PC  
One Tower Bridge, 100 Front St., #100,  
Conshohocken, PA 19428

---

**THE RITA WILHELM REVOCABLE TRUST  
DATED JAN 30, 2007  
Rita K. Wilhelm, Dec.'d.  
Late of Lansdale Boro, 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:** Heinz Wilhelm  
c/o Lowell F. Raeder, Esq.  
600 W. Germantown Pike, #400,  
Plymouth Mtg., PA 19462

**Second Publication**

**DEED OF TRUST OF ROBIN D. GOOTEE  
DTD 8/27/2021, AS AMENDED 1/11/2022  
Robin D. Gootee, 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:** Geoffrey M. Duffine  
c/o Kim D. Fetrow  
Heckscher, Teillon, Terrill & Sager, P.C.  
1001 Conshohocken State Rd., #1-300, W. Conshohocken, PA 19428

---



---

**EXECUTIONS ISSUED**
**Week Ending February 17, 2026****The Defendant's Name Appears  
First in Capital Letters**

**BANNON, RICHARD:** THE UNKNOWN HEIRS OF KATHLEEN L. DAERR BANNON, DECEASED - Wilmington Savings Fund Society, FSB s/b/m The Bryn Mawr Trust; 202306238.

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

**BFH PRO, LLC:** CHILDS, MICHAEL - J & L Building Materials, Inc.; 202600799; WRIT/EXEC.

**BRUSH, CAMERON:** PNC BANK, GRNSH. - LVNV Funding, LLC; 202528510; \$852.46.

**BULLOCK, TENE:** NAVY FEDERAL CREDIT UNION, GRNSH. - Doughty, Amber; 202602810; WRIT/EXEC.

**CALLAHAN & WARD PROPERTIES, LLC:** PNC BANK, GRNSH. - Sunrise General Contracting, Inc.; 202527047.

**DONAHUE, TIMOTHY:** CITIZENS BANK, GRNSH. - Freedom Credit Union; 202217990.

**DOUGLAS, MAQUISE -** The Meadowbrook School; 202530636; WRIT/EXEC.

**FANELLI, CHARLES:** WELLS FARGO BANK, GRNSH. - Citibank, N.A.; 202404648.

**GATES, IRENE:** CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202502398; \$4,756.50.

**GRANGER, KAREN -** Wilmington Savings Fund Society, FSB, not in its Individual Cap., et al.; 202522341.

**JONES, AYINNAH:** NAVY FEDERAL CREDIT UNION, GRNSH. - Credit Corp Solutions, Inc.; 202528527; \$1,822.55.

**JONES, MARY:** BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202410147; \$1,167.78.

**KELLER, GLEN -** QNB Bank; 202525355.

**KONOPSKI, JOSEPH:** CHERYL - Freedom Mortgage Corporation; 202502818.

**LANDIS, MICHAEL -** Berks-Montgomery Municipal Authority; 202526579; \$1,807.35.

**LANNEN, LAWRENCE:** BETSY - Huntington National Bank; 202429355; ORDER/IN REM/ \$21,865.55.

**MID-ATLANTIC PLUMBING & HVAC, INC.:** MID-ATLANTIC PLUMBING, INC.:

**MID-ATLANTIC MECHANICAL EQUIPMENT COMPANY, LLC:** THE BOZZUTO GROUP, GRNSH., ET AL. - Freedom Enterprise, Inc.; 202518082.

**PEPPE'S PIZZA & GRILL, LLC:** PEPPE R.E., LLC - Utica Mutual Insurance Company; 202528410; WRIT/EXEC.

**PIACITELLI, SHANE:** ARDENT CREDIT UNION, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202414276; \$6,157.47.

**QUINN, CHARLES:** PENN COMMUNITY BANK, GRNSH. - Citizens Bank, N.A.; 202601978; \$7,642.16.

**REISS, EDIVALDO:** UNITED SERVICE GROUP, INC.: WSFS BANK, GRNSH. - Cadles of West Virginia, LLC; 202519484; \$550,108.51.

**SANDERS, RAFEEQAH:** CITIZENS BANK, GRNSH. - Synchrony Bank, et al.; 202522059; \$2,375.29.

**SAYEH, BLOH:** BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202528509; \$1,110.73.

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

**SWANSON, SARAH:** AMERICAN HERITAGE FCU, GRNSH. - TD Bank USA, N.A., as Successor in Interest to Target National; 202103610; \$4,942.76.

---



---

**JUDGMENTS AND LIENS ENTERED**
**Week Ending February 17, 2026**
**The Defendant's Name Appears  
First in Capital Letters**

AKSHAYA SAI, LLC: YADAMREDDY, DHANA - Healthsource Distributors, LLC; 202602779; Complaint in Confession of Judgment; \$117,789.27.

BULLOCK, TENE - Doughty, Amber; 202602810; Judgment fr. District Justice; \$WRIT/EXEC.

FUSCHETTO, JOHN - Spring Oaks Capital Spv., LLC; 202602631; Judgment fr. District Justice; \$6,017.50.

HANSLEY, VERNON - McGlawn, Aaron; 202602777; Certification of Judgment; \$9,649.25.

HANSLEY, VERNON - McGlawn, Aaron; 202602778; Certification of Judgment; \$9,649.25.

IAM HOME CARE, LLC: FELIX, PAT; ET AL. - Fox Capital Group; 202602563; Foreign Judgment; \$131,493.46.

K&S CONCEPTS GROUP, LLC: KLAUDER, JAMES: WHITWORTH, THOMAS - KeyBank, N.A.; 202602529; Complaint in Confession of Judgment; \$60,582.43.

LAWLER, JACK - Red Dog Restoration; 202602787; Mechanics Lien Claim; \$14,000.00.

MITRA QSR KNE, LLC - Pan Ivy II, LLC; 202602786; Complaint in Confession of Judgment; \$POSSESSION.

MURRAY, GREG - Russo, Christopher; 202602770; Judgment fr. District Justice; \$1,749.05.

NEWBERRY, HEATHER - LVNV Funding, LLC; 202602689; Judgment fr. District Justice; \$3,171.11.

OKORO, PAULINE - Capital One, N.A.; 202602659; Judgment fr. District Justice; \$11,904.39.

PARRISH, BRANDON - JSK Lending, LLC; 202602560; Complaint in Confession of Judgment; \$20,797.20.

PASCUZZI, DAVID - Navy Federal Credit Union; 202602614; Judgment fr. District Justice; \$10,593.25.

PETERKIN, MICHELLE - Bureaus Investment Group Portfolio No. 15, LLC Assignee of Co., et al.; 202602605; Judgment fr. District Justice; \$1,683.55.

RIPPERT, GARY - Capital One, N.A.; 202602648; Judgment fr. District Justice; \$4,432.45.

RUIZ, LAQUN - Capital One, N.A.; 202602676; Judgment fr. District Justice; \$3,881.49.

TAUSENDFREUNDT, ROBERT - Jefferson Capital Systems, Inc.; 202602710; Judgment fr. District Justice; \$4,525.28.

ZENOBI, JANINE - McCarthy, Willaim; 202602812; Mechanics Lien Claim; \$47,737.00.

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

ALJM, Inc.: Toscos' Pizzeria-Pennsburg; 202670062; \$19,895.29.

America Construction, Inc.; 202670064; \$41,046.57.

Davi, Federico: Laura's Pizza; 202670065; \$40,474.88.

Davi, Federico: Pizza, Lauras; 202670061; \$2,898.99.

Don Len Trophies, Inc.; 202670070; \$186.18.

Foster, David; 202670063; \$30,232.41.

Gabriel and Kanth Enterprises, Inc.; 202670069; \$14,901.90.

Litvan, Yuriy: Vaysman, Jessica; 202670068; \$176,770.21.

Lotus App II, Inc.; 202670060; \$10,424.51.

Mack, Jeffrey; 202670073; \$191,858.77.

McErlain, Gregory: Bilynsky, Nadia; 202670071; \$46,711.37.

Nixxie, Inc.; 202670067; \$75,065.68.

Radds Group, LLC; 202670072; \$13,249.03.

Red Stallion, Inc.; 202670066; \$39,027.28.

Rideau, Francois; 202670074; \$124,141.35.

---



---

**LETTERS OF ADMINISTRATION**
**Granted Week Ending February 17, 2026**
**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BERKO, EILEEN - Lower Merion Township; Cooper, Wendy F., 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

CORRADO, PASQUALE A. - Montgomery Township; Tarlo, Sabrina, 126 State Street, Lansdale, PA 19446.

CROOKS, KATHRYN T. - Plymouth Township; Slutsky, Robert M., 600 W. Germantown Pike, Plymouth Meeting, PA 19462.

DUKES, BETTY L. - Norristown Borough; Dukes, Adrianna, 1011 New Hope Street, Norristown, PA 19401.

FERRARO, MICHAEL J. - Upper Gwynedd Township; Ferraro, Stephen M., 2726 Goodsprings Road, Ashland City, TN 37015.

GREENSPAN II, FRANCIS R. - Abington Township; Fonarow, Hollyann, 1140 Arbour Lane, Quakertown, PA 18951.

HALL, ALBERTA P. - Whitpain Township; Hall Sr., Richard G., 500 Magnolia Drive, Blue Bell, PA 19422.

HENRY, PAULINE B. - Abington Township; Henry, Devin, 102 Hastings Way, Mount Laurel, NJ 08054; Henry, Emily, 240 South Broadway, Tarrytown, NY 10591.

KEER, BEVERLY A. - Upper Moreland Township; Talarico, Denise M., 3259 Pebblewood Lane, Dresher, PA 19025.

KERNYTSKY, BOHDAN - Rockledge Borough; Kernytsky, Stefania, 614 Burke Avenue, Rockledge, PA 19046.

KIM, SUNG - Upper Gwynedd Township; Kim, Myung, 211 Goldenrod Drive, Upper Gwynedd, PA 19446.

KOHR, SHIRLEY - Schwenksville Borough; Kohr, Alexander T., 27 Springfield Avenue, Flourtown, PA 19031.

KUNZ, LOIS A. - Towamencin Township; Kunz, Desiree L., 1500 Sherwood Way, Lansdale, PA 19446.

PESTER, TERRIELLEN - Norristown Borough; Pester, Julianne, 725 Cedar Lane, Norristown, PA 19401.

RICCI, SUSAN J. - Montgomery Township; Ricci, John J., 2460 Hillside Drive, West Norriton, PA 19403.

SEELEY, HANNAH L. - Lower Salford Township; Seeley Jr., William E., 407 Yoder Road, Harleysville, PA 19438.

SELVANANDAN, RAMOO - Horsham Township; Salen, Rebecca, 325 Merion Road, Merion Station, PA 19066-1517.

STANLEY JR., CONRAD J. - Lansdale Borough; Stanley, Christopher A., 730 Pennbrook Avenue, Lansdale, PA 19446.

STEWART, BRUCE G. - Whipain Township; Konowal, Anne M., 5409 Quentin Street, Philadelphia, PA 19128.  
 TAYLOR III, HARRY C. - Whitmarsh Township; Taylor, Martha E., 352 Miles Road, Lafayette Hill, PA 19444.  
 THOMAS JR., ROY A. - Lansdale Borough; Thomas, Mary L., 155 Dawn Drive, Lansdale, PA 19446.  
 WATERS, CHRISTIAN J. - North Wales Borough; Waters, Robert V., 619 Madison Street, Hoboken, NJ 07030.  
 YOUNG, DAVID K. - Upper Merion Township; Young, Megan A., 704 Crooked Lane, King of Prussia, PA 19406.

---



---

## SUITS BROUGHT

**Week Ending February 17, 2026**

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

ABRAHAM, ABI - Citizens Bank, N.A.; 202602705; Civil Action; Polas, Bryan J.  
 AMBROSE, DAVE - Zhoumac Holdings, LLC; 202602771; Plaintiffs Appeal from District Justice.  
 BENTLEY, FRANCES: ALL RESIDENTS - R&L ALD, LLC; 202602555; Complaint in Ejectment.  
 BERSAGLIA, SAMANTHA - Bersaglia, Michael; 202602808; Complaint Divorce.  
 BLAKE, ANN - Payen, Vildrophe; 202602512; Complaint Divorce.  
 CELLUCCI, ERIC - Cellucci, Kristy; 202602673; Complaint Divorce; Egan III, Thomas C.  
 CLEMMONS, DWAYNE - Bradbury, Kaitlyn; 202602765; Complaint for Custody/Visitation.  
 CONRAD, BRIAN - Bucci, Brianna; 202602452; Complaint for Custody/Visitation.  
 CRUZ CUSTODIO, PEDRO - Antigua, Maricruz; 202602878; Complaint Divorce.  
 DONAHUE, COLIN - Citizens Bank, N.A.; 202602702; Civil Action; Polas, Bryan J.  
 DREIBELBIS, JASON - Castro, Kiara; 202602585; Complaint Divorce.  
 FEHLENBERG, JEFFERY - Reger, Dylan; 202602353; Petition.  
 FOX, NATHAN - Huffman, Breanne; 202602652; Complaint for Custody/Visitation.  
 FRANKLIN, MICHELLE - Floridian National Golf Club, Inc.; 202602757; Foreign Subpoena.  
 GINCHEREAU, JASON - LVNV Funding, LLC; 202602565; Civil Action; Carfagno, Christopher B.  
 GONZALEZ-ZAVALA, FRANCISCO - Harush, Shahaf; 202602550; Complaint Divorce.  
 GUYETTE, BRAD - Marlin, Crystal; 202602532; Petition for Protection from Intimidation.  
 HARTLEY, ZAKERY - Hartley, Summer; 202602884; Complaint Divorce.  
 JOHN, CHRISTOPHER - Uston-John, Nancy; 202602530; Complaint Divorce.  
 KBF ASSOCIATES, L.P.: DOE, KEITH: GIUNTA, KATE, ET AL. - Greenaway, Shuayb; 202602809; Civil Action.  
 KILKENNY, SEAN - Mickletz, Kurt; 202602261; Petition; Gottlieb, Michael P.  
 KISHPAUGH, JENNIFER - TD Bank USA, N.A.; 202602741; Defendants Appeal from District Justice.

LEE, DANIEL - Lee, Alexis; 202602834; Complaint Divorce.  
 MacGREGOR HOLDINGS, LLC: ZHOUMAC HOLDINGS, LLC - Ambrose, Dave; 202602772; Defendants Appeal from District Justice.  
 McGARVEY, WILLIAM: ALL RESIDENTS: McGARVEY, DIANA - R&L ALD, LLC; 202602554; Complaint in Ejectment.  
 MIRONYUK, ALEXANDR - Nasennik, Volha; 202602707; Complaint Divorce.  
 MITCHELL, MONICA - Mitchell, Richard; 202602533; Complaint Divorce.  
 MONTGOMERY COUNTY TAX CLAIM BUREAU - Dorsey, Darrell; 202602399; Petition; Dean, Christopher.  
 PACIFIC LIFE INSURANCE COMPANY - JG Wentworth Originations, LLC; 202602289; Petition; Maro, Robert A.  
 PEGON, DREW - Miller, Thomas; 202602885; Petition to Appeal Nunc Pro Tunc.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Hayes, Katrina; 202602488; Appeal from Suspension/Registration/Insp.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Lawless, Johnathan; 202602558; Appeal from Suspension/Registration/Insp.; Guyer, Edwin L.  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Trumbore, Addison; 202602883; Appeal from Suspension/Registration/Insp.  
 PISCIL, MARIA - Williams, Keshawn; 202602775; Complaint for Custody/Visitation.  
 POE, NAKLAYAH: VANN, GABRIEL - Poe, Shadonna; 202602746; Complaint for Custody/Visitation.  
 PRUDENTIAL INSURANCE COMPANY OF AMERICA - JG Wentworth Originations, LLC; 202602288; Petition; Maro, Robert A.  
 ROSS, JAMEL - Ross, Danelle; 202602523; Complaint Divorce.  
 STOPA, DEVEN - Stopa, William; 202602531; Complaint Divorce.  
 THOMAS, TIMAIA: PASKINGS, DERECK - Bursery, Maia; 202602456; Complaint for Custody/Visitation.

---



---

## WILLS PROBATED

**Granted Week Ending February 17, 2026**

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

ADAMS, RUBY B. - Whitmarsh Township; Adams, Patricia B., 111 W. Moreland Avenue, Philadelphia, PA 19118.  
 BARB, MARY L. - Lower Gwynedd Township; Fugelo, Karen M., 556 S Gulph Road, King of Prussia, PA 19406.  
 BLACK, RICHARD - Marlborough Township; Black, Bonita, 543 Fagleysville Road, Perkiomenville, PA 18074.  
 BRODSKY, SANDRA H. - Whipain Township; Brodsky, Allen, 41 Cedar Street, Eatontown, NJ 07724-9622.  
 COLGAN, KEVIN C. - Lower Merion Township; Colgan, Flavia M., 7939 Caminito Del Cid, La Jolla, CA 92037.  
 CONBOY, THOMAS F. - Conboy, Brian P., 509 Paper Mill Road, Oreland, PA 19075.

- DAVIS, EDDIE W. - Norristown Borough; Davis, Delores I., 637 E. Elm Street, Norristown, PA 19401.
- De MARIA, MARY A. - De Maria, Joseph C., 237 Weadley Road, King of Prussia, PA 19406.
- DePROSPERO, NICHOLAS O. - Pottstown Borough; Habel, Robert A., 3348 Little Road, Perkiomenville, PA 18074.
- DETWEILER, MARY E. - Franconia Township; Godshall, Jeffrey L., 143 Radcliff Terrace, Souderton, PA 18964.
- DiLAURENZO, LILLIAN M. - Lansdale Borough; Milks, Susan L., 105 Gray Clay Lane, New Albany, PA 18833.
- DUNNE, ELISE F. - Lower Merion Township; Sokollu, Heather D., 209 E. Benedict Avenue, Havertown, PA 19083.
- EAGENS JR., WILMER F. - Lower Salford Township; Diemedio, Charity A., 155 Center Point Lane, Lansdale, PA 19446; Eagens, Faith, 3110 Heebner Road, Collegetown, PA 19426.
- ELLIS, MARY L. - Lower Merion Township; Ellis, Edward T., 442 Righters Mill Road, Narberth, PA 19072.
- FLORA, ELAINE J. - Franconia Township; Frakes, Allen L., 580 Fawnhill Drive, Langhorne, PA 19047.
- FRANK, THOMAS H. - Perkiomen Township; Frank, Kim L., 1330 South Street, Pottstown, PA 19464-5729.
- FRIEDMAN, BARBARA R. - Abington Township; Friedman, Andrea L., 6507 Montour Street, Philadelphia, PA 19111-5324.
- GEORGE, PATRICIA A. - East Norriton Township; Cinelli, Anthony G., 5 Whitefield Court, Ambler, PA 19002.
- GERKEN, MARILYN J. - Collegetown Borough; Farrell, Susan, 1411 N. Gravel Pike, Perkiomenville, PA 18074.
- GOLASZEWSKI, DEBRA S. - Abington Township; Golaszewski, Richard S., 132 Roberts Avenue, Glenside, PA 19038.
- GREENSPAN, REVA M. - Lower Merion Township; Greenspan, Jay S., 259 Merion Road, Merion Station, PA 19066; Keshishian, Sheryl J., 1001 City Avenue, Wynnewood, PA 19096.
- HANSON, PAUL E. - Royersford Borough; Weeden, Rachel, 148 Heffner Road, Royersford, PA 19468.
- HEPLER, CAROL A. - Franconia Township; Beck, Deborah A., 8 Beverly Road, Perkasio, PA 18944.
- HESS II, JAMES L. - North Wales Borough; Lautenbach, Debra L., 1163 Chester Road, Springfield, VT 05156.
- HEWITT, AUDREY J. - Plymouth Township; Knowlton, Carol, 841 Little Conestoga Road, Glenmoore, PA 19343.
- HOAG, ELLEN P. - Lower Gwynedd Township; Hoag, David S., 336 Gribbel Road, Wyncote, PA 19095.
- HOEHING JR., EDWARD - Norristown Borough; Hoehing, Jeffrey B., 18 Picadilly Circle, Marlton, NJ 08053; Torchia, Stephanie L., 31 Timbercrest Drive, Sewell, NJ 08080.
- IDZIK, J. P. - Plymouth Township; Idzik III, Stephen A., 1645 Dunlawton Avenue, Port Orange, FL 32127.
- JUD, MARIE S. - Hatboro Borough; Jud, John L., 8224 Wilson Street, Philadelphia, PA 19136.
- KEARNEY, BERNADETTE C. - Lower Gwynedd Township; Simms, John, 290 Bickley Road, Glenside, PA 19038.
- KIM, YOUNG O. - Lansdale Borough; Kim, Sang K., 1218 Duryea Drive, Hummelstown, PA 17036.
- KINSEY JR., CLARENCE W. - Lansdale Borough; Campion, Kathy F., 892 Deerwood Lane, Quakertown, PA 18951; Kinsey, Bruce R., 436 Store Road, Harleysville, PA 19438.
- KNAPP, BILLIE J. - Skippack Township; Knapp, Micah J., 306 Woodward Road, Media, PA 19063-4229.
- KRAIL, DEBORAH L. - Towamencin Township; Krail, Scott V., 868 Scrub Oak Hammock Road, Davenport, FL 33837.
- KRIEBEL, MARILYN M. - Franconia Township; Kriebel, Douglas K., 1089 Church Road, East Greenville, PA 18041; Kriebel, Steven D., 2715 Leidy Road, Gilbertsville, PA 19525.
- KRONEN, DONNA R. - Lower Salford Township; Kronen, Keith B., 36 Shelton Drive, Royersford, PA 19468.
- LEDDER, HELGA P. - Lansdale Borough; Ledder, Craig A., 351 Oxford Road, Plymouth Meeting, PA 19462.
- LENHARDT, RUTH A. - Pottstown Borough; Reagan, Denise L., 880 N. Washington Street, Pottstown, PA 19464.
- LEVERING, MARION C. - Schwenksville Borough; Whiteley, Joan, 142 Clover Lane, Perkiomenville, PA 18074.
- LICCHIELLO, JANET - Abington Township; Warriner, Joanne, 958 Dick Avenue, Warminster, PA 18974.
- LINQUIST, RICHARD C. - Lower Moreland Township; Hill, Linda S., 58 Hilltown Pike, Line Lexington, PA 18932.
- LOTZ, MARGARET E. - Limerick Township; Lotz, Jeffrey T., 8 Stable Court, Collegetown, PA 19426; Roberts, Jeanette E., 595 Country Club Road, Phoenixville, PA 19460.
- LOVELL, ALIDA - Montgomery Township; Jordan, Ellen, 319 Monument Avenue, Malvern, PA 19355.
- MARSHALL, RICHARD J. - Jenkintown Borough; Marshall, Joseph J., 361 Peachtree Drive, Jenkintown, PA 19046.
- MASTROCOLA, ANGELA M. - Lower Merion Township; Mastrocola, Michael A., 1219 W. Wynnewood Road, Wynnewood, PA 19096.
- McMENAMIN, PATRICK A. - Abington Township; Wink, Mairead M., 2453 Edgecomb Avenue, Glenside, PA 19038.
- MOLYNEAUX, CHRISTOPHER T. - Molyneaux, Mark P., 132 Heacock Lane, Wyncote, PA 19095.
- MORIO, DOROTHY K. - Upper Merion Township; Jamison, Diane M., 615 General Armstrong Road, King of Prussia, PA 19406.
- MOYER, PATRICIA B. - Upper Frederick Township; Moyer, Jill K., 208 Jacob Drive, Pittsburgh, PA 15235.
- NASH, HONEY S. - Worcester Township; Schermerhorn, Daly Holly N., 511 Vestry Drive, Ambler, PA 19002; Schermerhorn III, Lee V., 945 Deer Park Lane, Oak Harbor, WA 98277.
- NOVITSKI, LESLIE A. - Pottstown Borough; Moyer, Kristen S., 102 Village Green Drive, Gilbertsville, PA 19525.
- NURNEY, SUSAN P. - Upper Moreland Township; Nurney, Sarah, 2524 Damian Drive, Hatboro, PA 19040.

- OSBORNE JR., PAUL L. - Norristown Borough;  
Riley, Brenda A., 172 Ivy Lane, Zieglerville,  
PA 19492; Stevenson, Linda S., 179 Deer Run Road,  
Townsend, DE 19734.
- PAPPAS, NICHOLAS C. - Upper Merion Township;  
Pappas, Don N., 150 Jennifer Lane, Bala Cynwyd,  
PA 19004; Pappas, George N., 3 E. Lodges Lane,  
Bala Cynwyd, PA 19004.
- PIERCE, ELAINE S. - Jenkintown Borough; Pierce,  
Samuel R., 2081 Parkview Avenue, Abington,  
PA 19001.
- PILEGGI, ANGELA - Horsham Township; Pileggi,  
Maria, 8 Ronald Circle, Oreland, PA 19075.
- REICHLEY, BRENDA L. - Lower Salford Township;  
Wexler, Rhonda L., 870 Skyline Drive, Erdenheim,  
PA 19038.
- RINES, WENDY C. - Horsham Township; Harris,  
Denise M., 556 Glen Valley Drive, Norristown,  
PA 19401.
- ROSE, GERALDINE - Telford Borough; Rose, Victor,  
1507 N. Fifth Street, Perkasio, PA 18944.
- SARD, ANN D. - Norristown Borough; Owen, Helen,  
481 Aurania Street, Philadelphia, PA 19128.
- SHOLLENBERGER, GARY A. - Pottstown Borough;  
Knapp, Cathy A., 813 N. Adams Street, Pottstown,  
PA 19464.
- ST. GEORGE, MARGARET R. - Lower Moreland  
Township; St. George, Carol, 302 Kensington Court,  
York, PA 17402.
- TAYLOR, HERMAN L. - Cheltenham Township;  
Nicholson, Jeanette W., 7852 Temple Road,  
Philadelphia, PA 19150.
- TOMPKINS, KAREN D. - Horsham Township;  
Smith, Deborah A., 822 Meadowood Lane,  
Warminster, PA 18974.
- VESSICCHIO, ANTHONY F. - New Hanover Township;  
Vessicchio, Lesley D., 2928 New Hanover  
Square Road, Gilbertsville, PA 19525.
- WEBB, JANET S. - Abington Township; Webb, Cathy J.,  
126 Lindfield Circle, Macungie, PA 18062.
- WESTERGREN, FRANCES - Puche, Michael,  
525 Markel Road, Conshohocken, PA 19428.
- WHERRY, MARY A. - Jenkintown Borough; Tyler,  
Belinda S., 348 Fisher Road, Jenkintown, PA 19046.
- WILLCUTS, IRENE - Pottstown Borough; Willcuts,  
Christina M., 102 W. Harmony Drive, Pottstown,  
PA 19464.
- WORDINGER, RICHARD B. - Lower Moreland  
Township; Bieler, Robert A., 56 Hibiscus Drive,  
Marlton, NJ 08053.