

## 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, August 27, 2025.*

### To all parties in interest and claimants:

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

### Second Publication

By virtue of a Writ of Execution **No. 2011-16634**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in Fox Ridge Estates, **Limerick Township**, Montgomery County, Pennsylvania, designed as Unit #80 on a Certain Plan of Subdivision, prepared for Gambone Bros. Development Co., by Urwiler & Walter, Inc., dated January 12, 1989, revised June 1, 1989, as recorded in the Office of the Recorder of Deeds, for Montgomery County, in Plan Book A-51 at Pages 462 and 463, with subsequent revisions thereto, through April 27, 1990, described in accordance therewith, as follows:

BEGINNING at an inter or point, a corner of Lot #79 on said Plan, thence along Open Space Area, the following three courses and distances: (1) South 39 degrees 15 minutes 57 seconds West, 36.00 feet to a corner of Lot #79 on said Plan; thence, along the same, South 50 degrees 44 minutes 03 seconds East, 100.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ryun J. Yun and Ju S. Yun, by Deed from James H. Stewart, dated July 20, 2004, and recorded August 26, 2004, in Deed Book 5523 at Page 466, being Instrument Number 2004172513.

Parcel Number: 37-00-00742-13-9.

Location of property: 80 Forrest Court, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ryun J. Yun and Ju S. Yun** at the suit of Wells Fargo Bank, N.A., as Trustee for The Holders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WCW2. Debt: \$281,070.34.

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

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

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

By virtue of a Writ of Execution **No. 2018-20582**, 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 or tenement, and lot or piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Green Street, at the distance of eighty-two feet, three inches Easterly, from Elm Street, a corner of this and the house and lot, now or late of Charles W. Wagner; thence, Northerly, and passing through the middle of the partition wall, between this and said Wagner's adjoining house, and passing along the line of said Wagner's lot, one hundred feet to an alley; thence, along the Southerly side of said Alley, Easterly, twenty-two feet, three inches, to a corner of land, now or late of George Mourey; thence, by the same, Southerly, one hundred feet to the Northerly side of Green Street, aforesaid; thence, along the said side of said Green Street, Westerly, twenty-two feet, three inches to the place of beginning.

BEING the same premises which Genesis Housing Corporation, A Pennsylvania Non-Profit Corporation, by Deed, dated 7/28/2014, and recorded 7/28/2014, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5921 at Page 2161, granted and conveyed unto Ebony Staten.

Parcel Number: 13-00-14524-00-7.

Location of property: 1009 Green Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Ebony Staten** at the suit of Pennsylvania Housing Finance Agency. Debt: \$67,430.39.

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

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

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

By virtue of a Writ of Execution **No. 2020-13853**, 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 brick message or tenement and lot or piece of land, situate in **Pottstown Borough**, aforesaid, bounded and described as follows, to wit:

BEGINNING at a point, in the North line of High Street, at the distance of 185 feet West from the Northwest corner of High Street and Hazel Avenue, a corner of this and land, now or late of Luther Weston Turner; thence, in a line at right angles, with said High Street, North 140 feet to a 20 feet wide alley; thence, by the same, West 40 feet to a point, a corner of this and land, now or late of William M. Bunting; thence, by the same, South 140 feet to High Street, aforesaid; thence, East 40 feet to the place of beginning.

BEING the same premises which Robert Plotts, Mark Plotts, and Tanya Plotts Yeoman, by Deed, dated May 30, 2003, and recorded at Montgomery County Recorder of Deeds Office, on June 6, 2003, in Deed Book 5458 at Page 2141, granted and conveyed unto Jose Colon and Lindsay Colon.

Parcel Number: 16-00-15188-00-6.

Location of property: 1027 High Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jose Colon and Lindsay Colon** at the suit of Pottstown School District. Debt: \$3,523.50.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-13667**, 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 buildings and improvements thereon erected, situate in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots of "Harristowne", made by David M. Meixner, Registered Professional Engineer, Collegeville, PA, on 8/18/1967, and revised on 3/20/1968, which Plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, PA, in Plan Book A-12 at Page 7, as follows, to wit:

BEGINNING at a point on the Northwesterly side of the Northerly branch of Legat Lane (50.00 feet wide, as shown on said Plan), which point is at the distance of 364.66 feet, measured North 42 degrees 17 minutes 35 seconds East, along the said side of the Northerly branch of Legat Lane, from a point of tangent, which point of tangent is at the arc distance of 39.14 feet, measured along the arc of a curve, curving to the left, having a radius of 25.00 feet from a point of curve on the Northeasterly side of Barbara Road (50.00 feet wide, as shown on said Plan); thence, extending from said beginning point and along line of Lot No. 7 on said Plan, the two (2) following courses and distances to wit: (1) North 48 degrees 51 minutes West, the distance of 238.32 feet to a point; (2) North 29 degrees 22 minutes 20 seconds West, the distance of 101.94 feet to a point; thence, extending along line of Lot No. 13 on said Plan, North 42 degrees East, crossing the Southwesterly side line of a certain utilities and drainage easement, as shown on said Plan, the distance of 123.52 feet to a point in the bed of said easement; thence, extending along line of Lot No. 14 on said Plan, South 54 degrees 26 minutes 30 seconds East, crossing the Northeasterly side line of said Easement, the distance of 92.94 feet to a point; that is extending along line of land, now or late of Albert Marzano, as shown on said Plan, the two (2) following courses and distances to wit: (1) South 35 degrees 04 minutes 30 seconds West, the distance of 16.67 feet to a point on the Northeasterly side line of said easement; (2) along the Northeasterly side line of said easement, South 48 degrees 51 minutes 10 seconds East, the distance of 241.32 feet to a point, the Northeasterly terminus point of the Northwesterly side of the Northerly branch of Legat Lane, as shown on said Plan; thence, extending along the said side of the Northerly branch of Legat Lane, South 42 degrees 17 minutes 35 seconds West, recrossing said easement, the distance of 150.00 feet to the first mentioned point and place of beginning.

BEING known and designated at Lot No. 6 on said Plan.

UNDER AND SUBJECT to restrictions of record.

BEING the same premises which Anne B. Ifert and Progeny, a Limited Partnership, Anne B. Ifert, General Partner, by Indenture dated February 27, 2001, and recorded March 2, 2001, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5351 at Page 2300, granted and conveyed unto James A. Pecsí and Theresa A. Pecsí, husband and wife, and the said James A. Pecsí, Deceased, died in 2017, leaving the property to Theresa A. Pecsí, by operation of law.

Parcel Number: 51-00-02284-00-5.

Location of property: 2029 Legat Lane, Cedars, PA 19423.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Theresa A. Pecsí and James A. Pecsí, Deceased** at the suit of Keith E. Miller, Executor of the Estate of Anne B. Ifert. Debt: \$222,130.90.

**Kevin J. Sommar (Sommar, Tracy & Sommar)**, 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. 2021-15131**, 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 brick message tenement house and lot of land, situate 253 Chestnut Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 98 on the North side of Chestnut Street; thence, by said Lot No. 98, Northwardly, 140 feet to a stake, a corner on Rowan's alley; thence, along the same, Westwardly, and parallel to said Chestnut Street, 25 feet to a corner of land, now or late of George Miller, G. Kratz, and M. Wean; thence, Southwardly, along the same, 140 feet to said Chestnut Street; thence, along the same, Eastwardly, 25 feet to the place of beginning.

BEING the same premises which The Secretary of Housing and Urban Development of Washington, DC, by Deed, dated August 26, 2019, and recorded at Montgomery County Recorder of Deeds Office, on September 3, 2019, in Deed Book 6151 at Page 1770, granted and conveyed unto Donald Smith.

Parcel Number: 16-00-06036-00-5.

Location of property: 253 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Duplex.

Seized and taken in execution as the property of **Donald Smith** at the suit of Pottstown School District. Debt: \$19,218.77.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2021-16361**, 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 brick 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 the South line of Walnut Street, at a point, the middle of a four-inch brick division wall, dividing this from property, now or late of George B. and Joshua B. Lessig; thence, Southwardly, and through the middle of said division wall, one hundred and forty (140) feet to a twenty (20) feet wide alley; thence, by said alley, Eastwardly, fifteen (15) feet and six (6) inches to land, now or late of H. A. Shenton; thence, by the same, Northwardly, and parallel with the first described line, seventy-six (76) feet to a point; thence, East eighteen (18) inches at right angles with last described line to a point; thence, Northwardly, still along said Shenton's land, sixty-four (64) feet to the South line of Walnut Street, aforesaid; and thence, by said Walnut Street, Westwardly, seventeen (17) feet, more or less to the place of beginning.

BEING known as Tract No. 1.

BEING the same premises which Marguerite M. Clifford, Administratrix of the Estate of Thomas H. Jackson, Deceased, by Deed, dated July 22, 1977, and recorded at Montgomery County Recorder of Deeds Office, on August 3, 1977, in Deed Book 4224 at Page 410, granted and conveyed unto Gary P. Clifford.

Parcel Number: 16-00-30208-00-7.

Location of property: 560 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Gary P. Clifford** at the suit of Borough of Pottstown. Debt: \$1,952.20.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2021-20485**, 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 **Norristown Borough**, Montgomery County, Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at the intersection of the Northwestern side of Hamilton Street, and the Northeastern side of Linwood Avenue; thence, along the said side of Hamilton Street, Northeastwardly, 50 feet 4 1/2 inches to land of J. Norman Cassel; thence, by and along said land, Northwestwardly, 150 feet to the Southeastern side of a 20 feet wide alley called Fornace Alley; thence, by and along said side of said alley, Southwestwardly, 50 feet 4 1/2 inches to the Northeastern side of Linwood Avenue; thence, by and along the same, Southeastwardly, 150 feet to the place of beginning.

BEING the same premises which Michael J. Thomas and Roberta A. Thomas, by Deed, dated August 24, 2018, and recorded at Montgomery County Recorder of Deeds Office, on September 6, 2018, in Deed Book 6106 at Page 128, granted and conveyed unto Wayne Charleston.

Parcel Number: 13-00-15044-00-9.

Location of property: 523 Hamilton Street, Norristown, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Wayne Charleston** at the suit of Municipality of Norristown. Debt: \$1,328.16.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2021-24841**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at an iron pin, in the middle of a State Rural Route #46185, otherwise known as Romig Road, leading from William Penn Highway to Bllem's Road, said point of beginning, being a corner of lands, previously conveyed by Mamie Rhoads to John M. Rhoads; thence, along the middle of the aforesaid road (33 feet wide), by other lands of Mamie Rhoads, North 47 degrees East, 100 feet to a corner of lands, now or about to be conveyed to George Kass and wife; thence, along the same,, South 43 degrees East, 457.25 feet to a corner of the same and a point on line of lands of Dard Ludwig; thence, along the same, South 77 degrees 15 minutes West, 115.77 feet to a corner of lands of John M. Rhoads; thence, along the same, North 43 degrees West, 398.93 feet to the place of beginning.

CONTAINING 157.30 perches of land, more or less.

BEING the same premises which John E. Card and Sharon L. Card, by Deed, dated September 19, 2003, and recorded at Montgomery County Recorder of Deeds Office, on December 4, 2003, in Deed Book 5484 at Page 1395, granted and conveyed unto Richard E. Seltzer, II and Catherine R. Seltzer. Catherine R. Seltzer, departed this life on February 27, 2022, whereby title to said premises became vested in Richard E. Seltzer, II.

Parcel Number: 42-00-02626-00-5.

Location of property: 1300 Kepler Road, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Richard E. Seltzer, II** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$2,997.46.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2022-12332**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, and described according to a Survey of Properties for Frank McAdams, on 4-27-1951, by Boeder, Magarity and Bryant, Professional Engineers, Upper Darby, Pennsylvania, as follows to wit:

BEGINNING at a point on the Southeast side of Stanbridge Street (sixty-six feet wide), at the distance of two hundred ninety and fifty one-hundredths feet, measured along the said side of Stanbridge Street, South forty-five degrees forty-one minutes thirty seconds West, from its intersection with the Southwest side of Washington Street (fifty feet wide); thence, extending South forty-four degrees eighteen minutes thirty seconds East, partly through a party wall, between these premises and the premises adjoining to the Northeast, ninety-nine and twenty-six one-hundredths feet to a point, in the Northeast line of Schuylkill Valley Division Penna. Railroad; thence, extending along the said line of said Railroad, North Seventy degrees forty-five minutes West, one hundred ten and eighty-five one hundredths feet to a point on the Southeast side of Stanbridge Street; thence, along said side of Stanbridge Street, North forty-five degrees forty-one minutes thirty seconds East, forty-nine and thirty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #19 on said Plan.

BEING the same premises which Tammy Beto, Executrix of the Estate of Kathryn M. Grant, by Deed, dated March 24, 2015, and recorded at Montgomery County Recorder of Deeds Office, on March 24, 2025, in Deed Book 5947 at Page 2013, granted and conveyed unto Tammy Beto.

Parcel Number: 13-00-34336-00-4.

Location of property: 2 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Tammy Beto** at the suit of Municipality of Norristown. Debt: \$1,542.57.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-12553**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

**BEGINNING** at a point on the Northeast side of Elm Street, at a distance of 138 feet and 2 inches West from Park Alley, a corner of this and the house of George Geiss; thence, Easterly, through the middle of the alley and partition wall, between this and said Geiss' house, 100 feet to an alley; thence, Westerly, along said alley, 16 feet to land of B. Tinkler; thence, Southerly, along the same, and passing through the middle of the partition wall of this and said Tinkler's house, 100 feet to Elm Street, aforesaid, and along the Northerly side thereof, Easterly, 16 feet to a place of beginning.

**BEING** the same premises which Tax Claim Bureau, of the County of Montgomery, Pennsylvania, by Deed, dated January 08, 2019, and recorded at Montgomery County Recorder of Deeds Office, on March 15, 2019, in Deed Book 6128 at Page 2404, granted and conveyed unto Noel Thomas.

Parcel Number: 13-00-10564-00-7.

Location of property: 127 W. Elm Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Noel Thomas** at the suit of Municipality of Norristown. Debt: \$1,714.10.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-04836**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

#### PREMISES "A"

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Plumlyn Park", as shown on Survey made 8/30/1948, by H.D. Herbert, as follows, to wit:

**BEGINNING** at a stake on the Northeasterly margin line of Germantown Pike, at the distance of 436.5 feet, Northwestwardly from the intersection of Germantown Pike (50 feet wide) and School Lane (33 feet wide); thence, along the Northeasterly margin line of Germantown Pike, North 45 degrees 30 minutes West, 100 feet to a stake; thence, along a line through Lot No. 9 in Block "A", North 44 degrees 30 minutes East, 250 feet to a stake, a corner on rear line of Lot No. 27 in Block "A", and also in the center line of a 20 feet wide alley; thence, along same, South 45 degrees 30 minutes East, 100 feet to a stake, a corner of Lot No. 7 Block "A"; thence, along Lot No. 7, South 44 degrees 30 minutes West, 250 feet to the place of beginning.

**BEING** Lot No. 8 and 40 feet of Lot No. 9, Block "A" on said Plan.

#### PREMISES "B"

**ALL THAT CERTAIN** lot or piece of land, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by James Cresson, C.E., 2/2/1928, as follows:

**BEGINNING** at a point on the Northeast side of Germantown Pike, at the distance of 360 feet from the intersection of the Northeast side of said Germantown Pike, with the Northwest side of a public road known as School Lane, being a corner of Lot No. 6 on the said Plan; thence, along the Northeast side of said Germantown Pike, North 45 degrees 30 minutes West, 60 feet to a corner of Lot No. 8 on said Plan; thence, along said Lot No. 8, North 44 degrees 30 minutes East, 250 feet to a point, a corner in the middle of a 20 foot wide alley; thence, along the middle of said alley, South 45 degrees 30 minutes East, 60 feet to a corner of Lot No. 6; thence, along Lot No. 6, South 44 degrees 30 minutes West, 250 feet to the place of beginning.

**BEING** Lot No. 7, Section "A" upon a plan of lots, laid out by Harvey S. Plummer.

#### PREMISES "C"

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

**BEGINNING** at a point of intersection of the Northeast side of Germantown Pike (50 feet wide) and the Southeast side of Markley Avenue (50 feet wide); thence, along the said side of Markley Avenue, North 44 degrees 30 minutes East, 250 feet to a point, a corner of land, formerly of Harvey S. Plummer; thence, along the same, South 45 degrees 30 minutes East, 90 feet to a point, a corner of land of Robert J. Cantando, et ux; thence, along the same, South 44 degrees 30 minutes West, 250 feet to a point on the Northeast side of Germantown Pike, aforesaid; thence, along the said side thereof, North 45 degrees 30 minutes West, 90 feet to the place of beginning.



EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN lot or piece of land, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point of intersection of the Northeasterly side of Germantown Pike (50 feet wide) and the Southeasterly side of Markley Avenue (50 feet wide); thence, along the said side of Markley Avenue, North 44 degrees 30 minutes East, 250 feet to a point, a corner of land, formerly of Harvey S. Plummer; thence, along the same, South 45 degrees 30 minutes East, 60 feet to a point, a corner of other land of Robert J. Cantando, et ux, of which this was a part; thence, along the same, South 44 degrees 30 minutes West, 250 feet to a point, on the Northeasterly side of Germantown Pike, aforesaid; thence, along the said side thereof, North 45 degrees 30 minutes West, 60 feet to the place of beginning.

BEING the same premises which Stephen D. Cantando, Executor of the Estate of Robert J. Cantando, by Deed, dated 8/31/2006, and recorded at Montgomery County Recorder of Deeds Office, on 9/8/2006, in Deed Book 5615 at Page 2068, granted and conveyed unto Reda Morkos and Sara Morkos. Reda Morkos departed this life on January 15, 2015.

Parcel Number: 67-00-01438-00-7.

Location of property: 3117 W. Germantown Pike a/k/a 3117 Germantown Pike, Norristown, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Sara Morkos a/k/a Sara F. Morkos, Individually and Sara Morkos a/k/a Sara F. Morkos, Personal Representative of the Estate of Reda Morkos a/k/a Reda Awny Morkos, Deceased** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$119,257.25.

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

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

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

By virtue of a Writ of Execution **No. 2023-07084**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lot #35 according to a Plan, made for Sunnybrook, Inc., by C. Raymond Weir, Registered Professional Engineer, on April 14, 1951, and recorded June 19, 1951, in the Office at the Recording of Deeds, at Norristown, PA., in Deed Book 2175 at Page 601, which plan shows revisions of Roslyn Valley #3 and portions of Roslyn Park, Section #1 and #2, said Lot being more fully bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Barnes Avenue (40 feet wide), at the arc distance of 68.54 feet, measured along the arc of a curve, deflecting to the left, having a radius of 90 feet from a point of reverse curve on the said Northeasterly side of Barnes Avenue, said point of reverse curve, being at the arc distance of 22.86 feet, measured along the arc of a curve, deflecting to the right, having a radius of 25 feet from the point of curve on the said Northeasterly side of Barnes Avenue, said point of curve, being at the distance of 583.65 feet, measured North 68 degrees, 11 minutes 05 seconds West from the intersection of the said Northeasterly side of Barnes Avenue, with the Northwesterly side of Johnson Avenue (40 feet wide) (both lines produced); thence, from the point of beginning, along the Northeasterly side of Barnes Avenue and along the arc of a curve, deflecting to the left, having a radius of 90 feet, the arc distance of 41.88 feet to a point; thence, along Lot #46 on said Plan and along the center line of a certain right-of-way for Township Drainage (40 feet wide); North 03 degrees, 53 minutes, 55 seconds East, 144.00 feet to a point; thence, along the rear of Lots #38 and #39, on said plan, and partly in and along the aforementioned right-of-way for Township Drainage, South 68 degrees, 11 minutes 05 seconds East, 106.23 feet to a point; thence, along Lot #34, on said plan, South 30 degrees, 33 minutes, 30 seconds West, 135.24 feet to the first mentioned point and place of beginning.

BEING the same premises which Michael J. Mower, Administrator of the Estate of Deborah Chieffo-Mower, by Deed dated March 10, 2008, and recorded March 10, 2008, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5686 at Page 607, Instrument No. 2008035477, granted and conveyed unto Michael Mower, in fee.

AND THE SAID Michael J. Mower departed this life on or about November 5, 2019, thereby vesting title unto Earl Mower, Sarah Andrew, Edward Mower, Steven Mower, Ruth Mower, Helen Mower, Lorraine Mower, Maryann Chieffo, known heirs of Michael J. Mower and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Michael J. Mower, deceased.

Parcel Number: 30-00-03480-00-9.

Location of property: 2653 Barnes Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maryann Chieffo, Administratrix of the Estate of Michael J. Mower a/k/a Michael Mower, Deceased** at the suit of Nationstar Mortgage LLC. Debt: \$134,765.59.

**LOGS Legal Group LLP, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2023-18100**, 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, bounded and described according to a Survey and Plan thereof, made by George B. Mebus, Registered Professional Engineer, of Glenside, Pa., on May 15, 1952, as follows, to wit:

BEGINNING at a point of tangency on the Northeasterly side of Asbury Avenue (50 feet wide); thence, extending on the arc of a circle, curving to the right, with a radius of 10.00 feet, and the arc distance of 15.72 feet to a point of tangency on the Southeasterly side of Oak Lane Road (51.50 feet wide); thence, extending along the said Southeasterly side of Oak Lane Road, North 59 degrees 45 minutes East, 69.06 feet to a point; thence, extending South 30 degrees 15 minutes East (leaving said side Oak Lane Road), 115.00 feet to a point; thence, extending South 70 degrees 28 minutes 50 seconds West, 94.48 feet to a point on the Easterly side of Asbury Avenue, aforesaid; thence, along said side of Asbury Avenue, on the arc of a circle, curving to the left, with a radius of 175.00 feet, the arc distance of 69.69 feet, to a point on the Northeasterly side of Asbury Avenue, aforesaid; thence, extending still along the same, North 30 degrees 15 minutes West, 19.36 feet to a point of tangency, being the first mentioned point and place of beginning.

BEING Lot No. 18 on Plan of Lots, entitled part of Ferguson's Melrose Park Lots, made for James D. Scully.

UNDER AND SUBJECT, nevertheless, to the easements, rights and privileges of the Township of Lower Merion with respect to public sewers upon and along the Dove Hill (or Lake) Road.

ALSO, UNDER AND SUBJECT within the limits of public roads, to any existing privileges of easement with regard to water and gas main, electric and telephone wires and lines, and sewers.

ALSO, UNDER AND SUBJECT to the condition and restrictions that any building now or hereafter erected on any part of the premises hereby granted and conveyed shall be used only for residential purposes or the necessary outbuildings appurtenant thereto and that no part of said premises shall be used for any offensive use or occupation.

TOGETHER with the right-of-way or passage in common with the Grantors, their heirs, successors and assigns, and Charles J. McIlvain, Jr., his heirs and assigns, over the road and lanes abutting on the above described premises as such roads and lanes are laid out and existing at the date hereof, and over any roads or lanes which may hereafter be located by Charles J. McIlvain, Jr., his heirs and assigns, over the premises granted and conveyed to him by Deed dated September 23, 1924. Excepting, however, that portion of any private road or lane within the boundaries of the premises granted and conveyed to Rodman K. Griscom and Fidelity Trust Company, Trustees for Frances C. Griscom, Jr. by Deed dated September 29, 1924.

TOGETHER with the rights of the Grantors, in common or with others, to the use of the private road extending from Rose Lane to Gulph Road, and now known as "Gulph Road" referred to in Deed recorded in Deed Book 410 at Page 219 and Deed Book 418 at Page 464 of Montgomery County.

BEING the same property conveyed to Assembly of Self Inquiry Meditation Inc., who acquired title by virtue of a Deed from Henry A. Wilson, dated April 11, 2022, recorded May 4, 2022, being Instrument Number 2022050473, and recorded in Book 6280 at Page 00893, Office of the Recorder of Deeds, Montgomery County, Pennsylvania Parcel Number: 31-00-21121-00-7.

Location of property: 7315 Oak Lane Road, Melrose Park, PA 19027.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Henry A. Wilson; Assembly of Self Inquiry Meditation Inc.; and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2004-RP1. Debt: \$151,359.75.

**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. 2024-02339**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Gwynedale, prepared for The Cutler Group, Inc., made by Urwiler and Walter, Inc., dated December 8, 1986, and last revised March 30, 1987, said Plan, being recorded in Plan Book A-48 at Pages 363 and 364, as follows, to wit:

BEGINNING at an interior point in the bed of a 20 feet wide water easement "E", said point being a corner of Lot 231; thence, extending from said point of beginning, North 79 degrees 29 minutes 19 seconds West, through the bed of said 20 feet wide water easement "E", 28.00 feet to a point, a corner of Lot 229; thence, extending along same, North 10 degrees 30 minutes 41 seconds East, crossing the Northerly side of said 20 feet wide water easement "E", 109.00 feet to a point, thence, extending South 79 degrees 29 minutes 19 seconds East, 28.00 feet to a point, a corner of Lot 231, thence, extending along same, South 10 degrees 30 minutes 41 seconds West, recrossing the Northerly side of said 20 feet wide water easement "E", 109.00 feet to the first mentioned point and place of beginning.

BEING Lot 230 as shown on said Plan.

BEING the same premises which Catherine DiGuglielmo, dated 11/21/2003, and recorded on 1/7/2004, in the Office for the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 05488 at Ppage 2478, granted and conveyed to Sylvannya C. Walters, in fee.

Parcel Number: 56-00-04556-20-3.

Location of property: 1174 Kipling Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sylvannya C. Walters** at the suit of AJX Mortgage Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB Trustee. Debt: \$298,811.91.

**Michael J. Clark (Pincus Law Group, PLLC)**, Attorney(s). I.D. #202929

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. 2024-06320**, 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, known and designated as Lot #17 on Plan of Maple Terrace, with the buildings and improvements thereon erected, situate in **Hatfield Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made October 17 1949, and revised March 17, 1950, by Herbert H. Metz, Registered Engineers, as follows to wit:

BEGINNING at a point in the Northwest side line of West School Street, 40 feet wide, at the distance as measured along the Northwest side line of said street, 512.07 feet, Southwest of the Southwest side line of Main Street, 46 feet wide; thence, continuing along the Northwest side line of West School Street, by curved line, curving to the left, with a radius of 392.64 feet, a distance of 60.88 feet to a point, in line of Lot No. 18; thence, along the line of Lot No. 18, North 30 degrees 13 minutes West, 151.45 feet to a point, in line of land of Hatfield Consolidated School; thence, along said land, North 59 degrees 47 minutes East, 60 feet to a point, the line of Lot 16; thence, along the line of Lot No. 16, South 30 degrees 13 minutes East, 161.38 feet to the place of beginning.

BEING the same premises which Biblical Theological Seminary, a Pennsylvania non-profit corporation, by Deed, dated 4/27/2017, and recorded 4/28/2017, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6042 at Page 00739, granted and conveyed unto Richard M. Davis and Joan E. Luther, Deceased 02/26/2020, as tenants by the entirety.

Parcel Number: 09-00-01633-00-5.

Location of property: 119 W. School Street, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Richard M. Davis** at the suit of MidFirst Bank. Debt: \$206,898.27.

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

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

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

By virtue of a Writ of Execution **No. 2024-08682**, 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 **Plymouth Township**, Montgomery County, Pennsylvania, described according to a Townhouse Residential Layout and Paving Plan Area "B", of Hillcrest Glen, made by D.S Winokur Associates, Inc., dated 7/28/2001, last revised 4/30/2003, and recorded in Plan Book A-61 at Page 254 and 255, as follows to wit:

BEING Lot 31, as shown on the above-mentioned Plan.

BEING the same premises which Hillcrest Glen, L.P., by Deed, dated March 24, 2005, and recorded at Montgomery County Recorder of Deeds Office on April 7, 2005, in Deed Book 05549 at Page 1577, granted and conveyed unto Marcia Robinson.

Parcel Number: 49-00-03091-56-8.

Location of property: 105 Cricket Drive, Conshohocken, PA 19428.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Marcia Robinson** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Trustee of LSRMF MH Master Participation Trust II. Debt: \$258,795.47.

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

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

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



By virtue of a Writ of Execution **No. 2024-14715**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Revised Plan of Sub-division, Whitemarsh Country Club Estates, made for Jonnez Corp., by Haggerty, Boucher and Hagan, Inc., Engineers, dated August 10, 1956, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-3 at Page 57, as follows, to wit:

BEGINNING at a point on the Northwestern side of Presidential Drive (of irregular width), said point being the four following courses and distances from a point of curve on the Westerly side of Thomas Road (forty-one and five-tenths feet wide): (1) leaving Thomas Road, on the arc of a circle, curving to the right, having a radius of twenty-five feet, the arc distance of thirty-seven and thirty-seven one-hundredths feet to a point of tangent on the Northwestern side of Presidential Drive, (fifty feet wide); (2) South eighty-four degrees twenty-two minutes thirty seconds West, along the Northwestern side of Presidential Drive, one thousand thirty-six and twenty-five one-hundredths feet to a point of curve, on same; (3) Westwardly and Northwestwardly, along the Northwestern side of Presidential Drive (of irregular width), on the arc of a circle, curving to the right, having a radius of eighty feet, the arc distance of fifty and forty-four one-hundredths feet to a point of reverse curve; and (4) Northwestwardly, along the Northwestern side of Presidential Drive (of irregular width), on the arc of a circle, curving to the left, having a radius of fifty feet, the arc distance of thirty-one and fifty-three one-hundredths feet to the point of beginning; thence, extending from said point of beginning, along the Northwestern side of Presidential Drive, the three following courses and distances: (1) Westwardly and Southwestwardly, along the Northwestern side of Presidential Drive (of irregular width), on the arc of a circle, curving to the left, having a radius of fifty feet, the arc distance of thirty-one and fifty-three one-hundredths feet to a point of reverse curve, on same; (2) Southwestwardly and Westwardly, along the Northwestern side of Presidential Drive (of irregular width), on the arc of a circle, curving to the right, having a radius of eighty feet, the arc distance of fifty and forty-four one-hundredths feet to a point of tangent on the Northwestern side of Presidential Drive (fifty feet wide); and (3) South eighty-four degrees twenty-two minutes thirty seconds West, along the Northwestern side of Presidential Drive, forty-eight and thirty-five one-hundredths feet to a point; thence, extending North five degrees thirty-seven minutes thirty seconds West, two hundred eighty-five feet to a point; thence, extending North eighty-four degrees twenty-two minutes thirty seconds East, one hundred twenty-five feet to a point, a corner of Lot No 12 on said Plan; thence, extending along the same, South five degrees thirty-seven minutes thirty seconds East, two hundred sixty feet to the first mentioned point and place of beginning.

BEING Lot Number 11 as shown on the above-mentioned Plan.

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

TOGETHER with all and singular the buildings, improvements, ways, waters, watercourses, driveways, rights, liberties, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TITLE TO SAID PREMISES IS VESTED IN Mark M. Haber and Patricia Geppert Haber, by Deed from Patricia Thomas-Geppert, dated July 22, 2004, recorded July 22, 2004, in Book No. 5518 at Page 1118.

Parcel Number: 65-00-09214-00-9.

Location of property: 4125 Presidential Drive, Lafayette Hill, PA 19444.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Classic Flooring; Mark M. Haber; and Patricia G. Haber a/k/a Patricia Geppert Haber** at the suit of Wells Fargo Bank, N.A. Debt: \$258,090.90.

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

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

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

By virtue of a Writ of Execution **No. 2024-15301**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan prepared for Fore Site Land Services, Inc., North Wales, Pennsylvania, entitled "Preliminary/Final Minor Subdivision Plan", dated February 6, 2015, last revised February 4, 2016, and recorded March 7, 2016, in the Office for the Recording of Deeds of Montgomery County, Pennsylvania, in Plan Book 43, at Page 348.

BEGINNING at a point, an iron pin on the South right-of-way line of Sumnetytown Pike (65 feet wide), a corner of Lot 2 and Tax Map Block 33 Unit 17; thence, from said point of beginning, along lands of Tax Map Block 33 Unit 17; South 29 degrees 48 minutes 00 seconds West, 285.30 feet to an iron pin, in line with lands of Tax Map Block 33 Unit 91; thence, partly along lands of Tax Map Block 33 Unit 91 and Tax Map Block 33 Unit 92; North 60 degrees 12 minutes 00 seconds West, 244.19 feet to an iron pin, in line of lands of Tax Map Block 34 Unit 25; thence, partly along lands of Tax Map Block 34 Unit 25 as well as Block 34 Units 24 and 6; North 49 degrees

05 minutes 00 seconds East, 127.13 feet to an iron pin, a corner of Lot 1 and Lot 2 and in line of lands of Tax Map Block 34 Unit 6; thence, along lands of Lot 1, the following two courses: (1) South 60 degrees 12 minutes 00 seconds East, 177.21 feet to an iron pin; (2) North 29 degrees 48 minutes 00 seconds East, 164.65 feet to a point on the South right-of-way line of Sumneytown Pike; thence, along said South right-of-way line of Sumneytown Pike; South 61 degrees 42 minutes 7 seconds East, 25.01 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

BEING the same premises which The Robert Robinson Amended and Restated Revocable Indenture Trust by Indenture bearing date 4/17/2017, and recorded 4/18/2017, at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 6040 at Page 02882 etc., granted and conveyed unto Adele C. Beckman Trust, in fee.

AND the said Adele C. Beckman, departed this life 5/17/2003.

AND the said Richard Robinson is the Successor Trustee under the Adele C. Beckman Revocable Trust U/A November 23, 1994, as amended.

Parcel Number: 56-00-08374-01-2.

Location of property: 626 Sumneytown Pike, North Wales, PA 19454.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jonathan Mitchell, Lilianna Mitchell and United States of America c/o United States Attorney's Office of Eastern District of Pennsylvania** at the suit of Kevin Cunningham and Larae Cunningham. Debt: \$458,317.38, plus interest from April 19, 2024, in the amount of \$50,708.83 for a total amount of \$509,026.21.

**Samantha J. Koopman**, 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.

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By virtue of a Writ of Execution **No. 2024-17178**, 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 **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of May Street, at a distance of 115 feet 1 inch, Eastwardly from the East line of Franklin Street, a corner of the hereby granted premises and a ten foot wide alley; thence, Eastwardly, 24 feet along said May Street to a point, in the dividing line of the hereby granted premises and the premises, now or late of Horace W. Skean; thence, Southwardly, 138 feet, more or less to a stake, a point passing in said course and direction through the dividing wall of a double brick dwelling, now or late of Frederick H. Keiser and Irvin W. Riegner; thence, Westwardly, 18 feet to the private alley, aforesaid; thence, Northwardly, along said alley, 138 feet to place of beginning.

BEING the same premises which Roxanne M. Faison, Executrix of the Estate of Dawn L. Rubright Butler a/k/a Dawn L. Butler, by Deed, dated November 19, 2014, and recorded December 2, 2014, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5936 at Page 2131, granted and conveyed unto Twisted Willow, LLC, in fee.

TITLE TO SAID PREMISES IS VESTED IN Marlon L. Rodriguez Maradiaga, as Sole Owner, by Deed from Twisted Willow, LLC, dated December 31, 2019, recorded January 6, 2020, in Book No. 6167 at Page 01118.

Parcel Number: 16-00-20836-00-1.

Location of property: 414 May Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marlon L. Rodriguez Maradiaga** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$93,395.14.

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

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

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

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By virtue of a Writ of Execution **No. 2024-17766**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being Lot No. 69 on a Plan of Country Club Homes, by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on the 29th day of September AD 1952, and revised on the 23rd day of January A.D. 1953, bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Northwest side of Galbraith Avenue, 50 feet wide, at the distance of 10 feet, measured Southwestwardly, along a curved line, bearing to the right, having a radius of 135 feet from a point on said side of Galbraith Avenue, which last mentioned point is at the distance of 65 feet, measured Southwestwardly, along the Northwest side of Galbraith Avenue, from the point of tangent of the radius round corner of Galbraith Avenue and Chestnut Avenue, 41.5 of a foot wide, as shown on said Plan; thence, from said point of beginning, along the Northwest side of Galbraith Avenue, Southwestwardly, on a line, curving to the right, having a radius of 135 feet, the arc distance of 51.51 of a foot, to a point of tangent; thence, continuing along the said side of Galbraith Avenue, South 28 degrees 40 minutes West, 79 feet to a point, a corner of Lot No. 76 on said Plan; thence, along Lot No. 76, North 21 degrees 15 minutes West, 160 feet to a point, in line of land of Anna Banyish; and thence, along said land, North 68 degrees 45 minutes East, 42 feet to a point, a corner of Lot No. 68 on said Plan; thence, along Lot No. 68, South 49 degrees East, 175.78 of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary A. Kardick and James Manion, by Deed from Mary A. Kardick, dated December 18, 2006, recorded January 5, 2007, in Book No. 5630 at Page 01074, being Instrument No. 2007003050. James Manion is deceased, date of death was June 1, 2016.

Parcel Number: 63-00-02512-00-8.

Location of property: 61 Galbraith Avenue, Eagleville a/k/a Norristown, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Mary A. Kardick, Individually and in her Capacity as Heir of James Manion; Nicholas Manion, in his Capacity as Heir of James Manion; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under James Manion,** Deceased at the suit of CSMC 2019-RPL7 Trust. Debt: \$157,590.83.

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

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

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

By virtue of a Writ of Execution **No. 2024-17943**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Southeast side of Astor Street, at the distance of 298 feet, Northeasterly, from Marshall Street, being a corner of this and a house and lot conveyed to Sarah Anderson; and thence, Southeasterly, at right angles to Astor Street, the line passing through the middle of the partition wall, between this and the adjoining house of said Sarah Anderson, 110 feet to a stake, in or near the middle of Baker Alley; thence, parallel with said Astor Street, along the middle of said Baker Alley, Northeasterly 14 feet, more or less to a stake, a corner of this and other property formerly of said Henry H. Hobensack, now of Robert K. Ward and wife; thence, along same, Northwesterly, parallel with the first line, passing through the middle of the partition wall between this and the adjoining house of said Henry H. Hobensack, 110 feet to Astor Street, aforesaid; and along the Southeast side thereof, Southwesterly, 14 feet, more or less, to the place of beginning.

BEING the same premises which Louis Sambrick, by Deed, dated 2/13/1989, and recorded at Montgomery County Recorder of Deeds Office, on 2/16/1989, in Deed Book 4902 at Page 2049, granted and conveyed unto John Caruso and Kathleen Caruso. Kathleen Caruso departed this life on August 15, 2002.

Parcel Number: 13-00-02736-00-5.

Location of property: 636 Astor Street Place a/k/a 636 Astor Street, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **John Caruso** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$58,117.38.

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

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

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

By virtue of a Writ of Execution **No. 2024-20740**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northwesterly side of Willow Street at the distance of 200.00 feet measured Northeastwardly from Furnace Street, a corner of this and property now or late of Maria Butler, thence at right angles to said Willow Street, Northwesterly along Maria Butler's land, 118.00 feet, more or less to the Southeasterly side of a 20 foot wide public alley; thence along said side of said alley, Northeastwardly, 20.00 feet to a corner of other lands now or late of Saville P. Moore; thence along said Moore's land, Southeastwardly parallel with the first course, 118.00 feet, more or less to the Northwesterly side of Willow Street, aforesaid; thence along said side of Willow Street, Southeastwardly 20.00 feet to the place of beginning.

TOGETHER with rights as set forth in Deed, recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 647 at Page 460, therein set forth, as follows:

THE GRANTEE, their Heirs and Assigns, shall and may at all times, hereafter, have the full and free liberty and privilege of joining to the brick wall of the house or the message on the lot along the Southerly side of the herein granted Lot, as well, below and as above the surface of the ground, and along the whole length or any part of the length thereof, any building which he or they or any of them may desire or have occasion to erect on the said Lot along the division line aforesaid, and to use and enjoy the said wall or any part thereof, as a wall of the building or buildings so to be erected and to sink the joists of such building or buildings into the aforesaid, to a depth of 4.50 inches, and no further.

BEING the same premises which Maximum Efficiency, LLC, by Deed, dated July 12, 2018, and recorded in the Office of Recorder of Deeds, of Montgomery County, on July 17, 2018, in Book 6098 at Page 01404, being Instrument #2018047301, granted and conveyed unto Stella Louise Wiley.

Parcel Number: 13-00-38948-00-9.

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

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Stella Louise Wiley a/k/a Stellalouise Wiley** at the suit of Quorum Federal Credit Union. Debt: \$64,125.24.

**Steven P. Kelly**, 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.

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By virtue of a Writ of Execution **No. 2024-22740**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared as part of May Street Crossing, prepared for Genesis Housing Corporation, by Richard C. Mast Associates, P.C., Consulting Engineers and Surveyors, dated 1-15-2004, last revised 6-7-2005, and recorded in Plan Book 25 at Page 72 as follows, to wit:

BEGINNING at a point on the Northeasterly side of May Street (Paper) (50 feet wide), a corner of this and Lot No. 20 on said Plan; thence, extending from said point of beginning and along the Northeasterly side of May Street, aforesaid, North 47 degrees 09 minutes 43 seconds West, 26.92 feet to a point, a corner of Lot No. 18 on said Plan; thence, extending along the same, North 42 degrees 50 minutes 17 seconds East, crossing a 20 feet wide Access and Utility Easement, 139.99 feet to a point, in line of lands of Cathy Kuterbach; thence, extending along the same, South 47 degrees 09 minutes 43 seconds East, 26.92 feet to a point, a corner of Lot No. 20, aforesaid; thence, extending along the same, re-crossing the aforesaid 20 feet wide Access and Utility Easement, South 42 degrees 50 minutes 17 seconds West, 139.99 feet to the first mentioned point and place of beginning.

BEING Lot No. 19 on said Plan.

BEING the same premises which Michael J. Gomes, by Deed, dated 09/29/2017, and recorded 10/02/2017, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6063 at Page 1464, granted and conveyed unto Julise Ray.

Parcel Number: 16-00-21878-00-3.

Location of property: 537 May Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Julise Ray** at the suit of Servis One, Inc. d/b/a BSI Financial Services. Debt: \$155,881.00.

**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.

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By virtue of a Writ of Execution **No. 2024-24235**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, as shown on Final Plan of Village of Mingo, dated January 1972, made by Tri-State Engineers and Land Surveyors, Inc., and recorded 08/16/1972, in Plan Book A-19 at Page 88 as follows, to wit:

BEGINNING at a point on the Northeasterly proposed right-of-way line of Mennonite Road, which point is measured the following courses and distances, from a point of curve on the Northwesterly side of Cochise Lane (50 feet wide): (1) leaving Cochise Lane, on the arc of a circle, curving to the right, having a radius of 30 feet, the arc distance of 47.12 feet, to a point of tangent on the Northeasterly side of Mennonite Road; (2) thence, along Mennonite Road,



North 44 degrees 16 minutes 30 seconds West, 145.00 feet to the place of beginning; thence, extending from said beginning point, along Mennonite Road, North 44 degrees 16 minutes 30 seconds West, 75.00 feet to a corner of Lot 151; thence, leaving Mennonite Road and along Lot 151, North 45 degrees 43 minutes 30 seconds East, 140.00 feet to a corner of Lot 138; thence, along the same and partly along Lot No. 137, South 44 degrees 16 minutes 30 seconds East, 75.00 feet to the corner of Lot No. 153; thence, along the same, South 45 degrees 43 minutes 30 seconds West, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 152 on said Plan.

BEING the same premises which Mid-Coast Construction Co., Inc., a Pennsylvania Corporation, by Deed, dated 02/28/1974, and recorded 03/04/1974, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 3925 at Page 461, granted and conveyed unto Edward M. Belcher and Cynthia G. Belcher, husband and wife, as tenants by the entirety.

AND THE SAID Cynthia G. Belcher, has since departed this life on 05/01/2012, leaving title vested in Edward M. Belcher, by right of survivorship.

AND THE SAID Edward M. Belcher, has since departed this life on 11/29/2020, intestate, whereupon Letters of Administration were granted to Tyrone R. Belcher on 03/12/2021, by virtue of a petition for Grant of Letters, duly filed and probated to No. 46-2021-X0720, in the Office of the Register of Wills of Montgomery County.

BEING the same premises which Tyrone R. Belcher, Administrator of the Estate of Edward M. Belcher a/k/a Edward M. Belcher Jr., deceased, by Deed, dated 09/21/2021, and recorded 10/18/2021, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6252 at Page 629, granted and conveyed unto Jaime Lee Stewart. Parcel Number: 61-00-03521-70-2.

Location of property: 908 Mennonite Road, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jaime Lee Stewart** at the suit of North American Savings Bank, FSB. Debt: \$344,003.92.

**LOGS Legal Group LLP, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2024-24956**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit, designated as Unit 22-B, being Unit in the Condominium of Maple Valley, a Condominium in **Horsham Township**, Montgomery County, Pennsylvania, which Unit is designated on the Declaration of Condominium, The Condominium of Maple Valley, dated 11/27/84, and recorded 11/28/84, in Deed Book 4753 at Page 1352, and all exhibits thereto.

BEING UNIT 22-B, The Condominium of Maple Valley.

TOGETHER WITH all right, title and interest of, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania, and as more fully set forth in the aforementioned Declaration of Condominium, The Condominium of Maple Valley, and Plats and Plans.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record, and current taxes, and to the provisions, easements, and covenants contained in the Declaration of Condominium, The Condominium of Maple Valley, and Plats and Plans.

THE Grantee, for and on behalf of the Grantee, the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the Executive Board in accordance with the Uniform Condominium Act of Pennsylvania and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that this covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

UNDER AND SUBJECT TO certain conditions and restrictions that may appear of record.

TITLE TO SAID PREMISES IS VESTED IN Edward L. Palmer and Joanne Palmer, husband and wife, as tenants by the entirety, by Deed, from Edward L. Palmer, dated December 15, 2014, recorded December 17, 2014, in Book No. 5938 at Page 1372, being Document No. 2014084457. Edward L. Palmer is deceased; date of death is May 25, 2024. Joanne Palmer is deceased; date of death is May 29, 2019.

Parcel Number: 36-00-07359-33-6.

Location of property: 12-B Lumber Jack Circle, Condominium #22B, Horsham, PA 19044.

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

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest from or under Edward L. Palmer, Deceased** at the suit of Mortgage Assets Management, LLC. Debt: \$240,474.65.

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

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

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



By virtue of a Writ of Execution **No. 2024-28702**, 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 being Lot #3 on Plan of tract of lands, with the message or tenement thereon erected, situate on the West side of Main Street, in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded on the North, by property of, now or late Clement G. Mumbauer, as Lot #2 on the East by Main Street, on the South, by Lot #4, and on the West, by property of, now or late of Dr. J.G. Mensch.

CONTAINING in front, along Main Street, 40 feet and in depth from Main Street to said property of, now or late of Dr. J.G. Mensch, 137 feet be the same, more or less.

TITLE IS VESTED IN Joseph Giunta and Nichole Giunta, husband and wife, by Deed from Deborah R. Turofski, dated August 20, 2012, recorded August 22, 2012, in the Montgomery County Clerk's/Register's Office, in Deed Book 5845 at Page 2077.

Parcel Number: 15-00-01477-00-2.

Location of property: 527 Main Street, Pennsburg, PA 18073.

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

Seized and taken in execution as the property of **Joseph Giunta and Nichole Giunta** at the suit of Citibank, N.A., as Trustee for CMLTI Asset Trust. Debt: \$203,793.37.

**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. 2024-29458**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit, designated as Unit Number 1603, being a Unit in The Meadows Condominium, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3101, et seq., as designated in the Declaration of Condominium of The Meadows, bearing date, the 1/4/84, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, PA, on 1/12/84, and Plats and Plans for Condominium, bearing date 12/29/83, and recorded as Exhibit "C", of the Declaration of Condominium of The Meadows Condominium, in Deed Book 4727 at Page 1766.

TOGETHER WITH all right, title and interest being .33% of undivided interest of, in and to the Common Elements, as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Linda J. Weaver, by Deed, dated 07/30/1999, and recorded 08/11/1999, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5283 at Page 442, granted and conveyed unto William M. Nichols, Jr. and Carol Ann Nichols, in fee.

Parcel Number: 61-00-01662-71-6 a/k/a 61-00-01662-716.

Location of property: 1603 Meadowview Lane, Condominium #1603, Mont Clare, PA 19453.

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

Seized and taken in execution as the property of **William Nichols a/k/a William M. Nichols, Jr. and Carol Nichols a/k/a Carol Ann Nichols a/k/a Carol A. Nichols** at the suit of AmeriSave Mortgage Corporation. Debt: \$106,765.63.

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

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

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

By virtue of a Writ of Execution **No. 2025-01392**, 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 about to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan (Phasing) of Pleasantview Estates Phase II, prepared by Bursich Associates, Inc., Consulting Engineers, dated 9/20/1989, last revised 9/27/1993, and recorded in Plan Book A54 at Page 344 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Deer Ridge Drive (50 feet wide), a corner of this and Lot No. 89, Pleasantview Estates, Phase I; thence, extending from said point of beginning and Lot No. 89, aforesaid, and partly along Lot No. 88, Pleasantview Estates, Phase I, South 47 degrees 14 minutes 46 seconds West, 125.00 feet to a point, a corner of Lot No. 115 on said Plan; thence, extending along the same and partly along Lot No. 114 on said Plan, North 42 degrees 45 minutes 14 seconds West, 80.00 feet to a point, a corner of Lot No. 91 on said Plan; thence, extending along the same, North 47 degrees 14 minutes 46 seconds East, 125.00 feet to a point on the Southwesterly side of Deer Ridge Drive, aforesaid; thence, extending along the same, South 42 degrees 45 minutes 14 seconds East, 80.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 90 on said Plan.

UNDER AND SUBJECT TO covenants, easements and restrictions of record.

BEING the same property conveyed to Christopher A. Deacon and Ellen A. Deacon, husband and wife, who acquired title, as tenants by the entirety, by virtue of a deed from Joseph Murphy and Joanne Murphy, husband and wife, dated April 24, 2008, recorded May 1, 2008, as Instrument Number 2008045337, and recorded in Book 5691 at Page 00290, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 42-00-01253-73-9.

Location of property: 2032 Deer Ridge Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Christopher A. Deacon and Ellen A. Deacon, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$394,910.18.

**MDK Legal, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2025-02288**, 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, bounded and described according to a Plan of Rowe Tract, made by Graf Engineering, LLC, dated 5/16/2016, last revised 12/9/2016, and recorded in Plan Book 44 at Page 432 as follows, to wit:

**BEGINNING** at a point on the Southerly ultimate right-of-way line of Collegeville Road; said point being a corner of Block 40 Unit 46 as shown on the above-mentioned Plan; thence, extending from said beginning point, along the same, South 04 degrees 20 minutes 44 seconds East, 362.12 feet to a point, a corner of Lot 1; thence, extending along the same, North 87 degrees 56 minutes 30 seconds West, 215.95 feet to a point, in line of Block 40 Unit 54; thence, extending partly along the same and partly along Block 40 Unit 25, North 01 degree 15 minutes 00 seconds West, 302.73 feet to a point on the Southerly ultimate right-of-way line of Collegeville Road; thence, extending along the same, North 75 degrees 26 minutes 10 seconds East, 201.45 feet to the first mentioned point and place of beginning.

BEING Lot 2 as shown on the above-mentioned Plan.

BEING the same premises which Teresa Tinker, Successor Trustee of the John Catanzaro and Joanne Rowe Revocable Living Trust, by Deed, dated 10/11/2019, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 10/24/2019, in Deed Book Volume 6158 at Page 1271, granted and conveyed unto Marita Belotti and Christopher Theodore Caruso.

Parcel Number: 43-00-02666-14-4.

Location of property: 222 Collegeville Road, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marita Belotti and Christopher Theodore Caruso** at the suit of PennyMac Loan Services, LLC. Debt: \$281,802.18.

**Powers Kirn, LLC, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2025-02393**, 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 of land, situated on the South side of Green Street in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent Survey and Plan, dated April 12, 1951, by George R. Nevells, Registered Surveyor, Perkasio, Pennsylvania.

**BEGINNING** at a nail, in the centerline of Green Street (forty-six feet wide, thirty feet between curbs), a corner of Lot No. 3 on said Plan, said place of beginning, being one hundred forty-two and seventy one-hundredths feet Southwest of the centerline of Wile Avenue; thence, along Lot No. 3, South thirty-six degrees eighteen minutes East, the distance of one hundred eighty-two and eighty-eight one-hundredths feet to a pipe, a corner on the North side of fourteen feet wide alley; thence, along the same, South fifty-three degrees fifteen minutes West, the distance of forty and ninety one-hundredths feet to a pipe, a corner of Lot No. 1; thence, along the same, North thirty-six degrees eighteen minutes West, the distance of one hundred eighty and thirty-six one-hundredths feet to a nail, a corner in the centerline of Green Street; thence, along the same, North forty-nine degrees forty-three minutes thirty seconds East, the distance of forty-one feet to the place of beginning.

BEING known as Lot No. 2.

CONTAINING seven thousand four hundred twenty-eight square feet, more or less.

AND ALSO granting the use of a twelve-foot-wide right-of-way for a driveway through the above-described lot to Lot No. 1, bounded and described as follows:

BEGINNING at a nail, in the centerline of Green Street, a corner of Lot No. 3 on said Plan, said place of beginning, being one hundred forty-two and seventy-one-hundredths feet Southwest of the centerline of Wile Avenue; thence, along Lot No. 3, South thirty-six degrees eighteen minutes East, the distance of one hundred eight feet to a point, a corner; thence, through the above described Lot, South forty-nine degrees forty-three minutes thirty seconds West, the distance of forty-one feet to a point, a corner in line of Lot No. 1; thence, along the same, North thirty-six degrees eighteen minutes West, the distance of thirty feet to a point, a corner; thence, through the above described Lot, the following two courses and distances: North forty-nine degrees forty-three minutes thirty seconds East, the distance of twenty-nine feet to a point, a corner; thence, North thirty-six degrees eighteen minutes West, the distance of seventy-eight feet to the centerline of Green Street; thence, along the same, North forty-nine degrees forty-three minutes thirty seconds East, the distance of twelve feet to the place of beginning.

BEING the same premises which Eva Landis, by Deed, dated 07/15/1983, and recorded 07/22/1983, in the County of Montgomery, in Deed Book 4712 at Page 2130, conveyed unto Marvin C. Krupp, deceased, and Victoria A. Krupp, deceased, husband and wife, as tenants by the entireties.

AND THE SAID Marvin Krupp departed this life, on or about 08/05/2021, thereby passing their interest in the premises unto Victoria A. Krupp.

AND THE SAID Victoria A. Krupp departed this life, on or about 10/17/2023, thereby passing their interest in the premises unto Troy A. Krupp, Todd A. Krupp, Thomas A. Krupp, Tracey A. Krupp, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Victoria A. Krupp, deceased.

Parcel Number: 21-00-03704-00-1.

Location of property: 114 Green Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Troy A. Krupp, known Heir of Victoria A. Krupp, deceased; Todd A. Krupp, known Heir of Victoria A. Krupp, deceased; Thomas A. Krupp, known Heir of Victoria A. Krupp, deceased; Tracey A. Krupp, known Heir of Victoria A. Krupp, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Victoria A. Krupp, deceased** at the suit of PNC Bank, National Association. Debt: \$35,176.17.

**LOGS Legal Group LLP, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2025-02754**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, made for Joe-Do Corporation, by Yerkes Engineering Co., on 4/17/1970, which Plan has been duly recorded in the Office for the Recording of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-17 at Page 5, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hunter Hill Drive (50 feet wide), which point is 78.50 feet, measured North 46 degrees 46 minutes 30 seconds West, along said side of Hunter Hill Drive from a point of tangent thereon, which last mentioned point is at the arc distance of 150.79 feet, measured on the arc of a curve, curving to the left, having a radius of 190.90 feet from a point of curve, which last mentioned point is 87.18 feet, measured North 01 degrees 31 minutes West, along said side of Hunter Hill Drive from a point of tangent, which last mentioned point is at the arc distance of 206.05 feet, measured on the arc of a curve, curving to the right, having a radius of 255.26 feet from a point of curve on the said side of Hunter Hill Drive, which last mentioned point is 67.44 feet, measured North 47 degrees 46 minutes West from a point on the center line of Valley Forge Road (80 feet wide); thence, from said point of beginning, South 43 degrees 13 minutes 30 seconds West, along line of Lot No. 68, as shown on said Plan, 201.97 feet to a point, a corner in line of land of Trusteeship of the Schwenkfelder Society; thence, North 47 degrees 46 minutes West, along line of land of Trusteeship of the Schwenkfelder Society, 123.52 feet to a point, a corner of Lot No. 66, as shown on said Plan; thence, North 43 degrees 13 minutes 30 seconds East, along Lot No. 66, 204.11 feet to a point, a corner on the Southwesterly side of Hunter Hill Drive, aforesaid; thence, along said side thereof, South 46 degrees 46 minutes 30 seconds East, 123.50 feet to a point, a corner of Lot No. 68, as shown on said Plan, the first mentioned point and place of beginning.

BEING Lot No. 67 as shown on said Plan.

UNDER AND SUBJECT TO certain conditions and restrictions that may appear of record.

BEING the same property conveyed to David S. Reno and Jennifer E. Reno, husband and wife who acquired title, with rights of survivorship, by virtue of a Deed from J. Bruce Tierney and Linda Tierney, husband and wife, dated February 20, 2004, recorded March 3, 2004, as Document ID 2004043592, and recorded in Book 5498 at Page 0982, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 53-00-03860-00-2.

Location of property: 1040 Hunter Hill Drive, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **David S. Reno and Jennifer E. Reno, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$305,378.35.

**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. 2025-04375**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit designated as Unit D-100, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road, Condominium bearing date - the 14th day of January A.D. 1982, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 19th day of January A.D. 1982, in Deed Book 4676 at Page 443, etc., and Plats and Plans for 1600 Church Road Condominium, bearing date the 14th day of January A.D. 1982, and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium, in Deed Book 4676 at Page 443.

BEING the same premises which Shannon Smith, by Deed, dated August 29, 2019, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on October 31, 2019, in Deed Book 6159 at Page 01719, et seq., granted and conveyed unto L&S Realty LLC, in fee.

Parcel Number: 31-00-06896-02-1.

Location of property: 1600 Church Road, Condominium No. D100, Wyncote, PA 19095.

The improvements thereon are: Residential - Condominium (garden style, common entrance, 1-3 stories).

Seized and taken in execution as the property of **L&S Realty LLC** at the suit of 1600 Church Road Condominium Association. Debt: \$29,880.90.

**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. 2025-04377**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit designated as Unit No. C-104, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium, bearing date the 14th day of January 1982, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 19th day of January 1982, in Deed Book 4676 at Page 443, and Plats and Plans for 1600 Church Road Condominium, bearing date - the 14th day of January 1982, and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium, in Deed Book 4676 at Page 443.

TOGETHER with all right, title and interest, being a 1.4018 percent undivided interest of, in and to the Common Elements as set forth, in the aforesaid Declaration of Condominium.

BEING the same premises which Arcadia University, by Deed executed December 19, 2018, and effective December 27, 2018, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on January 2, 2019, in Deed Book 6120 at Page 01291, et seq., granted and conveyed unto L&S Realty LLC, in fee.

Parcel Number: 31-00-06895-05-8.

Location of property: 1600 Church Road, Unit C104, Wyncote, PA 19095.

The improvements thereon are: Residential - Condominium (garden style, common entrance, 1-3 stories).

Seized and taken in execution as the property of **L&S Realty LLC** at the suit of 1600 Church Road Condominium Association. Debt: \$39,249.60.

**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.

#### **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

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## ARTICLES OF DISSOLUTION

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **Career Skills Press, Inc.** is currently in the process of voluntarily dissolving.

**Armand M. Vozzo, Jr., Esquire**

19 Short Road

Doylestown, PA 18901

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NOTICE IS HEREBY GIVEN that **Family Promise of the Main Line**, a Pennsylvania nonprofit corporation, with its registered office at 1449 DeKalb Avenue, Norristown, PA 19401, is now engaged in winding up and settling the affairs of said nonprofit corporation. The corporation will be filing Nonprofit Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, PA, so that its existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Nonprofit Corporation Law of 1988 (as amended).

**McNees Wallace & Nurick LLC**

**Attorneys at Law**

100 Pine Street

Harrisburg, PA 17101

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NOTICE IS HEREBY GIVEN that the Board of Directors and Shareholders of **MS General, Inc.**, a Pennsylvania corporation, with an address at 404 Pennsylvania Avenue, Fort Washington, PA 19034, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Cozen O'Connor, Solicitors**

1001 Conshohocken State Road, Suite 2-400

West Conshohocken, PA 19428

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NOTICE IS HEREBY GIVEN that the directors and shareholders of **The Cinco Heritage Company**, a Pennsylvania corporation, with an address of 32 Pond Lane, Bryn Mawr, PA 19010, (Montgomery County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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## ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 21, 2025, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Boyetown Cheerleading Booster Club**

The purpose of the corporation is to operate as a non-profit booster club or association by supporting the Boyertown High School Cheer program by raising money and coordinating events and related activities.

**Jamie V. Ottaviano, Esquire**

**Picardi Philips & Ottaviano**

1129 E. High Street, P.O. Box 776

Pottstown, PA 19464

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**Hatfield Walk Homeowners' Association** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purposes of managing, maintaining, caring for, preserving and administering a residential community to be known as Hatfield Walk Planned Community located in Upper Gwynedd Township, Montgomery County, Pennsylvania.

**Carl N. Weiner, Esquire**

**Hamburg, Rubin, Mullin, Maxwell & Lupin, PC**

1684 S. Broad Street, Suite 230

P.O. Box 1479

Lansdale, PA 19446

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**Office Court at Blue Bell Condominium Association, Inc.** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**Kaplin Stewart**

910 Harvest Drive

Blue Bell, PA 19422

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## CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-17026

NOTICE IS HEREBY GIVEN that on June 30, 2025, the Petition of Elon James Green was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ELON JAMES WHITE.

The Court has fixed September 3, 2025, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-07061

NOTICE IS HEREBY GIVEN that on July 28, 2025, the Petition of Erica Lauren Parker was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ERICA LAUREN.

The Court has fixed September 10, 2025, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.



IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-17868

NOTICE IS HEREBY GIVEN that on July 8, 2025, the Petition of Helene Elisabeta Guttridge was filed in the above-named Court, praying for a Decree to change the Petitioner's name to HALINA ELISABETA GUTTRIDGE.

The Court has fixed September 17, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-18566

NOTICE IS HEREBY GIVEN that on July 18, 2025, the Petition of Kevin Martin Stover was filed in the above-named Court, praying for a Decree to change the Petitioner's name to KEVIN MARTIN BURNS.

The Court has fixed September 17, 2025, at 9:00 AM, in Courtroom "E" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-18259

NOTICE IS HEREBY GIVEN that on July 15, 2025, the Petition of Liz Michel Barrera-Reyes was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LIZ MICHELLE PEREZ-REYES.

The Court has fixed September 10, 2025, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## 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

**ADINOLFI, ROBERT JAMES, dec'd.**

Late of Harleysville, PA.  
Administrator: CATHERINE ADINOLFI,  
36 Walden Pond Way,  
Harleysville, PA 19438.

**ALLEN, LAWRENCE, dec'd.**

Late of Ambler, PA.  
Executor: BARRY ALLEN,  
140 Elm Street,  
Hollidaysburg, PA 16648.

**BACCHI, JOAN, dec'd.**

Late of Collegeville, PA.  
Executor: JOHN BACCHI,  
Collegeville, PA.

**BECHTEL, RAYMOND S. also known as  
RAYMOND STYER BECHTEL, dec'd.**

Late of Lower Salford Township.  
Executors: LAUREEN S. DAVISON,  
18 Palo Lane,  
Newark, DE 19702,  
JULEEN M. HAGAR,  
221 Penrose Street,  
Quakertown, PA 18951,  
JOEL R. BECHTEL,  
301 Buckingham Circle,  
Harleysville, PA 19438,  
LISA GRACE CARROLL,  
165 Eric Drive,  
Beaver, PA 15009.

ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**BELTON, MAKAYLA N., dec'd.**

Late of Abington Township.  
Administratrix: TALIA SMITH-BELTON,  
c/o Todd B. Jacobs, Esquire,  
30 S. 17th Street, Suite 810,  
Philadelphia, PA 19103.  
ATTORNEY: TODD B. JACOBS,  
JACOBS & COMEROTA,  
30 S. 17th Street, Suite 810,  
Philadelphia, PA 19103

**BOBB JR., JAMES ALBERT also known as  
JAMES ALBERT BOBB, dec'd.**

Late of Worcester Township.  
Executrix: ELOUIS R. NAYLOR,  
c/o Susan Deane Hunter, Esquire,  
401 Old Penllyn Pike,  
Blue Bell, PA 19422.  
ATTORNEY: SUSAN DEANE HUNTER,  
LAW OFFICES OF SUSAN DEANE HUNTER,  
401 Old Penllyn Pike,  
Blue Bell, PA 19422

**BRABSON, MARGO B., dec'd.**

Late of Borough of Lansdale.  
Executor: ERIC BRABSON,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**BRAITHWAITE, JOHN J., dec'd.**

Late of Lower Merion Township.  
Executors: JOHN J. BRAITHWAITE, JR. AND  
BARBARA BROSNAN,  
c/o Nathan Egner, Esquire,  
Radnor Station Two, Suite 110,  
290 King of Prussia Road,  
Radnor, PA 19087.  
ATTORNEY: NATHAN EGNER,  
DAVIDSON & EGNER,  
Radnor Station Two, Suite 110,  
290 King of Prussia Road,  
Radnor, PA 19087

**BRUCKNO, RONALD J., dec'd.**

Late of Plymouth Township.  
 Executor: ROBERT DiRENZO,  
 48 Mountainview Drive,  
 Jim Thorpe, PA 18229.  
 ATTORNEY: CHARLES D. MANDRACCHIA,  
 MANDRACCHIA LAW, LLC,  
 272 Ruth Road,  
 Harleysville, PA 19438

**BURKE, THOMAS F., dec'd.**

Late of East Norriton Township.  
 Executor: SCOTT P. BURKE,  
 203 Deer Run,  
 East Norriton, PA 19403.  
 ATTORNEY: MARYBETH O. LAURIA,  
 LAURIA LAW LLC,  
 3031 Walton Road, Suite C310,  
 Plymouth Meeting, PA 19462

**BYWATERS JR., RONALD E. also known as  
RONALD ERIC BYWATERS, JR., dec'd.**

Late of Hatfield Township.  
 Executrix: ADELAIDE E. BYWATERS,  
 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

**CARRICK, BARBARA J. also known as  
BARBARA CARRICK, dec'd.**

Late of Borough of Hatboro.  
 Co-Executrices: LISA ANN BONER AND  
 MARIE JEANNETTE WARGO,  
 c/o John R. Lundy, Esquire,  
 Lundy Beldecos & Milby, PC,  
 450 N. Narberth Avenue, Suite 200,  
 Narberth, PA 19072.  
 ATTORNEY: JOHN R. LUNDY,  
 LUNDY BELDECOS & MILBY, PC,  
 450 N. Narberth Avenue, Suite 200,  
 Narberth, PA 19072

**COSSMAN, EDWARD L., dec'd.**

Late of Hatfield Township.  
 Executrix: SOPHIA A. ALLETTO,  
 35 Pulaski Street, P.O. Box 1458,  
 Tybee Island, GA 31328.  
 ATTORNEY: ELIZABETH M. WETZLER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**CROSBY, CAROL L., dec'd.**

Late of Schwenksville, PA.  
 Executrix: TRACEY MARIE MENTZER,  
 29 Sandpiper Drive,  
 Bechtelsville, PA 19505.

**CROUTHAMEL, LORETTA, dec'd.**

Late of Borough of Telford, Bucks County, PA.  
 Executor: JEREMY Z. MITTMAN, ESQUIRE,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936.  
 ATTORNEY: JEREMY Z. MITTMAN,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936

**DeANGELIS, KENNETH A., dec'd.**

Late of Borough of Norristown.  
 Administrator: NANCY JANE DeANGELIS,  
 c/o David W. Crosson, Esquire,  
 Crosson & Richetti LLC,  
 609 W. Hamilton Street, Suite 301,  
 Allentown, PA 18101.  
 ATTORNEY: DAVID W. CROSSON,  
 CROSSON & RICHETTI LLC,  
 609 W. Hamilton Street, Suite 301,  
 Allentown, PA 18101

**DOWNEY, JANE MARIE, dec'd.**

Late of Upper Merion Township.  
 Executrix: ELIZABETH ANN MILLER,  
 c/o Susan Deane Hunter, Esquire,  
 401 Old Penllyn Pike,  
 Blue Bell, PA 19422.  
 ATTORNEY: SUSAN DEANE HUNTER,  
 LAW OFFICES OF SUSAN DEANE HUNTER,  
 401 Old Penllyn Pike,  
 Blue Bell, PA 19422

**DuPONT, CECILIA, dec'd.**

Late of Whitemarsh Township.  
 Executors: WESTLEY HOWARD LEVONIAN AND  
 ANDREW DuPONT,  
 c/o Thomas J. Burke, Jr., Esquire,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003.  
 ATTORNEY: THOMAS J. BURKE, JR.,  
 HAWS & BURKE P.C.,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003

**GADALETA, JOSEPH, dec'd.**

Late of Borough of Lansdale.  
 Executor: JOSEPH GADALETA,  
 c/o Gregory R. Gifford, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**GENUARDI, GLORIA HELEN, dec'd.**

Late of Lansdale, PA.  
 Executor: FRANCIS S. PULEO,  
 200 Barefield Lane,  
 Conshohocken, PA 19428.

**GOSHOW, JOHN M., dec'd.**

Late of Franconia Township.  
 Executrices: JENNIFER G. LACHER,  
 377 Oak Drive,  
 Souderton, PA 18964.  
 JESSICA A. SCHENK,  
 5028 Martin Drive,  
 East Petersburg, PA 17520.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**HAAS, BARBARA S., dec'd.**

Late of Borough of Hatboro.  
 Executors: JEFFREY HAAS AND  
 BETH ANN 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

**KEMMERER, ETHEL P., dec'd.**

Late of Upper Moreland Township.  
 Executors: KRISTINA L. KEMMERER AND  
 CHARLES L. KEMMERER, III,  
 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

**KING, ALAN CEDRIC, dec'd.**

Late of Borough of Bryn Athyn.  
 Executor: SEAN ROBERTS KING,  
 c/o Ryan M. Bornstein, Esquire,  
 800 Lancaster Avenue, Suite T-12,  
 Berwyn, PA 19312.  
 ATTORNEY: RYAN M. BORNSTEIN,  
 HARVEY BALLARD & BORNSTEIN, LLC,  
 800 Lancaster Avenue, Suite T-2,  
 Berwyn, PA 19312

**KRUPP, VICTORIA A., dec'd.**

Late of Souderton, PA.  
 Administrator: TROY A. KRUPP,  
 235 Telford Pike,  
 Telford, PA 18969.  
 ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**LEAVY, MICHAEL J., dec'd.**

Late of Limerick Township.  
 Executrices: KRISTIN A. CURNEW,  
 3058 Shire Drive,  
 Sanatoga, PA 19464,  
 SHANNON OTTE,  
 3545 Pickertown Road,  
 Chalfont, PA 18914.  
 ATTORNEY: JUDITH L. WATTS,  
 PICARDI PHILIPS & OTTAVIANO,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776

**LIES, KENNETH, dec'd.**

Late of Hatfield, PA.  
 Administrators: BERNARD BANKS,  
 66 Stratford Road,  
 West Hempstead, NY 11552,  
 ROSEMARY PORRETTI,  
 1044 Victor Drive,  
 East Greenville, PA 18041.  
 ATTORNEY: KIRSTEN B. MINISCALCO,  
 WINTER & DUFFY LAW,  
 190 Bethlehem Pike, Suite 1, P.O. Box 564,  
 Colmar, PA 18915-0564

**MACCARRONE, MICHELE also known as  
MICHAEL MACCARRONE and  
MICELE MACCARRONE, dec'd.**

Late of Upper Providence Township.  
 Executor: CHRISTINE D. McCORMICK,  
 c/o Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: ANYLISE C. CROUTHAMEL,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**NEMEC, GARY L., dec'd.**

Late of Borough of Telford.  
 Executrix: KATIE POUST,  
 c/o Gregory C. McCarthy, Esquire,  
 87 N. Broad Street,  
 Doylestown, PA 18901.  
 ATTORNEY: GREGORY C. MCCARTHY,  
 87 N. Broad Street,  
 Doylestown, PA 18901

**NICE, PAULINE M., dec'd.**

Late of Franconia Township.  
 Executors: RONALD S. NICE,  
 429 Morwood Road,  
 Telford, PA 18969,  
 PHYLLIS S. SELLARS,  
 60 Washington Avenue, Apt. 5,  
 Souderton, PA 18964.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**NOBLE, JULIA A., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: LESLIE N. KANE,  
 837 Welsh Road,  
 Schwenksville, PA 19473.  
 ATTORNEY: JENNIFER A. KOSTEVA,  
 HECHSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**NOSTADT, KEION JOHN, dec'd.**

Late of Limerick Township.  
 Co-Administrators: WILLIAM J. NOSTADT AND  
 KAREN WISE NOSTADT,  
 19 Cemetery Lane,  
 Schwenksville, PA 19473.

**ONIMUS JR., WILLIAM EDWARD, dec'd.**

Late of Borough of Hatboro.  
 Co-Executors: EDWARD ONIMUS AND  
 KEITH ONIMUS,  
 c/o Hope Bosniak, Esquire,  
 Dessen, Moses & Rossitto,  
 600 Easton Road,  
 Willow Grove, PA 19090.  
 ATTORNEY: HOPE BOSNIAK,  
 DESSEN, MOSES & ROSSITTO,  
 600 Easton Road,  
 Willow Grove, PA 19090

**PAINTER, LINDA G., dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: NANCY NISBET,  
 c/o Jonathan B. Young, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JONATHAN B. YOUNG,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**PETRECEZ, CECILIA CATHERINE, dec'd.**

Late of Upper Merion Township.  
 Executrix: KATHLEEN C. IULIANO,  
 211 Glenwood Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: JACQUELINE A. JOHNSON,  
 3770 Ridge Pike,  
 Collegeville, PA 19426

**PHIFER, LILLIAN A., dec'd.**

Late of Upper Pottsgrove Township.  
 Executrix: ALICE PURVIS,  
 1661 Wyomissing Road,  
 Mohnton, PA 19540.

ATTORNEY: THOMAS A. MASTROIANNI,  
 OWM LAW,  
 1503 Sunset Drive, Suite 201,  
 Pottstown, PA 19464

**RESINGER, DOROTHY MAHNKS, dec'd.**

Late of Lansdale, PA.  
 Co-Executors: PAMELA MEARS,  
 24809 Shrubbery Hill Court,  
 Damascus, MD 20872-2307,  
 JAMES RESINGER,  
 1121 Forest Lane,  
 Glen Mills, PA 19342-9609.

**ROEDER, LORELEI E., dec'd.**

Late of Borough of East Greenville.  
 Executor: ROBERT J. DAVIS, II.  
 ATTORNEY: MICHELLE M. FORSELL,  
 CROSSON & RICHETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**SCARPULLA, JOHN D., dec'd.**

Late of Lower Providence Township.  
 Administrator: ANTHONY J. SCARPULLA,  
 c/o E. Marc Miller, Esquire,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428.  
 ATTORNEY: E. MARC MILLER,  
 FLASTER GREENBERG, PC,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428

**SCOTTI, ROSE L. also known as ROSE SCOTTI, dec'd.**

Late of West Norriton Township.  
 Executor: PHILIP A. SCOTTI,  
 c/o Adam L. Fernandez, Esquire,  
 Blue Bell Executive Campus, Suite 110,  
 460 Norristown Road,  
 Blue Bell, PA 19422-2323.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 Blue Bell Executive Campus, Suite 110,  
 460 Norristown Road,  
 Blue Bell, PA 19422-2323

**SILKS, PEGGY, dec'd.**

Late of Borough of Norristown.  
 Executrix: ROSALIE M. STOOS,  
 c/o Robert J. Iannozzi, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.  
 ATTORNEY: ROBERT J. IANNOZZI,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446

**SLYE, ANITA M., dec'd.**

Late of Limerick Township.  
 Executrix: CYNTHIA A. MELLOR,  
 2179 Martin Drive,  
 Gilbertsville, PA 19525.  
 ATTORNEY: DAVID SCHACHTER,  
 1528 Walnut Street, Suite 1507,  
 Philadelphia, PA 19102

**SMITH III, AMOS BRITTAIN, dec'd.**

Late of Lower Merion Township.  
 Executrix: JANET DUYCKINCK SMITH,  
 c/o Kim D. Fetrow, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: KIM D. FETROW,  
 HECHSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**STERN, BARBARA R., dec'd.**

Late of Lafayette Hill, PA.  
 Executrix: ELLEN F. COHEN,  
 5222 Green Farms Road,  
 Edina, MN 55436.  
 ATTORNEY: DENNIS WOODY,  
 WOODY LAW OFFICES, P.C.,  
 110 W. Front Street,  
 Media, PA 19063

**VALERIO, RALPH THOMAS, dec'd.**

Late of Borough of Norristown.  
 Executrix: DONNA M. VALERIO,  
 c/o Mullaney Law Offices,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024

**WILLS, THOMAS EDMUND also known as THOMAS EDMUND WILLS II, dec'd.**

Late of Pottstown, PA.  
 Executor: RICHARD E. WELLS,  
 545 N. Roland Street,  
 Pottstown, PA 19464.  
 ATTORNEY: RICHARD E. WELLS,  
 545 N. Roland Avenue,  
 Pottstown, PA 19464

**Second Publication****ADAMS, BARBARA E., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: JACQUELINE P. ZAHN,  
 3326 Midvale Avenue,  
 Philadelphia, PA 19129.  
 ATTORNEY: STEVEN M. ZELINGER,  
 STEVEN M. ZELINGER, LLC,  
 1650 Market Street, Suite 3600,  
 Philadelphia, PA 19103

**ATELLA, MARION E., dec'd.**

Late of Gladwyne, PA.  
 Executrix: LISA COMPTON,  
 932 Black Rock Road,  
 Gladwyne, PA 19035.

**BARTKIW, ORYSIA also known as ORYSIA J. BARTKIW and IRENE BARTKIW, dec'd.**

Late of Abington Township.  
 Executor: STEVEN MARINUCCI,  
 1212 Fuller Street, 2nd Floor,  
 Philadelphia, PA 19111.  
 ATTORNEY: RYAN A. KROCKER,  
 ROTHKOFF LAW GROUP,  
 Seven Neshaminy Interplex, Suite 116,  
 Trevose, PA 19053

**BEAVER, JACK R., dec'd.**

Late of Borough of Pottstown.  
 Executor: DARRYL RYAN,  
 1037 Farmington Avenue,  
 Pottstown, PA 19464.

ATTORNEY: GREGORY W. PHILIPS,  
 PICARDI PHILIPS & OTTAVIANO,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**BRODSKY, BARBARA, dec'd.**

Late of Lower Merion Township.  
 Executors: SCOTT LEVENSTEN,  
 KEVIN LEVENSTEN AND  
 BNY MELLON NA,  
 c/o Andrew J. Haas, Esquire,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: ANDREW J. HAAS,  
 BLANK ROME LLP,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998

**CADWELL, DAWN A. also known as  
DAWN ARLENE CADWELL, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: DEBORAH HAGAN STANLEY,  
 c/o Steven J. Fromm, Esquire,  
 1 Petty Circle,  
 Fort Washington, PA 19034.  
 ATTORNEY: STEVEN J. FROMM,  
 STEVEN J. FROMM & ASSOCIATES, P.C.,  
 1 Petty Circle,  
 Fort Washington, PA 19034

**CARAPELLOTTI, RICHARD A. also known as  
RICHARD CARAPELLOTTI, dec'd.**

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

**CHOY, MOIRA S., dec'd.**

Late of Lower Salford Township.  
 Executor: WILTON P. CHOY,  
 c/o Jamison C. MacMain, Esquire,  
 17 W. Miner Street,  
 West Chester, PA 19382.  
 ATTORNEY: JAMISON C. MacMAIN,  
 MacELREE HARVEY, LTD.,  
 17 W. Miner Street,  
 West Chester, PA 19382

**CLIPSHAM, NEIL B., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: JEAN CLIPSHAM,  
 c/o David C. Onorato, Esquire,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454.  
 ATTORNEY: DAVID C. ONORATO,  
 HLADIK, ONORATO & FEDERMAN, LLP,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454

**D'ALESSANDRO, LOUIS TITO also known as  
LOUIS D'ALLESANDRO and  
LOUIS T. D'ALLESANDRO, dec'd.**

Late of Upper Merion Township.  
 Executrix: DONNA MARIA TRIGONE,  
 c/o Erin Saulino, Esquire,  
 600 Germantown Pike, Suite #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ERIN SAULINO,  
 SAULINO LAW, LLC,  
 600 Germantown Pike, Suite #400,  
 Plymouth Meeting, PA 19462

**DOUGLASS, CHARLES JOHN also known as  
JOHN CHARLES RICHARD, dec'd.**

Late of Borough of Ambler.  
 Executrix: MARLENE G. ROSSMAN,  
 6 Lindenwold Terrace,  
 Ambler, PA 19002.  
 ATTORNEY: MARJORIE E. GALLAGHER,  
 ROYER COOPER COHEN BRAUNFELD LLC,  
 101 W. Elm Street, Suite #400,  
 Conshohocken, PA 19428

**ENDY, JOAN M., dec'd.**

Late of Pottstown, PA.  
 Executor: DAVID S. ENDY,  
 c/o Mary C. Crocker, Esquire,  
 1296 E. High Street,  
 Pottstown, PA 19464.

**EWALD, LINDA C., dec'd.**

Late of Horsham Township.  
 Administratrix: MARY E. PODLOGAR, ESQUIRE,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012.  
 ATTORNEY: MARY E. PODLOGAR,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**FORD JR., GEORGE, dec'd.**

Late of Franconia Township.  
 Executrix: SUZANNE PERRICONE,  
 c/o Rudolph L. Celli, Jr., Esquire,  
 125 Stafford Avenue, Suite 115,  
 Wayne, PA 19087.  
 ATTORNEY: RUDOLPH L. CELLI, JR.,  
 CELLI & ASSOCIATES,  
 125 Stafford Avenue, Suite 115,  
 Wayne, PA 19087

**FRANTZ, GLADYS E., dec'd.**

Late of Franconia Township.  
 Administratrix: KAREN L. BARTOSH.  
 ATTORNEY: MICHELLE M. FORSELL,  
 CROSSON & RICHETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**GEORGE, CHRIS A., dec'd.**

Late of Upper Merion Township.  
 Executrix: JUNE M. GEORGE,  
 520 James Street,  
 King of Prussia, PA 19406.  
 ATTORNEY: ROBIN J. MARZELLA,  
 R.J. MARZELLA & ASSOCIATES,  
 3513 N. Front Street,  
 Harrisburg, PA 17110

**HERMAN, RICHARD P., dec'd.**

Late of Montgomery Township.  
 Executrix: JEAN ECKERT,  
 5909 Ricky Ridge Trail,  
 Orefield, PA 18609.



ATTORNEY: GEORGE F. SHOVLIN,  
LAW OFFICES OF GEORGE F. SHOVLIN, ESQUIRE  
112 Kimberly Drive,  
Duryea, PA 18642

**HOFF, EMILY K., dec'd.**

Late of Upper Frederick Township.  
Co-Executors: PETER J. HOFF,  
LORI L. HAWKINS AND  
JAMES W. HOFF.

ATTORNEY: MICHELLE M. FORSELL,  
CROSSON & RICHETTI, LLC,  
570 Main Street,  
Pennsburg, PA 18073

**HOFFMAN, FAYE S., dec'd.**

Late of Franconia Township.  
Executrix: JILL PEARSON,  
c/o Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.

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

**JOHNSON SR., GEORGE D., dec'd.**

Late of Borough of Ambler.  
Executor: GEORGE D. JOHNSON, JR.,  
c/o Rudolph L. Celli, Jr., Esquire,  
125 Strafford Avenue, Suite 115,  
Wayne, PA 19087.

ATTORNEY: RUDOLPH L. CELLI, JR.,  
CELLI & ASSOCIATES,  
125 Strafford Avenue, Suite 115,  
Wayne, PA 19087

**LACEY, DANELLE, dec'd.**

Late of Limerick Township.  
Executrix: CHRISTINE P. FERRIS,  
c/o Samuel J. Trueblood, Esquire,  
222 Cambridge Chase,  
Exton, PA 19341.

ATTORNEY: SAMUEL J. TRUEBLOOD,  
222 Cambridge Chase,  
Exton, PA 19341

**MAZER, ROBERT C., dec'd.**

Late of Abington Township.  
Executrices: KAREN MAZER AND  
SHARON KRAMER,  
c/o Sarah A. Eastburn, Esquire,  
60 E. Court Street, P.O. Box 1389,  
Doylestown, PA 18901-0137.  
ATTORNEY: SARAH A. EASTBURN,  
EASTBURN AND GRAY, PC,  
60 E. Court Street, P.O. Box 1389,  
Doylestown, PA 18901-0137

**McMULLIN, BOBBIE JEAN, dec'd.**

Late of Abington Township.  
Administratrix: TRACY RAMOS,  
526 Garfield Avenue,  
Glenside, PA 19038.  
ATTORNEY: LINDSEY E. WILKINSON,  
LAW OFFICE OF FAYE RIVA COHEN, P.C.,  
2047 Locust Street,  
Philadelphia, PA 19103

**OKAMOTO, SUSANNE HORNER, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: SHARON OKAMOTO,  
9 Rose Avenue,  
Madison, NJ 07940.

**POLAK, LOUISE B. also known as  
LOUISE POLAK, dec'd.**

Late of Borough of Lansdale.  
Administrator: JEAN POLAK,  
c/o Jamie V. Ottaviano, Esquire,  
Picardi Philips & Ottaviano,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776.

**SHAW, TERESA A., dec'd.**

Late of Norristown, PA.  
Executrix: CYNTHIA L. LUKAS,  
18 Medway Circle,  
Collegeville, PA 19426.

**SMART, PATRICIA A. also known as  
PATRICIA ANN SMART, dec'd.**

Late of West Norriton Township.  
Co-Executors: KATHLEEN M. SMITH AND  
JEFFREY A. WHALING,  
c/o Patricia Leisner Clements, Esquire,  
516 Falcon Road,  
Audubon, PA 19403.

ATTORNEY: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403

**STENGEL, JAMES, dec'd.**

Late of Douglass Township.  
Administratrix: RUTH WEIL,  
515 Englesville Road,  
Boyertown, PA 19512.  
ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**Third and Final Publication**

**AGUDIO, JOHN, dec'd.**

Late of Perkiomen Township.  
Administratrix: JOANNE AGUDIO,  
472 Estate Road,  
Boyertown, PA 19512.  
ATTORNEY: THOMAS A. MASTROIANNI,  
OWM LAW,  
1503 Sunset Drive, Suite 201,  
Pottstown, PA 19464

**BECK, PAUL W., dec'd.**

Late of Horsham Township.  
Executrix: KRISTI ANN BECK-KASKO,  
320 Greenbriar Road,  
Lewistown, PA 17044.  
ATTORNEY: ANDREW P. GRAU,  
THE GRAU LAW FIRM,  
911 Easton Road, P.O. Box 209,  
Willow Grove, PA 19090

**BLUMBERG, JEFFREY NEIL, dec'd.**

Late of Cheltenham Township.  
Executrix: JOAN BLUMBERG,  
c/o Laura M. Tobey, Esquire,  
724 W. Lancaster Avenue, Suite 215,  
Wayne, PA 19087.  
ATTORNEY: LAURA M. TOBEY,  
REIDENBACH & ASSOCIATES, LLC,  
724 W. Lancaster Avenue, Suite 215,  
Wayne, PA 19087

**BOYSON, DANIEL O. also known as  
DANIEL OSCAR BOYSON, dec'd.**

Late of Perkiomen Township.  
Administratrix: KAITLYN A. BOYSON,  
c/o Lee F. Mauger, Esquire,  
Wolf, Baldwin & Associates, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464.

**CRAIG, CATHERINE T., dec'd.**

Late of Upper Moreland Township.  
 Executrix: CATHERINE T. CRAIG,  
 c/o Lesley M. Mehalick, Esquire,  
 30 Cassatt Avenue,  
 Berwyn, PA 19312.  
 ATTORNEY: LESLEY M. MEHALICK,  
 McANDREWS, MEHALICK, CONNOLLY,  
 HULSE & RYAN, P.C.,  
 30 Cassatt Avenue,  
 Berwyn, PA 1931

**CRONIN, JOSEPH F., dec'd.**

Late of Montgomery Township.  
 Executor: JOSEPH F. CRONIN, JR.,  
 c/o Jessica Varallo, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012.  
 ATTORNEY: JESSICA VARALLO,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**D'EMILIO, ROBERTA L., dec'd.**

Late of Upper Merion Township.  
 Executor: BRIAN G. D'EMILIO,  
 c/o Adam L. Fernandez, Esquire,  
 Blue Bell Executive Campus, Suite 110,  
 460 Norristown Road,  
 Blue Bell, PA 19422-2323.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 Blue Bell Executive Campus, Suite 110,  
 460 Norristown Road,  
 Blue Bell, PA 19422-2323

**DECKER, ANNA M., dec'd.**

Late of Royersford, PA.  
 Administrator: JANE GIBSON,  
 603 Mount Laurel Road,  
 Mount Laurel, NJ 08054.

**DiFRANCESCO, ADINA, dec'd.**

Late of North Wales, PA.  
 Executors: ROBERT DiFRANCESCO,  
 349 Oak Park Road,  
 Hatfield, PA 19440,  
 REMO DiFRANCESCO,  
 331 Farm Lane,  
 North Wales, PA 19454.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**DiFULVIO, ANITA R., dec'd.**

Late of Whitpain Township.  
 Executrix: PATRICIA E. OESTE-HANNIFAN,  
 c/o Dilts, Macary & Calvin, LLC,  
 455 Pennsylvania Avenue, Suite 220,  
 Fort Washington, PA 19034.  
 ATTORNEY: DAVID W. ANTHONY,  
 DILTS, MACARY & CALVIN, LLC,  
 455 Pennsylvania Avenue, Suite 220,  
 Fort Washington, PA 19034

**ENDRIGIAN, GEORGE P., dec'd.**

Late of Lower Moreland Township.  
 Executrix: ANA ENDRIGIAN,  
 3257 Stonegate Drive,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: GLENN R. WEISER,  
 McCARTHY WEIDLER P.C.,  
 2000 Market Street, Suite 2820,  
 Philadelphia, PA 19103

**ESTELLE, CHARLES HOWARD, dec'd.**

Late of Borough of Trappe.  
 Executor: RYAN ANDREW ESTELLE,  
 755 College Avenue,  
 Trappe, PA 19426.  
 ATTORNEY: RYAN A. KROCKER,  
 ROTHKOFF LAW GROUP,  
 Seven Neshaminy Interplex, Suite 116,  
 Trevese, PA 19053

**FOLEY, ELIZABETH J. also known as ELIZABETH JANE FOLEY, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: DAVID P. DiFABIO,  
 c/o Mary C. Crocker, Esquire,  
 1296 E. High Street,  
 Pottstown, PA 19464.

**FORST, ROBERT E., dec'd.**

Late of Borough of Lansdale.  
 Executrix: TRACEY MILES,  
 c/o Rosemary R. Ferrino, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012.  
 ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**GUSTAFSON, MARIA LOHEAC, dec'd.**

Late of Blue Bell, PA.  
 Executrix: CATHERINE SCHUNDER,  
 523 Norris City Avenue,  
 Norristown, PA 19401.

**HUTNYK, HAROLD L., dec'd.**

Late of Hatfield Township.  
 Executrix: CHRISTINE H. HUTNYK,  
 c/o Leonard L. Shober, Esquire,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914.  
 ATTORNEY: LEONARD L. SHOBER,  
 SHOBER & ROCK, P.C.,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914

**JOHNSON, WILLIAM A., dec'd.**

Late of Borough of Lansdale.  
 Co-Administratrices: ATHANASIA JOHNSON,  
 720 Showers Street,  
 Harrisburg, PA 17104,  
 ANGELINA JOHNSON,  
 3408 N. 2nd Street,  
 Harrisburg, PA 17110.  
 ATTORNEY: DAVID H. STONE,  
 414 Bridge Street,  
 New Cumberland, PA 17070

**KATONA, MARY JO, dec'd.**

Late of Plymouth Township.  
 Executor: JAMES ANTHONY KATONA, III,  
 c/o The Bainbridge Law Firm, LLC,  
 921 Penllyn Blue Bell Pike, Suite A2,  
 Blue Bell, PA 19422.  
 ATTORNEY: JAMES S. BAINBRIDGE,  
 THE BAINBRIDGE LAW FIRM, LLC,  
 921 Penllyn Blue Bell Pike, Suite A2,  
 Plymouth Meeting, PA 19422

**KHANTHAN, SUBRAMANIAM, dec'd.**

Late of Huntingdon Valley, PA.  
 Executor: SUBRAMANIAM NARTHANA,  
 12 Koren Lane,  
 Belle Mead, NJ 08502.

**KOEGLER, BRUCE also known as****BRUCE R. KOEGLER, dec'd.**

Late of Lower Merion Township.  
 Executors: JOSPEH LUBASH,  
 8109 State Route 706,  
 Montrose, PA 18801,  
 AMY PASCALI,  
 31 Stagecoach Road,  
 Cape May Courthouse, NJ 08210.  
 ATTORNEY: RODNEY S. FLUCK,  
 BUTERA BEAUSANG COHEN & BRENNAN,  
 630 Freedom Business Center, Suite 108,  
 King of Prussia, PA 19406

**LEITHMANN, DONNA D., dec'd.**

Late of Pottstown, PA.  
 Executor: LAURIE KNOEBEL,  
 5 Towhee Court,  
 Bechtelsville, PA 19505.  
 ATTORNEY: WARREN H. PRINCE,  
 PRINCE LAW OFFICES PC,  
 646 Lenape Road,  
 Bechtelsville, PA 19505

**LEVENTHAL, LEAH, dec'd.**

Late of Cheltenham Township.  
 Executors: NEIL LEVENTHAL AND  
 LYN LEVENTHAL,  
 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

**LUCHE, LOUELLA MASON also known as****LOUELLA LUCHIE and  
LOUELLA MASON, dec'd.**

Late of Upper Merion Township.  
 Executrix: KRISTA BROWN,  
 c/o Michael J. Mattson, Esquire,  
 21 W. Third Street,  
 Media, PA 19063.  
 ATTORNEY: MICHAEL J. MATTSON,  
 MUSI, MATTSON, DAUBENBERGER &  
 CLARK, LLP,  
 21 W. Third Street,  
 Media, PA 19063

**MARCHESE, PASQUALE JOHN also known as****PAT MARCHESE, dec'd.**

Late of West Conshohocken, PA.  
 Co-Executors: PATRICIA ANN TAORMINA,  
 755 George Drive,  
 King of Prussia, PA 19406,  
 DAVID JOHN MARCHESE,  
 706 Pondview Drive,  
 Norristown, PA 19403.

**MARTIN, DANIEL JUDE also known as****DANIEL J. MARTIN, dec'd.**

Late of Souderton, PA.  
 Executrix: ANN L. SORENSEN,  
 210 Noble Street,  
 Souderton, PA 18964.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**MARTIN, JANET RUTH, dec'd.**

Late of Hatfield, PA.  
 Executrix: PAMELLA NYCE,  
 4 Lantern Lane,  
 Lansdale, PA 19446.

**MAZO, ROBERT M. also known as  
ROBERT MAZO, dec'd.**

Late of Lower Merion Township.  
 Executor: DANIEL P. MAZO,  
 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

**McCARTHY, ELIZABETH DENISE also known as****DENISE WHITE MCCARTHY and  
DENISE MCCARTHY, dec'd.**

Late of Upper Dublin Township.  
 Executor: JOHN MICHAEL MCCARTHY,  
 c/o Mazullo & Murphy, P.C.,  
 2003 Lower State Road, Suite 120,  
 Doylestown, PA 18901.  
 ATTORNEY: KEVIN J. MURPHY,  
 MAZULLO & MURPHY, P.C.,  
 2003 Lower State Road, Suite 120,  
 Doylestown, PA 18901

**McCUSKER, MICHAEL F. also known as****MICHAEL F. McCUSTER, dec'd.**

Late of Springfield Township.  
 Executor: ROBERT C. ABBOTT,  
 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

**McKEON, THOMAS S., dec'd.**

Late of Whitpain Township.  
 Executor: JOSEPH DONOHUE,  
 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

**MILLER, ALICE GRACE also known as****ALICE MILLER,  
ALICE G. MILLER and  
ALICE S. MILLER, dec'd.**

Late of Borough of Ambler.  
 Administrator: EDWARD MILLER,  
 423 Montier Road,  
 Glenside, PA 19038.

**PETRECEZ, SHIRLEY YVONNE, dec'd.**

Late of Upper Merion Township.  
 Executrix: SHIRL LYNN DAVIS,  
 c/o Grace E. Gelone, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.  
 ATTORNEY: GRACE E. GELONE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446

**PETRONE, ITALIA S., dec'd.**

Late of Borough of Ambler.  
 Executor: ETTORE PETRONE,  
 c/o Rosemary R. Ferrino, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012.  
 ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**REIS, FRANCIS C., dec'd.**

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

**RIISING KARI also known as****KARI J. RIISING, dec'd.**

Late of Borough of Pottstown.  
 Executor: THOMAS J. HYLTON,  
 c/o David L. Allebach, Jr., Esquire,  
 Picardi Philips & Ottaviano,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464.

**RODRIGO, PEDER DYLAN, dec'd.**

Late of Lower Salford Township.  
 Administrator: JESSE ZARZYCKI,  
 759 Cross Road, P.O. Box 263,  
 Lederach, PA 19450.  
 ATTORNEY: ABIGAIL M. ZONARICH,  
 METTE,  
 3401 N. Front Street, P.O. Box 5950,  
 Harrisburg, PA 17710

**ROGERS, BERNICE A., dec'd.**

Late of Cheltenham Township.  
 Executrix: LINDA M. WIDMEIER,  
 c/o Marjorie Scharpf, Esquire,  
 The Tannenbaum Law Group,  
 600 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: MARJORIE SCHARPF,  
 THE TANNENBAUM LAW GROUP,  
 600 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**SMITH, DOROTHY K., dec'd.**

Late of Franconia Township.  
 Executors: KENNETH L. SMITH,  
 7101 Cam Bell Road,  
 Bridgewater, VA 22812,  
 SYLVIA MILLER,  
 3550 White Oak Drive,  
 Rockingham, VA 22801.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**STONEBACK, GLORIA P., dec'd.**

Late of Harleysville, PA.  
 Executor: DEAN A. STONEBACK,  
 367 Fallowfield Lane,  
 Harleysville, PA 19438.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**STRICKLAND, THERESA L., dec'd.**

Late of Harleysville, PA.  
 Executor: THOMAS F. LAVALLEE, SR.,  
 5798 Foxglove Place,  
 Prescott, AZ 86305.  
 ATTORNEY: ELIZABETH M. WETZLER,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**WANNER, GREGORY FRANCIS, dec'd.**

Late of Willow Grove, PA.  
 Co-Executors: LAURA PARRISH,  
 10817 W. Bridgford Drive,  
 Cary, NC 27518,  
 MICHAEL WANNER,  
 3055 Mechanicsville Road, Apt. 110,  
 Bensalem, PA 19020.

**YUHAS, MARY ELLEN, dec'd.**

Late of Lower Merion Township.  
 Executrix: KATHERINE YUHAS,  
 c/o Gail P. Roth, Esquire,  
 301 E. Germantown Pike, First Floor,  
 East Norriton, PA 19401.  
 ATTORNEY: GAIL P. ROTH,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 301 E. Germantown Pike, First Floor,  
 East Norriton, PA 19401

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**FICTITIOUS NAMES**

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

**Chromascape Studio** with its principal place of business at 636 Schwab Road, Hatfield, PA 19440.

The name and address of the person owning or interested in said business is: Wei Luo-Hita, 636 Schwab Road, Hatfield, PA 19440.

The application was filed on July 14, 2025.

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Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 4, 2025, for **FDM Mortgage**, with a principal place of business located at 2600 Philmont Avenue, Suite 212, Huntingdon Valley, PA, 19006, in Montgomery County. The individual(s) interested in this business: Absolute Home Mortgage Corporation, 330 Passaic Avenue, Suite 204, Fairfield, NJ, 07004. This is filed in compliance with 54 Pa. C.S. § 311.

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Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 4, 2025, for **Mortgage Equity**, with a principal place of business located at 2600 Philmont Avenue, Suite 212, Huntingdon Valley, PA, 19006, in Montgomery County. The individual(s) interested in this business: Absolute Home Mortgage Corporation, 330 Passaic Avenue, Suite 204, Fairfield, NJ, 07004. This is filed in compliance with 54 Pa. C.S. § 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 25, 2025, for **Muldoon Construction Services & Supplies** at 2169 E. High Street, Pottstown, PA 19464, in Montgomery County. The entity interested in such business is Muldoon Construction Services LLC, and the Commercial Registered Office provider is Registered Agents Inc. This was filed in accordance with 54 Pa. C.S. § 311.

FOREIGN WITHDRAWAL

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **Dassault Systemes of America, Corp.**, a corporation, incorporated under the laws of the State of California, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 175 Wyman Street, Waltham, MA 02451, and the name of its commercial registered office provider in Pennsylvania is C T Corporation System.

TRUST NOTICE

First Publication

MARIE M. SAUTTER TRUST U/A/D 1/9/1990

Notice is hereby given of the death of Marie M. Sautter, late of Lower Moreland Township, Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or the Marie M. Sautter Trust U/A/D 1/9/1990, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or her Trust are requested to make payment without delay to the Trustee named below:

**Trustee:** William R. Sautter III  
455 Boxwood Road, Rosemont, PA 19010  
**Trustee's Attorney:** Peter S. Gordon  
Gordon, Fournaris and Mammarella  
1925 Lovering Avenue, Wilmington, DE 19806

EXECUTIONS ISSUED

Week Ending July 29, 2025

The Defendant's Name Appears  
First in Capital Letters

ABRAHAM, DENISE: KEYBANK, GRNSH. - Capital One Bank USA, N.A.; 202205263; WRIT/EXEC.  
ALIAGA, CESAR: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202508498.  
ANASTASIA CARE SERVICES, LLC: BANK OF AMERICA, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202260120; \$69,424.15.  
ARNOLD, CHRISTINA: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510136; ORDER/REASSESS/\$1,285.97.

BOWE, SADARAH: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510124; ORDER/REASSESS/\$4,828.87.  
BRANCH, HARMONY: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510125; ORDER/REASSESS/\$9,139.84.  
BSA FINANCIAL, LLC: VELASQUEZ, STEVE: NAVY FEDERAL CREDIT UNION, GRNSH. - Key Bank; 202402719; \$55,237.24.  
CAPRERI, DAN: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202509737.  
CAREY, MICHAEL: WELLS FARGO BANK, GRNSH. - Unifund CCR, LLC; 202213074; \$1,716.72.  
CLINTON, EZEKIEL: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202319707; WRIT/EXEC.  
DICKERSON, ELIZABETH: ELIZABETH - Wells Fargo Bank, N.A., et al.; 201623484; ORDER/AMEND IN REM/\$306,940.99.  
FOWLER, SALEAN: JONES FOWLER, TERESA: MERCK, GRNSH. - Edwards, Terence; 202516687; WRIT/EXEC.  
HILBERT, LINDA: TD BANK, GRNSH. - Portfolio Recovery Associates; 202518970; \$874.15.  
HOUCK, DANIEL: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202518634; \$4,852.36.  
JACKSON, RESIA: NAVY FEDERAL CREDIT UNION, GRNSH. - Ardent Credit Union; 202204181; ORDER/STRICKEN.  
JENKINS, ANTHONY - U.S. Bank Trust, National Association; 202421102.  
JONES, HANIAH: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202518657; \$11,776.88.  
KAMARA, AMARA: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202314900; ORDER/REASSESS/\$12,630.83.  
KUPTSOVA, MARIA: BARRERA, PORFIRIO: CHASE BANK, GRNSH. - LNM Consulting Group, LLC; 202518895; \$10,091.45.  
NANO IONIC MANUFACTURING, INC.: WELLS FARGO, GRNSH. - Unifirst Corporation; 202509948; WRIT/EXEC.  
NORTON, STEPHEN: BANK OF AMERICA, GRNSH. - Capital One Bank USA, N.A.; 202503942; WRIT/EXEC.  
OSWLAD, ALICIA: TRUIST BANK, GRNSH. - Capital One Bank USA, N.A.; 202326368; WRIT/EXEC.  
PARAMOUNT FENCING, INC.: JPMORGAN CHASE BANK, GRNSH. - Keehn, Erik, et al.; 202507119; \$9,257.63.  
PERCY, JESSICA: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202503946; WRIT/EXEC.  
PRIDGEN, LESLIE: CITADEL FEDERAL CREDIT UNION, GRNSH. - Sun East Federal Credit Union; 202002998; ORDER/REASSESS/\$23,188.14.  
SALMONS, JOHN: TANIESHA - Wells Fargo Bank, N.A.; 202500445; ORDER/IN REM/\$2,553,874.25.  
SHISLER, BRANDON: KEYBANK, GRNSH. - Capitol One Bank USA, N.A.; 202014114; WRIT/EXEC.  
TERMILUS, SHAEN: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202518635; \$22,830.77.



TO, BICH: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202402303.  
 TOTAL WORKPLACE SOLUTIONS GROUP, LLC: 500 SOUTH GRAVERS RD., LLC: WELLS FARGO BANK, GRNSH. - Division 9, LLC; 202507222.  
 TURNER, TAMMY: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202404179.  
 VAZQUEZ, JOSE: NAVY FEDERAL CREDIT UNION, GRNSH. - Rutgers The State University; 202518633; \$13,020.33.  
 WANNER, SAMUEL: KEYBANK, GRNSH. - Capitol One Bank USA, N.A.; 202113275; WRIT/EXEC.  
 WEST, ROLAND: SANTANDER BANK, GRNSH. - Collins Asset Group, LLC; 202418985.  
 WESTERVELT, KYLEIGH: WELLS FARGO BANK, GRNSH. - First Commonwealth Federal Credit Union; 202503898.  
 WILLIAMS, CLARENCE: THYRA - Krishnatry, Gaurav; 202515864; WRIT/EXEC.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending July 29, 2025**

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

PEARSON, MALCOMM - Clairevoyant, Rogenia; 202519314; Judgment fr. District Justice; \$3,505.44.  
 ROS, BRYAN - Midland Credit Management, Inc.; 202519192; Judgment fr. District Justice; \$1,108.60.  
 SMITH, BRYAN - Midland Credit Management, Inc.; 202519193; Judgment fr. District Justice; \$2,194.17.  
 SQUEEZED PENNSYLVANIA, LLC - 401 Fourth Street, Inc.; 202519283; Complaint in Confession of Judgment; \$113,024.98.

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## LETTERS OF ADMINISTRATION

**Granted Week Ending July 29, 2025**

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

ANTRIM, ALAN H. - Lower Merion Township; Antrim, Douglas L., 279 N. Euclid Avenue, Pasadena, CA 91101.  
 ARMSTRONG III, THOMAS A. - Springfield Township; Henrick, Stephanie A., 1001 Conshohocken State Road, West Conshohocken, PA 19428.  
 CAREY, DOLORES F. - Cheltenham Township; Blackwell, Dawn O., 7404 Barclay Road, Cheltenham, PA 19012.  
 EVEN, BERNADETTE R. - Ambler Borough; Bodnar, Kim A., 304 Ross Street, Pittsburgh, PA 15219.  
 HALTERMAN, DORIS A. - Bryn Athyn Borough; Spielvogel, Cynthia H., 50 Heritage Hills Drive, Washington Crossing, PA 18977.  
 JAMES, BRIAN C. - Franconia Township; James, Bradley C., 2120 Lincoln Street, Bethlehem, PA 18019.  
 LANG, LORRAINE E. - North Wales Borough; Solomon, Kevin R., 163 Hillside Court, North Wales, PA 19454.

LARA, MARK E. - Norristown Borough; Lara, Monica A., 82 Colonial Square, Lindenwold, NJ 08021.  
 LAWRENCE, SAMUEL F. - Pottstown Borough; Lawrence, Susan B., 447 Clearview Street, Pottstown, PA 19464.  
 LIES, KENNETH - Hatfield Borough; Banks, Bernard, 66 Stratford Road, West Hempstead, NY 11552; Porretti, Rosemary, 1044 Victor Drive, East Greenville, PA 18041.  
 PICKWELL, RICHARD W. - Hatboro Borough; Pickwell, Nancy L., 448 Blair Mill Road, Hatboro, PA 19040.  
 ROTAY, DOROTHY A. - Norristown Borough; Every, Elizabeth L., 1210 Astor Street, Norristown, PA 19401.  
 RUSSO, DEBORAH A. - Pottstown Borough; Hatfield, Brooke E., 4475 Hillside Road, Reading, PA 19606.  
 TYREE, JANICE C. - Cheltenham Township; Haines, Kareem A., 114 Church Road, Elkins Park, PA 19027; Haines, Warmes, 7918 Louise Lane, Wyndmoor, PA 19038.  
 WILEY, ROBERT C. - Heflin Jr., Wayne W., 3110 Big Road, Zieglerville, PA 19492.  
 WILEY, THOMAS H. - ; Heflin, Wayne W., Jr., 3110 Big Road Zieglerville, PA 19492.  
 WILLIAMS, ETHEL - Norristown Borough; Smith, James, 121 Knock Hill Drive, Royersford, PA 19468.  
 YOUNG, SEAN P. - Abington Township; Young, Brigid, 3416 Baldwin Road, Huntingdon Valley, PA 19006; Young, Courtney, 3416 Baldwin Road, Huntingdon Valley, PA 19006.

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## SUITS BROUGHT

**Week Ending July 29, 2025**

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

ABDELWAHAB, MOHAMED - Bank of America, N.A.; 202519077; Civil Action; Cawley, Jonathan Paul.  
 BARKSDALE, JESSE - Barksdale, Naja; 202519269; Complaint Divorce.  
 BELL, DEZARAE - Bank of America, N.A.; 202519055; Civil Action; Cawley, Jonathan Paul.  
 BELSKY, KENNETH - American Express National Bank; 202519172; Civil Action; Felzer, Jordan W.  
 BRYN MAWR TRUST: BILLETTA, STEPHEN: SALDUTTI, SERENA, ET AL. - Keen, Paul; 202519039; Civil Action; Miller, Barry M.  
 BUTTS, AARON - Comeau, Leah; 202518897; Complaint for Custody/Visitation; Guth, Hannah Christine.  
 CASTRO COLOCH, KATERIN: COLOCH HERNANDEZ, SELVIN - Coloch Hernandez, Carlos; 202518848; Complaint for Custody/Visitation; Gonzalez Fernandez, Stephanie A.  
 CHO, SAMANTHA - Bank of America, N.A.; 202519054; Civil Action; Cawley, Jonathan Paul.  
 CORLEY-AVERY, DEIDRA - Yan, Xiu; 202519228; Defendants Appeal from District Justice.  
 DANIELS, R. - Daniels, Therese; 202519047; Complaint Divorce.  
 DeJESUS, KRISTINA - CBC Settlement Funding, LLC; 202519138; Petition; Dugalic, Vanya.  
 DUNLAP, ROBERT - Bowdler, Nicole; 202519048; Complaint for Custody/Visitation.

- GHULE, GAURANG - Shrotri, Manasi; 202519184;  
Complaint for Custody/Visitation; Mandracchia,  
Christopher D.
- GILES, GUERDA: ROSIRUS, ROSEMENE -  
Duran & Elisabeth Perkins and William Edgar;  
202519163; Defendants Appeal from District Justice.
- HALEY, JUSTIN-DEVIN - Doe, Paulizar; 202519186;  
Complaint for Custody/Visitation.
- HARLOP, DANIELLE - Coughlin, Matthew; 202519180;  
Complaint Divorce.
- HARRY, L.; CURRUN, A.: DRUMMAND, T., ET AL. -  
Lewis, Kenneth; 202519235; Civil Action.
- HERNANDEZ, JOCELYN - Escobedo, Angel;  
202518813; Complaint for Custody/Visitation;  
Campbell, Brendan.
- HOMANKO, BERNICE: KNOX, TARYN -  
Elkins Associates, LLC; 202519287; Defendants  
Appeal from District Justice.
- IRS - Alford, Craig; 202519058; Civil Action.
- KERTES, HAROLD: A. PLUHAR, JOHN DOE:  
CO2 WALKER, JOHN, ET AL. - Cummings,  
William; 202519239; Civil Action.
- KIM, YONG - LVNV Funding, LLC; 202519317;  
Civil Action; Baroska III, Robert L.
- KOHLER, DANA - Kohler, Brittany; 202519160;  
Complaint Divorce.
- LEE, KYONG - Bank of America, N.A.; 202519049;  
Civil Action; Cawley, Jonathan Paul.
- LEWANDOWSKI, CODY - Daltry, Dena; 202519043;  
Petition for Protection from Sexual Viol.
- LEWIS, JESSICA - Bradfield Court; 202519178;  
Petition to Appeal Nunc Pro Tunc.
- LIGESKA, MONIKA - LVNV Funding, LLC; 202519153;  
Defendants Appeal from District Justice.
- LIGESKA, MONIKA - LVNV Funding, LLC; 202519150;  
Defendants Appeal from District Justice.
- LINK, TIFFANY - LVNV Funding, LLC; 202519313;  
Civil Action; Baroska III, Robert L.
- MASON, SCOTT: RUBICON HOLDINGS,  
INCORPORATED - American Express  
National Bank; 202519291; Civil Action; Felzer,  
Jordan W.
- MASON, SCOTT: RUBICON WEALTH  
MANAGEMENT, LLC - American Express  
National Bank; 202519231; Civil Action; Felzer,  
Jordan W.
- McGUIRE, JAMES - McGuire, Ania Marie; 202519003;  
Complaint for Custody/Visitation.
- MERLO, GUSTAVO - Bank of America, N.A.;  
202519066; Civil Action; Cawley, Jonathan Paul.
- MIDDLETON, DAVID - Middleton, Paige;  
202519042; Complaint Divorce.
- MORRIS, ISAIHAH - Murray, Natasha; 202518760;  
Complaint for Custody/Visitation; DiFiore, Anthony D.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Weber, Guye; 202519131;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Waters, Elias; 202519185;  
Appeal from Suspension/Registration/Insp.
- PRAUL, ANDREW - Hoagland, Tara; 202519036;  
Complaint for Custody/Visitation.
- RANDAZZO, ANTHONY - Bank of America, N.A.;  
202519067; Civil Action; Cawley, Jonathan Paul.
- RANDAZZO, ANTHONY - Bank of America, N.A.;  
202519072; Civil Action; Cawley, Jonathan Paul.
- RENDLA, INDU - Bank of America, N.A.; 202519080;  
Civil Action; Cawley, Jonathan Paul.
- RODIER, BONNIE - Rodier, Ralph; 202519261;  
Complaint Divorce.
- ROSENBERG, STEPHEN: SCATTERGOOD,  
THOMAS - Jerin, Thomas; 202519182; Petition.
- SACKS, LINDA - Bank of America, N.A.;  
202519166; Civil Action; Cawley, Jonathan Paul.
- SANTOS, RASHIDI - Do, Jessica; 202518847;  
Complaint for Custody/Visitation.
- SCAVALLO, GENNARO - Damiani, Louis; 202519143;  
Defendants Appeal from District Justice.
- SPENCE, BROOKE - Pinner, Royce; 202519165;  
Complaint for Custody/Visitation; DiFiore, Anthony D.
- STANTON, CHRISTEN - Elkins Park, LLC;  
202519045; Defendants Appeal from District Justice.
- SWEITZER, KIMBERLEE - American Express  
National Bank; 202519227; Civil Action; Felzer,  
Jordan W.
- SYRELLIS, GEORGE - LVNV Funding, LLC;  
202519041; Civil Action; Santucci, Daniel.
- TAVERA, GREGORIO - Bank of America, N.A.;  
202519073; Civil Action; Cawley, Jonathan Paul.
- THOMAS, KAYLA - Moseley, Kenneth; 202519006;  
Complaint for Custody/Visitation; Bazzell, Erica L.
- TIRAS, BINNUR - Bank of America, N.A.;  
202519076; Civil Action; Cawley, Jonathan Paul.
- TOWER, JAMES - Froshour, Carly; 202519004;  
Complaint for Custody/Visitation; Billies, Elizabeth.
- TYNER, JOAN - A.P. Penn Brooke; 202518803;  
Petition to Appeal Nunc Pro Tunc.
- URBINA CORTES, MARCO - Garcia, Christian;  
202518858; Complaint for Custody/Visitation.
- WALTON, AMSU - Pina, Tierra; 202518914;  
Complaint for Custody/Visitation.
- WEAVER, REBECCA - Freeman, Marybeth; 202518384;  
Complaint for Custody/Visitation; Dumin, Jennifer.
- WILLIAMS, CHANDLER - Bank of America, N.A.;  
202519078; Civil Action; Cawley, Jonathan Paul.
- WILSON, THOMAS - Woods Apartments, LLC;  
202519311; Defendants Appeal from District Justice.
- WRIGHT, DESMEND - Bank of America, N.A.;  
202519171; Civil Action; Cawley, Jonathan Paul.
- WYN, LLC - Blakely, Debra; 202519060; Foreign  
Subpoena.

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## WILLS PROBATED

### Granted Week Ending July 29, 2025

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

- ALDERFER, MARY L. - Franconia Township; Alderfer,  
Michael T., 602 Redwing Road, Perkasio, PA 18944.
- ALLIGOOD, PATRICIA A. - East Norriton Township;  
Grant, Tammi L., 912 Capitol Road, Norristown,  
PA 19403.
- BEER, CARL C. - Lower Salford Township; Beer, John,  
514 Creekview Drive, Harleysville, PA 19438.
- BENNETT, BARBARA C. - Lansdale Borough;  
Bennett, Patrick, 630 Green Street, Lansdale,  
PA 19446.
- BOOKHEIMER, IRENE E. - Lansdale Borough;  
Bookheimer, Edward W., 1235 Meadowview Circle,  
Lansdale, PA 19446; Bookheimer, George A.,  
1611 Morris Court, North Wales, PA 19454.

- BRAITHWAITE, JOHN J. - Lower Merion Township;  
Braithwaite Jr., John J., 246 Hardwicke Lane,  
Villanova, PA 19085; Brosnan, Barbara,  
509 Glenview Road, Bryn Mawr, PA 19010.
- CARRICK, BARBARA J. - Hatboro Borough; Bonner,  
Lisa A., 65 Morton Street, New York, NY 10014;  
Wargo, Marie J., 89 Warfield Road, Charlemont,  
MA 01339.
- DECKER, RAYMOND C. - Decker, Matthew S.,  
395 Crossfield Road, King of Prussia, PA 19406.
- DEVERA, ANGELA M. - Montgomery Township;  
Devera, Julius C., 310 3rd Avenue, Mont Clare,  
PA 19453-5058.
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