



Montgomery Bar Association

DINNER DANCE



Friday, April 24<sup>th</sup>

Bluestone Country Club, Blue Bell, PA

See Bar News, Page 5

Montgomery County

Law Reporter

The Official Legal Periodical of Montgomery County

(Available in Digital format)

VOLUME 163, NUMBER 15 NORRISTOWN, PA APRIL 9, 2026

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FOR RECENT MBA NEWS AND CLE/EVENTS, VISIT OUR WEBSITE,

WWW.MONTGOMERYBAR.ORG

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

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\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 13, 2026

# Montgomery County Law Reporter

(USPS 361-080)

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

Owned and Published by  
**MONTGOMERY BAR ASSOCIATION**  
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No. 15

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

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**BAR ASSOCIATION NEWS**

**Think MBA for CLE 2026  
UPCOMING CLE SEMINARS**

The MBA offers in-person and virtual distance learning CLEs! Get great learning experience from our local experts and stay up-to-date with evolving court initiatives and procedures. Check out our current schedule below!

Learn from MBA CLEs anywhere! Visit the OnDemand CLE Library @ [montgomerybar.org](http://montgomerybar.org).  
Always available on any device • Special pricing

**APRIL**

• **WEDNESDAY, APRIL 15<sup>TH</sup>**

CLE (In-Person): Civil Litigation 101 + Young Lawyers Section Meeting  
Location: MBA Building; Time: 12:00 PM to 1:30 PM; Credit: 1.0 Substantive

• **THURSDAY, APRIL 16<sup>TH</sup>**

CLE (In-Person): The Art of Representing Children in the Legal Arena  
Location: MBA Building; Time: 8:30 AM to 4:00 PM; Credits: 6.0 Substantive & 1.0 Legal Ethics

• **WEDNESDAY, APRIL 22<sup>ND</sup>**

CLE (In-Person): New Member Welcome Lunch and State of the Courts with the Honorable Carolyn T. Carluccio and MBA President Colin J. O'Boyle, Esq.  
Location: MBA Building; Time: 12:00 PM to 1:30 PM; Credit: 1.0 Substantive

**New MBA Post Seminar Survey Procedure  
Important Notice for Earning CLE Credits**

As of the new year, the Montgomery Bar Association has switched from Google Forms and QR codes to collect the PACLE-mandated post-seminar survey responses. We now use the evaluation component in our member association management software. As a result of this new and improved process, shortly after the conclusion of each CLE, program attendees will receive an email with a link that will redirect to the original event page for the program you attended. In the corner that you click to register, there will be an option for you to complete an evaluation (*SEE IMAGE TO THE RIGHT FOR REFERENCE*). This evaluation is the post-seminar survey. **Evaluations MUST be completed to receive CLE credit.**

**IMPORTANT NOTE:** Only attendees who are marked as attended on our attendance sheet will receive these emails and be able to access the evaluation. When you arrive at each CLE, please sign in with Jessica Deazole at the MBA reception and check in with Sherry Mathias, the MBA CLE Coordinator, to ensure she has you marked as attending. As always, we appreciate your cooperation, and we value your membership!



## America 250 Challenge: Serve Your Community in 2026

In celebration of America's 250<sup>th</sup> anniversary, President Judge Carluccio and MBA President Colin O'Boyle, and as approved by the MBA Board of Directors, invite Montgomery Bar Association members to take part in the *America 250 Challenge*. Together, we are challenging our membership to complete **250 individual acts of community service and outreach** throughout 2026.



Whether you volunteer your time, support a local initiative, mentor others, or give back in your own unique way, every act of service makes a difference. Join your colleagues in strengthening our community while honoring this historic milestone.

Submit your service time and help us reach our goal!

*Check out MBA's latest edition of Bar News in your email.*



## Volunteers Needed

**Who:** Attorneys, Notaries and Witnesses/Other

**What:** Wills for Heroes

**Where:** Montgomery Bar Association  
100 W Airy St  
Norristown, PA 19401

**When:** April 17, 2026

**Click here to volunteer:** [Wills for Heroes - MBA Events & CLE](#)

**Agenda for the day:**

- Training 9am– 11am (2 CLE credits – 1 ethics and 1 sub, must attend the entire training to receive the ethics credit, must volunteer for the event to receive the CLE credits) Please arrive no later than 8:45am. We will have breakfast for you starting at 8:30am (Malpractice insurance handled by the PBA)
- 11am to 3pm appointments – last appointments will be scheduled at 3pm to finish up approximately 5pm
- You will also receive 1 sub credit if you provide 5 hrs of client services that day
- Notaries and witnesses also needed - Report time, 11:15am – notaries and witnesses to finish up approximately 5/5:30pm

**If you have any questions or would like to volunteer, please contact:**

Denise Vicario at [denise@montgomerybar.org](mailto:denise@montgomerybar.org) (place: 041726 WFH MBA in the subject line)



## Volunteer Now for Will for Heroes - April 17<sup>th</sup>

The Montgomery Bar Association and the Pennsylvania Bar Association are teaming up to host **Wills for Heroes on April 17<sup>th</sup>**. We are currently looking for attorneys, notaries and witnesses to volunteer. If you or someone you know is interested in volunteering, you can sign up on our website - [www.montgomerybar.org](http://www.montgomerybar.org).



MONTGOMERY  
BAR ASSOCIATION

MONTGOMERY BAR ASSOCIATION

# DINNER DANCE

**Friday, April 24, 2026**

6:30 PM - 10:00 PM

Bluestone Country Club

711 Boehms Church Road

Blue Bell, PA 19422

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**In Honor of America250  
wear your red, white & blue!**

**April 29**  
**Valley Forge Park**  
**4-5:30 PM**

**Wellness Walk at Valley Forge Park - Wed., April 29<sup>th</sup>**

Join us for the Wellness Walk on Wednesday, April 29<sup>th</sup> at beautiful Valley Forge Park! Celebrate America250 by wearing your red, white, and blue and enjoy a refreshing walk, great conversation, and a boost for your health. All members are welcome—let's get moving together!

Register online—[www.montgomerybar.org](http://www.montgomerybar.org)

## JOIN the YLS in Supporting Cradles to Crayons for May Month of Service



Join the Young Lawyers Section in supporting ***Cradles to Crayons*** for May Month of Service. A list of items for collection can be found below. Items need to be dropped off at the Montgomery Bar Association by **April 30<sup>th</sup>**.

### Accepted Donation Items:

- Clothing (new or gently used), children and adult sizes
- NEW socks and underwear
- Pajamas (new or gently used)
- Winter coats, hats, gloves/mittens
- Sweatshirts/hoodies and sweatpants
- Shoes, boots, and sneakers (toddler sizes 4–13 and adult sizes 1–10)
- Books (ages 0-12)
- NEW arts, crafts, and school supplies
- NEW hygiene items
- Diapers, pull-ups, and diaper wipes

***To learn more, check out the latest edition of MBA Bar News via email!***



**MONTGOMERY**  
BAR ASSOCIATION

# Law Day

## Friday, May 1, 2026

**Celebration begins at 11:30 AM in Courtroom "A"  
of the Montgomery County Courthouse  
followed by a FREE lunch at the MBA for all attendees!**

Please join us as we honor newly admitted members of the Bar, winners of the High School Mock Trial Competition, recipients of MBA Public Service Awards and others. As always, our Law Day celebration is open to the public!

Visit [www.montgomerybar.org](http://www.montgomerybar.org) for more information and to register.



**ABA ★ Law Day 2026**  
**Rule of Law and the  
American Dream**

## COMING SOON!



MONTGOMERY BAR FOUNDATION PRESENTS

**A Once-in-a-Lifetime PGA Championship  
Premium Tickets Extravaganza!**



Aronimink Golf Club | Newtown Square, PA | MAY 11-17, 2026

### **Coming Soon: Once-In-A-Lifetime PGA Championship Premium Tickets Extravaganza**

Back by popular demand, the Montgomery Bar Foundation's online auction returns with an unforgettable opportunity for golf fans! Keep an eye out for when the link goes live!

# MBA Probate + Tax Section Spring Social



Please Join Us for  
Cocktails + Camaraderie

**\$40**

Includes Drinks + Hors D'oeuvres  
Register on MBA website

Thursday May 7th  
4:30-6:30

Sunnybrook Golf Club  
398 Stenton Ave., Plymouth Meeting, PA

THIS EVENT IS  
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## Probate & Tax Section Spring Social - May 7<sup>th</sup>

Swing into spring with the Probate & Tax Section!

Join us **May 7<sup>th</sup>** from **4:30-6:30 PM**  
at **Sunnybrook Golf Club**  
for networking, drinks, and bites.

Generously sponsored by *BLBB Advisors*—tickets just **\$40**.  
Don't miss this chance to mix, mingle, and toast to the season!

**Register online ~ [www.montgomerybar.org](http://www.montgomerybar.org)**

parents, children, friends, neighbors, and pets - JOIN US

..... namiwalks.org/teams/82088 .....








## SAT | MAY 16, 2026



**Temple University**  
Ambler 580 Meetinghouse Rd. Ambler, PA 19002

REGISTRATION 9:00 AM  
OPENING CEREMONY 10:30 AM  
WALK BEGINS 11:00 AM

# LOOKING FOR TAX SALE NOTICES OR OTHER LEGAL NOTICES REQUIRING PUBLICATION IN A PA LEGAL JOURNAL?

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



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

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

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Early sponsorship opportunities available through April 15; ticket sales will open at that time.

**4PM-9PM** **SUNDAY JUNE 14** **Perkiomen Valley 250** *Flag Day Gala* [PV250.ORG/GALA](http://PV250.ORG/GALA)

A collaborative fundraising dinner and social to celebrate our nation's 250<sup>th</sup> Anniversary, mutually benefiting the MONTGOMERY BAR FOUNDATION & PERKIOMEN VALLEY 250.

Join community leaders and supporters for a commemorative fundraising gala marking the 250<sup>th</sup> anniversary of the United States. Held at the Museum at Hoppenville, a new venue located in the heart of the Perkiomen Valley, this special evening will feature a guest appearance by Betsy Ross and live music by the Community Music School of Trappe. Enjoy cocktails and hors d'oeuvres on the outdoor patio overlooking the historic estate from 4 to 5 pm, followed by a seated dinner and a special performance by Carol Spacht as America's most famous flag maker.



**AMERICA'S FIRST FLAG MAKER, BETSY ROSS!**

Dinner guests will enjoy a lively performance by actress, seamstress and historical interpreter, Carol Spacht.

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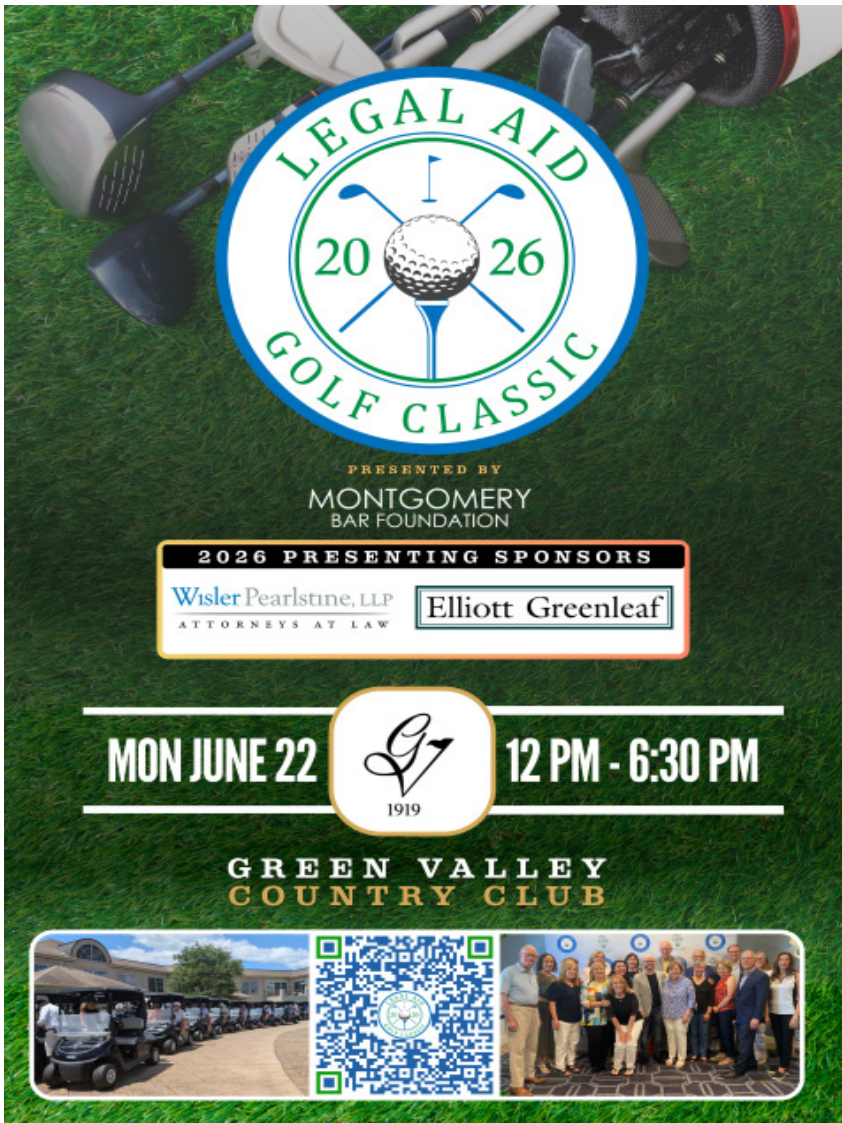
**COMMUNITY-MINDED FIRMS & PARTNERS**

To learn more and to sponsor, please visit

[PV250.ORG/GALA](http://PV250.ORG/GALA)

*Save the Date: Sunday, June 14<sup>th</sup>  
Perkiomen 250 Flag Day Gala*

Save the date for the **Perkiomen 250 Flag Day Gala** on **Sunday, June 14<sup>th</sup>** from **4-9 PM**. This is a collaborative fundraising dinner and social to celebrate our nations **250<sup>th</sup> Anniversary** mutually benefiting the Montgomery Bar Foundation and Perkiomen 250.



**Where's Your Firm? Join the Lineup of Sponsors at This Year's Golf Classic!**

**SPONSOR | GOLF | ATTEND**

This year's premier summer golf event and community social will return to **Green Valley Country Club** in Lafayette Hill, with lunch and **registration beginning at 11:30 AM**, and a **shotgun start at 1:00 PM**. A great day of golf and on-course attractions will be followed by a special **cocktail reception at 5:45 PM**, featuring golf awards, raffle prizes, and the presentation of the Montgomery Bar Foundation's prestigious community service awards. **Register online - [www.montgomerybar.org](http://www.montgomerybar.org)**

**SUPREME COURT OF PENNSYLVANIA  
Minor Court Rules Committee**

**NOTICE OF PROPOSED RULEMAKING**

**Proposed Amendment of Pa.R.Civ.P.M.D.J. 305, 307, 308, 309, 310, 311, 312, 313,  
314, 403, 405, 506, 508, and 517**

The Minor Court Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.Civ.P.M.D.J. 305, 307 – 314, 403, 405, 506, 508, and 517, pertaining to the service of a complaint, an order of execution, and an order for possession, for the reasons set forth in the accompanying Publication Report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to include the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be officially adopted by the Supreme Court.

Additions to the text are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Pamela S. Walker, Counsel  
Minor Court Rules Committee  
Supreme Court of Pennsylvania  
Pennsylvania Judicial Center  
PO Box 62635  
Harrisburg, PA 17106-2635  
FAX: 717-231-9546  
minorrules@pacourts.us**

All communications in reference to the proposal should be received by **June 8, 2026**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Minor Court Rules Committee,

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Judge Baldi served as a Judge of the Court of Common Pleas of Bucks County from 2009 through 2024, including a 10 year term as Administrative Judge of the Civil Division, and now brings his 40+ years of experience as a trial lawyer and judge to BCM’s New Hope office, returning to the same community where he was a mainstay and founding partner of Baldi, Cepparulo & Williams before being elected to the bench.

Rob brings his years of experience and wisdom to attorneys in need of a skilled Mediator or Arbitrator. Rob is also available as a Consultant for complex or significant litigation, or appeals.



## 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, April 29, 2026.*

### To all parties in interest and claimants:

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

### Second Publication

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.

By virtue of a Writ of Execution **No. 2021-18539**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point in the centerline of Stoneway Lane (45 feet wide) (and opened to public use), at the distance of 87.44 feet from the center line of Old Lancaster Road (50 feet wide and opened to public use), measured South 64 degrees 49 feet West, along the said centerline of Stoneway Lane.

CONTAINING in front or breadth, South 64 degrees 49 feet West, from the said point of beginning, along the centerline of Stoneway Lane, 18 feet, and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to the said Stoneway Lane, 112.5 feet to the center of a 14 feet wide driveway, which leads Southwesterly from Old Lancaster Road to Orchard Road.

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

UNDER SUBJECT to certain building restrictions of record.

BEING the same premises, which Joseph Miritello and Robyn A. Schauer, Agents acting under Power of Attorney for Maria R. Miritello, by Deed, dated 1/5/2004 and recorded at Montgomery County Recorder of Deeds Office, on 2/25/2004, in Deed Book 5497 at Page 1171, granted and conveyed unto Dena R. Finch.

Parcel Number: 40-00-59604-00-8.

Location of property: Residential, single-family.

The improvements thereon are: 205 Stoneway Lane, Merion Station, PA 19066.

Seized and taken in execution as the property of **Dena R. Finch a/k/a Dena R. Simpson** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$84,640.61.

**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. 2023-10332**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, known as Unit 952-Maple Glen Circle, Maple Glen Village, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on an "As-Built Plan of House #952, Maple Glen Circle," prepared by Bursich Associates, Inc., of Pottstown, Pennsylvania, Drawing No. 061334, dated July 14, 1988, said Lot, being more fully bounded and described, as follows:

BEGINNING at a point, the Northeasterly property corner of Unit 952, said point, being situated the three following courses and distances from the intersection of the center line of Maple Glen Circle, with the centerline of Oaktree Court: (1) along a curve concave, Northwesterly, having a radius of 100.00 feet and an arc distance of 166.958 feet; (2) North 88 degrees 53 minutes 26 seconds West, 25.87 feet; (3) South 01 degrees 06 minutes 34 seconds West, 52.34 feet; thence, from said point of beginning and extending along lands Maple Glen Village, the two following courses and distances: (1) South 01 degrees 04 minutes 12 seconds West, 35.33 feet; (2) North 88 degrees 55 minutes 48 seconds West, 20.00 feet; thence, through the party wall, between Units 952 and 951, and also partly along lands Maple Glen Village, North 01 degrees 04 minutes 12 seconds East, 35.33 feet; thence, continuing along lands Maple Glen Village, South 88 degrees 55 minutes 48 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 952 Maple Glen Circle on the above-mentioned "As-Built Plan".

BEING the same premises which Melissa A. Rose a/k/a Melissa A. Shelly, by Deed, dated 7/28/2017, and recorded 8/2/2017, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6056 at Page 00138, granted and conveyed unto William S Cook, Sole Owner.

Parcel Number: 42-00-03042-33-6.

Location of property: 952 Maple Glen Circle, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **William S. Cook** at the suit of Lakeview Loan Servicing, LLC. Debt: \$142,974.23.

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

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

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

By virtue of a Writ of Execution **No. 2023-15997**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, being known as Lot No. 30 on a Subdivision of Prussian Woods Townhouses, for Basile and Associates, by Pennoni Associates, Inc., dated 03/03/1976, and last revised 9/22/1977, and recorded in Plan Book A-30 at Page 80.

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

BEING the same premises which John C. Cunningham and Brianna L. Pettet, by Deed, dated June 27, 2016, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on July 7, 2016, in Deed Book 6006 at Page 00486, et seq., granted and conveyed unto John C. Cunningham, in fee.

Parcel Number: 58-00-01532-26-4.

Location of property: 602 Bismark Way, King of Prussia, PA 19406.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **John C. Cunningham** at the suit of Prussian Woods Homeowners Association, Inc. Debt: \$15,589.59.

**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. 2023-22873**, 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, and lot or piece of land, situate in **Pottstown Borough**, aforesaid, bounded; limited and described as follows, to wit:

BEGINNING at a stake, a point on the North side of Second Street, West of York Street, at a corner of this and land of Bessie M. Romiah; thence, by the same, Northwardly, 140 feet to a 20 feet wide alley; thence, Westwardly, along the said alley, 19 feet and six inches to a stake, a point, in line of this and land of Sallie Todd; thence, by the same, Southwardly, 140 feet to Second Street, aforesaid; the latter part of said line, passing through the middle of the partition or division wall of the hereby granted brick message and the brick message adjoining on the West, belonging to Sallie Todd; thence, along said Second Street, Eastwardly, 19 feet 6 inches to the point or place of beginning.

BEING the same premises which JPMorgan Chase Bank, N.A., by Deed, dated 2/6/2015, and recorded 2/20/2015, in Montgomery County, in Deed Book 5944 at Page 2010, conveyed unto Ashraf N. Beshay, in fee.

BEING the same premises which Ashraf N. Beshay, by Deed, dated 7/8/2016, and recorded 7/21/2016, in Montgomery County, in Deed Book 6008 at Page 93, conveyed unto Sherry Staples and Charlie Jackson, and Yolanda Stewart, in fee.

AND the said Charlie Jackson departed this life on 4/21/17, whereby title to the above premises vested in Sherry Staples and Yolanda Stewart, by reason of survivorship.

BEING the same premises which Sherry Staples and Yolanda Stewart, by Deed, dated September 18, 2018, and recorded at Montgomery County Recorder of Deeds Office, on September 19, 2018, in Deed Book 6107 at Page 2016, granted and conveyed unto Brendan Baldwin and Cecelia Baldwin.

Parcel Number: 16-00-25280-00-3.

Location of property: 27 E. Second Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Brendan Baldwin and Cecelia Baldwin** at the suit of Pottstown School District. Debt: \$4,804.66.

**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. 2023-23323**, 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 frame message or tenement, and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, known as 545 Chestnut Street, bounded and described as follows, to wit:

BEGINNING at the North side of Chestnut Street, at a corner of this and land, late of Henry Royer, now Michael Paota; thence, by the North side of Chestnut Street, Easterly, 30 feet to a corner of land, late of Henry P. Engle, now George Sell; thence, by the same, Northwardly, 140 feet, more or less to a 20 feet wide alley; thence, by the same, Westerly, 30 feet to a corner of the aforesaid Michael Paota's land; thence, by the same, Southwardly, 140 feet to the place of beginning.

BEING the same premises which Tax Claim Bureau, by Deed, dated February 26, 2021, and recorded at Montgomery County Recorder of Deeds Office, on March 25, 2021, in Deed Book 6218 at Page 2262, granted and conveyed unto Jeffrey Engelman.

Parcel Number: 16-00-06348-00-8.

Location of property: 545 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jeffrey Engelman** at the suit of Pottstown School District. Debt: \$3,344.48.

**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. 2023-25689**, 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 and tract, or lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, a point on the North side of Second Street West of York Street, at a point marking the division line of this and land, now or late of George W. Witman, adjoining on the East; thence, Northwardly, said line passing in part of said course and distance through the middle of the division or partition wall of house of George W. Witman, adjoining on the East 140 feet to a 20 feet wide alley; thence, along said alley, Westwardly, 19 feet 6 inches to land, now or late of Edgar L. Ebert; thence, extending Southwardly, 140 feet to Second Street, aforesaid; thence, Eastwardly, along said Second Street, 19 feet 6 inches to the point or place of beginning.

BEING the same premises which Nicholas J. Venarchik and Shirley A. Venarchik, by Deed dated 7/25/1994, and recorded 8/2/19894, in Montgomery County, in Deed Book 5086 at Page 351, conveyed unto Nicholas J. Venarchik, in fee.

BEING the same premises which Nicholas J. Venarchik, by Deed, dated November 21, 2017, and recorded at Montgomery County Recorder of Deeds Office, on November 22, 2017, in Deed Book 6070 at Page 1072, granted and conveyed unto Brendan Baldwin and Cecelia S. Baldwin.

Parcel Number: 16-00-25276-00-7.

Location of property: 25 E. Second Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Brendan Baldwin and Cecelia S. Baldwin** at the suit of Borough of Pottstown. Debt: \$2,403.78.

**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. 2024-14467**, 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 thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Site Plan thereof, entitled "Site Plan", Purposed Office Building, Rice's Mill and Glenside Avenue, made by Perry J. Stutman and Associates, Perry J. Stutman, P.E., Abington, PA, as follows to wit:

BEGINNING at an iron pipe on the Southeasterly side of Rice's Mill Road (40 feet wide), at the distance of 205.75 feet, measured Northeastwardly, from the point of intersection, which the said side of Rice's Mill Road extended Southwestwardly makes with the Northeastly side of Glenside Avenue (50 feet wide) extended Northwestwardly; thence, along the said side of Rice's Mill Road, North 83 degrees 20 minutes 30 seconds East, 542.04 feet to an iron pipe; thence, South 54 degrees 54 minutes 30 seconds East, 171.30 feet to a point in the bed of Tacony Creek; thence, along the bed of the Tacony Creek, South 66 degrees 33 minutes 45 seconds West, 204.32 feet to a point; thence, South 72 degrees 29 minutes 25 seconds West, 60.52 feet to a point; thence, South 44 degrees 25 minutes 30 seconds East, 138.63 feet to a point; thence, South 44 degrees 05 minutes 30 seconds West, 129.12 feet to a point; thence, North 53 degrees 47 minutes 30 seconds West, 75.10 feet to a point; thence, North 43 degrees 10 minutes 30 seconds West, 85.92 feet to a point; thence, North 46 degrees 49 minutes 30 seconds West, 90.00 feet to a point; thence, South 43 degrees 10 minutes 30 seconds West, 125.00 feet to an iron pipe on the aforesaid Northeastly side of Glenside Avenue, (there 40 feet wide); thence, along the said side of Glenside Avenue, North 46 degrees 49 minutes 30 seconds West, 311.09 feet to an iron pipe; thence, North 43 degrees 10 minutes 30 seconds East, 98.25 feet to an iron pipe; and thence, North 6 degrees 39 minutes 30 seconds West, 90.69 feet to the first mentioned iron pipe and the place of beginning.

BEING the same premises which Midgard Properties, LP, by Deed, dated July 21, 2017, and recorded at Montgomery County Recorder of Deeds Office, on November 2, 2017, in Deed Book 6067 at Page 2412, granted and conveyed unto Midgard Properties III, LP.

Parcel Number: 31-00-22831-00-7.

Location of property: 827 Glenside Avenue, Cheltenham Township, PA 19095.

The improvements thereon are: Industrial complex convert to multitenant.

Seized and taken in execution as the property of **Midgard Properties III, LP** at the suit of Cheltenham School District. Debt: \$94,813.38.

**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. 2024-14923**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, Montgomery County, Pennsylvania, shown as Lot 20 on the Record Plan Phase II of Derstine Estates, prepared for Glenn Bergey, by Strothers Associates, Inc., dated April 3, 1989, last revised July 1, 1992.

BEGINNING at a point, on the right-of-way of Memory Lane, said point, being the corner of this Lot and Lot 1 of said Subdivision; thence, along said right-of-way, following an arc, curving to the left, having a radius of 55.00 feet, the arc distance of 68.10 feet to a point; thence, along Lot 19, North 38 degrees 05 minutes 23 seconds West, 120.05 feet to a point; thence, along the same, North 03 degrees 48 minutes 30 seconds East, 206.32 feet to a point; thence, along Phase I, South 79 degrees 45 minutes 16 seconds East, 82.55 feet to a point; thence, along the same, North 88 degrees 54 minutes 27 seconds East, 117.91 feet to a point; thence, still along the same, South 58 degrees 05 minutes 30 seconds East, 152.00 feet to a point; thence, along Lot 1, South 47 degrees 24 minutes 30 seconds West, 240.32 feet to a point; thence, along the same, South 32 degrees 50 minutes 52 seconds West, 50.00 feet to the first mentioned point and place of beginning.

BEING the same premises which James R. Palmquist, Executor of the Estate of Donna M. Dunning, by Deed, dated November 8, 2022, and recorded at Montgomery County Recorder of Deeds Office, on December 13, 2022, in Deed Book 6310 at Page 2782, granted and conveyed unto William Nguyen and Oliver Henderson.

Parcel Number: 34-00-03410-16-5.

Location of property: 120 Memory Lane, Telford, PA 18969.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **William Nguyen and Oliver Henderson** at the suit of Souderton Area School District. Debt: \$12,271.66.

**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. 2024-20990**, 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, situate with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Patane Avenue (50 feet wide), at the distance of 325 feet, measured South 46 degrees 00 minutes East from the intersection, which said Northeasterly side of Patane Avenue makes with the Southeasterly side of Reservoir Avenue (50 feet wide); thence, from the first mentioned point and crossing Lots No. 248, 247, 246, 245 and 244 (as shown on Plan of Roslyn Homesteads), North 44 degrees 00 minutes East, 125 feet to a point; thence, along Lot No. 243 (as shown on above-mentioned Plan) South 46 degrees 00 minutes East, 50 feet to a point, in the center line of High Avenue (vacated June 9, 1950); thence, along the same, South 44 degrees 00 minutes West, 125 feet to point, in the said Northeasterly side of Patane Avenue; thence, along the same, North 46 degrees 00 minutes West, 50 feet to the place of beginning.

BEING part of Lots No. 244 to 248, and half the bed of High Avenue (vacated).

PREMISES "B"

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

BEGINNING at a point, on the center line of the former High Avenue (50 feet wide) (but vacated June 9, 1951), at the distance of 125 feet, measured North 44 degrees 00 minutes East from the intersection of the center of Patane Avenue (50 feet wide); thence, North 46 degrees 00 minutes West, 50 feet to a point; thence, North 44 degrees 00 minutes East, 100 feet to a point; thence, South 46 degrees 00 minutes East, 50 feet to a point on the aforementioned center line of the former High Avenue; thence, along the same, South 44 degrees 00 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING a portion of Lots No. 240, 241, 242 and 243, and a portion of the bed of the former High Avenue, on Plan of Roslyn Homesteads.

TITLE TO SAID PREMISES IS VESTED IN Martin S. Mattox and Danielle Marie Mattox, by Deed from Joseph A. Rogers-Petro and Amanda L. Rogers-Petro, husband and wife, dated September 12, 2016, and recorded September 14, 2016, in Deed Book 6015 at Page 00709, being Instrument Number 2016070032.

Parcel Number: 30-00-52100-00-7.

Location of property: 2501 Patane Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Martin S. Mattox and Danielle Marie Mattox** at the suit of Citizens Bank, N.A. Debt: \$178,451.60.

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

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

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

By virtue of a Writ of Execution **No. 2024-28538**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, as shown on a Plan of Subdivision, prepared for "Providence Oaks, formerly Valley H1, made by Urwiler and Walter, Inc.," dated 03-10-1993, last revised 06-15-2000, and recorded in Plan Book A-59 at Page 431, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Condor Circle, as shown on said Plan, a corner of Lot 171 on said Plan; thence, extending along the Southeasterly side of Condor Circle; North 89 degrees 56 minutes 04 seconds East, 100.00 feet to a point; thence, extending along Lot 173, on said Plan; South 00 degrees 03 minutes 56 seconds East, 150.00 feet to a point; thence, extending along Open Space, on said Plan; South 89 degrees 56 minutes 04 seconds West, 100.00 feet to a point; thence, extending along Lot 171, aforementioned; North 00 degrees 03 minutes 56 seconds West, 150.00 feet to the point and place of beginning.

BEING Lot No. 172 on said Plan.

BEING the same premises which Thomas R. Lembck and Farnoush Lembck a/k/a Kate Lembck, by Deed, dated September 28, 2018, and recorded in the Office of Recorder of Deeds, of Montgomery County, on October 24, 2018, in Book 6112 at Page 00706, granted and conveyed unto Dante Barton and Aja Barton.

Parcel Number: 43-00-00459-01-1.

Location of property: 2617 Condor Circle, Audubon, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Aja Barton and Dante Barton** at the suit of MCLP Asset Company, Inc. Debt: \$611,624.99.

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

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

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

By virtue of a Writ of Execution **No. 2024-28710**, 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 or parcel of land, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, shown on a Record Plan of Subdivision, prepared for Sawmill Valley, Section 3, Phase III and IV (Sawyer's Creek), being Sheet 2 of 10, dated 12/15/1983, last revised 1/6/1984, as recorded in the Office of the Recorder of Deeds, of Montgomery County, in Plan Book A-45 at Page 375, and designated thereon as Unit No. 29.

TOGETHER with and under and subject to the rights, provisions, covenants and restrictions, easements, terms and agreements, conditions, exceptions, reservations and exclusions contained and set forth in that certain Declaration of Easements, Conditions and Restrictions, created by Sawyer's Creek Association, Inc., dated 11/14/1983, recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 4723 at Page 1507; as supplemented by Supplementary Declaration of Declaration of Restrictions, Covenants and Easements as in Deed Book 4734 at Page 633; as supplemented by Supplementary Declaration of Restrictions, Covenants and Easements as in Deed Book 4758 at Page 1832; as amended by First Amendment to Declaration of Restrictions, Covenants and Easements as in Deed Book 5082 at Page 2016; and any amendments thereto.

BEING the same property conveyed to Harris Gubernick and Diane Gubernick, as to 50% as tenants by the entirety, and Danielle Lloyd, as to 50% as tenant in common, by virtue of a deed from Sarajane Wilson, dated June 2, 2014, recorded June 17, 2014, being Instrument Number 2014037330, and recorded in Book 5916 at Page 1624, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 36-00-04135-28-4.

Location of property: 29 Ember Lane, Horsham, PA 19044.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Danielle Lloyd; Diane Gubernick and Harris Gubernick** at the suit of MidFirst Bank. Debt: \$245,793.93.

**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. 2025-01775**, 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 dwelling house, and lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, being Lot No. 38 on a Certain Plan of Lots, laid out by John Rolland, bounded and described as follows, to wit:

BEGINNING at a stake on the Northerly side of Green Street, at the distance of 100.00 feet Westerly from Spruce Street, a corner of this and Lot No. 39 on said Plain; thence, Northwardly, along said Lot, 100.00 feet to a corner of this and Lot No. 9, running from DeKalb Street, formerly of Patrick Flynn; thence, Eastwardly, 20.00 feet to a corner of this Lot No. 37, now or late Zabulin Welsh; thence, Southwardly, along the line of said Lot, 100.00 feet to Green Street, aforesaid; thence, Westwardly, along the same, 20.00 feet to place of beginning.

BEING the same premises formerly owned or reputed to be owned by Welliott Investment Group LLC, the same having been sold at the Upset Sale, held on September 21, 2023, under the provisions of the Real Estate Tax Law Sale. The Tax Claim Bureau Deed dated 12/20/23, and recorded on 1/5/2024, in the Montgomery County Recorder of Deeds, Book 6351 at Page 699, granted and conveyed unto Andrea Jack, in fee.

UNDER and Subject to Easements and Restrictions of Record.

Parcel Number: 13-00-14568-00-8.

Location of property: 1043 Green Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Welliott Investment Group, LLC and Andrea Jack** at the suit of Camaplan Administrators FBO T200709-02 IRA and Camaplan Administrators FBO T190920-03 IRA. Debt: \$191,506.13.

**Aimee E. Schneck**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2025-02627**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Site Plan of Subdivision known as "Southview," prepared by Protract Engineering, Inc., dated March 14, 2003, last revised October 25, 2005, and recorded in Plan Book 26 at Pages 70, 71, 72, 73 and 73A, as follows, to wit:

BEING Lot #: 12

UNDER AND SUBJECT to a Declaration of Southview Planned Community, made by Gambone Development Co., a Pennsylvania corporation, dated January 15, 2007, recorded March 8, 2007, in Deed Book 5638 at Pages 684 through 725, inclusive, in the County aforesaid, affecting the lot described above.

BEING of the same premises which Southview Associates, LLC, a Pennsylvania limited liability company, by Deed, dated the 24th day of January 2012 A.D., and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Record Book 5825 at Page 02472, conveyed unto NVR Inc., a Virginia Corporation, trading as Ryan Homes, in fee.

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights, and right of ways as may appear upon the property herein described or in prior instruments of record, as such may affect the property herein described.

TITLE TO SAID PREMISES IS VESTED IN John M. Carrelli, unmarried man and Angela Galloway, unmarried woman, Joint Tenants with full Rights of Survivorship, by Deed from NVR, Inc., A Virginia Corporation, Trading as Ryan Homes, dated April 18, 2012, recorded April 19, 2012, in Book No. 5833 at Page 30.

Parcel Number: 42-00-01012-18-1.

Location of property: 2 Lee Drive, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Angela Galloway and John M. Carrelli a/k/a John M. Galloway** at the suit of Wells Fargo Bank, N.A. Debt: \$261,307.37.

**Kevin E. Cordero (Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-06355**, 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 building unit, in the Property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section 1 and 2, located on Bustard Road, **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds of Montgomery County, a Declaration, dated February 8, 1974, and recorded March 4, 1974, in Deed Book 3925 at Page 308; and Amendment thereto, dated March 21, 1974, and recorded March 25, 1974, in Deed Book 3929 at Page 387; and further Amendment thereto, dated May 9, 1974, and recorded May 14, 1974, in Deed Book 3942 at Page 64; and further Amendment thereto, dated October 11, 1974, and recorded October 17, 1974, in Deed Book 3983 at Page 412; and further Amendment thereto, dated February 28, 1975, and recorded March 3, 1975, in Deed Book 4009 at Page 192; and further Amendment thereto, dated July 1, 1975, and recorded August 5, 1975, in Deed Book 4045

at Page 215; and further amendment thereto, dated Nov 2, 1977, and recorded March 10, 1983, in Deed Book 4703 at Page 885; and further Amendment thereto, dated March 17, 1987, and recorded April 1, 1987, in Deed Book 4833 at Page 823; and the Declaration Plan of Towamencin Condominium, dated February 8, 1974, and recorded March 4, 1974, in Condominium Plan Book 2 at Page 48; and Amendment thereto, dated February 6, 1974, and recorded May 14, 1974, in Condominium Plan Book 3 at Page 8; and as amended Amendment to Declaration Plan thereto, dated May 9, 1974, and recorded May 14, 1974, in Deed Book 3942 at Page 55; and Declaration Site Plan "Towamencin Condominium Section 1 and 2," dated October 11, 1974, and recorded October 17, 1974, in Condominium Plan Book 3 at Page 72; and an amended Declaration Site Plan of Towamencin Condominium Section 1 and 2, dated June 9, 1980, and recorded June 21, 1980, in Condominium Plan Book 8 at Page 65; and corrective Amendment to Declaration Plan, dated September 9, 1982, and recorded January 7, 1983, in Deed Book 4699 at Page 1204; and the Code of Regulation of Towamencin Condominium, dated February 8, 1974, and recorded March 4, 1974, in Deed Book 3925 at Page 273; and Amendment thereto, dated May 9, 1974, and recorded May 14, 1974, in Deed Book 3942 at Page 83; and further Amendment thereto, by Second Amendment, dated March 3, 1975, recorded March 3, 1975, in Deed Book 4009 at Page 197, being designated in such Declaration Plan and Declaration.

TOGETHER with undivided interest in the common elements as defined in such Declaration and amendments thereto. BEING the same premises which Theodore H. Thompson, Jr. and Agnes J. Thompson, husband and wife, by Deed, dated March 20, 2004, and recorded on April 16, 2004, in the Office of the Recorder of Deeds for Montgomery County, in Deed Book 5504 at Page 978, being Instrument No. 2004078151, granted and conveyed unto Theodore H. Thompson, Jr. and Agnes J. Thompson, husband and wife; and Rose Marie Thompson, as Joint Tenants with the Right of Survivorship. Theodore H. Thompson, Jr. departed this life, on or about August 3, 2010. Agnes J. Thompson departed this life, on or about April 2, 2021.

Parcel Number: 53-00-03253-26-7.

Location of property: 602 Freedom Circle, Condominium #323, Harleysville, PA 19438.

The improvements thereon are: Residential - condominium/townhouse (1,703 square feet).

Seized and taken in execution as the property of **Rose M. Thompson** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-in-Interest to U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Indenture Trustee, for the Holders of the CIM Trust 2021-R3, Mortgage-Backed Notes, Series 2021-R3. Debt: \$142,060.48.

**Friedman Vartolo LLP**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-10282**, 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 building and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as Plot Plan, made for Land Sales Corporation, dated April 16, 1956, and last revised February 20, 1958, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Emerald Avenue (50 feet wide) (intending to be dedicated), said point, being the four following courses and distances from a point of curve, on the Southeasterly side of Oak Park Road (41.50 feet wide): (1) leaving Oak Park Road, on the arc of a circle, curving to the left, having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent on the Northeasterly side of Emerald Avenue; (2) South 45 degrees, 27 minutes, 30 seconds East, along the Northeasterly side of Emerald Avenue, 500 feet to a point of curve on the same; (3) Southeastwardly, still along the Northeasterly side of Emerald Avenue, on the arc of a circle, curving to the right, having a radius of 400.87 feet, the arc distance of 45.54 feet to a point of tangent, on the same; and (4) South 38 degrees, 57 minutes East, along the Northeasterly side of Emerald Avenue, 304.46 feet to the point of beginning; thence, extending from said point of beginning, North 51 degrees, 3 minutes East, 160 feet to a point; thence, extending South 38 degrees, 57 minutes East, 92.03 feet to a point; thence, extending South 58 degrees, 14 minutes, 45 seconds West, 163.78 feet to a point on the Northeasterly side of Emerald Avenue; aforesaid, thence, extending along the Northeasterly side of Emerald Avenue, the two following courses and distance: (1) Northwestwardly, on the arc of a circle, curving to the left, having a radius of 341.82 feet, the arc distance of 42.93 feet to a point of tangent, on the same; and (2) North 38 degrees, 57 minutes West, 28.68 feet to the first mentioned point and place of beginning. BEING Lot No. 55.

BEING the same premises which James R. Schmidt, Jr., Executor of the Estate of Carolyn M. Schmidt, by Deed, dated July 7, 2005, and recorded in the Office of Recorder of Deeds of Montgomery County, on July 13, 2005, in Deed Book 05562 at Page 0095, being Instrument# 2005096884, granted and conveyed unto Melissa A. Gregory.

Parcel Number: 35-00-03403-00-9.

Location of property: 1017 Emerald Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Melissa A. Gregory a/k/a Melissa Gregory** at the suit of U.S. Bank Trust Company, National Association, not in its Individual Capacity, but Solely, as Indenture Trustee of CIM Trust 2023-R2. Debt: \$197,517.50.

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

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

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

By virtue of a Writ of Execution **No. 2025-16068**, 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, situated at Ardmore, **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Penna., on January 20, 1920, and revised August 26, 1921, as follows, to wit:

BEGINNING at a point on the center line of Simpson Road, at the distance of 590.42 feet, Southwestwardly, measured along the center line of said Simpson Road from its intersection with the center line of Athens Avenue (both 50 feet wide); thence, along the said center line of said center line of Simpson Road, South 68 degrees West, 33.47 feet to a point; thence, South 22 degrees East, 128.30 feet to a point; thence, North 68 degrees East, 33.07 feet to a point; thence, North 22 degrees West, passing through the center line of the partition wall, dividing these from the premises to the Northeast, 128.31 feet to the first mentioned point and place of beginning.

BEING the same premises which Margaret M. Noone, by Deed, dated 09/30/1999, and recorded 01/23/2001, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5347 at Page 1490, granted and conveyed unto Boonie M. Bristow, in fee.

Parcel Number: 40-00-55040-00-9 a/k/a 400055040009 a/k/a 40-00-55.

Location of property: 129 Simpson Road, Ardmore, PA 19003.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bonnie M. Bristow a/k/a Bonnie Bristow** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$34,196.13.

**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. 2025-16074**, 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 **East Norriton Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as Section Number Whitehall, made by Donald H. Schurr, Civil Engineer, and Surveyor, dated March 29, 1963, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-7 at Page 125, as follows to wit:

BEGINNING at a point of tangent on the Southeasterly side of Nottingham Road (50 feet wide), said point being at the distance of 31.00 feet, measured on the arc of a circle, curving to the right, having a radius of 20.00 feet, on a point of curve, on the Northeasterly side of Wellington Road (60 feet wide); thence, extending from said point of beginning, North 41 degrees \_\_\_ minutes 30 seconds East, along the Southeasterly side of Nottingham Road, 112.41 feet to a point; thence, extending South 48 degrees 42 minutes 30 seconds East, 140.00 feet to a point; thence, extending South 41 degrees 17 minutes 30 seconds West, 134.90 feet to a point on the Northeasterly side of Wellington Road, aforesaid; thence, extending North 47 degrees 31 minutes 30 seconds West, along the Northeasterly side of Wellington Road, 120.44 feet to a point of curve, on the same; thence, extending on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.00 feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 3, as shown on the above-mentioned Plan.

BEING the same premises which Building Operation Holding Co., by Indenture bearing date, the 16th day of October A.D. 1964, and recorded in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 3350 at Page 355, granted and conveyed unto Pasquale Filandino and Theresa L. Filandino, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Nelson Byrd and Theresa Byrd, his wife, as Tenants by the Entireties, by Deed from Pasquale Filandino and Theresa L. Filandino, his wife, dated December 14, 1979, recorded December 17, 1979, in Book No. 4482 at Page 517.

THE said Nelson Byrd having departed this life on 4/8/2019.

THE said Theresa Byrd having departed this life on 4/24/2024.

Parcel Number: 33-00-06355-00-2.

Location of property: 3100 Nottingham Road, East Norriton, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Justin L. Byrd, in his Capacity as Administrator of The Estate of Theresa Byrd, deceased and Nelson Byrd, deceased** at the suit of Carrington Mortgage Services, LLC. Debt: \$143,794.09.

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

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

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

By virtue of a Writ of Execution **No. 2025-17476**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE THREE CERTAIN lots of pieces of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as Plan of "Horsham Heights," made for R.T. Ferguson, by William T. Muldrew, Civil Engineer, dated April 9, 1921, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Deed Book #830 at Page 600, as one lot, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of Garden Avenue (40 feet wide), with the center line of Poplar Avenue (40 feet wide); thence, extending from said point of beginning, South 40 degrees 43 minutes 30 seconds West, along the center line of Garden Avenue, 80 feet to a corner of Lot Number 185, on said Plan; thence, extending North 49 degrees 16 minutes 30 seconds West, along Lot Number 185, crossing the Northwesterly side of Garden Avenue, 180 feet to a point, a corner of Lot Number 55, on said Plan; thence, extending North 40 degrees 43 minutes 30 seconds West, along Lots Numbers 55, 54 and 53 on said Plan, crossing the Southwesterly side of Poplar Avenue, aforesaid, 80 feet to a point in the center line of same; thence, extending South 49 degrees 16 minutes 30 seconds East, along the center line of Poplar Avenue, 180 feet to the first mentioned point of intersection and place or beginning.

BEING Lots Numbers 182, 183 and 184 as shown on the above-mentioned Plan.

BEING the same premises which Philip J. Klauder, Jr., and Rita M. Klauder, his wife, by Indenture, dated 02/09/1976, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 4087/332, granted and conveyed unto Louis L. Stellar, and Susan M. Stellar, his wife, in fee.

TITLE IS VESTED IN Scott Young, single person, by Deed from Louis L. Stellar and Susan M. Stellar, husband and wife, dated September 29, 2006, and recorded on October 5, 2006, in the Montgomery County Clerk's/ Register's Office, in Book 5618 at Page 1416, and being Instrument No. #2006123466. Scott K. Young departed this life on December 23, 2024.

Parcel Number: 36-00-04597-00-2.

Location of property: 244 Garden Avenue, Horsham, PA 19044.

The improvements thereon are: Residential duplex.

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 Scott K. Young, single person, deceased** at the suit of M&T Bank. Debt: \$252,698.89.

**Caitlin Donnelly (McCalla Rayermer Leibert Pierce LLP)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-18170**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Survey and Plan thereof, made and dated the 5th day of August A.D. 1930, as follows, to wit:

BEGINNING at a point on the Northeastly side of Cheltenham Avenue (to be legally opened and dedicated 61.51 feet wide), at the distance of 288 feet, Southeastwardly, from the point of intersection of the produced Northeastly line of Cheltenham Avenue and the produced Southeastly line of Cedar Lane (40 feet wide).

CONTAINING in front or breadth on the said Cheltenham Avenue, 24 feet, and extending of that width, in length or depth, Northeastwardly, between parallel lines at right angles to the said Cheltenham Avenue, 102 feet to the center line of Oak Drive (12 feet wide), which extends Southeastward from the said Cedar Lane to Euston Road, being known as No. 1711 West Cheltenham Avenue, erroneously referred to as 1711 Cheltenham Avenue.

BEING the same premises which Vincent Taillefer, by Deed, dated 4/20/2004, and recorded 6/8/2004, in Montgomery County, in Book 5510 at Page 2240, then granted and conveyed to Cassagnol Simon, in fee. Deed from Husband to Wife, thus transfer tax is not applicable.

TITLE TO SAID PREMISES IS VESTED IN Milone Simon, by Deed from Cassagnol Simon, dated February 7, 2006, recorded May 4, 2006, in Book No. 5599 at Page 1623.

Parcel Number: 31-00-05608-00-4.

Location of property: 1711 Cheltenham Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Milone Simon** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2. Debt: \$190,929.48.

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

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

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

By virtue of a Writ of Execution **No. 2025-18408**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property for Anthony J. Cesare, made by David Anthony Plum, Registered Surveyor, dated 5/25/1988, last revised 12/11/1989, and recorded in Plan Book A-51 at Page 389, as follows to wit:

BEGINNING at a point on the Northwesterly ultimate right-of-way line of East Mount Kirk Avenue (80 feet wide), a corner of Lot No. 1 on said Plan, which point is measured North 40° 20' East, 194 feet from a point, a corner of lands, now or late of John B. and Mildred Z. Pastua, on the said Northwesterly right-of-way line of East Mount Kirk Avenue, which point is measured North 49° 30' West, 40 feet from a point, in the centerline of said East Mount Kirk Avenue, which point is measured along said centerline, 1,551.51 feet, Northeasterly, from the point of intersection of said centerline of East Mount Kirk Avenue, with the centerline of Ridge Pike; thence, from said point of beginning, extending along said Lot No. 1, the two following courses and distances: (1) North 49° 30' West, 312.34 feet; (2) South 40° 30' West, 205 feet, crossing a stream to a point, a corner; thence, extending North 40° 30' East, recrossing said stream, 214 feet to a point, a corner of lands, now or late of John S. and Carolyn D. Beyer; thence, extending along the same, South 49° 30' East, 517.34 feet to a point on the Northwesterly right-of-way line of East Mount Kirk Avenue, aforesaid; thence, extending along the same, South 40° 20' West, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

BEING the same premises which Frank M. Kepics and Molinaro Kepics, by Deed, dated 4/25/2022, and recorded at Montgomery County Recorder of Deeds Office, on 5/10/2022, in Deed Book 6281 at Page 94, being Instrument No. 2022052217, granted and conveyed unto Stephen Herbert, Gary Luddecke and Rachael A. Luddecke.

Parcel Number: 43-00-08868-00-8.

Location of property: 113 E. Mount Kirk Avenue, Norristown a/k/a Eagleville, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Stephen Herbert, Gary Luddecke and Rachael Ann Luddecke a/k/a Rachael A. Luddecke** at the suit of Trumark Financial Credit Union. Debt: \$52,582.98.

**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. 2025-18727**, 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 **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to Plan of Property, made for Barry F. Stata, by Charles E. Shoemaker, Engineers and Surveyors, Abington, Pennsylvania, dated March 31, 1966, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Plan Book C-5 at Page 56, as follows to wit:

BEGINNING at a point on the Southwesterly side of Fitzwatertown Road (46.05 feet wide as widened from its original width of 33 feet by the addition of 13.05 feet on the Southeasterly side, thereof); the two following courses and distances from a point of curve on the Northeasterly side of Woodland Road (46.05 feet wide): (1) leaving said side of Woodland Road, on the arc of a circle, curving to the right, having a radius of 30 feet, the arc distance of 59.25 feet to a point of tangent on the Southeasterly side of Fitzwatertown Road; (2) North 65 degrees 40 minutes 30 seconds East, along the Southeasterly side of Fitzwatertown Road, 204.53 feet to the point of beginning; thence, extending North 65 degrees 40 minutes 30 seconds East, along the Southeasterly side of Fitzwatertown Road, 90 feet to a point; thence, extending South 32 degrees 34 minutes 30 seconds East, along land of which this was a part, 248.38 feet to a point; thence, extending South 65 degrees 40 minutes 30 seconds West, 20.45 feet to a point; thence, extending North 47 degrees 29 minutes 30 seconds West, 267.37 feet to the first mentioned point and place of beginning.

CONTAINING 13,575 square feet of land.

BEING the same premises which Ford Consumer Finance Company, Inc., by Deed, dated September 27, 1995, and recorded at Montgomery County Recorder of Deeds Office, on October 10, 1995, in Book 5128 at Page 82, granted and conveyed unto Darryl V. Williams and Marcyta Williams.

Parcel Number: 30-00-21088-00-5.

Location of property: 1423 Fitzwatertown Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Darryl V. Williams and Marcyta Williams** at the suit of LoanDepot.com LLC. Debt: \$95,263.07.

**Jared M. Greenberg (Orlans Law Group, PLLC)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-19197**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Survey of Properties, made for The Curtis-Bailey Co., on October 18, 1954, by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southwest side of Bonnet Lane (fifty feet wide), at the distance of three hundred eighty feet, measured along same, South forty-eight degrees, eight minutes East, along the said side of Bonnet Lane from its point of intersection, with the Southeast side of Orchard Way (fifty feet wide) (both lines produced).

CONTAINING in front or breadth on the said Bonnet Lane, seventy feet, measured along same, South forty-eight degrees, eight minutes East, from said beginning point and extending of that width, in length or depth, South forty-one degrees, fifty-two minutes West, between parallel lines at right angles to the said Bonnet Lane, one hundred twenty-five feet.

BEING Lot #636 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Linda S. Bratek, a Single Woman, by Deed from Donna G. Clark, as Executrix of The Estate of Phyllis M. Bratek, deceased, dated October 16, 1998, recorded October 19, 1998, in Book No. 5244 at Page 2425.

THE SAID Linda S. Bratek having departed this life on February 13, 2025.

Parcel Number: 59-00-01174-00-9.

Location of property: 125 Bonnet Lane, Hatboro, PA 19040.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Donna Clark, in her capacity as Heir of Linda S. Bratek, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Linda S. Bratek, deceased; and The United States of America** at the suit of Traditional Mortgage Acceptance Corporation. Debt: \$229,195.36.

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

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

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

By virtue of a Writ of Execution **No. 2025-19359**, 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 thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, and described according to description, made by C. Raymond Weir, Registered Professional Engineer, of Ambler, Pennsylvania, dated April 3, 1950.

BEGINNING at a point, in the middle of Cedar Hill Road (thirty-three feet wide), said point, being at the distance of two hundred forty feet, Southwest of a point at the intersection of the middle of Cedar Hill Road, with the middle of Welsh Road (forty feet wide); thence, along the middle of Cedar Hill Road, South forty-three degrees thirty-one minutes West, one hundred fifty feet to a point, a corner of land of Walter J. Zapor; thence, along the same, North forty-six degrees twenty-nine minutes West, two hundred sixty-six and eighty-nine one-hundredths feet to a point, a corner of Lot J; thence, along the same, North forty-two degrees twenty-two minutes forty seconds East, one hundred fifty and three one-hundredths feet to a point, a corner of Lot A; thence, along the same, South forty-six degrees twenty-nine minutes East, two hundred sixty-nine and eighty-eight one-hundredths feet to the point and place of beginning.

BEING Lot B.

CONTAINING .924 of an acre be the same, more or less.

BEING the same property conveyed to Gerald E. Lightkep from Gerald E. Lightkep and Shirley D. Lightkep, his wife, by Deed, dated 10/23/1998, and recorded 10/29/1998, in the Office of the Recorder of Deeds of the City of Ambler, County of Montgomery, Pennsylvania, in Book 5246 at Page 2364, being Instrument No. 1998128619.

AND THE SAID Gerald E. Lightkep has since departed this life on 8/1/2012, leaving a Will dated 7/22/2011, in Montgomery County under RW# 46-2012-X2901, for whose Estate Letters Testamentary were granted on 7/22/2011 to Deanna L. MacNamara, Executrix.

Parcel Number: 39-00-00703-00-5.

Location of property: 1605 Cedar Hill Road, Ambler, PA 19002.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Elizabeth Davis and Myles Davis** at the suit of NewRez, LLC d/b/a ShellPoint Mortgage Servicing. Debt: \$295,745.17.

**Haydn Melton (Padgett Law)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-21278**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message or tenements, and lot or piece of ground, situate on the Northwestern side of Elm Avenue (being an extension of and sometimes called School Street), being the Westerly half of a certain lot of ground, formerly laid out and marked Nos. 1 and 2 on a Plan made by Issac Freed, Surveyor, in **North Wales Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on said side of Elm Avenue (or School Street), at a corner of this and the Easterly half of said two lots of ground, said point of beginning, being at the distance of 50 feet, Southwardly from premises, formerly of Kahlon R. Swartley, and opposite Pennsylvania Avenue, and on an extension of one of the lines of said avenue; thence, extending along the said side of Elm Avenue (or School Street), South 36 degrees 45 minutes West, 50 feet to a corner, in the line of other land formerly of said Mahlon R. Swartley; thence, along the same, North 53 degrees 15 minutes West, 153 1/3 feet to a corner, in line of land, formerly of Samuel R. Gordon; thence, along the same, North 39 degrees 45 minutes East, 50 feet 1/2 inch to a corner of this and the other land of said two above-mentioned numbered lots, now or late of Mary A. Rorer and John O. Rorer, her husband; thence, extending along the same, South 53 degrees, 15 minutes East, and passing through the middle of partition wall of the double dwelling, erected upon this and the other side of said two lots, 148 1/2 feet (erroneously stated as 145 1/2 feet in prior deed) to the place of beginning.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

BEING the same premises which Sajid Subhani, by Deed, dated April 7, 2023, and recorded at Montgomery County Recorder of Deeds Office, on April 13, 2023, in Deed Book 6322 at Page 2245, granted and conveyed unto Yuniah S. Acholla.

Parcel Number: 14-00-00564-00-7.

Location of property: 204 Elm Avenue, North Wales, PA 19454.

The improvements thereon are: A single-family, two-story residence.

Seized and taken in execution as the property of **Yuniah S. Acholla** at the suit of Pennsylvania Housing Finance Agency. Debt: \$263,289.30.

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

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

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

By virtue of a Writ of Execution **No. 2025-21565**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Section Three and Future Sections of "Montgomery Village," for Knapco, Inc., dated March 23, 1970, and last revised February 5, 1971, by Boucher and James, Inc., Consulting Engineers, Glenside, PA, and recorded in Plan Book A-18 at Page 4, as follows to wit:

BEGINNING at a point on the Southwesterly side of Sassafras Drive (50 feet wide), which point is measured the two following courses and distances along said side of Sassafras Drive from a point of curve on the Northwestern side of Hawthorne Drive (50 feet wide): (1) thence, leaving Hawthorne Drive, on the arc of a circle, curving to the left, having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Southwesterly side of Sassafras Drive; (2) thence, along same, North 50 degrees 31 minutes 53 seconds West, 632.95 feet to the point of beginning, being a corner of Lot No. 71 on said Plan; thence, extending from said point of beginning, leaving said side of Sassafras Drive and along the Northwestern line of Lot No. 71, South 39 degrees 28 minutes 07 seconds West, 237.11 feet to a point, a corner in line of land, now or late of James A. Blessings; thence, extending along said land, now or late of James A. Blessings, South 86 degrees 56 minutes 07 seconds West, 100.72 feet to a point, a corner in line of Lot No. 53 on said Plan; thence, extending along the Southeasterly lines of part of No. 53, and all of Lots 54 and 73 on said Plan, North 30 degrees 51 minutes 22 seconds East, 296.87 feet to a point on the Southwesterly side of a cul-de-sac, having a radius of 60 feet, also being a point of a reverse curve; thence, extending along the Southwesterly side of Sassafras Drive, on the arc of a circle, curving to the right, having a radius of 30 feet, the arc distance of 27.40 feet to a point of tangent; thence, still extending along said side of Sassafras Drive, South 50 degrees 31 minutes 53 seconds East, 94.93 feet to the first mentioned point and place of beginning.

BEING the same premises which Jannet E. Baxter, by Deed, dated November 15, 2005, and recorded on January 4, 2006, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5585 at Page 1708, being Instrument No. 2006001367, granted and conveyed unto Dennis E. Baxter, II and Jannet E. Baxter, as Joint Tenants with Rights of Survivorship.

Parcel Number: 46-00-03287-04-2.

Location of property: 109 Sassafras Drive, North Wales, PA 19454.

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

Seized and taken in execution as the property of **Dennis Baxter a/k/a Dennis E. Baxter, II and Jannet E. Baxter, as Joint Tenants with Rights of Survivorship** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Debt: \$339,232.17.

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

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

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

By virtue of a Writ of Execution **No. 2025-22419**, 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 **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by C. Raymond Weir, Registered Surveyor of Ambler, Pennsylvania, on 9/25/1946, and last revised 10/29/1946, as follows:

BEGINNING at a point on the Northwesterly side of Chestnut Hill and Springhouse Turnpike (or Bethlehem Pike) (60 feet wide), a corner of land, now or late of the Estate of Henry A. Earnest, deceased, and intended to be conveyed to John E. Wentz; thence, along said land, now or late of the Estate of Henry A. Earnest, deceased; North 89 degrees 55 minutes West, 180.62 feet to a point in line of land of Calvin Pardee, deceased; thence, along land of said Calvin Pardee, deceased, the 2 following courses and distances, viz: North 06 degrees 31 minutes East, 10.90 feet to a stone and North 21 degrees 46 minutes East, 123.06 feet to a corner of land of intended to be conveyed to Charles J. Terrell, et ux; thence, along said land intended to be conveyed to Charles J. Terrell, et ux, South 87 degrees 33 minutes East, 137.60 feet to a point on the Northwesterly side of said Chestnut Hill and Springhouse Turnpike; thence, along said Turnpike, South 01 degree 48 minutes West, 119.51 feet to the beginning.

BEING the same premises which Gary L. Pearce and Laura H. Pearce, by Deed, dated December 4, 2015, and recorded January 4, 2016, in Montgomery County in Deed Book 5984 at Page 607, conveyed unto John Campion, in fee.

BEING the same premises which John Campion, by Deed, dated December 22, 2023, and recorded January 9, 2024, in Montgomery County, in Deed Book 6351 at Page 1335, conveyed unto JCPR, LLC, in fee.

Parcel Number: 65-00-00820-00-6.

Location of property: 536 Bethlehem Pike, Fort Washington, PA 19034.

The improvements thereon are: Commercial - miscellaneous/varied commercial.

Seized and taken in execution as the property of **John Campion and JCPR, LLC** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$169,071.43.

**Daniel C. Kerrick**, Attorney, I.D. #95063

**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. 2025-23291**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a Plan of Lots, made for the Curtis-Bailey Company, on July 9, 1951, by Reeder, Magarity and Bryant, Professional Engineers, Upper Darby, Pennsylvania, as follows:

BEGINNING at a point on the Southwest side of Newington Drive (fifty feet wide), at the distance of twenty feet, measured along same, North sixty-eight degrees, five minutes West from its point on intersection, with the Northwest side of Topsfield Road (fifty feet wide) (both lines produced); thence, extending from said beginning point along the said side of Newington Drive, North sixty-eight degrees, five minutes West, one hundred fifteen and twenty-two one-hundredths feet to a point; thence, extending South twenty-one degrees, fifty-five minutes West, sixty-seven and sixty-six one-hundredths feet to a point; thence, extending South fourteen degrees eighteen minutes, fifty-two seconds East, one hundred twenty-five feet to a point on the Northwest side of Topsfield Road; thence, extending along same, in a Northeastwardly direction, on the arc of a circle, curving to the left, having a radius of one hundred fifty feet, the arc distance of one hundred forty and seventy-six one-hundredths feet to a point of tangent; thence, extending still along the said side of Topsfield Road, North twenty-one degrees, fifty-five minutes East, on the arc of a circle, curving to the left, having a radius of twenty feet, the arc distance of thirty-one and forty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot #500 on said Plan.

BEING the same premises which Somsanith Phommachanh and Moune Soundara, by Deed, dated January 3, 2007, and recorded in the Office of Recorder of Deeds of Montgomery County, on February 6, 2007, in Book 5634 at Page 1431, being Instrument #2007016297, granted and conveyed unto Somsanith Phommachanh and Moune Soundara. Somsanith Phommachanh having departed this life on October 16, 2024.

Parcel Number: 59-00-13372-00-6.

Location of property: 101 Newington Drive, Hatboro, PA 19040-4508.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Somsanith Phommachanh, deceased and Moune Soundara** at the suit of Deutsche Bank National Trust Company, as Trustee for DSLA Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2007-AR1. Debt: \$207,374.20.

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

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

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

By virtue of a Writ of Execution **No. 2025-23344**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, described according to a Plan, prepared for The Cutler Group, Inc., Plan of Providence Greene, made by Yerkes Associates, Inc., Consulting Engineers, Bryn Mawr, Pennsylvania, dated 10/9/1989, and last revised 3/18/1994, said Plan being recorded in Land Site Plan Book 2 at Page 364, described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Greene's Way Circle (private) (50 feet wide), said point of beginning, being a corner of Lot #89; thence, extending from said point of beginning, along the Southwesterly side of Greene's Way Circle, the two following courses and distances: (1) Southeastwardly, along the arc of a circle, curving to the left, having a radius of 400 feet, the arc distance 1.68 feet to a point of tangent; and (2) South 49 degrees 28 minutes East, 22.32 feet to a point, a corner of Lot #87; thence, extending along the same, South 40 degrees 32 minutes West, 93.50 feet to a point; thence, extending North 49 degrees 28 minutes West, 24 feet to a point, a corner of Lot #89; thence, extending along the same, North 40 degrees 32 minutes East, 93.50 feet to the first mentioned point and place of beginning.

CONTAINING in area 2,244 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Coleen M. Donahue a/k/a Coleen Marie Donahue, by Deed from The Cutler Group, Inc., dated July 27, 1995, and recorded August 1, 1995, in Deed Book 5120 at Page 0821. The said Coleen M. Donahue a/k/a Coleen Marie Donahue died on April 11, 2025, without a will or appointment of an Administrator, thereby vesting title in Lisa Marie Donahue, Known Surviving Heir of Coleen Marie Donahue, deceased, and Unknown Surviving Heirs of Coleen Marie Donahue, deceased, by Operation of Law.

Parcel Number: 43-00-05860-97-3.

Location of property: 2023 Greenes Way Circle, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa Marie Donahue, Known Surviving Heir of Coleen Marie Donahue, deceased; Unknown Surviving Heirs of Coleen Marie Donahue, deceased; and The United States of America, c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of Carrington Mortgage Services LLC. Debt: \$170,081.67.

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

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

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

By virtue of a Writ of Execution **No. 2025-23592**, 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 building and improvements to be erected thereon, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to two certain Plans thereof, one Plan thereof, known as Revised Plan of Lots in "Colonial Village", dated 11/12/1963, and recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-10 at Pages 3 (*For Location Only*); and the other Plan thereof, known as Plan of Lots in "Colonial Village", dated 6/2/1964, and recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-10 at Page 2, both Plans made for McClatchy Davia Corp., by Reeder and Magarity, Professional Engineers, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Von Steuben Street (50 feet wide), said point, being the 4 following courses and distances from a point of curve on the Northwesterly side of Glasgow Street (50 feet wide): (1) leaving Glasgow Street, on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 32.30 feet to a point of tangent on the Southwesterly side of Anthony Wayne Street (50 feet wide); (2) North 51 degrees 17 minutes West, along the Southwesterly side of Anthony Wayne Street, 687.15 feet to a point of curve, on the same; (3) Northwestwardly and Northeastwardly, partly along the Southwesterly side of Anthony Wayne Street, and partly along the Northwesterly side of Von Steuben Street, on the arc of a circle, curving to the right, having a radius of 50.00 feet, the arc distance of 110.40 feet to a point of tangent on the Northwesterly side of Von Steuben Street; and (4) North 75 degrees 13 minutes East, along the Northwesterly side of Von Steuben Street, 123.69 feet to the point of beginning; thence, extending from said point of beginning, North 24 degrees 47 minutes West, 100.00 feet to a point; thence, extending North 75 degrees 13 minutes East, 53.00 feet to a point; thence, extending South 24 degrees 47 minutes East, 100.00 feet to a point on the Northwesterly side of Von Steuben Street, aforesaid; thence, extending South 75 degrees 13 minutes West, along the Northwesterly side of Von Steuben Street, 53.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 53, as shown on the Second above-mentioned Plan, dated 6/2/1964.

BEING the same premises which William M. Proitte and Mary J. Proitte, husband and wife, by Indenture, dated 9/12/2006, and recorded 10/5/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5618 at Page 1493, granted and conveyed unto Maureen A. Byrnes, in fee.

TITLE TO SAID PREMISES IS VESTED IN Antonio Rivera, by Deed from Maureen A. Byrnes, dated 05-15-2015, recorded 07-01-2015, in Book No. 5959, at Page 2552.

Parcel Number: 64-00-05410-00-7.

Location of property: 977 Von Steuben Drive, Stowe, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Antonio Rivera** at the suit of Lakeview Loan Servicing, LLC. Debt: \$175,658.01.

**Kevin E. Cordero (Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company), Attorney(s).**

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

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

By virtue of a Writ of Execution **No. 2025-24343**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as "Summit Mews Condominium," located on Farmington Avenue, **Pottstown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., by the recording in the Montgomery County Recorder of Deeds Office, at Norristown, Pennsylvania, of a Declaration, dated 4/22/1987, and recorded on 4/24/1987, in Deed Book 4835 at Page 1792; and of an Amended Declaration, dated 4/30/1987, and recorded 5/1/1987, in Deed Book 4836 at Page 783; and of the Second Amended Declaration, dated 5/26/1987, and recorded on 5/28/1987, in Deed Book 4838 at Page 2471; and the Third Amended Declaration, dated 9/22/1987, and recorded on 9/22/1987, in Deed Book 4851 at Page 2143; and of the Fourth Amended Declaration, dated 9/16/1988, and recorded 9/21/1988, in Deed Book 4887 at Page 1729; and of the Fifth Amended Declaration, 5/22/1989, and recorded 5/22/1989, in Deed Book 4911 at Page 1804; and of the Sixth Amended Declaration, dated 6/27/1989, and recorded 6/28/1989, in Deed Book 4915 at Page 923, being and designated in such Declaration as Unit No. 4. As more fully described in such Declaration, together with a proportionate undivided interest in the Common elements (as defined in such Declaration).

BEING the same property conveyed to Amanda Wise, who acquired title by virtue of a Deed from David Burford, dated August 4, 2021, recorded September 27, 2021, as Instrument Number 2021116023, and recorded in Book 6249 at Page 800, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-08744-06-9.

Location of property: 700 Farmington Avenue, Unit 4, Pottstown, PA 19464.

The improvements thereon are: Residential, condominium townhouse.

Seized and taken in execution as the property of **Amanda Wise** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$171,427.46.

**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. 2025-25723**, 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 according to a Final Location Plan of Portion of Roberts Park, made by George C. Mailman, Registered Surveyor, Norristown, PA., on November 13, 1966, and revised on August 12, 1967, which Plan of Roberts Park is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-9 at Page 28, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Linda Lane (fifty feet wide), at the distance of five hundred forty-eight feet, measured North forty-nine degrees fourteen minutes West, along the said side of Linda Lane, from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve, curving to the right, having a radius of one hundred seventeen feet, the arc distance of one hundred thirteen and thirty-one hundredths feet from a point of compound curve therein, which last mentioned point or compound curve is measured on the arc of a curve, curving to the right, having a radius of sixty-nine and ninety-six one-hundredths feet, the arc distance of forty-one and ninety-seven one-hundredths feet from a point of curve on the Northwesterly side of Tremont Avenue (fifty feet wide).

CONTAINING in front or breadth on the said side of Linda Lane, thirty feet and extending of that width, in length or depth, Northwesterly, between parallel lines, at right angles to the said Linda Lane, one hundred and eleven one-hundredths feet, Southeast line hereof, passes a portion of the distance through the party wall of this premises and premises adjoining to the Southeast.

BEING Lot No. 202 as shown on said Plan.

BEING the same premises which Beatrice Russ, by Deed, dated 9/12/2017, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 10/11/2017, in Deed Book Volume 6064 at Page 2083, granted and conveyed unto Michael C. Rozier. Michael C. Rozier departed this life on 2/11/2019. Michael C. Rozier, deceased as of 02/11/2019, appointing Michael C. Rozier, Jr., as Administrator.

Parcel Number: 13-00-20356-00-7.

Location of property: 609 Linda Lane, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael C. Rozier, Jr., as Administrator of the Estate of Michael C. Rozier, deceased** at the suit of PennyMac Loan Services, LLC. Debt: \$180,400.71.

**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. 2025-26037**, 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 **Lower Merion Township**, Montgomery County, Pennsylvania.

BEGINNING at a point, in the center line of Hampton Terrace (formerly 51st Street), at the distance of 215 feet, Northwesterly from the intersection, with the center line of City Avenue; thence, South 64 degrees 50 minutes West, 186.84 feet to a point; thence, North 25 degrees 10 minutes West, 57 feet 6 inches to a point; thence, North 64 degrees 50 minutes East, 186.80 feet to the center line of Hampton Terrace (formerly 51st Street); thence, extending along the center line of Hampton Terrace, South 25 degrees 12 minutes 30 seconds East, 57 feet 6 inches to the place of beginning.

BEING the same premises which John G. Thomas and Nancy A. Thomas, husband and wife, by Deed, dated 9/25/98, and recorded 10/20/98, in Montgomery County, in Deed Book 5245 at Page 354, granted and conveyed unto William Carrington Haines and Jun-Ming Lin-Haines, in fee.

BEING the same premises which Laura Traynham and Kyle Traynham, by Deed, dated May 12, 2021, and recorded in the Office of Recorder of Deeds, of Montgomery County, on June 7, 2021, in Book 6228 at Page 02393, being Instrument #2021065854, granted and conveyed unto Laura Traynham.

Parcel Number: 40-00-22456-00-4.

Location of property: 6 Hampton Terrace, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Kyle Traynham and Laura Traynham** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-in-Interest to U.S. Bank, National Association, as Trustee, on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC2 Asset Backed Pass-Through Certificates, Series 2006-WMC2. Debt: \$596,535.03.

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

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

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

By virtue of a Writ of Execution **No. 2025-28464**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, of Parcel 1 (L and M), of Oak Terrace Golf Course Community, prepared for Rhi-Oak Terrace, L.P., made by Stout, Tacconelli & Associates, Inc., dated November 30, 1992, and last revised June 16, 1996, said Plan, recorded in the Office of Recorder of Deeds, at Norristown, Montgomery County, Pennsylvania, in Plan Book A-56 at Page 303, as follows to wit:

BEGINNING at a point of curve on the Northwesterly side of Talamore Drive (50 feet wide at this point), said point of beginning, being a point of corner of Lot Number 1203, as shown on the above-mentioned Plan; thence, extending from said point of beginning, and along the aforesaid Lot, North 68 degrees 17 minutes 56 seconds West, crossing a certain 100 year calculated flood plain line, and also crossing a certain wetlands area, a distance of 292.62 feet to a point; thence, extending from said point, North 28 degrees 39 minutes 46 seconds East, 155.23 feet to a point, a corner of Lot Number 1201, as shown on the above-mentioned Plan; thence, extending from said point, along the aforesaid Lot, South 57 degrees 23 minutes 07 seconds East, recrossing the aforementioned wetlands and the flood plain, a distance of 280.87 feet to a point of curve, on the Northwesterly side of Talamore Drive; thence, along the same, the arc of circle, curving to the left, having a radius of 533.00 feet, the arc distance of 15.00 feet to a point; thence, extending from said point, South 57 degrees 23 minutes 07 seconds West, 8.00 feet to a point of curve, on the said Northwesterly side of Talamore Drive; thence, then along the same, on the arc of a circle, curving to the left, having a radius of 85.00 feet, the arc distance of 85.00 feet to the first mentioned point and place of beginning.) (Erroneously omitted in prior Deed.)

BEING Lot 1202, as shown on said Plan.

BEING the same property conveyed to Craig A. Petruzzelli and Deenna M. Petruzzelli, husband and wife, who acquired title, as tenants by the entirety, by virtue of a deed from Cartus Corporation, dated November 5, 2013, recorded December 9, 2013, being Instrument Number 2013121486, and recorded in Book 5898 at Page 1050, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 36-00-11010-08-7.

Location of property: 942 Talamore Drive, Ambler, PA 19002.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Craig A. Petruzzelli and Deenna M. Petruzzelli, husband and wife** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$512,758.86.

**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. 2025-28641**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being known as Lot No. 57, on a certain Plan of Subdivision titled, 'Cedarbrook Hills', made for Carl E. Metz, by Charles F. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on June 6, 1940, approved by the Commissioners of Cheltenham Township, on July 23, 1940, and recorded at Norristown, Pennsylvania, in the Office for the recording of Deeds &c., in Deed Book 1078 at Page 600 &c.; and described according to a re-survey and Plan thereof, made by the said Charles F. Mebus, as follows:

BEGINNING at a point on the Northeasterly side of Limekiln Turnpike (as laid out of the width of 100 feet), at the distance of one hundred fifty and thirteen one-hundredths feet, measured Northwestwardly, along the said side of Limekiln Turnpike from the intersection, which the said side of Limekiln Turnpike, produced, makes with the Northwesterly side of Greenwood Avenue (as widened to a width of fifty-four feet by adding twenty-one feet to the Northwesterly side thereof, produced); thence, extending along the said Northeasterly side of Limekiln Turnpike, North twenty-three degrees, thirty-one minutes, thirty seconds West, fifty-two and two one-hundredths to a point, a corner; thence, extending along Lot No. 56 on said Plan, North fifty-three degrees, twenty-one minutes, fifty-two seconds East, one hundred ten and three one-hundredths feet to a point, a corner; thence, extending along Lot Numbers 63 and 62 on said Plan, South twenty-eight degrees, thirty-one minutes fifty seconds East, fifty-one and eighteen one-hundred feet to a point, a corner; thence, extending along Lot No. 58 on said Plan, South fifty-three degrees, twenty-one minutes, fifty-two seconds West, one hundred fourteen and sixty-two one-hundredths feet to the place of beginning.

CONTAINING five thousand six hundred ninety-one square feet, be the same, more or less.

TITLE TO SAID PREMISES IS VESTED IN Gail Evans-Bunting, as Ownership, by Severalty, by Deed from Tharnell McLeod, dated August 29, 1996, recorded September 18, 1996, in Book No. 5161 at Page 1522, being Instrument No. 015247. The said Gail Bunting, having departed this life on 12/06/2024.

Parcel Number: 31-00-17146-00-4.

Location of property: 8415 Limekiln Pike, Wyncote, PA 19095.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jamila Evans, in her capacity as Executrix and Heir of Gail Evans-Bunting, deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$78,263.83.

**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.

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

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

**ACTION TO QUIET TITLE**

**LOGS Legal Group LLP**

By: **Samantha Gable, PA I.D. No. 320695**  
**William Miller, PA I.D. No. 308951**  
**Steven Palmer, PA I.D. No. 334553**  
**Leslie J. Rase, PA I.D. No. 58365**  
**Heather Riloff, PA I.D. No. 309906**  
**Kevin T. Tonczyczyn, PA I.D. No. 332616**  
**Elizabeth L. Wassall, PA I.D. No. 77788**  
**Joseph L. LoCastro, IV, PA I.D. No. 314973**  
985 Old Eagle School Road, Suite 514  
Wayne, PA 19087  
Telephone: 610-278-6800  
E-Mail: pahelp@logs.com  
LLG File No. NCM 25-072715

COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2026-01245

**PNC Bank, National Association,**  
Plaintiff

vs.

**Grace A. Nicholson; Sherry E. Nicholson; Shane P. Nicholson; Victoria A. Nicholson, known Heir of Daniel M. Nicholson, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Daniel M. Nicholson, deceased,**  
Defendants

To the Defendants, **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Daniel M. Nicholson, deceased:**

TAKE NOTICE THAT THE Plaintiff, **PNC Bank, National Association** has filed an action in **Quiet Title**, as captioned above.

**NOTICE**

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

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

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

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

**ADOPTION**

IN THE COURT OF COMMON PLEAS  
OF BERKS COUNTY  
ORPHANS' COURT DIVISIONS  
NO. 89431

IN RE: **ADOPTION OF DAVINA JAMES PARIS**

TO: **JOHN DOE(S)**

A Petition has been filed asking the Court to put an end to all rights you have to your child, Davina James Paris. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in **Courtroom 5B** at the **Berks County Services Center, Reading, Pennsylvania** on **April 22, 2026**, at **2:30 PM**. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

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

Lawyer Referral Service  
Berks County Bar Association  
544 Court Street, PO Box 1058  
Reading, PA 19603

**Kirsten B. Miniscalco, Esquire, Solicitor**  
**Winter & Duffy Law**

190 Bethlehem Pike, Suite 1  
P. O. Box 564  
Colmar, PA 18915  
215-822-5266

**ARTICLES OF DISSOLUTION**

Notice is hereby given that the shareholders and directors of **Penn. Turf Management Company**, a Pennsylvania corporation, with an address of 1777 Sentry Parkway West, Abington Hall, Suite 200, Blue Bell, PA 19422, 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.

**Warren, McGraw & Knowles, LLC**  
920 Lenmar Drive  
Blue Bell, PA 19422

**ARTICLES OF INCORPORATION FOR PROFIT**

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

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

The name of the corporation is: **Ubaid&Girls Inc.**  
Articles of Incorporation have been filed on: **March 25, 2026**

**US Building Products, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**ARTICLES OF INCORPORATION FOR 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 March 17, 2026, with an effective date of March 23, 2026, 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: **Keystone Community Athletics & Play**

**CERTIFICATE OF ORGANIZATION**

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **The Consultant, LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on March 19, 2026.

**Christopher P. Mullaney, Esquire**  
**Mullaney Law Offices**  
598 Main Street, P.O. Box 24  
Red Hill, PA 18076-0024

**CHANGE OF NAMES**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-05718

NOTICE IS HEREBY GIVEN that the Petition of Anna Jo Pignataro was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JoAnn Pignataro.

The Court has fixed June 10, 2026, at 9:00 AM, in Courtroom "7" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Cathy Cardozo, Esquire**  
**Petrelli Previtera, LLC**  
1845 Walnut Street, Suite 1920  
Philadelphia, PA 19103

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-04569

NOTICE IS HEREBY GIVEN that on March 11, 2026, the Petition of Emily Wren, Mother, on behalf of her daughter, Avalene Wren Cornish, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to AVALENE CORNISH WREN.

The Court has fixed May 13, 2026, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-05146

NOTICE IS HEREBY GIVEN that on March 20, 2026, the Petition of Ethan Livingston Howell was filed in the above-named Court, praying for a Decree to change the Petitioner's name to EMMALYN KATIE HOWELL.

The Court has fixed May 20, 2026, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-05124

NOTICE IS HEREBY GIVEN that on March 19, 2026, the Petition of Jimmy and Sajitha Jacob, Father and Mother, on behalf of Isabel Mary Jacob, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to ELIZABETH MARY JACOB.

The Court has fixed May 13, 2026, at 9:00 AM, in Courtroom “8” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-04698

NOTICE IS HEREBY GIVEN that on March 27, 2026, the Petition of Madelyn Elizabeth Rogovin was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to MAKES ERIC ROGOVIN.

The Court has fixed May 13, 2026, at 9:00 AM, in Courtroom “8” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-04166

NOTICE IS HEREBY GIVEN that on March 4, 2026, the Petition of Mary Lynn Ferrarello, on behalf of Jack Elliot Panagis, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to JACK ELLIOT FERRARELLO.

The Court has fixed May 8, 2026, at 9:00 AM, in Courtroom “12”, 5th Floor 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**

**ANDERSON, NANCY ANNE also known as NANCY ANN ANDERSON, dec’d.**  
Late of Montgomery Township.  
Co-Administrators: HOWARD T. ANDERSON AND JOAN ANDERSON INCAUDO,  
c/o Jeffrey P. Garton, Esquire,  
Begley, Carlin & Mandio, LLP,  
680 Middletown Boulevard,  
Langhorne, PA 19047.  
ATTORNEY: JEFFREY P. GARTON,  
BEGLEY, CARLIN & MANDIO, LLP,  
680 Middletown Boulevard,  
Langhorne, PA 19047

**BAUER, JEAN S., dec’d.**  
Late of Lower Moreland Township.  
Executrix: JENNIFER HOWELL,  
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

**BURCH, ROBERT HAROLD, dec’d.**  
Late of Borough of Trappe.  
Administrator: JOHN MICHAEL BURCH,  
c/o Monaghan Wible Law LLC,  
8500 West Chester Pike,  
Upper Darby, PA 19082.  
ATTORNEY: BRIDGET MONAGHAN WIBLE,  
MONAGHAN WIBLE LAW LLC,  
8500 West Chester Pike,  
Upper Darby, PA 19082

**CASSELLI, ELEANOR T., dec’d.**  
Late of Lower Merion Township.  
Administrator: KERRI CASSELLI,  
624 Race Street,  
Bristol, PA 19007.  
ATTORNEY: WILLIAM J. LUTTRELL, III,  
LUTTRELL LAW OFFICES,  
11 S. Olive Street, 2nd Floor,  
Media, PA 19063

**CINES, DOUGLAS B., dec’d.**  
Late of Lower Merion Township.  
Executrix: ADELE COX-CINES,  
c/o Christina M. Marinos, Esquire,  
1880 JFK Boulevard, Suite 1740,  
Philadelphia, PA 19103.  
ATTORNEY: CHRISTINA M. MARINOS,  
ALEXANDER & PELLI, LLC,  
1880 JFK Boulevard, Suite 1740,  
Philadelphia, PA 19103

**CLEMMER, JOY S., dec'd.**

Late of Upper Frederick Township.  
 Executrix: BRENDA J. URBANSKI,  
 c/o Valerie Rosenbluth Angst, Esquire,  
 Angst & Angst, P.C.,  
 878 Main Street,  
 Harleysville, PA 19438.

**COOPER, BLAKELEY B., dec'd.**

Late of Whippain Township.  
 Executrix: MADALENA TAYLOR,  
 29 Ralph Road,  
 West Orange, NJ 07052.  
 ATTORNEY: ROSIE SOTO,  
 5 E. Germantown Pike,  
 Plymouth Meeting, PA 19462

**COX WILLIAMS, MARY HELEN also known as MARY H. COX, dec'd.**

Late of Abington, PA.  
 Executrix: MARTHA E. COX,  
 323 N. 3rd Street,  
 Lehigh, PA 18235.  
 ATTORNEY: VANYA DULGALIC,  
 901 Carroll Road,  
 Wynnewood, PA 19096

**CROWE, JOAN L., dec'd.**

Late of Phoenixville, PA.  
 Executors: JEFFREY M. CROWE,  
 98 Larch Drive,  
 Atherton, CA 94027.  
 ELIZABETH C. PETROZELLI,  
 403 Calais Drive,  
 Sellersville, PA 18960.  
 ATTORNEY: ELIZABETH M. WETZLER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**DUCKWORTH, JOSEPHINE M., dec'd.**

Late of Upper Gwynedd Township.  
 Administrator DBN: PAUL S. DUCKWORTH,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**ELLENTUCK, CARON, dec'd.**

Late of Montgomery Township.  
 Administratrix: DEBRA LESHNOWER,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**ELLIS, JOHN A., dec'd.**

Late of Pottstown, PA.  
 Executor: JOHN G. ELLIS,  
 c/o Breidenbach Associates Law Offices,  
 2158 Sunnyside Avenue,  
 Pottstown, PA 19464.  
 ATTORNEY: SCOTT F. BREIDENBACH,  
 BREIDENBACH ASSOCIATES LAW OFFICES, LLC,  
 2158 Sunnyside Avenue,  
 Pottstown, PA 19464

**FRANKLIN, RUDOLPH H., dec'd.**

Late of Abington Township.  
 Executrix: HARRIET FRANKLIN,  
 c/o Devin S. Fox, Esquire,  
 620 Freedom Business Center, Suite 200,  
 King of Prussia, PA 19406.  
 ATTORNEY: DEVIN S. FOX,  
 STEVENS & LEE, P.C.,  
 620 Freedom Business Center, Suite 200,  
 King of Prussia, PA 19406

**GOLDSCHMIDT, MATTHEW W., dec'd.**

Late of Borough of Rockledge.  
 Administratrix: MARY KAUFMAN,  
 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

**GUPTA, CHANDRAKANT R. also known as CHANDRAKANT RAMSARUP GUPTA and CHUCK GUPTA, dec'd.**

Late of Whippain Township.  
 Executrix: MARGOT M. ROWLEY,  
 c/o Moira B. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: MOIRA B. ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**HAINES, CYNTHIA WELSH, dec'd.**

Late of Worcester Township.  
 Executor: CHARLES B. KISH,  
 2579 Bean Road,  
 Worcester, PA 19490.  
 ATTORNEY: DANIEL T. McGRORY,  
 BELLO REILLEY McGRORY & DiPIPPA, P.C.,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406

**HALLMAN, MARLENE L., dec'd.**

Late of Lower Frederick Township.  
 Executor: RICHARD K. KULP,  
 c/o Kenneth E. Picardi, Esquire,  
 Picardi Philips & Ottaviano,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464.

**HARTMAN, JOHN ERIC, dec'd.**

Late of Norristown, PA.  
 Executrix: JEANNE Van BRIESEN,  
 707 Hunter Way,  
 Catonsville, MD 21228.  
 ATTORNEY: CHRISTOPHER H. STEWARD,  
 2246 Bristol Pike,  
 Bensalem, PA 19020

**HERNANDEZ, FRANCISCO SALGADO, dec'd.**

Late of Norristown, PA.  
 Administratrix: ELIA GONZALEZ  
 EVANGELISTA,  
 c/o Charles W. Campbell, Esquire,  
 1 E. Airy Street,  
 Norristown, PA 19401.  
 ATTORNEY: CHARLES W. CAMPBELL,  
 1 E. Airy Street,  
 Norristown, PA 19401

**HERSHEY, THOMAS L., dec'd.**

Late of Upper Salford Township.  
 Executor: H. PETER HERSHEY,  
 1151 Summeytown Pike,  
 Harleysville, PA 19438.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**HOFF, CHARMAINE G., dec'd.**

Late of Abington Township.  
 Executor: HENRY B. HOFF, III,  
 660 Cricket Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: DAVID G. ENNIS,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038

**HOMIEIER, JEAN GRIES, dec'd.**

Late of Lower Merion Township.  
 Executrix: LYNN HOMIEIER RAUCH,  
 P.O. Box 437,  
 Brooklandville, MD 21022.  
 ATTORNEY: GARTH G. HOYT,  
 McNEES WALLACE & NURICK, LLC,  
 170 N. Radnor Chester Road, Suite 350,  
 Radnor, PA 19087

**HOOD, WILLIAM H. also known as  
WILLIAM HENRY HOOD, dec'd.**

Late of Skippack Township.  
 Executrix: TAMI D. SABO.  
 ATTORNEY: MICHELLE M. FORSELL,  
 CROSSON & RICETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**JAVIER, EMILIA M., dec'd.**

Late of Borough of Lansdale.  
 Executors: MIRIAM J. DeFAY,  
 283 Cedar Heights Drive,  
 Duncansville, PA 16635,  
 EMILIO M. JAVIER,  
 1020 Girard Street NW, Unit #3,  
 Washington, DC 20001.  
 ATTORNEY: J. BENJAMIN YEAGER,  
 YEAGER & SEELYE,  
 350 Lakemont Park, Suite One,  
 Altoona, PA 16602

**KEENER, JACOB A. also known as  
J. ARTHUR KEENER, dec'd.**

Late of Lower Salford Township.  
 Executor: UNIVEST BANK & TRUST CO.,  
 14 N. Main Street, P.O. Box 559,  
 Souderton, PA 18964.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**KOLB, JOHN CHARLES, dec'd.**

Late of Red Hill, PA.  
 Executrix: MICHELLE DUNLEVY,  
 29 Live Oak Drive,  
 Quakertown, PA 18951.  
 ATTORNEY: WENDY J. ASHBY,  
 ASHBY LAW OFFICES, LLC,  
 314 W. Broad Street, Suite 118,  
 Quakertown, PA 18951

**KULP, KEITH S. also known as**

**KEITH SCOTT KULP, dec'd.**  
 Late of Borough of Pennsburg.  
 Administratrix: DONNA L. BREWER.  
 ATTORNEY: MICHELLE M. FORSELL,  
 CROSSON & RICETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**LOUGHIN, MICHELLE A., dec'd.**

Late of Borough of Pottstown.  
 Administrator: DONALD H. LOUGHIN, JR.,  
 c/o Ian W. Peltzman, Esquire,  
 716 N. Bethlehem Pike, Suite 303,  
 Lower Gwynedd, PA 19002.  
 ATTORNEY: IAN W. PELTZMAN,  
 LAW OFFICE OF ANDREW B. PELTZMAN,  
 716 N. Bethlehem Pike, Suite 303,  
 Lower Gwynedd, PA 19002

**McCANN, CHARLES, dec'd.**

Late of Borough of Pottstown.  
 Executrix: JANICE BABIN,  
 c/o Picardi Philips & Ottaviano,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464.  
 ATTORNEY: GREGORY W. PHILIPS,  
 PICARDI PHILIPS & OTTAVIANO,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**MOLYNEAUX, CHRISTOPHER, dec'd.**

Late of East Greenville, PA.  
 Executor: MARK MOLYNEAUX,  
 132 Heacock Lane,  
 Wyncote, PA 19095.

**NIMICK, ANNE C., dec'd.**

Late of Lower Merion Township.  
 Executrix: ANNE N. NEILSON,  
 c/o Moira B. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: MOIRA B. ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**PATERSON JR., WILLIAM E., dec'd.**

Late of Perkiomen Township.  
 Executrix: BARBARA J. McMAHON.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**PIZZI JR., CHARLES, dec'd.**

Late of Borough of Pottstown.  
 Administratrix: JOAN M. PIZZI,  
 308 N. Price Street,  
 Pottstown, PA 19464.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 1503 Sunset Drive, Suite 201,  
 Pottstown, PA 19464

**SARD, ANN DOREEN also known as  
ANN D. SARD, dec'd.**

Late of West Norriton Township.  
 Executrix: HELEN OWEN,  
 481 Aurania Street,  
 Philadelphia, PA 19128.

**SELVANANDAN, RAMOO, dec'd.**

Late of Horsham Township.  
 Administratrix: REBECCA SALLEN, ESQUIRE,  
 325 Merion Road,  
 Merion Station, PA 19066.  
 ATTORNEY: REBECCA SALLEN,  
 SALLEN LAW, LLC,  
 325 Merion Road,  
 Merion Station, PA 19066

**SHERIDAN, SEAN, dec'd.**

Late of Borough of Conshohocken.  
 Administratrix: ANALEE SANTAROMITA SHERIDAN,  
 910 South Street, Apt. 2,  
 Point Pleasant, NJ 08742.  
 ATTORNEY: BENJAMIN T. BRANCHE,  
 101 Grovers Mill Road,  
 Lawrenceville, NJ 08648

**SOLVINO, ELAINE J., dec'd.**

Late of Lower Salford Township.  
 Executor: SUZANNE V. SABIA,  
 c/o Mary C. Crocker, Esquire,  
 1296 E. High Street,  
 Pottstown, PA 19464.

**WORTHINGTON, RALPH N., dec'd.**

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

**YARNELL, JOAN ANN, dec'd.**

Late of Montgomery Township.  
 Administratrix CTA: MEGAN ANN YARNELL,  
 c/o Eric Ladley, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446.  
 ATTORNEY: ERIC LADLEY,  
 MONTCO ELDER LAW LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446

**Second Publication****ALDERFER, LILLIAN also known as  
LILLIAN JANE KRATZ ALDERFER, dec'd.**

Late of Upper Salford Township.  
 Executrix: MELISSA A. ALDERFER,  
 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

**BEEKLEY JR., HERBERT F. also known as**

**HERBERT BEEKLEY, JR. and  
 HERBERT F. BEEKLEY, dec'd.**  
 Late of West Pottsgrove Township.  
 Executor: HERBERT F. BEEKLEY, III,  
 c/o Jamie V. Ottaviano, Esquire,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776.  
 ATTORNEY: JAMIE V. OTTAVIANO,  
 PICARDI PHILIPS & OTTAVIANO,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776

**BERMAN, LILLIAN also known as**

**LILLIAN H. BERMAN and  
 LILLIAN B. BERMAN, dec'd.**  
 Late of Lower Providence Township.  
 Executor: MARC FRANK,  
 160 Rock Hill Road,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: ELIZABETH D. LUBKER,  
 LUBKER OSTIEN LAW FIRM, LLC,  
 390 Waterloo Boulevard, Suite 210,  
 Exton, PA 19341

**BOYCE, SARAH E. also known as  
SARAH E. LYDON and  
SARAH E. FLOOD, dec'd.**

Late of Lansdale, PA.  
 Executor: EDWARD C. LUTZ, JR.,  
 228 Summerwind Lane,  
 Harleysville, PA 19438.

**BRAMBLE, LINNEA, dec'd.**

Late of Lower Merion Township.  
 Executrix: BOBBIE ANN THORNBERG,  
 1137 Greentree Lane,  
 Penn Valley, PA 19072.  
 ATTORNEY: EDWARD J. CAMPANELLA,  
 477 W. Valley Road,  
 Wayne, PA 19087

**BROUDE, MARK also known as  
MARK L. BROUDE, dec'd.**

Late of Upper Merion Township.  
 Executrix: DONNA STRASSBURG,  
 134 Hunters Run Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: JOEL F. BIGATEL,  
 211 Haverford Avenue, Suite 2F,  
 Narberth, PA 19072

**BUDZILOWICZ, THOMAS PETER, dec'd.**

Late of Lower Salford Township.  
 Executrix: MICHELLE C. BUDZILOWICZ,  
 1040 Woodlyn Lane,  
 Honesdale, PA 18431.  
 ATTORNEY: BRENDAN R. ELLIS,  
 ELLIS LAW GROUP, P.C.,  
 1018 Church Street,  
 Honesdale, PA 18431

**BURDEN, CHRISTOPHER MICHAEL, dec'd.**

Late of Horsham Township.  
 Administratrix: THERESA M. BURDEN,  
 181 Kinsey Road,  
 Harleysville, PA 19438.  
 ATTORNEY: DAVID V. BOGDAN,  
 2725 West Chester Pike,  
 Broomall, PA 19008

**CASE II, GERALD DOUGLAS also known as  
DOUG CASE, dec'd.**

Late of Upper Moreland Township.  
 Administrator: NICOLE DORN,  
 101 Gray Fox Lane,  
 Wernersville, PA 19565.

**CELANI, DOLORES M., dec'd.**

Late of West Norriton Township.  
 Administrator: CHRISTOPHER CELANI,  
 2760 Chandon Place,  
 Alpharetta, GA 30022.

**CONBOY, THOMAS FRANCIS, dec'd.**

Late of Oreland, PA.  
 Administrator: BRIAN CONBOY,  
 509 Paper Mill Road,  
 Oreland, PA 19075.

**CONSTANTINESCU, DANIEL E. also known as DANIEL CONSTANTINESCU, dec'd.**  
Late of Lower Merion Township.  
Executor: ANDREI EMIL CONSTANTINESCU, c/o Gary A. Zlonick, Esquire, Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, One Commerce Square, 16th Floor, 2005 Market Street, Philadelphia, PA 19103.  
ATTORNEY: GARY A. ZLOTNICK, ZARWIN BAUM DEVITO KAPLAN SCHAER & TODDY, PC, One Commerce Square, 16th Floor, 2005 Market Street, Philadelphia, PA 19103

**COOK, JENNIE F., dec'd.**  
Late of Borough of Hatboro.  
Executrix: JANET A. FARLEY, 218 Hampton Road, Hatboro, PA 19040.  
ATTORNEY: ELIZABETH T. STEFANIDE, 339 W. Baltimore Avenue, Media, PA 19063

**COWAN, BARBARA E., dec'd.**  
Late of Abington Township.  
Executor: ERIC J. COWAN, c/o Larry Scott Auerbach, Esquire, 1000 Easton Road, Abington, PA 19001.  
ATTORNEY: LARRY SCOTT AUERBACH, 1000 Easton Road, Abington, PA 19001

**DAWSON, RICHARD EDWARD, dec'd.**  
Late of Cheltenham Township.  
Executrix: SHARON Y. DAWSON, c/o Denise A. Kuestner, Esquire, 1818 Market Street, Suite 2430, Philadelphia, PA 19103.  
ATTORNEY: DENISE A. KUESTNER, LANGSAM STEVENS SILVER & HOLLAENDER, LLP, 1818 Market Street, Suite 2430, Philadelphia, PA 19103

**DEMING, RUTH ZALI, dec'd.**  
Late of Upper Moreland Township.  
Executor: DANIEL P. DEMING, 745 Argyle Road, Glenside, PA 19038.

**DETAR, KITTY LOU also known as KITTY L. DETAR, dec'd.**  
Late of Pottstown, PA.  
Executor: D. SCOTT DETAR, 500 N. Lewis Road, Limerick, PA 19468.

**DUCKWITZ, NANCY LEE, dec'd.**  
Late of Upper Dublin Township.  
Executrix: MEGAN K. DUCKWITZ, c/o Peter H. Thomas, Esquire, 700 E. Main Street, Suite 200, Norristown, PA 19401-4122.  
ATTORNEY: PETER H. THOMAS, FOX AND FOX, P.C., 700 E. Main Street, Suite 200, Norristown, PA 19401-4122

**DULIN, GALEN L., dec'd.**  
Late of Upper Hanover Township.  
Co-Administrators: JILL C. SCHILDT, 99 Glendale Road, Boyertown, PA 19512, JOSEPH M. DULIN, 115 North Hills Road, Barto, PA 19504.

ATTORNEY: JEFFREY R. BOYD, BOYD & KARVER, 7 E. Philadelphia Avenue, Suite 1, Boyertown, PA 19512

**EAGENS JR., WILMER F., dec'd.**  
Late of Lower Salford Township.  
Executrices: CHARITY ANN DIEMEDIO AND FAITH EAGENS, c/o Jeremy Z. Mittman, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936.  
ATTORNEY: JEREMY Z. MITTMAN, LAW OFFICES JEREMY Z. MITTMAN, 593 Bethlehem Pike, Montgomeryville, PA 18936

**ESTES, CAROL P., dec'd.**  
Late of Pottstown, PA.  
Executrix: VIRGINIA PICKLES, c/o Jessica R. Grater, Esquire, Monastra & Grater, LLC, 740 E. High Street, Pottstown, PA 19464.

**FERRIES, DONNA also known as DONNA S. FERRIES, dec'd.**  
Late of Lower Providence Township.  
Executors: ALEX FERRIES AND KAREN FERRIES, c/o Melissa B. Paszaman, Esquire, 2001 Market Street, Suite 1700, Philadelphia, PA 19103.  
ATTORNEY: MELISSA B. PASZAMANT, FOX ROTHSCHILD LLP, 2001 Market Street, Suite 1700, Philadelphia, PA 19103

**FRASSENEI, ROGERS JOSEPH, dec'd.**  
Late of Lower Providence Township.  
Executors: VINCENT DAVID FRASSENEI, 2742 Lantern Lane, Audubon, PA 19403, MICHAEL JOHN FRASSENEI, 46 King Way, Limerick, PA 19468.

**GALLO, JOSEPH M. also known as JOSEPH GALLO and JOE GALLO, dec'd.**  
Late of Borough of Norristown.  
Administrator: MICHAEL J. GALLO, c/o Robert A. Saraceni, Jr., Esquire, 548 1/2 E. Main Street, Norristown, PA 19401.  
ATTORNEY: ROBERT A. SARACENI, JR., SARACENI LAW, PLLC, 548 1/2 E. Main Street, Norristown, PA 19401

**HAEDRICH, ALLISON, dec'd.**  
Late of Borough of Lansdale.  
Administrator: MARK EDWARD HAEDRICH, c/o Carla Trongone, Esquire, 333 N. Broad Street, Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE, LAW OFFICE OF CARLA TRONGONE, 333 N. Broad Street, Lansdale, PA 19446

**HAULCY SR., ROOSEVELT, dec'd.**  
Late of Borough of North Wales.  
Executrix: KIMBERLY GLASS, 300 Gwynedd Avenue, North Wales, PA 19454.

- ATTORNEY: MARK J. DAVIS,  
CONNOR ELDER LAW, LLC,  
644 Germantown Pike, Suite 2-C,  
Lafayette Hill, PA 19444
- HICKMAN, JAMES H. also known as  
JIM HICKMAN, dec'd.**  
Late of Norristown, PA.  
Administrator: JAMES HICKMAN,  
2920 Hannah Avenue,  
Norristown, PA 19401.
- HORNE, MARY M., dec'd.**  
Late of Horsham, PA.  
Executor: ERIC V. HORNE,  
1411 Comly Court,  
Maple Glen, PA 19002.
- HUMS JR., WILLIAM JOHN also known as  
WILLIAM J. HUMS, JR., dec'd.**  
Late of Borough of Pottstown.  
Administrator: LEIF HUMS,  
c/o Gregory W. Philips, Esquire,  
Picardi Philips & Ottaviano,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464.
- ISDANER, AUDREY, dec'd.**  
Late of Borough of Narberth.  
Executors: SCOTT ISDANER,  
222 Welsh Terrace,  
Merion Station, PA 19066,  
BART ISDANER,  
429 Howard Road,  
Gladwyne, PA 19035.  
ATTORNEY: ADAM D. REID,  
COZEN O'CONNOR,  
2001 M St. NW, Suite 500,  
Washington, DC 20036
- JOYCE, OLYMPIA M. also known as  
OLYMPIA JOYCE, dec'd.**  
Late of Horsham Township.  
Executor: MICHAEL JOYCE,  
c/o John J. McAneney, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: JOHN J. McANENEY,  
TIMONEY KNOX LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544
- KRATOVL, ELIZABETH STETSON, dec'd.**  
Late of Lower Providence Township.  
Executor: deWOLF HOPPER KRATOVL,  
c/o Karen Schechter Dayno, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: KAREN SCHECTER DAYNO,  
TIMONEY KNOX LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544
- KULLMANN, LUCIE F., dec'd.**  
Late of Borough of Hatboro.  
Executor: LAWRENCE R. TOFT,  
112 N. Warminster Road,  
Hatboro, PA 19040.  
ATTORNEY: JAMES E. EGBERT,  
EGBERT & BARNES,  
349 York Road, Suite 100,  
Willow Grove, PA 19090
- LEVIN, EMANUEL LEONARD also known as  
EMANUEL L. LEVIN and  
EMANUEL LEVIN, dec'd.**  
Late of Lower Merion Township.  
Executor: GABRIEL Z. LEVIN,  
c/o Matthew A. Levitsky, Esquire,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001.  
ATTORNEY: MATTHEW A. LEVITSKY,  
FOX ROTHSCHILD LLP,  
P.O. Box 3001,  
Blue Bell, PA 19422-3001
- LUDWIG, PAUL WILLIAM, dec'd.**  
Late of Norristown, PA.  
Administrator: RYAN C. LUDWIG,  
2852 Defford Road,  
Norristown, PA 19403.  
ATTORNEY: SOPHIA H. DUFFY,  
WINTER & DUFFY LAW,  
190 Bethlehem Pike, Suite 1, P.O. Box 564,  
Colmar, PA 18915
- MALISZEWSKI, JOSEPHINE, dec'd.**  
Late of Borough of Lansdale.  
Executor: STEPHEN G. MALISZEWSKI,  
c/o Michael F. Rogers, Esquire,  
301 E. Germantown Pike, Suite 100,  
East Norriton, PA 19401.  
ATTORNEY: MICHAEL F. ROGERS,  
SALVO ROGERS ELINSKI & SCULLIN,  
301 E. Germantown Pike, Suite 100,  
East Norriton, PA 19401
- McQUAID, SANDRA LEE GRIFFIN, dec'd.**  
Late of Lower Pottsgrove Township.  
Administrator: CHRISTOPHER McQUAID.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426,  
610-489-6170
- MOADDEB, MARYAM, dec'd.**  
Late of Borough of Collegeville.  
Executrix: JANET E. AMACHER,  
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
- MOFFATT, THOMAS, dec'd.**  
Late of Borough of Lansdale.  
Administrator: THOMAS J. MOFFATT,  
c/o Jean White E. Jones, Esquire,  
130 W. Lancaster Avenue,  
Wayne, PA 19087.  
ATTORNEY: JEAN WHITE E. JONES,  
BUTERA, JONES & PETERSON, LLC,  
130 W. Lancaster Avenue,  
Wayne, PA 19087
- MOMAN JR., LLOYD C., dec'd.**  
Late of Borough of Norristown.  
Executrix: TAMIKA CAMILLE MOMAN,  
c/o Grace C. Gelone, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.  
ATTORNEY: GRACE C. GELONE,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446

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

Late of Limerick Township.  
 Executrix: MICHELLE L. FOX,  
 225 Marbleridge Road,  
 North Andover, MA 01845-4714.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 1503 Sunset Drive, Suite 201,  
 Pottstown, PA 19464

**NYCE, DOROTHY also known as DOROTHY M. NYCE, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: LINDA J. STITELER,  
 c/o James F. Carney, Esquire.  
 ATTORNEY: JAMES F. CARNEY,  
 715 Twining Road, Suite 208,  
 Dresher, PA 19025

**PERIDIER, CARL ALEXIS also known as CARL A. PERIDIER, dec'd.**

Late of Montgomery Township.  
 Executrix: JANET LOUISE BEYEA,  
 8454 Broken Arrow Court,  
 Annandale, VA 22003.  
 ATTORNEY: KAREN L. WOLFE,  
 COMMONS & COMMONS LLP,  
 30 Pelham Road,  
 Philadelphia, PA 19119

**PERRONG, CONSTANCE A., dec'd.**

Late of Montgomery Township.  
 Executrix: MARGARET P. ENGARD,  
 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

**PETOSA, RITA E., dec'd.**

Late of Borough of Jenkintown.  
 Executor: CHARLES A. PETOSA,  
 1464 Sandys Lane,  
 North Wales, PA 19454.

**PICHELMAN, JON ROGER, dec'd.**

Late of Limerick, PA.  
 Executrix: DOROTHY PICHELMAN,  
 10 Presidential Drive,  
 Limerick, PA 19468.

**POLLOCK, LEAFY S. also known as LEAFY POLLOCK, dec'd.**

Late of Whippen Township.  
 Executor: UNIVEST BANK & TRUST CO.,  
 14 N. Main Street, P.O. Box 559,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**RIO, FRANCESCO S., dec'd.**

Late of Abington Township.  
 Executors: VIRGINIA SWIST,  
 FRANK A. RIO AND  
 DEBORAH RAHMER,  
 c/o James B. Martin, Esquire,  
 P.O. Box 1097,  
 Blue Bell, PA 19422.

ATTORNEY: JAMES B. MARTIN,  
 THE MARTIN LAW FIRM, P.C.,  
 P.O. Box 1097,  
 Blue Bell, PA 19422

**ROBITAILLE, JOHN, dec'd.**

Late of North Wales, PA.  
 Executrix: RENEE METZGER,  
 14 Hotchkiss Drive,  
 Bristol, CT 06010.  
 ATTORNEY: SOPHIA H. DUFFY,  
 WINTER & DUFFY LAW,  
 190 Bethlehem Pike, Suite 1, P.O. Box 564,  
 Colmar, PA 18915

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

Late of Lower Providence Township.  
 Executrix: JENNIFER BODEK,  
 c/o Patricia Leisner Clements,  
 516 Falcon Road,  
 Audubon, PA 19403.  
 ATTORNEY: PATRICIA LEISNER CLEMENTS,  
 516 Falcon Road,  
 Audubon, PA 19403

**RUBIN, MARCIA J. also known as MARCIA RUBIN, dec'd.**

Late of Lower Merion Township.  
 Executors: WILLIAM P. RUBIN,  
 SUSAN RUBIN AND  
 SCOTT R. SILBERMAN,  
 c/o Lawrence S. Chane, Esquire,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: LAWRENCE S. CHANE,  
 BLANK ROME LLP,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998

**RUNKLE, LENORE IRENE, dec'd.**

Late of Upper Merion Township.  
 Executor (Ancillary): CHAD SCHROYER,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**RYAN, THOMAS R., dec'd.**

Late of Whitmarsh Township.  
 Executor: MATTHEW T. RYAN,  
 c/o Carol R. Livingood, Esquire,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191.  
 ATTORNEY: CAROL R. LIVINGOOD,  
 TIMONEY KNOX LLP,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191

**SANDERS, LUISE, dec'd.**

Late of Limerick Township.  
 Executors: THOMAS PETER SANDERS AND  
 MICHAEL D. SANDERS,  
 c/o Stephen I. Baer, Esquire,  
 347 Bridge Street, Suite 200,  
 Phoenixville, PA 19460.  
 ATTORNEY: STEPHEN I. BAER,  
 OWM LAW,  
 347 Bridge Street, Suite 200,  
 Phoenixville, PA 19460

**STANLEY, MURIEL JEAN also known as****MURIEL J. STANLEY and  
MURIEL STANLEY, dec'd.**

Late of Horsham Township.

Executor: GEORGE MATTHEW STANLEY,  
1253 Edenbridge Court,  
Cumming, GA 30041.ATTORNEY: CAROLYN M. MARCHESANI,  
WOLF, BALDWIN, and ASSOCIATES, P.C.,  
800 E. High Street,  
Pottstown, PA 19464**STRONG II, ARCHIE, dec'd.**

Late of Haverford, PA.

Executrix: REBA G. STRONG,  
c/o Stephen M. Asbel, Esquire,  
2929 Arch Street, Suite 1300,  
Philadelphia, PA 19104.ATTORNEY: STEPHEN M. ASBEL,  
REGER RIZZO & DARNALL,  
2929 Arch Street, Suite 1300,  
Philadelphia, PA 19104**STRUSE, CHARLES OSCAR, dec'd.**

Late of Lafayette Hill, PA.

Executor: CHARLES OSCAR STRUSE, JR.,  
3855 Center Avenue,  
Collegeville, PA 19426.ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403**SWIGGARD, IRENE T., dec'd.**

Late of Borough of Lansdale.

Executor: CHRISOPHER P. SWIGGARD,  
207 Forest Park Drive,  
Chalfont, PA 18914.ATTORNEY: JAMES P. BENSTEAD,  
BENSTEAD, MABON & MITSCH, PC,  
124 E. Court Street,  
Doylestown, PA 18901**TRAVALINE, PHYLLIS, dec'd.**

Late of Conshohocken, PA.

Executrix: LYNNE T. BRAULT,  
505 Molly Pitcher Drive,  
Collegeville, PA 19426.**VAVRECK, MARY J., dec'd.**

Late of Montgomery Township.

Executrix: KATHLEEN SMALL,  
c/o Bess M. Collier, Esquire,  
820 Homestead Road,  
Jenkintown, PA 19048.ATTORNEY: BESS M. COLLIER,  
FELDMAN & FELDMAN, LLP,  
820 Homestead Road,  
Jenkintown, PA 19048**WEAVER, MICHAEL JAMES, dec'd.**

Late of Borough of Lansdale.

Executrix: 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**WHITE III, DAVID R., dec'd.**

Late of Borough of Collegeville.

Administratrix: DEBORAH J. WHITE,  
326 Garden Road,  
Oreland, PA 19075.**WOLANIN, RUDOLPH, dec'd.**

Late of Lower Merion Township.

Executrix: SANDRA L. TERMINI,  
1637 Oakwood Drive, Unit 319,  
Penn Valley, PA 19072.ATTORNEY: GEORGE V. TROILO,  
LAW OFFICES OF GREGORY J. PAGANO, PC,  
1315 Walnut Street, 12th Floor,  
Philadelphia, PA 19107**WORTH, JOSEPH R., dec'd.**

Late of Upper Gwynedd Township.

Executrix: KATHLEEN A. FITZGERALD,  
c/o Grace C. Gelone, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.ATTORNEY: GRACE C. GELONE,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446**Third and Final Publication****ADAMS, WELDON BRENT also known as****WELDON B. ADAMS, dec'd.**

Late of Upper Frederick Township.

Executrix: HEATHER ADAMS-GOSS,  
c/o Adrian L. Meyer, Esquire,  
62 N. Church Street,  
Doylestown, PA 18901.ATTORNEY: ADRIAN L. MEYER,  
62 N. Church Street,  
Doylestown, PA 18901**BAIRD, MARY ELIZABETH, dec'd.**

Late of Lower Providence Township.

Administratrix: PATRICIA ANN BIELESKI,  
334 Rosecliff Drive,  
Douglassville, PA 19518.ATTORNEY: JEFFREY R. BOYD,  
BOYD & KARVER, P.C.,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512**BARVITSKIE-BOWLIN, BERNADETTE ANN, dec'd.**

Late of Lower Salford Township.

Administrator: RAYMOND E. BOWLIN, JR.,  
c/o Valerie Rosenbluth Angst, Esquire,  
Angst & Angst, P.C.,  
878 Main Street,  
Harleysville, PA 19438.**BERLIN JR., HAROLD ROBERT also known as****HAROLD R. BERLIN, JR., dec'd.**

Late of Collegeville, PA.

Executor: DONALD ROBERT BERLIN,  
c/o Susan Bender, Esquire,  
216 Bridge Street,  
Phoenixville, PA 19460.ATTORNEY: SUZANNE BENDER,  
216 Bridge Street,  
Phoenixville, PA 19460**BLACKMON, ALAN, dec'd.**

Late of Abington Township.

Administratrix: MELISSA ANNE CARROLL,  
13500 Reid Circle,  
Fort Washington, MD 20744.ATTORNEY: RHONDA ANDERSON,  
ANDERSON LAW GROUP,  
610 York Road, Suite 400,  
Jenkintown, PA 19046

**BOOTH JR., ROBERT E., dec'd.**

Late of Lower Merion Township.  
 Executrix: KATHARINE P. BOOTH,  
 c/o John A. Terrill, II, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: JOHN A. TERRILL, II,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**BURRIS, GEORGE, dec'd.**

Late of Wynnwood, PA.  
 Executrix: PATRICIA BURRIS,  
 1001 City Avenue, Unit E221,  
 Wynnwood, PA 19096.  
 ATTORNEY: ROBERT P. GASPARRO,  
 P.O. Box 8321,  
 Philadelphia, PA 19101-8321

**CAMPBELL, WENDY L., dec'd.**

Late of West Norriton Township.  
 Executor: KURT W. EBELING,  
 c/o Brian F. Levine, Esquire.  
 ATTORNEY: BRIAN F. LEVINE,  
 LEVINE LAW, LLC,  
 22 E. Grant Street,  
 New Castle, PA 16101-2279

**CHELTENHAM, CHRISTOPHER JOHN, dec'd.**

Late of Montgomery County, PA.  
 Executors: AMANDA TABBITA,  
 329 Brookdale Road,  
 Williamstown, NJ 08094,  
 MAKENZIE CHELTENHAM,  
 1135 Ollerton Road,  
 West Deptford, NJ 08066.

**CLARK, KENNETH J., dec'd.**

Late of Horsham Township.  
 Administratrix: LINDA J. CLARK,  
 81 Wynmere Drive,  
 Horsham, PA 19044.  
 ATTORNEY: JILLIAN E. BARTON,  
 BARTON LAW, LLC,  
 Building One, Suite 100,  
 300 Welsh Road,  
 Horsham, PA 19044

**COOPERBERG, DAVIDA S., dec'd.**

Late of Lower Merion Township.  
 Executor: CHARLES I. COOPERBERG,  
 c/o Warren J. Kauffman, Esquire,  
 1650 Market Street, Suite 1800,  
 Philadelphia, PA 19103.  
 ATTORNEY: WARREN J. KAUFFMAN,  
 WHITE AND WILLIAMS LLP,  
 1650 Market Street, Suite 1800,  
 Philadelphia, PA 19103

**COX, ROBERT WILLIAM, dec'd.**

Late of West Norriton Township.  
 Executrix: DIANE L. SPAIN,  
 424 Saw Mill Court,  
 East Norriton, PA 19401.

**DEWEES, RICHARD G., dec'd.**

Late of Eagleville, PA.  
 Executrix: STACY SCHICK,  
 338 Thistle Lane,  
 Perkasio, PA 18944.

**DIROCCO, RONALD, dec'd.**

Late of Abington Township.  
 Administrator: NICHOLAS DIROCCO,  
 c/o Samuel J. Juliani, Esquire,  
 2003 S. Easton Road, Suite 108,  
 Doylestown, PA 18901.

ATTORNEY: SAMUEL J. JULIANI,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 2003 S. Easton Road, Suite 108,  
 Doylestown, PA 18901

**DONATO, MARIE G., dec'd.**

Late of Royersford, PA.  
 Executor: JOHN D'ALESSANDRO,  
 c/o Michael T. Imms, Esquire,  
 999 West Chester Pike, Suite 201,  
 West Chester, PA 19382.  
 ATTORNEY: MICHAEL T. IMMS,  
 RYAN MORTON & IMMS LLC,  
 999 West Chester Pike, Suite 201,  
 West Chester, PA 19382

**FERLA, JOSEPH J., dec'd.**

Late of Springfield Township.  
 Administrator: GARY CRISTALDI,  
 141 Roesch Avenue,  
 Oreland, PA 19075.  
 ATTORNEY: PATRICK J. McMONAGLE,  
 564 Skippack Pike,  
 Blue Bell, PA 19422

**FINNEGAN, MARLENE MARY, dec'd.**

Late of Plymouth Meeting, PA.  
 Executor: MICHAEL FINNEGAN,  
 1 Hilltop Road,  
 Kennett Square, PA 19348.

**FOX, SHIRLEY M., dec'd.**

Late of Zieglerville, PA.  
 Executrix: SALLY J. HEIMBACH,  
 c/o The Roth Law Firm,  
 P.O. Box 4355,  
 Allentown, PA 18105.  
 ATTORNEY: TRACEY SHREVE,  
 THE ROTH LAW FIRM,  
 P.O. Box 4355,  
 Allentown, PA 18105

**GILBERT, TINA A., dec'd.**

Late of Plymouth Meeting, PA.  
 Administratrix: DARLENE L. BRENSINGER,  
 2881 Whitemarsh Place,  
 Macungie, PA 18062.  
 ATTORNEY: REBECCA M. YOUNG,  
 119 E. Main Street,  
 Macungie, PA 18062

**GORDON, APRIL L., dec'd.**

Late of Borough of Lansdale.  
 Administrator: ROBERT E. GORDON,  
 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

**HETRICK, PHYLLIS ANNE also known as**

**PHYLLIS A. HETRICK, dec'd.**  
 Late of Douglass Township.  
 Executor: RICHARD L. HETRICK  
 (a/k/a RICHARD L. HETRICK, JR.),  
 607 Englesville Road,  
 Boyertown, PA 19512.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 1503 Sunset Drive, Suite 201,  
 Pottstown, PA 19464

**HOOKER, NANETTE LYNN, dec'd.**

Late of Upper Moreland Township.  
 Administrator: CHARLES PERRY HOOKER, IV  
 (a/k/a CHARLES HOOKER, IV),  
 32 Sunset Drive,  
 Ottsville, PA 18942.  
 ATTORNEY: JILLIAN E. BARTON,  
 BARTON LAW, LLC,  
 Building One, Suite 100,  
 300 Welsh Road,  
 Horsham, PA 19044

**KENNEDY, EILEEN T. also known as EILEEN TERESA KENNEDY and EILEEN KENNEDY, dec'd.**

Late of Ocean City, Cape May County, NJ and Lower Merion Township, Montgomery County, PA.  
 Ancillary Executors: PETER C. KENNEDY,  
 311 Country Road, Berwyn, PA 19312,  
 ANN K. FULCO,  
 30 Marlin Drive, Groton, CT 06340.  
 ATTORNEY: PAMELA A. QUATTRONE,  
 RICE & QUATTRONE, PC,  
 1236 Brace Road, Suite F,  
 Cherry Hill, NJ 08034

**KENNEDY, HARRIET J., dec'd.**

Late of Lansdale, PA.  
 Executor: DALE R. HEMMONS,  
 325 Christopher Court,  
 Lansdale, PA 19446.  
 ATTORNEY: ELIZABETH M. WETZLER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**KIESLING, C. ROBERT also known as CHARLES ROBERT KIESLING, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: VALERIE ANN KIESLING,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**KIRK, DOROTHY MARY, dec'd.**

Late of North Wales, PA.  
 Executor: JOHN E. KIRK, III,  
 507 Boston Boulevard,  
 Sea Girt, NJ 08750.

**KISSIG, CHRISTINE RAVA also known as CHRISTINE RAVA, dec'd.**

Late of Montgomery Township.  
 Executor: BRIAN PAUL KISSIG,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**KLINE, MARY JANE also known as MARY J. KLINE and M J KLINE, dec'd.**

Late of New Hanover Township.  
 Executor: ZACHARY K. KLINE,  
 c/o David G. Garner, Esquire,  
 2129 E. High Street,  
 Pottstown, PA 19464.

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

Late of Upper Merion Township.  
 Executor: CATHLEEN KOKOLUS,  
 575 S. Goddard Boulevard,  
 King of Prussia, PA 19406.

**LAVANGA, PHILIP S., dec'd.**

Late of Lower Moreland Township.  
 Executor: JOHN J. MAGUIRE,  
 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

**LEVY, BEVERLY, dec'd.**

Late of Lower Merion Township.  
 Executors: HOWARD M. LEVY AND  
 ALICE D. LEVY,  
 c/o M. Howard Vigderman, Esquire,  
 1735 Market Street, 19th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: M. HOWARD VIGDERMAN,  
 MONTGOMERY McCracken Walker &  
 RHOADS, LLP,  
 1735 Market Street, 19th Floor,  
 Philadelphia, PA 19103

**LOCKETT-EGAN, MARIAN, dec'd.**

Late of Lower Merion Township.  
 Co-Executors: CYNTHIA K. KLENK AND  
 STEPHEN R. LOCKETT,  
 109 Homeland Road,  
 York, PA 17403.  
 ATTORNEY: DOUGLAS P. HUMES,  
 Millridge Manor House,  
 975 Mill Road, Box E,  
 Bryn Mawr, PA 19010

**MAZEROSKI, WILLIAM S., dec'd.**

Late of Borough of Lansdale.  
 Executors: DARREN LEWIS MAZEROSKI and  
 DAVID WILLIAM MAZEROSKI,  
 c/o Watson Mundorff, LLP,  
 720 Vanderbilt Road,  
 Connellsville, PA 15425.  
 ATTORNEY: TIMOTHY J. WITT,  
 WATSON MUNDORFF, LLP,  
 720 Vanderbilt Road,  
 Connellsville, PA 15425

**MILLER, NANCY G., dec'd.**

Late of Borough of Collegeville.  
 Executor: CHRISTI L. REDEYOFF,  
 52 6th Avenue, Collegeville, PA 19426.  
 ATTORNEY: DEVIN L. RALPH,  
 572 W. Main Street, P.O. Box 26865,  
 Collegeville, PA 19426

**MOSER, JOSEPH J., dec'd.**

Late of Pottstown, PA.  
 Administratrix: KATHRYN HEUER,  
 124 Butternut Drive,  
 Pottstown, PA 19464.

**MOZZONE, BARBARA H. also known as BARBARA J. MOZZONE, dec'd.**

Late of Lower Frederick Township.  
 Executor: KEITH C. MOZZONE,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.

- ATTORNEY: MARY L. BUCKMAN,  
FORD & BUCKMAN, P.C.,  
585 Skippack Pike, Suite 100,  
Blue Bell, PA 19422
- MUCKSAVAGE, RONALD J., dec'd.**  
Late of Upper Hanover Township.  
Administratrix: CAROLYN F. MUCKSAVAGE.  
ATTORNEY: MICHELLE M. FORSELL,  
CROSSON & RICETTI, LLC,  
570 Main Street,  
Pennsburg, PA 18073
- MURRAY, GLENN, dec'd.**  
Late of West Norriton Township.  
Executor: SUZANNE BENDER, ESQUIRE,  
216 Bridge Street,  
Phoenixville, PA 19460.  
ATTORNEY: SUZANNE BENDER,  
216 Bridge Street,  
Phoenixville, PA 19460
- NASH, HONEY S. also known as  
HONEY NASH and  
HONEY SWIFT NASH, dec'd.**  
Late of Worcester Township.  
Executors: LEE V.D. SCHERMERHORN, III,  
945 Deer Park Lane,  
Oak Harbor, WA 98277,  
HOLLY N. SCHERMERHORN DALY,  
511 Vestry Drive,  
Ambler, PA 19002.  
ATTORNEY: RENATA T. PABISZ,  
HIGH SWARTZ, LLP,  
116 E. Court Street,  
Doylestown, PA 18901
- O'BRIEN, ELENA R., dec'd.**  
Late of East Norriton Township.  
Executrix: CHRISTINA RUSSELL,  
565 Derwin Road,  
Blue Bell, PA 19422.
- O'NEILL, KENNETH S., dec'd.**  
Late of Eagleville, PA.  
Executrix: GERALYN O'NEILL,  
c/o Michael T. Imms, Esquire,  
999 West Chester Pike, Suite 201,  
West Chester, PA 19382.  
ATTORNEY: MICHAEL T. IMMS,  
RYAN MORTON & IMMS LLC,  
999 West Chester Pike, Suite 201,  
West Chester, PA 19382
- PARD, ANITA M., dec'd.**  
Late of Lower Gwynedd Township.  
Executrices: RENÉ A. STAMM,  
1718 Weidner Court,  
Quakertown, PA 18951,  
CYNTHA P. PARD,  
667 Birch Circle,  
Telford, PA 18969.
- PITCAIRN, CLARK D., dec'd.**  
Late of Borough of Bryn Athyn.  
Executor: NIGEL PITCAIRN,  
c/o Jennifer A. Kosteva, Esquire,  
1001 Conshohocken State Road, Suite 1-300,  
West Conshohocken, PA 19428.  
ATTORNEY: JENNIFER A. KOSTEVA,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
1001 Conshohocken State Road, Suite 1-300,  
West Conshohocken, PA 19428
- ROTHENHEBER, ELEANOR O., dec'd.**  
Late of Franconia Township.  
Executrix: JENNIFER RUGGIERO,  
102 Hunters Way,  
Souderton, PA 18964.  
ATTORNEY: JAMES P. BENSTEAD,  
BENSTEAD, MABON & MITSCH, PC,  
124 E. Court Street,  
Doylestown, PA 18901
- RUBENSTEIN, SONDRÁ, dec'd.**  
Late of East Norriton Township.  
Executor: BARRY RUBENSTEIN,  
c/o Nicholas M. Orloff, Esquire,  
1 W. Third Street, Suite 110,  
Media, PA 19063.  
ATTORNEY: NICHOLAS M. ORLOFF,  
LAMB McERLANE, PC,  
1 W. Third Street, Suite 110,  
Media, PA 19063
- RUSH, LESLIE D., dec'd.**  
Late of West Norriton Township.  
Administrator: RUSSELL C. RUSH,  
c/o Edward J. Fabick, III, Esquire,  
Fabick Law, LLC,  
1 E. Airy Street,  
Norristown, PA 19401.  
ATTORNEY: EDWARD J. FABICK, III,  
FABICK LAW, LLC,  
1 E. Airy Street,  
Norristown, PA 19401
- SAXON, DONNA E., dec'd.**  
Late of Lower Merion Township.  
Administratrix: ANDREA McGUINNESS,  
c/o Daniel R. Levine, Esquire,  
One Liberty Place, Suite 2800,  
1650 Market Street,  
Philadelphia, PA 19103.  
ATTORNEY: DANIEL R. LEVINE,  
COZEN O'CONNOR,  
One Liberty Place, Suite 2800,  
1650 Market Street,  
Philadelphia, PA 19103
- SHIELDS, DOLORES MARIE, dec'd.**  
Late of Lower Gwynedd Township.  
Executors: CHRISTOPHER SHIELDS,  
10263 Shawns Grove Place,  
Mechanicsville, VA 23116,  
CYNTHIA HECKARD,  
104 Wordsworth Lane,  
North Wales, PA 19454.
- SOBOTKA, CONSTANCE C., dec'd.**  
Late of Royersford, PA.  
Executor: JOSEPH J. SOBOTKA,  
52 Thoroughbred Drive,  
Holland, PA 18966.
- VESSICCHIO, ANTHONY F., dec'd.**  
Late of New Hanover Township.  
Executrix: LESLEY D. VESSICCHIO,  
2928 New Hanover Square Road,  
Gilbertsville, PA 19525-9601.  
ATTORNEY: JEFFREY R. BOYD,  
BOYD AND KARVER, P.C.,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512
- WALL JR., WILLIAM MADISON, dec'd.**  
Late of Upper Merion Township.  
Administrator: AARON WALL,  
1288 Supplee Lane,  
Conshohocken, PA 19428.

**WILLING, DOROTHY ANNE, dec'd.**  
 Late of Lower Frederick Township.  
 Executors: BRENDA FRONHEISER,  
 22 Thompson Drive,  
 Boyertown, PA 19512,  
 MICHAEL WILLING,  
 101 Fadler Drive,  
 Gilbertsville, PA 19525.

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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*

**Grind On Training** with its principal place of business at 2100 Miller Place, Hatfield, PA 19440.  
 The name and address of the person owning or interested in said business is: Patrick Fisher, 2100 Miller Place, Hatfield, PA 19440.  
 The application was filed on March 26, 2026.

**The Peterbilt Store - Philadelphia** with its principal place of business at 2441 S. State Road 7, Fort Lauderdale, FL 33317.  
 The name and address of the entity owning or interested in said business is: The Peterbilt Store PA, LLC, 2441 S. State Road 7, Fort Lauderdale, FL 33317.  
 The application was filed on March 30, 2026.

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**TRUST NOTICES**

**Second Publication**

**LYMAN R. HANSON  
 REVOCABLE LIVING TRUST**

Notice is hereby given of the death of Lyman R. Hanson, late of Upper Dublin Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Lyman R. Hanson Revocable Living Trust, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below:

**Trustee:** Peter Hanson  
 c/o Diane H. Yazujian, Esquire  
 P.O. Box 1099, North Wales, PA 19454  
**Trustee's Attorney:** Diane H. Yazujian  
 P.O. Box 1099, North Wales, PA 19454

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**MARY A. ZOURAS IRREVOCABLE TRUST  
 Mary Aspasia Zouras, Dec.'d.  
 Late of Upper Merion Twp.,  
 Montgomery County, PA**

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

**Trustee:** Christina Fink  
 539 Avonwood Rd., Haverford, PA 19041  
**Atty.:** Rebecca A. Hobbs  
 OWM Law  
 1503 Sunset Dr., #201, Pottstown, PA 19464

**Third and Final Publication**

**THE MARILYN F. POWELL TRUST  
 Marilyn F. Powell, Dec.'d.  
 Late of Lower Providence Twp.,  
 Montgomery County, PA**

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

**Trustee:** David S Powell  
 c/o Cynthia J. Raymond, Esq.  
 1255 Drummers Ln., #105, Wayne, PA 19087

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**EXECUTIONS ISSUED**

**Week Ending March 31, 2026**

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

- ANDERSON, KEVIN: CAPITAL ONE, N.A., GRNSH. - Liang, P.; 202605313; \$26,186.17.
- BADEAU, SUEANN: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202004341; \$1,986.40.
- DAVIDHEISER, GARY: GEORGETTA - The Bank of New York Mellon; 202522632.
- DelGADO, JENNIFFER: IRIZARRY, RADAMES - Lakeview Loan Servicing, LLC; 202528924.
- DIMMACK, ZACHARY: SECRETARY OF HOUSING & URBAN DEVELOPMENT: DIMMACK, ZACHARY, ET AL. - Freedom Mortgage Corporation; 202527819; \$204,676.71.
- DIOP, YACINE: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202604943; \$17,294.23.
- ELLINGTON, JELANI - JPMorgan Chase Bank, National Association; 202522295.
- GOODRICH, RAYMOND: CHRISTINE - Wells Fargo Bank, N.A.; 202528207.
- GRAHAM, RAQUEL: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202604940; \$6,710.21.
- GRIBBEN, ADAM - Mueller, Kim; 202529003; WRIT/EXEC.
- JEP ENTERPRISE GROUP: PLEWES, JAMES: PNC BANK, GRNSH. - Summit Gypsum Supply, LLC; 202605470; WRIT/EXEC.
- KOWALCZYK, MARGARET - Reverse Mortgage Solutions, Inc.; 201928590.
- MANDAVA, ANITA: KOMMINENI, LAKSHMI: TD BANK, GRNSH. - Independent Pharmacy Buying Group, Inc.; 202531413; \$167,585.05.
- MILNES, WADE: MELISSA - Santander Bank, N.A.; 202503582; \$151,044.27.
- MOSLEY, AMANDA - Law Office of Alan R. Mege, et al.; 201630266; WRIT/EXEC.
- O & J CONSTRUCTION OF FLORIDA, INC.: WELLS FARGO BANK, GRNSH. - PNC Bank, National Association; 202403058.

PAUL, JEAN: CHERY, YEMITHSOU - NewRez, LLC; 202409506; ORDER/AMEND/\$542,303.32.  
 POHL, JENNIFER: JOHN - Santander Bank, National Association; 202518007.  
 RUGGIE, ROBIN: ARCHER, JENNA: RUGGIE, SUZANNE, ET AL. - Newrez, LLC, et al.; 202414901.  
 THE WATSON ORGANIZATION, INC.: CHASE BANK, GRNSH. - Acuity; 202521231.  
 WILLIAMS, NANCY - Regions Bank d/b/a Regions Mortgage; 202510261.  
 ZARIZ TRANSPORT, INC.: GUZELGUL, YAAKOV: CHASE BANK, GRNSH. - PNC Bank, National Association; 202414739.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending March 31, 2026**

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

ABDALLA, MELISSA: COOPER, JAMES: HAYWOOD, DWAYNE - Wise, Amanda; 202605565; Judgment fr. District Justice; \$3,119.00.  
 BISTLINE VISION CARE ASSOCIATES, P.C. - Bausch & Lomb Americas, Inc.; 202605612; Complaint in Confession of Judgment; \$40,524.08.  
 CASTOR, NANCY - Kolodey, Joseph; 202605587; Judgment fr. District Justice; \$363.09.  
 CHESTER IRWIN FOODS, LLC - Penn Pride, Inc.; 202605560; Judgment fr. District Justice; \$8,886.78.  
 DeLONE, MICHELE: THOMAS - J & V Lawn Service, LLC; 202605559; Judgment fr. District Justice; \$1,279.25.  
 ENOCH, DUANE - O'Dell, Nicholas; 202605616; Certification of Judgment; \$6,927.21.  
 JEP ENTERPRISE GROUP: PLEWES, JAMES - Summit Gypsum Supply, LLC; 202605470; Judgment fr. District Justice; \$WRIT/EXEC.  
 KOUTSIOROUMBAS, ELEFThERIOS - J&K Trash Removal; 202605615; Certification of Judgment; \$3,239.58.  
 LEWIS, EMONI - NCB Management Services, Inc.; 202605721; Judgment fr. District Justice; \$4,644.91.  
 McGILL, MAUREEN - Midland Credit Management; 202605620; Judgment fr. District Justice; \$1,110.98.  
 PADRO, BRITNEE - Capital One Bank USA, N.A.; 202605625; Judgment fr. District Justice; \$3,268.86.  
 ZACHARIAH, MATHEWSON - Bryn Athyn Fire Company, Inc.; 202605693; Judgment fr. District Justice; \$1,935.29.

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## LETTERS OF ADMINISTRATION

**Granted Week Ending March 31, 2026**

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

ALBURGER, ERIC J. - Springfield Township; Alburger, David J., 616 W. Blooming Glen Drive, Perkasio, PA 18944; Alburger, Steven, 124 Hamilton Street, Norristown, PA 19401.  
 ALLEBACH, DAVID L. - Pottstown Borough; Allebach, Suzanne F., 719 SE 9th Place, Cape Coral, FL 33990.

BURCH, ROBERT H. - Trappe Borough; Burch, John M., 1574 Burkey Court, Reynoldsburg, OH 43068.  
 BYERLY, DENISE C. - Norristown Borough; Anderson, Henry L., 120 Silknitter Drive, Coatesville, PA 19320; Byerly, Brittney, 1318 Astor Street, Norristown, PA 19401; Byerly, Tyrone, 806 W. Elm Street, Norristown, PA 19401.  
 DAPRON II, WALLACE N. - Limerick Township; Banmiller, Nicholle, 101 Bayberry Drive, Limerick, PA 19468.  
 ELLIOTT, BEVERLY F. - Lower Moreland Township; Akeley, Winfield, 1210 Marlborough Street, Philadelphia, PA 19125.  
 GALANTI, THEODORE J. - Abington Township; Harper, Carole, 5214 Bailey Court W., Doylestown, PA 18902.  
 GOLDSCHMIDT, MATTHEW W. - Rockledge Borough; Kaufman, Mary, 13 Stoney Bridge Road, Laurel Springs, NJ 08021.  
 GOTLEWSKI, JAMES J. - Lower Frederick Township; Karuga, Catherine, 157 Goshen Road, Schwenksville, PA 19473.  
 HIGGINS SR., WILLIAM J. - Cheltenham Township; Higgins, Patricia A., 721 Ashbourne Road, Cheltenham, PA 19012.  
 HIGGINSON, MARK W. - Colledgeville Borough; Russell, Kenneth C., 3500 Reading Way, Huntingdon Valley, PA 19006.  
 HUMS JR., WILLIAMS J. - Pottstown Borough; Hums, Leif, 1780 E. Cedarville Road, Pottstown, PA 19465.  
 KROPP JR., WILLIAM C. - Horsham Township; Kropp, William A., 576 S. Main Street, Telford, PA 18969.  
 KULP, KEITH S. - Pennsburg Borough; Brewer, Donna L., 500 Walnut Street, Green Lane, PA 18054.  
 MATTOX, CHERYL I. - Abington Township; Henrick, Stephanie A., 1001 Conshohocken State Road, West Conshohocken, PA 19428.  
 MIKLOSIK, THOMAS J. - Norristown Borough; Byrne, Geraleen E., 135 Rosemont Avenue, Norristown, PA 19401.  
 ORGANSKI, MICHAEL A. - Towamencin Township; Organski, Donna, 2627 Hedrick Road, Harleysville, PA 19438.  
 RUFE, THOMAS R. - Upper Moreland Township; Goodhart-Rufe, Heidi L., 2513 Helen Street, Upper Moreland, PA 19040.  
 TAMER, PINAR - Upper Providence Township; Birch, Robert J., P.O. Box 1133, North Wales, PA 19454.

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## SUITS BROUGHT

**Week Ending March 31, 2026**  
**The Defendant's Name Appears  
First in Capital Letters**

AHN, JUNG - Riloff, Heather; 202605564; Complaint Divorce.  
 ANDERSON JAMES, KENDRA: RASER, HARRY - Meade, Bianca; 202605339; Complaint for Custody/Visitation.  
 AUTRY, ROBERT - Bearden, Coretta; 202605446; Defendants Appeal from District Justice.

- BOYLAN, SEAN - Boylan, Cheryl; 202605511;  
Complaint Divorce.
- CHARLES, KEBRA - Jefferson, Breanna; 202605700;  
Defendants Appeal from District Justice.
- ELLIS, TEJARRA - Ford, Nathaniel; 202605404;  
Complaint for Custody/Visitation.
- ERIE INSURANCE - Madrak, James; 202605524;  
Civil Action; Picker, Jonathan A.
- GARCIA, ASHLEY - Evans, Brian; 202605682;  
Complaint for Custody/Visitation; Pagnanelli, Enrico.
- GARDNER, KURT - O'Brien, John; 202605544;  
Civil Action.
- GRANT-EDWARDS, NAJEE - Berardine, Gianna;  
202605646; Complaint for Custody/Visitation.
- HUNT, ALANA - American Express National Bank;  
202605622; Civil Action; Fink, Alexander.
- INNOVATIVE MEDICAL TECHNOLOGIES, LLC -  
Gerstel Medical, LLC; 202605585; Foreign Subpoena.
- JOLIE, ANGELINA - Pitt, William; 202605540;  
Foreign Subpoena.
- JORDAN, LUIS - Dani, Xhulja; 202605726;  
Complaint Divorce.
- KELLY, JAMES; REBECCA - Dollar Bank  
Federal Savings Bank; 202605699; Complaint in  
Mortgage Foreclosure; Anthou, Kristine M.
- LENTZ, MIKE - Manson, Barry; 202605570;  
Defendants Appeal from District Justice.
- LUCAS, FRANCIS - Lucas, Taylor; 202605586;  
Foreign Subpoena.
- MALOY, SHAKIA; JOHNSON, KEVIN - Maloy,  
Yvonne; 202605542; Complaint for Custody/  
Visitation.
- MAPP, MARCUS - Herbert Savage, Semajie;  
202605555; Complaint for Custody/Visitation.
- MEAD, JEREMEY - Mead, Lauren; 202605243;  
Complaint for Custody/Visitation.
- NASIR, DAYONNA - McLaurin, Tyler; 202605642;  
Complaint for Custody/Visitation.
- NEWBY, DORAN - Newby, Lillianna; 202605696;  
Complaint Divorce.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - McDonald, William; 202605343;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Soleta, Marcus; 202605369;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Walls, Robert; 202605577;  
Appeal from Suspension/Registration/Insp.;;  
Donoghue Sr., Jason G.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - McAtter, Thomas; 202605663;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Moyer, Jamie; 202605316;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Ferreira Sanches, Vinicius;  
202605525; Appeal from Suspension/Registration/  
Insp.; Weiss, William.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Hurt, Arionna; 202605558;  
Appeal from Suspension/Registration/Insp.
- RAMIREZ, BETHANY - Walsh, Brian; 202605710;  
Defendants Appeal from District Justice.
- RASHIDIAN, FREDOUN - 1800 Place, LLC;  
202605584; Defendants Appeal from District Justice.
- SCHMUTZ, BRIAN; MIRIAM - Fulmer, Veronica;  
202605728; Civil Action.
- SOORANI, EMIL - Tesfay, Fitsum; 202605543;  
Foreign Subpoena.
- STACKHOUSE, CHRIS - Blough, Kerry; 202605362;  
Complaint for Custody/Visitation.
- TESCHNER, ALLISON - Bryant, Braheim; 202605697;  
Complaint for Custody/Visitation.
- TRAYNOR, STEPHEN; LISA - Ciftci, Ramazan;  
202605549; Civil Action.
- TURLINGTON, CORY - AMJ & Sons; 202605578;  
Defendants Appeal from District Justice.
- TWYMAN, TANISHA; THOMPSON, DENNIS -  
Summerville, Carly; 202605360; Complaint for  
Custody/Visitation.
- TYSON HOMES; BOROUGH OF CONSHOHOCKEN -  
O'Hanlon, Matthew; 202605732; Civil Action.
- WESNER, NICOLE - Pennsylvania Sate Employees  
Credit Union; 202605692; Civil Action; Urban,  
Matthew D.
- ZISCHANG, DAVID - American Express National Bank;  
202605729; Civil Action; Fink, Alexander.

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## WILLS PROBATED

### Granted Week Ending March 31, 2026

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

- AHLUM, ELIZABETH A. - Upper Dublin Township;  
Fuelleborn, Hilary A., 301 E. Germantown Pike,  
East Norriton, PA 19401.
- ANDERS, PATRICIA A. - Cheltenham Township;  
Poole, Cynthia L., 202 Windingwood Drive,  
Statesville, NC 28677.
- ASPLUNDH, ROBERT H. - Bryn Athyn Borough;  
Asplundh, Steven G., 3377 Gulf Shore Boulevard  
N., Naples, FL 34103.
- BALL JR., ETHAN F. - Lower Gwynedd Township;  
Wietecha, Mary B., 267 Green Hill Road, Telford,  
PA 18969.
- BARRON, THERESA J. - Lansdale Borough; Barron,  
Stephen D., 9874 Namaste Loop, Orlando, FL.
- BENTZEL, ROXANNE - Towamencin Township;  
Feltis, Timothy, 1653 S. Valley Forge Road,  
Lansdale, PA 19446.
- BLAIR, URNER D. - Conshohocken Borough;  
Blair, Tanya A., 201 Tyler Road, King of Prussia,  
PA 19046; Cilio, Deborah A., 23 DeHaven Avenue,  
West Conshohocken, PA 19428.
- BLAKE, JANET L. - Montgomery Township; Bruno,  
Penny S., 1621 N. Line Street, Lansdale, PA 19446.
- BLOCH, NANCY E. - Lower Providence Township;  
Polisky, Robert J., 3 Moyer Road, Collegeville,  
PA 19426.
- BRAMBLE, LINNEA - Montgomery Township;  
Thornburg, Bobbie Ann, 1137 Greentree Lane,  
Penn Valley, PA 19072.
- CAPALDO, FRANCES - Pottstown Borough; Capaldo,  
Richard H., 175 Masters Drive, Pottstown, PA 19464.
- CASSEL, PAUL H. - Franconia Township; Cassel,  
Melvin J., 38 Clump Road, Telford, PA 18969;  
Cassel, Paul D., 138 Noble Drive, Perkasie, PA 18944.
- CAVISTON, BARBARA C. - Upper Dublin Township;  
Ryan, James F., 709 Cornerstone Lane, Bryn Mawr,  
PA 19010.
- CONNOLLY SR., JOHN F. - Connolly Jr., John F.,  
4005 Briar Lane, Lafayette, PA 19444.

- CRONK, ROSE M. - Towamencin Township; Cronk, Lisa M., 180 Oberlin Terrace, Lansdale, PA 19446.
- DANCHULIS, HELEN L. - Montgomery Township; Laconi, Alexis S., 342 Service Way, Pittsburgh, PA 15201.
- FOLLANSBEE JR., CONRAD G. - Lower Providence Township; Follansbee, Jean E., 57 Greenway Circle, Rye Brook, NY 10573.
- FOX, SHIRLEY M. - Montgomery Township; Heimbach, Sally J., 410 S. 10th Street, Emmaus, PA 18049.
- FOY JR., WILLIAM J. - Collegeville Borough; Cauley, Kathleen, 1 Fox Road, Collegeville, PA 19426.
- GIAMO, FRANCES - Whitpain Township; Dicce, Rena, 106 Laurel Heights Road, Landenberg, PA 19350.
- GINGRICH, NANCY S. - Abington Township; Kohn, Stephen J., 8480 Limekiln Pike, Wyncote, PA 19095.
- GOLDSHLACK, WILLIAM L. - Cheltenham Township; Goldshlack, David, 7614 Locoming Avenue, Melrose Park, PA 19027.
- GOTTLIEB, SHIRLEY L. - Plymouth Township; Stern, Marlyn G., 2303 Cranberry Court, Lafayette Hill, PA 19444.
- HACKELTON, ANNA H. - Telford Borough; Mayberry, Anne M., 287 Franconia Avenue, Telford, PA 18969.
- HANNEY, ESTELLE G. - Montgomery Township; Sein, Sharon N., 4621 E. Mill Hill Road, East Greenville, PA 18041.
- HOFF, CHARMAINE G. - Abington Township; Hoff III, Henry B., 660 Cricket Avenue, Glenside, PA 19038.
- HOOD, WILLIAM H. - Skippack Township; Sabo, Tami D., 337 Weinstein Road, Bechtelsville, PA 19505.
- KATRO, ALMA - Abington Township; Katro, Nikolin, 1242 Osbourne Avenue, Roslyn, PA 19001.
- KAZMIERCZAK, NANCY A. - Conshohocken Borough; Kazmierczak, John C., 799 Bradford Terrace, West Chester, PA 19382.
- KEARNS, THERESA M. - Horsham Township; Kearns, Thomas, 612 Elm Terrace, Riverton, NJ 08077.
- KEENER, JACOB A. - Lower Salford Township; Irene Grove Trust Officer, Souderton, PA 18964.
- KELLETT, ANNE B. - Lower Merion Township; Kellett, Roderick C., 254 Berwind Road, Radnor, PA 19087.
- KELLETT, MORRIS C. - Lower Merion Township; Kellett, Roderick C., 254 Berwind Road, Radnor, PA 19087.
- KULCHAR, ALEXANDER G. - Lower Merion Township; Gundry, Leslie D., 840 Montgomery Avenue, Bryn Mawr, PA 19010.
- LONG SR., RAYMOND P. - Red Hill Borough; Long Jr., Raymond P., 656 Jefferson Street, Red Hill, PA 18076.
- LOUGHIN, MARY K. - Lower Providence Township; Loughin, John, 355 E. Linfield Trappe Road, Royersford, PA 19468.
- MCCANN, CHARLES - Pottstown Borough; Babin, Janice M., 63 Walker Road, Limerick, PA 19468.
- MCPARLAND JR., JOHN E. - Abington Township; Sparacio, Brigid M., 619 Fern Road, Glenside, PA 19038.
- MESSINA, JEROME A. - Lower Merion Township; Messina, Shirley M., 1282 Round Hill Road, Bryn Mawr, PA 19010.
- MIOTLA, JOHN A. - Hatfield Township; Johnson, Joanne A., 1065 Paradise Acres, Galesburg, IL 61401.
- MOADDEB, MARYAM - Collegeville Borough; Amacher, Janet E., 471 Hill Road, Green Lane, PA 18054.
- MORTIMER, ELIZABETH L. - Lansdale Borough; Millinghausen III, Samuel B., 115 Black Hill Road, Plymouth Meeting, PA 19462.
- MOYER, BEVERLY A. - Towamencin Township; York, Sherry A., 2675 Kriebel Road, Harleysville, PA 19438.
- MULLINS, MARGARET M. - Lansdale Borough; Mullins, Patrick, 2905 Trinity Court, Chester Springs, PA 19425-8746.
- ORMSBY, EVA E. - Lower Salford Township; Ormsby, Diane E., 528 Upper Mainland Road, Harleysville, PA 19438.
- PIRRI, ALBERT T. - Lower Merion Township; Perri, Douglas, 253 Crosshill Road, Wynnewood, PA 19096.
- RAGUSA, ANDREW C. - Norristown Borough; Ragusa, Valerieann E., 812 E. Fornance Street, Norristown, PA 19401.
- REIMERS, HERTA E. - Abington Township; Storbrauck, Stefan W., 640 Fanshawe Street, Philadelphia, PA 19111.
- REYAD, MOHAMED K. - Whitpain Township; Nsioui, Malika, 1421 Knightsbridge Drive, Blue Bell, PA 19422.
- RILOFF, ELAINE - Lower Merion Township; Riloff, Ellen M., 6617 N. Shadow Run Road, Tucson, AZ 85704; Riloff, Leeann K., 230 Tall Pines Road, Chocorua, NH 03817.
- ROMANO, ANGELO C. - Whitpain Township; Munz, Karyn M., 2077 Fort Bevon Road, Harleysville, PA 19438; Romano, Groff Linda A., 590 Farmdale Circle, Blue Bell, PA 19422; Romano, Lori R., 75 Academy Road, Bala Cynwyd, PA 19004.
- ROMIROWSKY, SHEILA - Lower Merion Township; Romirowsky, Mitchell, 400 Merwyn Road, Merion Station, PA 19066.
- SPAHR, BEVERLEY W. - Lower Merion Township; Spahr, Christian C., 9 Maple Street, Milton, MA 02186; Spahr, George W., 81 Wolfboro Road, Hanover, NH 03755; Spahr, Wesley W., 218 Hansell Road, Newtown Square, PA 19073.
- STOVALL, DOLORES - West Norriton Township; Stovall Jr., Don J., 14813 Courtlandt Heights Road, Woodbridge, VA 22193.
- VOLLMER JR., EARL S. - Lower Gwynedd Township; Vollmer, Fletcher E., 245 Sylvania Avenue, Glenside, PA 19038.
- VOLZ, AMY O. - Souderton Borough; Yellen, Jill M., 360 Conestoga Way, Telford, PA 18969.
- WEINHOLTZ SR., WILLIAM E. - Montgomery Township; Weinholtz, David C., 3130 Trolley Bridge Circle, Quakertown, PA 18951; Weinholtz Jr., William E., 610 Knapp Road, Lansdale, PA 19446.



# Montgomery Bar Association Montgomery County Law Reporter

100 West Airy Street, P.O. Box 268  
Norristown, PA 19404-0268

## 2026 ADVERTISING RATE SHEET

**DEADLINE** for SUBMISSION of *ALL* Classified Advertising is  
**TUESDAY at 2 P.M. for the following Thursday's Issue.**

**EXCEPTION:** The DEADLINE for submission of all single notices is **2:00 p.m. on TUESDAY for the following Thursday's Issue.** Deadlines are subject to change for Holiday schedule. The deadlines will be strictly enforced.

### LEGAL NOTICES

#### Ad Types: **FLAT RATE PER AD**

**Price: \$107.00** (\$97.00 Plus \$10.00 for Proof of Publication)

- |  |  |
|--|--|
| Articles of Amendment Profit/Nonprofit     | Estate Notice                                |
| Articles of Incorporation Profit/Nonprofit | Fictitious Name*                             |
| Articles of Dissolution                    | Foreign Withdrawal                           |
| Certificate of Limited Partnership         | Professional Corporation                     |
| Certificate of Organization - L.L.C.       | Statement of Withdrawal Foreign Registration |
| Change of Name                             |  |

*\*Add \$10.00 for each owner after two for Fictitious Name advertising*

#### Ad Types: **CHARACTER COUNT**

**Price: \$9.00** (Per 100 Characters Plus \$10.00 for Proof of Publication) (Minimum Charge \$107.00)

- |                                |                                |
|--------------------------------|--------------------------------|
| Action in Divorce              | Miscellaneous                  |
| Action to Quiet Title          | Sale of Real Estate            |
| Adoption                       | Sheriff Sales                  |
| Annual Meeting                 | Termination of Parental Rights |
| Civil Action                   | Trust Notice                   |
| Establishment of Branch Office |                                |

### CLASSIFIED ADS

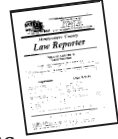
**Price: \$1.00 per word (including Header)**  
**Minimum of \$30.00 per Issue**

**CONTACT:**  
**JESSICA GAMBONE, MCLR Desktop Publisher**  
**Ph: 610-994-3661; Fax: 610-279-4321**  
**E-Mail: [jessica@montgomerybar.org](mailto:jessica@montgomerybar.org)**

*Rates effective for ads to be published starting 01/01/2026*



**MONTGOMERY BAR ASSOCIATION**  
**MONTGOMERY COUNTY LAW REPORTER**  
*The Official Legal Periodical for Montgomery County*  
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 Phone: 610-994-3661; Fax: 610-279-4321  
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### 2026 COMMERCIAL & CLASSIFIED ADVERTISING RATES

The *Montgomery County Law Reporter* is published every Thursday. Deadline for submission of ALL Commercial and Classified Advertising is 2:00 P.M. on Tuesday, for the following Thursday's Issue.

**EXCEPTION:** The DEADLINE for submission of ALL single notices is 2:00 p.m. on TUESDAY for the following Thursday's Issue. Deadlines are subject to change for Holiday schedule. The deadlines will be strictly enforced. There is a \$35.00 setup charge for any ads that are not camera-ready. All ads are subject to approval. Payment is required in advance for all commercial advertising. Ads may be submitted in the following formats: High Resolution PDF, TIFF, PSD and EPS.

*Classified ads* will appear in the Classified Ads Section of the book. Our cost for advertising is **\$1.00 per word, minimum of \$30.00 per Issue (including Header)**. Payment in full is required for all non-members of the Montgomery Bar Association.

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Jessica Gambone at 610-994-3661

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TO:

**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 13, 2026  
**POSTMASTER: Send address changes to:**  
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Civil Matters		Family Law Matters
<ul style="list-style-type: none"> <li>• Banking</li> <li>• Business</li> <li>• Commercial</li> <li>• Construction</li> <li>• Contracts</li> <li>• Creditor's Rights</li> <li>• Employment</li> </ul>	<ul style="list-style-type: none"> <li>• Insurance</li> <li>• Landlord/Tenant</li> <li>• Medical Malpractice</li> <li>• Municipal/Land Use</li> <li>• Personal Injury</li> <li>• Real Estate</li> <li>• Trusts/Wills/Estates</li> </ul>	<ul style="list-style-type: none"> <li>• Divorce</li> <li>• Support and Alimony</li> <li>• Division of Assets</li> <li>• How parenting time will be shared <i>holidays, vacations, special days and events, etc.</i></li> <li>• Other common parental disputes <i>schooling, extracurricular activities, healthcare, how parents will share in support and/or expenses, and more.</i></li> </ul>



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