

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, June 24, 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.

Third and Final Publication

By virtue of a Writ of Execution **No. 2015-15095**, 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 CERAIN lot or piece of ground, with the building and improvement thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to the Survey and Plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on the 11th day of April 1951, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Michael Road (fifty feet wide), which point is measured South eighty-five degree thirty-eight minutes West, four hundred thirty-five and twenty-five one-hundredths feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of twenty feet, the arc distance of thirty-four and eighty-six one- hundredths feet from a point on the Southwesterly side of Glenbrook Road (fifty feet wide); thence, extending along the Northwesterly side of Michael Road, South eighty-five degrees thirty-eight minutes West, seventy- three and ninety-nine one-hundredth feet to a point of curve; thence, twenty- five feet, the arc distance of ninety-eight and eleven one-hundredth feet to a point; thence, extending North forty degrees thirty-six minutes fifteen seconds East, one hundred ninety-three and fifty-nine one-hundredth feet to a point; thence, fifty-five one hundredths feet to a point; thence, extending South four degrees twenty-two minutes East, hundred seventy-two feet to a point to the Northwesterly side of Michael Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert T. McDonald and Margret E. Anderson, by Deed from Robert T. McDonald and Margret E. Anderson, his wife, dated June 24, 1980, and recorded July 10, 1980, in Deed Book 4542 at Page 364, being Instrument Number 000518.

Parcel Number: 30-00-43300-00-5.

Location of property: 1310 Michael Road, Jenkintown a/k/a Meadowbrook, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert T. McDonald and Margret E. Anderson** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely as Trustee of LSF9 Master Participation Trust. Debt: \$497,389.02.

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. 2018-27553**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message and six town lots, or pieces of ground, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania:

BEGINNING at a point on the Southwest side of Cedar Avenue, at the distance of 40 feet Southeasterly from Bullock Avenue; thence, Southwesterly and parallel with said Bullock Avenue, 110 feet to a stake on the Northeasterly side of Pleasant Street; thence, by said side of said Pleasant Street, South 24 degrees 37 minutes East, 120 feet to a stake, a corner of Lot No. 153; thence, Northeasterly by the same and parallel to said Bullock Avenue, 110 feet to a stake on the Southwesterly side of Cedar Avenue, aforesaid, and along the said side of said Cedar Avenue, North 24 degrees 37 minutes West, 120 feet to the place of beginning.

CONTAINING 48 1/3rd perches of land, more or less.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN message and four town lots or pieces of ground, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described together as one lot, to wit:

BEGINNING at a point on the Southwest side of Cedar Avenue, at the distance of 80 feet Southeasterly from Bullock Avenue; thence, Southwesterly and parallel with said Bullock Avenue, 110 feet to a stake on the Northeasterly side of Pleasant Street; thence, by said side of said Pleasant Street, South 24 degrees 37 minutes East, 80 feet to a stake, a corner of Lot No. 153; thence, Northeasterly by the same and parallel to said Bullock Avenue, 110 feet to a stake on the Southwesterly side of Cedar Avenue, aforesaid, and along said side of said Cedar Avenue, North 24 degrees 37 minutes West, 80 feet to the place of beginning.

ALSO, ALL THOSE TWO CERTAIN town lots or pieces of ground, being Lot No. 160 and 161, on a Plan of Town Lots, laid out in the Village (**now Borough**) of **West Conshohocken**, Montgomery County, Pennsylvania, with the dwelling thereon erected, and herein described as one lot as follows, to wit:

BEGINNING at a marble stone on the Southeasterly corner of Cedar and Bullock Avenue, a corner of Lot No. 161; thence, by the Southeasterly side of said Bullock Avenue, Southwesterly 110 feet to a stake on the Northeasterly side of Pleasant Street; thence, by the said side thereof, Southeasterly 40 feet to a stake, a corner of Lot No. 159, now or late, belonging to John Whitehead; thence, by said Whitehead's line, Northeasterly, 110 feet to a stake on the Southwesterly side of the aforesaid Cedar Avenue and by the said side thereof, Northwesterly, 40 feet to the place of beginning.

BEING the same premises, which John J. McCarthy, III and Marlin R. McCarthy, his wife, by Deed, dated June 30, 2009, and recorded July 10, 2009, in Book 5736 at Page 01453, in Document #2009074271, in the Office of the Recorder of Deeds, in and for the County of Montgomery, granted and conveyed unto John J. McCarthy, III, in fee. Parcel Number: 24-00-00380-00-1.

Location of property: 169 Cedar Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John J. McCarthy, III a/k/a John J McCarthy III** at the suit of Bank United, N.A. Debt: \$329,759.25.

Kevin Tonzczynz (LOGS Legal Group, 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. 2019-28590**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on March 28, 1958, and revised February 17, 1959, described as follows, to wit:

SITUATE on the Northwesterly side of Lindbergh Avenue (50 feet wide), at the distance of three hundred sixty-six and eight one-hundredths feet, Northeastwardly from the Northeasterly side of Woodland Road (forty feet wide); thence, extending North forty-six degrees no minutes West, one hundred forty-eight and seventy-seven one-hundredths feet to a point; thence, extending North forty-five degrees twenty-six minutes ten seconds East, fifty feet to a point; thence, extending South forty-six degrees no minutes East, one hundred forty-seven and fifty-one one-hundredths feet to a point on the Northwesterly side of Lindbergh Avenue; thence, extending along the Northwesterly side of Lindbergh Avenue, South forty-four degrees no minutes West, fifty feet to the first mentioned point and place of beginning.

BEING House No. 1370, Lot No. 344A Lindbergh Avenue, also being all of Lot No. 17 and all of Lot No. 18 - Block "A", as shown on Plan of Roslyn Heights.

BEING the same premises which Maryann M. Kowalczyk, Francis J. Kowalczyk and Michael A. Kowalczyk, by Deed dated 6/14/1993, and recorded 6/25/1993 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5045 at Page 1113, granted and conveyed unto Francis J. Kowalczyk, Deceased 6/14/2011 and Margaret M. Bailey.

Parcel Number: 30-00-38296-00-5.

Location of property: 1370 Lindbergh Avenue, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **Margaret M. Kowalczyk a/k/a Margaret M. Bailey a/k/a Margaret Bailey-Kowalczyk, Individually and Solely in Her Capacity as Heir of Francis J. Kowalczyk, deceased** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$234,219.13.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-14315**, 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 Moreland Township**, Montgomery County, Pennsylvania and described according to a Plan thereof, made by Russell S. Lyman, Registered Surveyor, June 4, 1948, as follows to wit:

BEGINNING at a railroad spike, in the center line of Paper Mill Road (thirty three feet wide), at the distance of nine hundred, fifteen and forty one-hundredths feet, Southwestwardly from the intersection of said center line of Paper Mill Road, with the center line of Byberry Road (thirty-three feet wide); thence, extending along Lot No. 2, and crossing a stone set on the Southeasterly side of Paper Mill Road, South forty-four degrees forty-seven minutes East,

six hundred and twenty-five feet to a stone; thence, extending along Lot No. 10, South forty-four degrees twenty minutes West, one hundred and fifty feet to a stone; thence, extending along land of Carson D. Walsh and Anna Walsh (Luke), North forty-four degrees forty seven minutes West, six hundred and twenty-five feet (crossing a stone on the Southeastly side of Paper Mill Road) to a railroad spike, in the center line of Paper Mill Road, aforesaid; and thence, extending along the center line of Paper Mill Road, North forty-four degrees twenty minutes East, one hundred and fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 1.

BEING the same premises which by Deed dated 12/02/2016, and recorded at Montgomery County Recorder of Deeds Office, on 12/14/2016, in Deed Book 6027 at Page 52, granted and conveyed unto Lea B. Sargent and Stephanie A. Sargent.

Parcel Number: 41-00-06532-00-6.

Location of property: 3377 Paper Mill Road, Lower Moreland Township, PA 19006.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Lea B. Sargent and Stephanie A. Sargent** at the suit of Lower Moreland Township School District. Debt: \$27,731.49.

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. 2021-20439**, 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 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Curtis Avenue, formerly Linden Avenue (50 feet wide), said point, being at the distance of 600 feet, measured North 27 degrees, 46 minutes, 50 seconds West from the point of intersection, which the said Southwesterly side of Curtis Avenue makes with the Northwesterly side of Edge Hill Road (70 feet wide); thence, from the first mentioned point and place of beginning, along the line between Lots Numbers 954 and 955, on Plan of Crestmont Division Number 2, South 62 degrees, 13 minutes, 10 seconds West, 125 feet to a point, a rear corner of Lots Number 977 and Number 976; thence, along the rear line of Lots Number 976 and 975, North 27 degrees, 46 minutes, 50 seconds West, 50 feet to a point, a rear corner of Lot Number 957; thence, along the line between Lots Number 957 and Number 956, on Plan of Crestmont Division Number 2, North 62 degrees, 13 minutes, 10 seconds East, 125 feet to a point on the aforesaid Southwesterly side of Curtis Avenue; thence, along the said side of Curtis Avenue, South 27 degrees, 46 minutes, 50 seconds East, 50 feet to a point, the place of beginning.

BEING Lots Number 955 and 956 on Plan of Crestmont Division Number 2.

BEING the same premises which Faith T. Lipford, by Deed, dated November 24, 2003, and recorded at Montgomery County Recorder of Deeds Office, on January 6, 2004, in Deed Book 5488 at Page 1976, granted and conveyed unto Catalino A. Resurreccion and Stacey L. Resurreccion. Catalino A. Resurreccion departed this life on April 11, 2012, whereby Title to said premises became vested in Stacey L. Resurreccion.

Parcel Number: 30-00-12324-00-3.

Location of property: 2148 Curtis Avenue, Abington Township, PA 19001.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Stacey L. Resurreccion** at the suit of Township of Abington. Debt: \$2,577.36.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-18328**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the brick message thereon erected, situate on the South side of Fourth Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point on the South side of Fourth Street, at a distance of one hundred and fifteen feet six and three quarter inches West from the Southwest corner of Fourth and Johnson Streets, a corner of this and land, now or late Anton Zawadski; thence, by said now or late Zawadski's land, Southwestwardly, one hundred and forty feet to a twenty feet wide alley; thence, by said alley, Westwardly, fifteen feet ten and one-quarter inches to a corner of this and land late of William Y. Swinehart; thence, by said Swinehart's land, Northwardly, one hundred and forty feet to the South side of Fourth Street, aforesaid; thence, by said Fourth Street, Eastwardly, fifteen feet ten and one-quarter inches to the point or place of beginning.

BEING the same premises which June A. Maloney and John Eschbach, by Deed, dated November 18, 2004, and recorded at Montgomery County Recorder of Deeds Office, on November 23, 2004, in Deed Book 5534 at Page 215, granted and conveyed unto Robert W. Eschbach, Jr., Joan Eschbach and June A. Maloney. June A. Maloney departed this life on January 9, 2005, and Joan Eschbach departed this life on November 15, 2010, whereby title to said premises became vested in Robert Eschbach.

Parcel Number: 16-00-09840-00-8.

Location of property: 14 W. Fourth Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Robert W. Eschbach, Jr.** at the suit of Pottstown School District. Debt: \$3,652.75.

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. 2024-09506**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by George B. Mebus, Registered Professional Engineer, dated October 26, 1944, and last revised December 19, 1955, as follows, to wit:

BEGINNING at a point, in the center line of Lindsay Lane (50 feet wide), at the distance of 30.54 feet, measured along said center line of a bearing of South 83 degrees 31 minutes 37 seconds West, from its intersection with the center line of Coates Road (50 feet wide); thence, extending along the said center line of Lindsay Lane, South 83 degrees 31 minutes 37 seconds West, 136 feet to a point; thence, extending North 06 degrees 28 minutes 23 seconds West, 200 feet to a point, in line of the land of Philadelphia and Reading Railway (New York Branch); thence, extending along the same, North 83 degrees 31 minutes 37 seconds East, 77.39 feet to a point; thence, extending South 22 degrees 48 minutes 23 seconds East, 208.41 feet to the first mentioned point and place of beginning.

BEING Part of Lot No. 43 and Part of Lot No. 44 on Plan of the Duell Tract.

UNDERAND 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 Eric J. Gregg and Kathleen M. Gregg, husband and wife, by Deed, dated 09/19/2018, and recorded 10/01/2018, in the Office of the Recorder of Deeds, in and for the County Montgomery, in Deed Book 6109 at Page 364, granted and conveyed unto Jean A. Paul and Yemithsou Cherry, as Tenants by the Entirety.

Parcel Number: 30-00-38800-00-5.

Location of property: 1316 Lindsay Lane, Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jean A. Paul and Yemithsou Chery** at the suit of NewRez, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$542,303.32.

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

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

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

By virtue of a Writ of Execution **No. 2024-17829**, 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 in **Whitemarsh Township**, Montgomery County, Pennsylvania, and bounded and described according to a Survey and Plan thereof, made by John E. Burkhardt, Registered Professional Engineer, on the 18th day of August A.D. 1955, as follows, to wit:

BEGINNING at a point, in the bed of Andorra Road (formerly Barren Hill Road) (50 feet wide), at the distance of 1589.74 feet, measured Northeastward, along the said bed of Andorra Road (formerly Barren Hill Road), from its intersection, with the middle line of Park Avenue, said point, also being a corner of land, now or late of Lewis N. Lukens, Jr.; thence, extending North 83 degrees 22 minutes 4 seconds East, along the said bed of Andorra Road (formerly Barren Hill Road), 180 feet to a point; thence, extending South 6 degrees 37 minutes 56 seconds East, along land, now or late of the Henry H. Houston Estate, 769.70 feet to an iron pin, as corner of land, now or late of Lloyd Wells; thence, extending in the Southwesterly direction, along said land, now or late of Lloyd Wells,

on the arc of a circle, curving to the left, with a radius of 652.8 feet, the arc distance of 227.40 feet to a monument, a corner of land, now or late of the said Lewis N. Lukens, Jr.; thence, extending North 6 degrees 37 minutes 56 seconds West, along said land, now or late of Lewis N. Lukens, Jr., and crossing a monument on the said side of said Andorra Road (formerly Barren Hill Road), 906.70 feet to the first mentioned point and place of beginning.

CONTAINING 3.50 acres of land, be the same, more or less.

PREMISES "B"

ALL THAT CERTAIN interior, triangular, lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by Bernard Panhone, Professional Engineer, on the 27th day of April A.D. 1967, which plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-10 at Page 43, as follows, to wit:

BEGINNING at a point, in line of land, now or late of E. Jean and Malcolm G. Robertson, which point is at the distance of four hundred eighty-three and seventy-six one-hundredths feet, measured South six degrees twenty-six minutes thirty-one seconds East, along said land from a point on the Southeasterly side of Andorra Road (no width given), which last mentioned point is at the distance of five hundred fifty-five and no one-hundredths feet, measured North eighty-three degrees thirty-three minutes twenty-nine seconds East, along said side of Andorra Road from its point of intersection with the Northeasterly side of a certain fifty foot wide Private Road; thence, from said point of beginning, along land, now or late of said E. Jean and Malcolm G. Robertson, South six degrees twenty-six minutes thirty-one seconds East, three hundred ninety-five and sixty-two one-hundredths feet to a monument; thence, North thirty-five degrees fifty minutes twenty-nine seconds West, along the rear line of Lot #6 and #7, as shown on said Plan, three hundred seventy-seven and seventy-one one-hundredths feet to a point, in line of Lot #8, as shown on said Plan; thence, along Lot #8, North sixty-three degrees forty-eight minutes fifty seconds East, one hundred ninety-seven and no one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 0.8420 acres of land, be the same more or less.

TOGETHER with the buildings and improvements thereon erected.

PREMISES "A" AND "B" BOTH BEING Parcel Number 65-00-00031-00-3, as set forth in the Montgomery County Board of Assessments Appeals.

BEING the same premises which E. Jean Robertson, by Indenture bearing date the 25th day of June 1985, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4770 at Page 761, granted and conveyed unto Linda F. Lavino, in fee.

UNDER AND SUBJECT to Agreement of Record.

Parcel Number: 65-00-00031-00-3.

Location of property: 750 Andorra Road, Lafayette Hill, PA 19444.

The improvements thereon are: Residential - duplex.

Seized and taken in execution as the property of **Linda Lavino** at the suit of Michael Young, Debt: \$171,772.18.

Kaplin Stewart Meloff Reiter & Stein, P.C., Attorneys.

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

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

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

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

BEGINNING at a point on the Northeasterly proposed right-of-way line of Mennonite Road, which point is measured the following courses and distances, from a point of curve on the Northwesterly side of Cochise Lane (50 feet wide): (1) leaving Cochise Lane, on the arc of a circle, curving to the right, having a radius of 30 feet, the arc distance of 47.12 feet, to a point of tangent on the Northeasterly side of Mennonite Road; (2) thence, along Mennonite Road, North 44 degrees 16 minutes 30 seconds West, 145.00 feet to the place of beginning; thence, extending from said beginning point, along Mennonite Road, North 44 degrees 16 minutes 30 seconds West, 75.00 feet to a corner of Lot 151; thence, leaving Mennonite Road and along Lot 151, North 45 degrees 43 minutes 30 seconds East, 140.00 feet to a corner of Lot 138; thence, along the same and partly along Lot No. 137, South 44 degrees 16 minutes 30 seconds East, 75.00 feet to the corner of Lot No. 153; thence, along the same, South 45 degrees 43 minutes 30 seconds West, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 152 on said Plan.

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

Kevin Toncyczyn (LOGS Legal Group 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. 2025-03582**, 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 and described according to a certain Plan thereof, known as "Chapel Hill Manor, Section No. 3", made by Haggerty, Boucher and Hagan, Inc., Engineer, dated April A.D. 1957, and revised June A.D. 1957, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Chapel Hill Road (50 feet wide), said point being the two following courses and distances from a point of curve on the Northwesterly side of Pine Road (56.50 feet wide): (1) leaving Pine Road, on the arc of a circle, curving to the left, having a radius of 20 feet, the distance of 31.30 feet to a point of tangent on the Southwesterly side of Chapel Hill Road; and (2) North 44 degrees 43 minutes 48 seconds West, along the Southwesterly side of Chapel Hill Road, 280.32 feet to the place of beginning.

CONTAINING in front or breadth on the Southwesterly side of Chapel Hill Road, 100 feet and extending of that width and length of depth, Southwestwardly, between parallel lines at right angles to Chapel Hill Road, 150 feet.

BEING Lot No. 92 as shown on the above-mentioned Plan.

UNDER AND SUBJECT to certain conditions and restrictions as appear of record in Deed Book No. 2704 at Page 71.

BEING the same premises which David Allen Singer and wife, Lorraine K. Singer, by Deed, dated 05/31/2006, and recorded 06/23/2008, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5805 at Page 2291, granted and conveyed unto Wade A. Milnes and wife, Melissa Milnes, in fee.

Parcel Number: 30-00-07948-00-5.

Location of property: 22 Chapel Hill Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wade A. Milnes and Melissa Milnes, husband and wife** at the suit of Santander Bank, N.A. Debt: \$151,044.27.

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. 2025-07215**, 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 **Telford Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan made for Regent Valley Builders, Inc., by George Reid Nevells, Registered Surveyor, dated August 4, 1969, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Acorn Avenue (thirty-four feet wide), which point of tangent is measured on the arc of a circle, curving to the right, having a radius of fifteen feet, the arc distance of twenty-three and fifty-six one-hundredths feet from a point of curve on the Southeasterly side of Kynlyn Circle (forty feet wide); thence, extending from said point of beginning, along the Southwesterly side of Acorn Avenue, South forty-one degrees, twenty-five minutes East, ninety-five feet to a point, a corner of land of Alfred J. Mayberry; thence, extending along the same, South forty-six degrees, ten minutes West, one hundred six and seven one-hundredths feet to a point, a corner of Lot 10; thence, extending along the same, North forty-one degrees, twenty-five minutes West, one hundred fourteen and forty-seven one-hundredths feet to a point on the Southeasterly side of Kynlyn Circle, aforesaid; thence, extending along the same, North forty-eight degrees, thirty-five minutes East, ninety feet and ninety-eight one-hundredths of a foot to a point of curve on the same; thence, extending on the arc of a circle, curving to the right, having a radius of fifteen feet, the arc distance of twenty-three and fifty-six one-hundredths feet to a point of curve on the Southwesterly side of Acorn Avenue, the first mentioned point and place of beginning.

BEING Lot 11 on said Plan.

BEING the same premises which Lori B. Shearer, Executrix of the Estate of Evelyn N. Shearer, by Deed, dated March 11, 2016, and recorded April 7, 2016, in Montgomery County, in Deed Book 5994 at Page 1620, granted and conveyed unto Lori Beth Shearer, in fee.

Parcel Number: 22-02-01132-11-3.

Location of property: 11 Kynlyn Circle, Telford, PA 18969.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Lori Beth Shearer and Lisa M. Schwalm** at the suit of QNB Bank. Debt: \$101,777.50.

Kelly L. Eberle, Attorney.

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

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

By virtue of a Writ of Execution **No. 2025-08417**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit, designated as Building Number B, Unit #W512, being a Unit in Green Hill Condominium, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Green Hill Condominium, bearing date the 29th day of January A.D., 1981, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 5th day of February A.D., 1981, in Deed Book 4603 at Page 176, etc.; and Plats and Plans for Green Hill Condominium, bearing date the 29th day of January A.D. 1981, and recorded as Exhibit "B" of the Declaration of Condominium of Green Hill Condominium, in Deed Book 4603 at Page 176; as Amended by a Corrective Amendment to Declaration of Condominium, dated 6/30/1981, recorded 7/1/1981, in Deed Book 4683 at Page 56, in the Office for the Recording of Deeds of Montgomery County; and as Amended by Second Corrective Amendment to Declaration of Condominium, dated 7/10/1981, recorded 7/15/1981, in Deed Book 4642 at Page 534; and a Third Amendment to Declaration of Condominium, dated 8/20/1986, and recorded 9/4/1986, in Deed Book 4811 at Page 2113; and as in unrecorded By-Laws of Green Hill Condominium Association, dated 1/29/1981; and Fourth Amendment to Declaration of Condominium, dated 4/18/1988, and recorded 10/14/1988, in Deed Book 4890 at Page 1189; and Fifth Amendment to Declaration of Condominium, dated 4/20/1988, and recorded 5/18/1990, in Deed Book 4946 at Page 1396, also in the Office for the Recording of Deeds of Montgomery County.

TOGETHER with all Right, Title and Interest, being 0.186522 percent undivided interest of, in and to the Common Elements, as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements, agreements of record in the aforesaid Office, or contained in the aforesaid Declaration, as amended, or in the Certificate of Completion of Structural Components and Mechanical Systems, recorded in Deed Book 4603 at Page 155, or in the Certificate of Substantial Completion of the aforesaid Unit, intended to be recorded.

BEING the same premises which The Philadelphia Saving Fund Society, a Pennsylvania savings bank, by Deed, dated 05/15/1984, and recorded 06/01/1984, at Norristown, in the Office for the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4737 at Page 1621, granted and conveyed unto Alexander Willis and Rosaline Willis, husband and wife, their Heirs and Assigns, as Tenants by the Entireties, in fee.

AND, the said Alexander Willis has since departed this life on 11/07/2008, whereby title to said premises vested unto Rosaline Willis, his wife, by Operation of Law.

BEING the same premises which Rosaline Willis, by Deed, dated August 31, 2010, and recorded in the Office of Recorder of Deeds of Montgomery County, on September 21, 2010, in Book 5779 at Page 02541, being Instrument #2010081255, granted and conveyed unto Ronda Travers. Rhonda Travers having departed this life on February 2, 2022.

Parcel Number: 40-00-11151-40-1.

Location of property: 1001 City Avenue, Unit #WB512, Wynnewood, PA 19096.

The improvements thereon are: Residential, Condominium (high rise), 7 + stories.

Seized and taken in execution as the property of **Terris Travers, Solely in her capacity as Administratrix to the Estate of Ronda Travers, deceased and The Unknown Heirs of Ronda Travers, deceased** at the suit of PHH Mortgage Corporation. Debt: \$99,113.91.

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. 2025-10261**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at an iron spike, in the middle of the Matsonford Road, at the distance of 411.89 feet, Southwestward from the Westerly side of a public road, running through Mechanicsville to the Gulf Creek Road, said point being opposite the middle of the partition wall, separating the dwelling on this from the one on the adjoining premises; thence, North 28 degrees 40 minutes West through the middle of the said partition wall, 130 feet to a stake; thence, North 61 degrees 20 minutes East, 27.13 feet to a stake; thence, South 28 degrees 40 minutes East, 130 feet to a spike, in the middle of the Matsonford Road, aforesaid; thence, South 61 degrees 20 minutes West, 27.13 feet to the place of beginning.

BEING the same premises which Frederick W. Blankenburg, by Deed, dated 8/28/2006, and recorded 9/18/2006, in Montgomery County, in Deed Book 5616 at Page 2001, conveyed unto Garret Morton, in fee.

BEING the same premises which Garret Morton, by Deed, dated 7/1/2021, and recorded 7/26/2021, in Montgomery County, in Deed Book 6237 at Page 423, conveyed unto Soundwater Holdings 112, LLC, a Pennsylvania Limited Liability Company, in fee.

BEING the same premises which Soundwater Holdings 112, LLC, a PA Limited Liability Company, by Deed, dated 11/8/2021, and recorded 12/28/2021, in Montgomery County, in Deed Book 6259 at Page 2834, conveyed unto Nancy M. Williams, in fee.

Parcel Number: 58-00-13465-00-4.

Location of property: 257 E. Matsonford Road, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nancy M. Williams** at the suit of Regions Bank d/b/a Regions Mortgage. Debt: \$224,799.85.

Kevin Tonzyczyn (LOGS Legal Group 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. 2025-14652**, 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 tract of land, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, being known as Lot No. 17, as shown on a certain Plan entitled Final Plan of East Greenville Colonial Village, Phase One and I-A, as recorded in the Office of the Recorder of Deeds, of Montgomery County, Pennsylvania, in Plan Book A-18 at Page 80.

BEING part of the same premises which Prescol, Inc., (a Pennsylvania Corp.), by Deed, dated 04-23-71, and recorded 05-14-71, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 3662 at Page 139, granted and conveyed unto Blaker Construction Company, Inc.

BEING the same premises which Blaker Construction Co., Inc., by Deed, dated 7-31-2013, and recorded 8-12-2013, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5884 at Page 2192 being Instrument No. 2013085865, granted and conveyed unto David M. Heberlig a/k/a David M. Fitzpatrick.

Parcel Number: 06-00-03392-00-4.

Location of property: 310 State Street, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David M. Heberlig a/k/a David M. Fitzpatrick** at the suit of Carrington Mortgage Services, LLC. Debt: \$101,868.48.

Joseph LoCastro (LOGS Legal Group 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. 2025-16670**, 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 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Armour Road (40.00 feet wide), said point being 422.81 feet, along the arc of a circle, curving to the right, in a Southeasterly direction, having a radius of 662.62 feet from a point formed by the intersection of the Southeasterly side of Old York Road (50.00 feet wide), with the Northeasterly side of aforesaid, Armour Road; thence, from the first mentioned point and place of beginning, a new line, cutting through Lot No. 5, North 47 degrees 07 minutes 56 seconds East, 164.02 feet to a point, in the Borough of Hatboro line; thence, along same, South 50 degrees 52 minutes 12 seconds East, 140.04 feet to a point; the Northwesterly corner of Lot No. 7; thence, along the Northwesterly line of said Lot No. 7, South 55 degrees 36 minutes 22 seconds West, 192.78 feet to a point on the Northeasterly side of aforesaid, Armour Road; thence, along same a line, curving to the left, in a Northwesterly direction, having a radius of 662.62 feet, the arc distance of 110.98 feet to the point and place of beginning.

BEING all of Lot No. 6 and a portion of Lot No. 5, on a Plan of Rest Haven, recorded at Norristown, Montgomery County, in Deed Book 955 at Page 600.

BEING the same premises that Robert P. Falat and Annamarie E. Falat, his wife, by Deed, dated November 19, 1969, and recorded December 2, 1969, in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 3579 at Page 792, granted and conveyed unto John H. Mkhalian and Nartouhl R. Mkhalian, his wife, as Tenants by Entireties, in fee.

AND the said John H. Mkhalian, departed this life on January 18, 2010, whereby title became vested in Nartouhl R. Mkhalian, by Right of Survivorship.

THE said Nartouhl R. Mkhalian, departed this life on March 4, 2024, whereas Letters of Testamentary were duly granted on April 18, 2024, unto Jason Voskian, by the Register of Wills of Montgomery County, PA, at Docket No. 2024-X1142.

BEING the same premises which Jason Voskian, Executor of the Estate of Nartouhl R. Mkhalian a/k/a Rose Mkhalian, by Deed, dated 06/24/2024, and recorded 08/02/2024, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6371 at Page 02726, and under Instrument No. 2024039736, granted and conveyed unto Irakli Varshanidze.

Parcel Number: 59-00-00481-00-9.

Location of property: 7 Armour Road, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Irakli Varshanidze** at the suit of Lakeview Loan Servicing, LLC. Debt: \$475,592.08.

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. 2025-18007**, 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 **Franconia Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as Final Plan of Fred J. Class, made by John E. Burkhardt and Associates, Registered Surveyors, dated May 7th, 1959, and last revised June 4th, 1959, said Plan, being recorded in the Office for the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-6 at Page 82, as follows, to wit:

BEGINNING at a point in the original center line of Township Line Road (33 feet wide) (since widened to 41.5 feet wide by the addition of 8.5 feet on the Northwesterly side thereof), said point, being at the distance of 779.74 feet, measured South 39 degrees 49 minutes West, along the original center line of Township Line Road, aforesaid from its point of intersection, with the center line of Bethlehem Pike (Route #3139) (60 feet wide); thence, extending from said point of beginning, South 39 degrees 49 minutes West, along the original center line of Township Line Road (33 feet wide), crossing a Creek, 248.63 feet to a point; thence, extending North 17 degrees 09 minutes 30 seconds West, crossing the Northwesterly side of Township Line Road, 327.99 feet to a point; thence, extending North 39 degrees 49 minutes East, recrossing the aforesaid Creek, 69.87 feet to a point; thence, extending South 50 degrees 11 minutes East, recrossing the Northwesterly side of Township Line Road, 275 feet to the first mentioned point and place of beginning.

BEING Lot Number 1, as shown on the above-mentioned Plan.

BEING the same premises which Virginia L. Mitchell, by Deed, dated 7/15/2009, and recorded 8/5/2009, in Montgomery County, in Deed Book 5739 at Page 1614, conveyed unto Virginia L. Mitchell, in fee.

BEING the same premises which Virginia L. Mitchell, by Deed, dated 2/23/2022, and recorded 3/17/2022, in Montgomery County, in Deed Book 6272 at Page 2542, conveyed unto Keep Change Flip, LLC, a Pennsylvania Limited Liability Company, in fee.

BEING the same premises which Keep Change Flip, LLC, a Pennsylvania Limited Liability Company, by Deed, dated 5/24/2022, and recorded 6/22/2022, in Montgomery County, in Deed Book 6288 at Page 527, conveyed unto John Pohl and Jennifer Pohl, husband and wife, as Tenants by the Entirety, in fee.

Parcel Number: 34-00-04933-00-1.

Location of property: 31 Township Line Road, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer Pohl and John Pohl** at the suit of Santander Bank, National Association. Debt: \$367,689.16.

Kevin Tonzczyn (LOGS Legal Group 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. 2025-21809**, 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.

SITUATED in **Lower Frederick Township**, Montgomery County, Pennsylvania, described according to a Subdivision Plan, Pheasant Knoll (also known as Dise Farm, Phase III), prepared for Maxi Group/James Stachelek, by Czop/Spector, dated September 10, 1995, in Plan Book A-55 at Page 344, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Overlook Drive (50.00 feet wide), said point being a corner of Lot No. 26 on the above-mentioned Plan, and place of beginning; thence, extending from said place of beginning and along Lot No. 26, South 09 degrees 08 minutes 25 seconds West, 255.00 feet to a point, a corner in line of Open Space; thence, extending along the same, the four (4) following courses and distances: (1) North 80 degrees 51 minutes 35 seconds West, 100.00 feet to a point, a corner; thence, (2) North 09 degrees 08 minutes 25 seconds East, 155.00 feet to a point, a corner; thence, (3) South 80 degrees 51 minutes 35 seconds East, 50.00 feet to a point, a corner; thence, (4) North 09 degrees 08 minutes 25 seconds East, 108.96 feet to a point, a corner on the Southwesterly side of Overlook Drive; thence, extending along the same, on the arc of a circle, curving to the left, having a radius of 200.00 feet, the arc distance of 50.93 feet, to the first mentioned point and place of beginning.

BEING Lot No. 27 on the above-mentioned Plan.

BEING the same premises which Astrid Marie Kral, by Deed, dated 6/23/2004, and recorded 8/3/2004, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 05520 at Page 0281, granted and conveyed unto Christopher Weiss and Kathryn Weiss.

Parcel Number: 38-00-01688-08-3.

Location of property: 218 Overlook Drive, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Christopher Weiss and Kathryn Weiss** at the suit of Citigroup Mortgage Loan Trust 2022-RP2. Debt: \$240,906.64.

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. 2025-22426**, 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 piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Powell Street, at the distance of 403.12 feet, Northeasterly from the Northeasterly side of Brown Street; thence, extending at right angles to said Powell Street, along other ground, now or late of Lloyd F. Kershner and Marguerite Q., his wife, Southeastwardly, the line extending partly through the middle of the partition wall of the house erected hereon and the one on the adjoining premises of Kershner, 160 feet to a point on the Northwest side of a 20 feet wide alley; Northeastwardly, along the Northwesterly side thereof, 20.52 feet to a point, a corner; thence, Northwestwardly, parallel to the first mentioned line, 160 feet to the Southeasterly side of Powell Street, aforesaid; and thence, along the same, Southeastwardly, 20.52 feet to the place of beginning.

BEING the same premises which David G. Angelo, Jr., by Deed, dated November 6, 2006, and recorded on June 22, 2006, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5623 at Page 811, as Document No. 2006138699, granted and conveyed unto Deborah Lowery and Christina Lowery, as Joint Tenants with the Right of Survivorship. The said Deborah Lowery departed this life on or about September 5, 2013, where, by Operation of Law, title vested solely in Christina M. Lowery.

Parcel Number: 13-00-31288-00-1.

Location of property: 1640 Powell Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Christina Lowery** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely as Owner Trustee for RCAF Acquisition Trust. Debt: \$190,994.87.

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. 2025-27819**, 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 TWO AND THREE QUARTERS CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania described according to a Survey thereof, made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, and recorded at Norristown, Pennsylvania, on 7/12/1919, in Deed Book 732 at Page 600, as follows:

BEGINNING at a point, in the middle line of Maple Avenue (formerly Avenue "A") (40 feet wide), at the distance of 460 (erroneously stated as 468 on prior deed) feet, Southwestward from the middle line of Spear Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Maple Avenue, 55 feet (Lots Numbers 1365 and 1366, each being 20 feet in front and the part of Lot Number 1367, being 15 feet in front) and extending together that width, in length or depth, Northwestward (erroneously stated as Northeastward on prior Deed) between lines at right angles to the said middle line of Maple Avenue, 140 feet.

BEING Lots Numbered 1365 and 1366, and part of Lot Numbered 1367 on said Survey.

BEING the same premises which Anthony Minski and Monica Minski, by Deed dated 06/21/2016, and recorded 07/01/2016, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6005 at Page 989, granted and conveyed unto Zachary J. Dimmack.

Parcel Number: 30-00-40724-00-7.

Location of property: 746 Maple Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Zachary J. Dimmack and The Secretary of Housing and Urban Development** at the suit of Freedom Mortgage Corporation. Debt: \$204,676.71.

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. 2025-28207**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made April 19, 1951, by George B. Mebus, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point, in the Northeast side of Horsham Road (40 feet wide), said point being at the distance of 300 feet, measured North 54 degrees 40 minutes West from the point of intersection, which the said Northeast side of Horsham Road, makes with the Northwest side of Skrobul Avenue (40 feet wide); thence, from the first mentioned point and place of beginning, along the said side of Horsham Road, North 54 degrees 40 minutes West, 50 feet to a point; thence, along the Southeast side of Lot 35, Section "G" on Plan of Hatboro-Moreland Park, North 35 degrees 20 minutes East, 100 feet to a point; thence, along the rear line of Lots 7 and 8, fronting on Skovich Street on said Plan, South 54 degrees 40 minutes East, 50 feet to a point; thence, along the Northwest side of Lot 32 on said Plan, South 35 degrees 20 minutes West, 100 feet to the place of beginning, the Southeast line thereof, passing through the bed of a certain 16 foot wide driveway.

BEING Lots No. 33 and 34 Section "G" on Plan of Hatboro-Moreland Park.

BEING the same property conveyed to Raymond V. Goodrich and Christine A. Goodrich, his wife, who acquired title, as tenants by the entirety, by virtue of a deed from William H. McCann and Ruth H. McCann, his wife, dated February 21, 1964, recorded February 25, 1964, as Document ID 000723, and recorded in Book 3320 at Page 840, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 59-00-09580-00-9.

Location of property: 2613 Horsham Road, Hatboro, PA 19040.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Raymond V. Goodrich and Christine A. Goodrich, his wife** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$90,853.41.

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. 2025-28886**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property made for Henry G. McCulloch, by Charles E. Shoemaker, Registered Professional Engineer, dated October 25, 1957, and last revised October 2, 1958, as follows, to wit:

BEGINNING at point, formed by the intersection of the Southeasterly side of Osbourne Avenue (forty feet wide), with the Northeasterly side of Galloway (formerly West Avenue) (forty feet wide); thence, extending from said point of beginning, North forty-two degrees five minutes East, along the Southeasterly side of Osbourne Avenue, sixty-two and fifty one-hundredths feet to a point; thence, extending South forty-seven degrees fifty-five minutes East, eighty-one feet to a point; thence, extending South forty-two degrees five minutes West, sixty-two and fifty one-hundredths feet to a point on the Northeasterly side of Galloway Avenue, aforesaid; thence, extending North forty-seven degrees fifty-five minutes West, along the Northeasterly side of Galloway Avenue, eighty-one feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Suzanne K. Smith, by Deed, dated 7/23/2020, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 8/4/2020, in Deed Book Volume 6189 at Page 415, granted and conveyed unto Alfred Goode.

Parcel Number: 30-00-50732-00-7.

Location of property: 1555 Osbourne Avenue, Abington, a/k/a Roslyn, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alfred Goode** at the suit of Carrington Mortgage Services, LLC. Debt: \$275,056.07.

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. 2025-28924**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, and bounded and described according to a Layout & Geometry Plan for Arbor Mews, LLC, drawn by InLand Design, Civil Engineers, Surveyors & Land Development Consultants, Exton, Pa., Project Number 10271, dated 6-10-2013, last revised 6-23-2014, and recorded in Plan Book 40 at Pages 442-443, and also the Plan Exhibits that are attached to the Declaration of Covenants, Easements and Restrictions for "Arbor Mews, a Planned Community", dated 4-28-2015, and recorded 5-1-2015, in Deed Book 5952 at Page 557, as follows, to wit:

BEING known and identified as Lot Number 24, Unit Number 108 in Building Number 3 and House Address 1202 DeKalb Street, Block 109 A Unit Number 24.

TITLE TO SAID PREMISES IS VESTED IN Radames Irizarry, Jr. and Jennifer M. DelGado, as Joint Tenants with the Right of Survivorship and not as Tenants in Common, their Heirs and Assigns, by Deed from Arbor Mews, LLC, a Pennsylvania Limited Liability Company, dated May 29, 2015, recorded June 3, 2015, in Book No. 5956 at Page 1128.

Parcel Number: 13-00-09720-25-4.

Location of property: 1202 DeKalb Street, Building 3 108, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jennifer M. DelGado and Radames Irizarry, Jr.** at the suit of Lakeview Loan Servicing, LLC. Debt: \$140,673.09.

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. 2025-29143**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan entitled "Perkiomen Crossing", drawn by Burisch Associates, Inc., Consulting Engineers and Surveyors of Pottstown, PA, Job No. 2099, dated 10/30/1990, last revised 2/27/1991, and recorded in Plan Book A-52 at Pages 439-443, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pin Oak Drive, said point of beginning is being at a point, a corner of Lot No. 186, as shown on said Plan; thence, extending from said point of beginning and extending along the line of said Lot No. 186, North 34 degrees 51 minutes 18 seconds East, 110.00 feet to a point in line of open space area, as shown on said Plan; thence, extending along the line of said open space area, South 55 degrees 08 minutes 42 seconds East, 21.00 feet to a point, a corner of Lot No. 184, as shown on said Plan; thence, extending along the line of said Lot No. 184, South 34 degrees 51 minutes 18 seconds West, 110.00 feet to a point on the Northeasterly side of Pin Oak Drive, aforesaid; thence, extending along the said Northeasterly side of Pin Oak Drive, North 55 degrees 08 minutes 42 seconds West, 21.00 feet to a point, a corner of Lot No. 186, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 185 on said Plan.

UNDER AND SUBJECT TO Declaration of Covenants, Easements and Restrictions as in Deed Book 4980 at Page 2196, and any Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN David Koenig, Jr., David Koenig, Mary Ann Koenig and Jennifer Renae Madeira, n/k/a Jennifer Koenig, all as Tenants by the Entirety and Joint Tenants with Right of Survivorship, by Deed from Jon Gokey and Kimberly A. Gokey, dated September 15, 2015, recorded October 1, 2015, in Book No. 5972 at Page 1442.

Parcel Number: 55-00-01394-82-8.

Location of property: 1248 Pin Oak Drive, Perkiomenville, PA 18074.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **David Koenig, Jr.; David Koenig; Mary Ann Koenig; and Jennifer Renae Madeira n/k/a Jennifer Koenig** at the suit of United Wholesale Mortgage, LLC. Debt: \$237,576.48.

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. 2025-30068**, 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 **Skippack Township**, Montgomery County, Pennsylvania, designated as Lot No. 1 on Subdivision Plan of Property of Harry Houpt, dated December 1, 1978, and last revised August 21, 1980, prepared by Hopkins & Scott, Inc., Registered Surveyors, Kimberton, Pennsylvania, said property being more fully described as follows, to wit:

BEGINNING at a point on the right-of-way of Evansburg Road (30 feet wide), on line of lands n/f of Richard and Valerie Klotz, said point being measured North 47 degrees 15 minutes West, 31.50 feet from a point on the title line in the bed of Evansburg Road; thence, from said beginning point and being along lands of Klotz, North 47 degrees 15 minutes West, 258.41 feet to an axle, a corner of lands of William and Mary DiDomenico; thence, along said lands, North 43 degrees 45 minutes East, 405.51 feet to an iron pin, a corner of Lot No. 2; thence, along Lot No. 2, South 46 degrees 15 minutes East, 200.45 feet to a point on the right-of-way of Evansburg Road; thence, along said right-of-way line, the two following courses and distances: (1) on a line, curving to the left in a Southwesterly direction, with a radius of 656.53 feet, the arc distance of 107.50 feet to a point; and (2) South 34 degrees 17 minutes 20 seconds West, 298.05 feet to the first mentioned point and place of beginning.

BEING the same premises which Frank Caikoski and Melissa Fittipaldi, now known as Melissa Caikoski, by Deed dated January 25, 2021, and recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania, on March 18, 2021, to Instrument No. 2021030889, granted and conveyed unto Frank Caikoski and Melissa Caikoski. Parcel Number: 51-00-01609-03-2.

Location of property: 737 Evansburg Road, Collegetown, PA 19426.

The improvements thereon are: Single-family, twin home, with detached garage.

Seized and taken in execution as the property of **Frank Caikoski and Melissa Caikoski a/k/a Melissa Fittipaldi** at the suit of Phoenixville Federal Bank & Trust. Debt: \$413,646.40.

Matthew G. Brushwood (Barley Snyder), Attorney(s).

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

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

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that the directors and shareholders of **Geographical Society of Philadelphia**, a Pennsylvania nonprofit corporation, with an address of 1501 Monticello Drive, Gladwyne, PA 19035, have unanimously approved a proposal that the corporation voluntarily dissolve and are now engaged in winding up and settling affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

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.

NyxMont Consulting Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-07532

NOTICE IS HEREBY GIVEN that on April 27, 2026, the Petition of Craig Andrew Douglass was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CRAIG VALIANT DOUGLASS.

The Court has fixed July 1, 2026, at 9:00 AM, in Courtroom "11" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-13486

NOTICE IS HEREBY GIVEN that on May 19, 2026, the Petition of Deadra Marie Sotero Long was filed in the above-named Court, praying for a Decree to change the Petitioner's name to DEADRA MARIE LONG.

The Court has fixed August 5, 2026, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Michael E. Eisenberg, Esquire
2935 Byberry Road, Suite 107
Hatboro, PA 19040

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-10867

NOTICE IS HEREBY GIVEN that on May 15, 2026, the Petition of Jacqueline Lawless-Neufer was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JACQUELINE LAWLESS.

The Court has fixed July 15, 2026, at 9:00 AM, in Courtroom "G" 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. 2026-08217

NOTICE IS HEREBY GIVEN that on May 6, 2026, the Petition of Lamont Lomax, Father, on behalf of minor child, Bri Jriem, was filed in the above-named Court, praying for a Decree to change the Child's name to BRI LOMAX.

The Court has fixed July 8, 2026, at 9:00 AM, in Courtroom "G" 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. 2026-08073

NOTICE IS HEREBY GIVEN that on May 4, 2026, the Petition of Larry James Terry, Jr. was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LARRY TERRY JAMES.

The Court has fixed July 15, 2026, at 9:00 AM, in Courtroom "G" 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. 2026-13482

NOTICE IS HEREBY GIVEN that on May 22, 2026, the Petition of MaryCatherine Noël Reynolds was filed in the above-named Court, praying for a Decree to change the Petitioner's name to MAEVE KATHERINE NOËL REYNOLDS.

The Court has fixed July 22, 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. 2026-08071

NOTICE IS HEREBY GIVEN that on May 4, 2026, the Petition of Michelle Renee Giles was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to MICHELLE GILES JAMES.

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

**PURSUANT TO COURT ORDER FOR SERVICE
BY PUBLICATION ENTERED BY
HON. JUDGE DENISE M. FRANCOIS
ON APRIL 15, 2026**

Witness my hand and Seal of this Court this 23rd day of April, 2026.

TAMARA CHARLES
Clerk of the Court

By: /s/ C. Espinosa
Deputy Clerk

Richard H. Dollison, Esq.
V.I. Bar No. 502
Attorney for Plaintiff
P.O. Box 6135
St. Thomas, U.S.V.I. 00804

NOTE: This defendant, if served personally, is required to file his/her answer or other defenses with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff’s attorney within twenty-one (21) days after service of this summons, excluding the date of service. The defendant, if served by publication or by personal service outside of the jurisdiction, is required to file his/her answer or other defense with the Clerk of this Court within thirty (30) days after the completion of the period of publication or personal service outside of the jurisdiction, and to serve a copy thereof upon the attorney for the Plaintiff, and in the case of any form of mailing requiring a signed receipt, within 30 days from the date of receipt as indicated by the signed receipt.

CIVIL ACTION

IN THE SUPERIOR COURT OF
THE VIRGIN ISLANDS
DIVISION OF ST. THOMAS AND ST. JOHN
NO. ST-2021-CV-00393

**ACTION FOR DEBT FORECLOSURE
OF LIEN AND BREACH OF CONTRACT**

**Captain’s Command at Bluebeard’s Beach Club
Owners’ Association, Inc.,**
Plaintiff

vs.

Juanita B. Binder, Levern D. Bynum, Walter Bynum, Dwayne Bynum, W. Eric Tucker, Jr., Melanie R. Tucker, Autumn Tucker, Amber Tucker and “John Doe,” being all unknown heirs, successors, and assigns of Eric Tucker and all persons claiming a right, title, lien Estate or interest in Week Number 17 in Villa Unit Number 225 in Captain’s Command at Bluebeard’s Beach Club, an Interval Ownership Condominium, Parcel Nos. 100-A, 100-B, and 100-C together with easements “A” and “B” on Parcel 100-Rem. No. 4 Estate Frenchman’s Bay Quarter, Charlotte Amalie, St. Thomas, U.S. Virgin Islands,
Defendants

SUMMONS

**TO: “John Doe,” being all unknown heirs, successors, and assigns of Eric Tucker and all persons claiming a right, title, lien Estate or interest in Week Number 17 in Villa Unit Number 225 in Captain’s Command at Bluebeard’s Beach Club
431 Gruber Road
Harleysville, PA 19438**

Within the time limited by law (see note below) you are hereby required to appear before this Court and answer to a complaint filed against you in this action and in case of your failure to appear or answer, judgment by default will be taken against you as demanded in the Complaint, for

**DEBT AND FORECLOSURE OF LIEN AND
BREACH OF CONTRACT.**

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

ARNOLD, MARGARET JANE, dec’d.

Late of Upper Merion Township.
Executrices: CYNTHIA J. ARNOLD-COHEN,
164 Hughes Road,
King of Prussia, PA 19406,
DENISE J. NOLTE,
15034 N. Ridge Boulevard,
Culpeper, VA 22701.

BOWE, BRIAN A., dec’d.

Late of Plymouth Meeting, PA.
Executor: GARY J. BOWE, SR.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG
& WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

**BOWEN, JANET MARIE also known as
JANET M. BOWEN, dec’d.**

Late of Abington Township.
Executrix: AMBER BOWEN,
c/o Bradley S. Cohen, Esquire,
20000 Horizon Way, Suite 750,
Mt. Laurel, NJ 08054.

- ATTORNEY: BRADLEY S. COHEN,
LEX NOVA LAW, LLC,
20000 Horizon Way, Suite 750,
Mt. Laurel, NJ 08054
- BROWN, SHIRLEY F. also known as
SHIRLEY FAYE BROWN, dec'd.**
Late of Franconia Township.
Executor: JONATHAN L. FELTON,
942 Camp Trail Road,
Quakertown, PA 18951.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964
- CELIA, GREGORY, dec'd.**
Late of Whitemarsh Township.
Administratrix: KIMBERLY ANN DiNARDO,
2418 S. Camac Street,
Philadelphia, PA 19148.
ATTORNEY: GEORGE V. TROILO,
LAW OFFICES OF GREGORY J. PAGANO, PC,
1315 Walnut Street, 12th Floor,
Philadelphia, PA 19107
- DEAVOR, GERALDINE MAE also known as
GERALDINE M. DEAVOR and
GERALDINE H. DEAVOR, dec'd.**
Late of North Wales, PA.
Executrix: SHEREE LORMAE GIBBONS,
1908 Yorkshires Drive,
Blue Bell, PA 19422.
- EHRHARDT, FREDERICK, dec'd.**
Late of Plymouth Township.
Administrator: JEREMY Z. MITTMAN, ESQUIRE,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936.
ATTORNEY: JEREMY Z. MITTMAN,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936
- FIELDS, JOHN JOSEPH also known as
JACK FIELDS, dec'd.**
Late of Whitemarsh Township.
Executrix: KATE FIELDS,
1107 Jones Street,
Conshohocken, PA 19428.
- FITZGERALD, AUDREY ANN, dec'd.**
Late of Fort Washington, PA.
Executrix: SHARON ROCHE,
111 Thunderbird Lane,
Lancaster, PA 17601.
- GIANGIULIO, CLORINDA, dec'd.**
Late of Lower Merion Township.
Executrix: MARY BREITHAUPT,
315 Ardmore Avenue,
Ardmore, PA 19003.
ATTORNEY: MICHAEL E. FUREY,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403
- GURECKI, THERESA A., dec'd.**
Late of Lower Salford Township.
Administrator: EDWARD A. GURECKI,
c/o Robert J. Iannozzi, Jr., Esquire,
1684 S. Broad Street, Suite 230,
P.O. Box 1479,
Lansdale, PA 19446-5422.
- ATTORNEY: ROBERT J. IANNOZZI, JR.,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
P.O. Box 1479,
Lansdale, PA 19446-5422
- HOLLADAY, LINDA GALE also known as
LINDA GALE DAVIS HOLLADAY, dec'd.**
Late of Royersford, PA.
Executor: GAROLD HOLLADAY,
15 Homestead Lane,
Royersford, PA 19468.
- JOSEPH, DONALD KINS, dec'd.**
Late of Elkins Park, PA.
Executor: HARRIET JOSEPH,
651 Stetson Road,
Elkins Park, PA 19027.
- KARDON, EILEEN, dec'd.**
Late of Huntingdon Valley, PA.
Administrators: SETH KARDON,
207 N. Tyson Avenue,
Glenside, PA 19038,
BRETT KARDON,
1680 Huntingdon Pike, Apt. 315,
Huntingdon Valley, PA 19006.
- KASUMU, OLUWOLFE, dec'd.**
Late of Springfield Township.
Executor: MUSBAU KASUMU,
7401 Mountain Avenue,
Elkins Park, PA 19027.
ATTORNEY: STEVEN J. FROMM,
STEVEN J. FROMM & ASSOCIATES, P.C.,
1 Petty Circle,
Fort Washington, PA 19034
- LEVIN, ESTHER, dec'd.**
Late of Lower Providence Township.
Executrix: MARSHA G. VASSAR-LEVIN
(A/K/A MARSHA G. VASSAR),
c/o Carolina R. Heinle, Esquire,
724 Yorklyn Road, Suite 100,
Hockessin, DE 19707.
ATTORNEY: CAROLINA R. HEINLE,
MacELREE HARVEY, LTD.,
724 Yorklyn Road, Suite 100,
Hockessin, DE 19707
- LIMBERT, JEAN E., dec'd.**
Late of Red Hill, PA.
Executrix: EVELYN BECHTEL.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554
- MAUPAY, KEVIN, dec'd.**
Late of Upper Gwynedd Township.
Administratrix: AMY MAUPAY,
c/o Marilyn Seide Mitchell, Esquire,
200 Eagle Road, Suite 106,
Wayne, PA 19087.
ATTORNEY: MARILYN SEIDE MITCHELL,
HERR, POTTS & POTTS, LLC,
200 Eagle Road, Suite 106,
Wayne, PA 19087
- MAZIARZ, NOEL REGINA, dec'd.**
Late of Selbyville Borough, Sussex County, NJ and
Upper Providence Township, Montgomery County, PA.
Executor: DWAYNE MAZIARZ,
42 Compass Lane,
Barnegat, NJ 08005.

- ATTORNEY: JANNA M. PELLETIER,
535 N. Church Street, Suite 115,
West Chester, PA 19380
- McNAB, LYNDA C., dec'd.**
Late of Lower Merion Township.
Executor: KEITH ROGERS,
7907 Dick Price Road,
Mansfield, TX 76063.
ATTORNEY: BASS WILDER CHADWICK,
CHADWICK ESTATE LAW PLLC,
150 N. Radnor Chester Road, Suite F-200,
Wayne, PA 19087
- MERSIOWSKY, SR., ALFRED WILLIAM also known as ALFRED W. MERSIOWSKY, dec'd.**
Late of Lower Moreland Township.
Executor: STEVEN A. MERSIOWSKY,
c/o Richard L. Newman, Esquire,
Seven Neshaminy Interplex, Suite 116,
Trevose, PA 19053.
ATTORNEY: RICHARD L. NEWMAN,
ROTHKOFF LAW GROUP,
Seven Neshaminy Interplex, Suite 116,
Trevose, PA 19053
- O'BRIEN, MARY BERNADETTE, dec'd.**
Late of Royersford, PA.
Executor: KAREN O'BRIEN GARLAND,
1262 Tyler Avenue,
Phoenixville, PA 19460.
- PAULOSKI, STANLEY HENRY, dec'd.**
Late Souderton, PA.
Personal Representative: JAMES S. PAULOSKI,
c/o R. Nicholas Nanovic, Esquire,
33 S. 7th Street, P.O. Box 4060,
Allentown, PA 18105-4060.
- PISTAGNESI, VINCENT, dec'd.**
Late of Pennsburg, PA.
Executrix: LINDA HANES.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554
- RENNINGER, DORIS M., dec'd.**
Late of East Greenville, PA.
Executor: BRETT A. McELLORY,
c/o Jon A. Swartz, Esquire,
7736 Main Street,
Fogelsville, PA 18051.
- REPPERT JR., RICHARD H., dec'd.**
Late of Lower Merion Township.
Administrator: PATRICK CABOT,
c/o Michael J. Mattson, Esquire,
21 W. Third Street,
Media, PA 19063.
ATTORNEY: MICHAEL J. MATTSON,
MUSI, MATTSON, DAUBENBERGER &
CLARK LLP,
21 W. Third Street,
Media, PA 19063
- REX, VIRGINIA M., dec'd.**
Late of Lower Salford Township.
Executors: DEREK B. FRIDAY,
1950 Lafayette Road,
Lansdale, PA 19446,
RENEE R. BARTLETT,
614 Buyers Road,
Collegeville, PA 19426.
- ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964
- RICCI, JOHN ANTHONY, dec'd.**
Late of Royersford, PA.
Executor: DIANNE H. RICCI,
c/o R.S. Steenburg,
1617 Swamp Pike,
Gilbertsville, PA 19525.
- SHEVCHUK, STEPAN M., dec'd.**
Late of Upper Moreland Township.
Administratrix: YULIYA M. SHEVCHUK,
c/o Kristen L. Behrens, Esquire,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: KRISTEN L. BEHRENS,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103
- SILVESTRE, BERNARDINE, dec'd.**
Late of Borough of Norristown.
Executor: DAVID SILVESTRE,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
- SLICK, MARY ELIZABETH, dec'd.**
Late of Red Hill, PA.
Executrix: MARY O'BRIEN.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554
- SPANN, MARK also known as MARK WILOUGHBY SHILCOCK SPANN, dec'd.**
Late of Conshohocken, PA.
Executrix: ALEXANDRA M. WEBB,
c/o Donald F. Kohler, Jr., Esquire,
17 E. Gay Street, Suite 100,
P.O. Box 562,
West Chester, PA 19381-0562.
ATTORNEY: DONALD F. KOHLER, JR.,
17 E. Gay Street, Suite 100,
P.O. Box 562,
West Chester, PA 19381-0562
- SPENCER, KAREN MURPHY, dec'd.**
Late of Zieglerville, PA.
Administrator: SHAWN D. SPENCER,
3345 Hemlock Farms,
Lords Valley, PA 18428.
ATTORNEY: JOSEPH B. COLLETTI,
WILLIAMSON, FRIEDBERG & JONES, LLC,
10 Westwood Road,
Pottsville, PA 17901
- WELSH, HOWARD L., dec'd.**
Late of Borough of North Wales.
Executor: MICHAEL WELSH,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

Second Publication**CAPELL, LYNN, dec'd.**

Late of Borough of Pottstown.
 Administratrix: HEATHER MARIE CAPELL,
 c/o David W. Crosson, Esquire,
 Crosson & Richetti LLC,
 609 W. Hamilton Street, Suite 301,
 Allentown, PA 18101.
 ATTORNEY: DAVID W. CROSSON,
 CROSSON & RICHETTI LLC,
 609 W. Hamilton Street, Suite 301,
 Allentown, PA 18101

CURRY, MATTIE L., dec'd.

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

DANIELS, DIANE CRIMI, dec'd.

Late of Conshohocken, PA.
 Executors: CHRISTIAN MANNI AND
 ANITA BURKLE,
 c/o Thomas E. Carluccio, Esquire,
 Law Offices of Thomas E. Carluccio,
 1000 Germantown Pike, Suite D-1,
 Plymouth Meeting, PA 19462.
 ATTORNEY: THOMAS E. CARLUCCIO,
 LAW OFFICES OF THOMAS E. CARLUCCIO,
 1000 Germantown Pike, Suite D-1,
 Plymouth Meeting, PA 19462

FEATHERS, MARIAN BASELER, dec'd.

Late of Upper Gwynedd Township.
 Executor: JOHN D. FEATHERS,
 5600 13th Avenue,
 Vienna, WV 26105.

FIRST, ROCHELLE ANN, dec'd.

Late of Lower Merion Township.
 Executor: RICHARD N. FIRST,
 c/o Dana M. Breslin, Esquire,
 Breslin Murphy Roberts, PA,
 3305 Edgmont Avenue,
 Brookhaven, PA 19015.
 ATTORNEY: DANA M. BRESLIN,
 BRESLIN MURPHY ROBERTS, PA,
 3305 Edgmont Avenue,
 Brookhaven, PA 19015

FITZGERALD, MADELEINE S., dec'd.

Late of Whippen Township.
 Executor: TIMOTHY P. FITZGERALD,
 228 Highland Avenue,
 Wayne, PA 19087.
 ATTORNEY: NEIL M. HILKERT,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

**HAHN, JUDITH A. also known as
JUDITH ANN HAHN, dec'd.**

Late of Whippen Township.
 Executor: MICHAEL C. HAHN,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.

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

HOBERMAN, LEONARD, dec'd.

Late of Abington Township.
 Executrix: EILEEN ROSEMAN,
 9925 Bustleton Avenue, #14408,
 Philadelphia, PA 19115.

HOPKINS, ALTON J., dec'd.

Late of Upper Gwynedd Township.
 Executrix: KAREN M. SAYUK,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 103,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 103,
 Lansdale, PA 19446

**HUNSBERGER, FRANCES D. also known as
FRANCES CAROLYN HUNSBERGER and
FRANCES DUSZA HUNSBERGER, dec'd.**

Late of Hatfield Township.
 Executrix: BETTY ANN O'NEIL,
 c/o Gregory E. Grim, Esquire,
 Grim, Biehn & Thatcher,
 104 S. Sixth Street,
 Perkasie, PA 18944.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 S. Sixth Street,
 Perkasie, PA 18944

KOHR, SANDRA J., dec'd.

Late of Upper Gwynedd Township.
 Administrator: JOHN KOHR,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

KRIEBEL, WILBUR L., dec'd.

Late of Souderton, PA.
 Executors: DOUGLAS K. KRIEBEL,
 1089 Church Road,
 East Greenville, PA 18041,
 STEVEN D. KRIEBEL,
 2715 Leidy Road,
 Gilbertsville, PA 19525.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

MULLENAX, GEORGIA M., dec'd.

Late of Upper Providence Township.
 Executrix: VONDA M. VANNOY,
 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

O'NEILL, JOHN J., dec'd.

Late of Limerick Township.
 Executor: JOHN J. O'NEILL,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.

ATTORNEY: ANDREW C. LAIRD,
KING LAIRD, P.C.,
360 W. Main Street,
Trappe, PA 19426

PETTINATO JR., VINCENT F., dec'd.
Late of Montgomery Township.
Administrators: LINDA ANN THRESS AND
MIKE ALLEN PETTINATO,
c/o Nikolaos I. Tsouros, Esquire,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406.
ATTORNEY: NIKOLAOS I. TSOUROS,
LAW OFFICES OF WENDY F. BLECZINSKI,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406

PIAZZA, DIANE, dec'd.
Late of Towamencin Township.
Administratrix: JANNA PELLETIER,
535 N. Church Street,
West Chester, PA 19380.
ATTORNEY: JANNA M. PELLETIER,
535 N. Church Street,
West Chester, PA 19380

ROBERTS, CAROL ANN, dec'd.
Late of Cheltenham Township.
Administrator: SALIM KYLE ROBERTS,
c/o Dana A. Blue, Esquire,
110 E. State Street, Suite 305,
Kennett Square, PA 19348.
ATTORNEY: DANA A. BLUE,
DANA BLUE LAW,
110 E. State Street, Suite 305,
Kennett Square, PA 19348

SCHUMAN, DEENA DEBORAH, dec'd.
Late of Jenkintown, PA.
Executors: JAY SILVERMAN AND
JACQUELINE SILVERMAN,
2270 Jefferson Lane,
Huntingdon Valley, PA 19006.

SEIP, DOLORES GRACE, dec'd.
Late of Borough of Red Hill.
Administrator: SCOTT L. SEIP.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

**SHEA, GEORGE LEONARD also known as
G. LEONARD SHEA and
LEONARD SHEA, dec'd.**
Late of Springfield Township.
Executrices: JACQUELINE K. ROSENBERGER AND
LAURIE J. PETRIK,
One Summit Street,
Philadelphia, PA 19118.
ATTORNEY: JACQUELINE K.
ROSENBERGER,
BARBER, SHARPE & ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118

SMITH, KATHLEEN MARY, dec'd.
Late of Lansdale, PA.
Executors: STEPHEN J. SMITH,
338 Valley Road,
Oreland, PA 19075,
PAUL M. SMITH,
2235 Edge Hill Road,
Huntingdon Valley, PA 19006.

SMITH, NANCY JANE, dec'd.
Late of Pottstown, PA.
Executor: ROBERT P. DOYLE, SR.,
Pottstown, PA 19464.

TOMKO, KATHLEEN M., dec'd.
Late of Lower Providence Township.
Executor: ROBERT J. TOMKO, SR.,
3210 Hayes Road,
East Norriton, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

WATSON, GERALD W., dec'd.
Late of Franconia Township.
Executors: KEITH S. WATSON,
228 Fulmer Road,
Perkiomenville, PA 18074,
BRYAN L. WATSON,
811 Rising Sun Road,
Telford, PA 18969.
ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

WHITCOMB, ROBERT S., dec'd.
Late of Borough of Bridgeport.
Executor: JAMES STUART WHITCOMB,
c/o Jacqueline K. Rosenberger, Esquire,
One Summit Street,
Philadelphia, PA 19118.
ATTORNEY: JACQUELINE K.
ROSENBERGER,
BARBER, SHARPE & ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118

WOMER SR., DALE J., dec'd.
Late of Towamencin Township.
Executor: BRANDON M. WOMER,
345 Reinert Road,
Hatfield, PA 19440.
ATTORNEY: RYAN A. KROCKER,
ROTHKOFF LAW GROUP,
Seven Neshaminy Interplex, Suite 116,
Trevose, PA 19053

Third and Final Publication

BAZELA, MARIE A., dec'd.
Late of West Norriton Township.
Co-Executors: MARCIA REICHENBACH AND
FRANCIS BAZELA,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

BILDER, MARY JOAN, dec'd.
Late of Upper Gwynedd Township.
Executrix: DEBORAH ANN BILDER,
c/o Jessica Varallo, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: JESSICA VARALLO,
MONTCO ELDER LAW LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

BLANCHE JR., LAWRENCE T., dec'd.

Late of West Norriton Township.
 Administratrix: HAILEY BLANCHE,
 70 N. Wakefield Road,
 Norristown, PA 19403.
 ATTORNEY: MARY KAY KELM,
 2326 N. Broad Street, Suite 200,
 Colmar, PA 18915

BOEHNER, ELEANOR A., dec'd.

Late of Upper Merion Township.
 Administrator: KAREN PFLUG-FELDER.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

BOWMAN, BEVERLY A., dec'd.

Late of East Norriton Township.
 Executrix: ROBIN WEISS,
 c/o Robert A. Bacine, Esquire,
 Kaplin Stewart Meloff Reiter & Stein, PC,
 910 Harvest Drive, Suite 200,
 Blue Bell, PA 19422.
 ATTORNEY: ROBERT A. BACINE,
 KAPLIN STEWART MELOFF REITER & STEIN, PC,
 910 Harvest Drive, Suite 200,
 Blue Bell, PA 19422

BOYER, GLORIA L., dec'd.

Late of Salford Township.
 Executor: JOHN SCOTT BOYER,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street,
 Perkasio, PA 18944.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street,
 Perkasio, PA 18944

BRANDENBURG, CATHERINE ARLENE, dec'd.

Late of Horsham Township.
 Executor: FRANK J. PALMER,
 69 Greenwoods Drive,
 Horsham, PA 19044.
 ATTORNEY: ELLEN S. FISCHER,
 BLOOM PETERS, LLC,
 1126B Horsham Road, Suite J,
 Maple Glen, PA 19002

BRESLIN, LAWRENCE WILLIAM also known as

LAWRENCE W. BRESLIN, dec'd.
 Late of Borough of Royersford.
 Executrix: KIMBERLY A. YOUSE,
 c/o Stephen H. Kalis, Esquire,
 P.O. Box 673,
 Exton, PA 19341-0673.
 ATTORNEY: STEPHEN H. KALIS,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341-0673

BURNS, PATRICIA M., dec'd.

Late of Upper Merion Township.
 Executor: CLIFF HUMPHREYS,
 c/o Michael E. Markovitz, Esquire,
 4145 Apologen Road,
 Philadelphia, PA 19129.
 ATTORNEY: MICHAEL E. MARKOVITZ,
 4145 Apologen Road,
 Philadelphia, PA 19129

CHARNEY, STEPHEN, dec'd.

Late of Lower Merion Township.
 Administrator: JAY PRAGER,
 c/o Michelle C. Power, Esquire,
 60 W. Boot Road, Suite 201,
 West Chester, PA 19380.
 ATTORNEY: MICHELLE C. POWER,
 THE CHARLESTON FIRM,
 60 W. Boot Road, Suite 201,
 West Chester, PA 19380

CHISLUM, SHARON A., dec'd.

Late of Abington Township.
 Administratrix: LISA ANNE CHISLUM,
 1003 Easton Road,
 Willow Grove, PA 19090.
 ATTORNEY: DAVID E. SCHWAGER,
 183 Market Street, Suite 100,
 Kingston, PA 18704-5444

COOPER, WILLIAM KENNETH, dec'd.

Late of Pottstown, PA.
 Administrator: BARBARA J. COOPER,
 c/o Scott F. Breidenbach, Esquire,
 Breidenbach Associates Law Offices,
 2158 Sunnyside Avenue,
 Pottstown, PA 19464.
 ATTORNEY: SCOTT F. BREIDENBACH,
 BREIDENBACH ASSOCIATES LAW OFFICES,
 2158 Sunnyside Avenue,
 Pottstown, PA 19464

COREN, MARILYN ELAINE also known as

ELAINE M. COREN, dec'd.
 Late of Borough of Jenkintown.
 Executrix: HARRIET S. WINOKUR,
 c/o Dilts, Macary & Calvin, LLC,
 455 Pennsylvania Avenue, Suite 220,
 Fort Washington, PA 19034.
 ATTORNEY: GARY W. CALVIN,
 DILTS, MACARY & CALVIN, LLC,
 455 Pennsylvania Avenue, Suite 220,
 Fort Washington, PA 19034

DALTON HOLLY, JANE, dec'd.

Late of Lower Providence Township.
 Executor: KIRWAN B. ELLIOTT.
 ATTORNEY: ROBERT M. SEBIA,
 ELLIOTT GREENLEAF, P.C.,
 925 Harvest Drive, Suite 300,
 Blue Bell, PA 19422

DILIBERTO, WILLIAM CHARLES, dec'd.

Late of Towamencin Township.
 Executrix: ELISA J. DILIBERTO,
 c/o Kevin D. Birkhead, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: KEVIN D. BIRKHEAD,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

DINNOCENTI, ANNA, dec'd.

Late of Borough of Pottstown.
 Executrices: KAREN YERGEY,
 191 Rose Valley Road,
 Pottstown, PA 19464,
 KATHRYN PAULES,
 449 Cherry Street,
 Pottstown, PA 19464.
 ATTORNEY: JOHN A. KOURY, JR.,
 OWM LAW, P.C.,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

DUDAS, VIRGINIA M., dec'd.

Late of Norristown, PA.
 Executors: MICHAEL DUDAS,
 224 Miner Street,
 Malvern, PA 19355,
 PATRICK DUDAS,
 617 W. Lafayette Street,
 Norristown, PA 19401.
 ATTORNEY: GREGORY W. PHILIPS,
 PICARDI PHILIPS & OTTAVIANO,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

EBERT, SALLJEAN H., dec'd.

Late of Lower Salford Township.
 Executors: ERIC S. EBERT,
 644 Hoover Road,
 Blue Bell, PA 19422,
 LEIGH E. LOUGHNEY,
 730 Julian Drive,
 Collegeville, PA 19426.
 ATTORNEY: ROBERT R. KREITZ,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

FALLON, ROBERTA ELLEN, dec'd.

Late of Lower Merion Township.
 Executor: STEVEN O. KIMBROUGH,
 c/o Jocelin A. Price, Esquire,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901.
 ATTORNEY: JOCELIN A. PRICE,
 ANTHEIL, MASLOW & MacMINN, LLP,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901

FOY, WILLIAM J., dec'd.

Late of Lower Providence Township.
 Executrix: KATHLEEN CAULEY,
 1 Fox Road,
 Collegeville, PA 19426.
 ATTORNEY: ROBERT J. DONOHUE, JR.,
 DONOHUE & DONOHUE, P.C.,
 8513 West Chester Pike,
 Upper Darby, PA 19082

GREY, ANNE M., dec'd.

Late of Borough of Narberth.
 Executor: LAWRENCE L. STIER,
 c/o Ronald J. Levine, Esquire,
 343 Gypsy Lane,
 King of Prussia, PA 19406.
 ATTORNEY: RONALD J. LEVINE,
 LAW OFFICES OF RONALD J. LEVINE,
 343 Gypsy Lane,
 King of Prussia, PA 19406

GROCE, MICHELE P., dec'd.

Late of East Norriton Township.
 Executrix: ROSE SWAN.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

HACKMAN, ELIZABETH H. also known as

BETTY H. HACKMAN, dec'd.
 Late of Towamencin Township.
 Executor: DARYL J. HACKMAN,
 1630 Mill Road,
 Perkasie, PA 18944.

ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

HALLER, EILEEN MARIE also known as

EILEEN M. HALLER, dec'd.
 Late of Lower Merion Township.
 Administrator: DANIEL G. HALLER,
 c/o Jennifer L. Zegel, Esquire,
 Three Logan Square, 5th Floor,
 1717 Arch Street,
 Philadelphia, PA 19103.
 ATTORNEY: JENNIFER L. ZEGEL,
 KLEINBARD LLC,
 Three Logan Square, 5th Floor,
 1717 Arch Street,
 Philadelphia, PA 19103

HALTEMAN, ANN, dec'd.

Late of Green Lane, PA.
 Co-Executors: JULIE LANSBERG,
 224 King Road,
 Green Lane, PA 18054,
 GARY HALTEMAN,
 3200 Main Street,
 Green Lane, PA 18054.
 ATTORNEY: WENDY J. ASHBY,
 ASHBY LAW OFFICES, LLC,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951

HODGSON, NOEL RUSH, dec'd.

Late of Worcester Township.
 Executor: FRANCIS J. RONCA, III,
 c/o David J. Winkowski, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355.
 ATTORNEY: DAVID J. WINKOWSKI,
 STRADLEY, RONON, STEVENS & YOUNG, LLP,
 30 Valley Stream Parkway,
 Malvern, PA 19355

JENNINGS JR., WILLIAM J., dec'd.

Late of Montgomery Township.
 Executrix: MARY L. WELHAF,
 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

KELLETT, ANNE BACON also known as

ANNE B. KELLETT, dec'd.
 Late of Lower Merion Township.
 Executor: RODERICK C. KELLETT,
 c/o Jennifer L. Simons, Esquire,
 30 Cassatt Avenue,
 Berwyn, PA 19312.
 ATTORNEY: JENNIFER L. SIMONS,
 McANDREWS, MEHALICK, CONNOLLY,
 HULSE & RYAN, P.C.,
 30 Cassatt Avenue,
 Berwyn, PA 19312

KELLEY, PAUL A., dec'd.

Late of North Wales, PA.
 Executor: KEVIN V. KELLEY,
 1 Stonington Court,
 Dresher, PA 19025.

KLING, DOROTHY LOUISE, dec'd.

Late of West Norriton Township.
 Executrix: SHARON KAY OWENS,
 630 Spruce Street,
 Pottstown, PA 19464.
 ATTORNEY: DAVID A. MEGAY,
 OWM LAW P.C.,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

KRAHER, DOREEN ANNE, dec'd.

Late of West Norriton Township.
 Executor: JOSEPH M. KRAHER,
 2661 Bowman Avenue,
 Bensalem, PA 19020.

KRAVIS, SHARON B., dec'd.

Late of Whitpain Township.
 Executrices: MARSHA B. NEY,
 463 Hallman Court,
 Downingtown, PA 19335,
 TIFFANY N. SUBACH,
 305 N.E. 48th Street,
 Oak Island, NC 28465.
 ATTORNEY: TARA HAGOPIAN ZANE,
 ARCHER & GREINER, P.C.,
 1025 Laurel Oak Road,
 Voorhees, NJ 08043

KULISHOFF, MARY C., dec'd.

Late of Upper Pottsgrove Township.
 Executrix: DANYELLE SHANE,
 c/o Stephanie A. Henrick, Esquire,
 1001 Conshohocken State Road, Suite 1-210,
 West Conshohocken, PA 19428.
 ATTORNEY: STEPHANIE A. HENRICK,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL LLP,
 1001 Conshohocken State Road, Suite 1-210,
 West Conshohocken, PA 19428

KUSHNER, STEVEN, dec'd.

Late of Whitpain Township.
 Administratrix: CAROLINE KUSHNER,
 c/o Amy R. Stern, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

LARGENT, EARLE L., dec'd.

Late of Franconia Township.
 Administratrix: BONNIE L. HALLMAN,
 102 Gateway Drive,
 Souderton, PA 18964-1761.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD & KARVER, P.C.,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

LAWN, TERESA D., dec'd.

Late of Upper Gwynedd Township.
 Executrix: KATHLEEN L. CORRADO,
 873 Elm Street,
 Hatfield, PA 19440.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

LEVIN, SYLVIA, dec'd.

Late of Lower Moreland Township.
 Executor: STEVEN L. LEVIN,
 c/o Jonathan H. Ellis, Esquire,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428.

ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428

MANDEL, SYLVIA HARRIET also known as SYLVIA H. MANDEL, dec'd.

Late of Upper Gwynedd Township.
 Executors: MELVIN K. WEBER AND
 MICHELE S. COMER,
 c/o Amy C. Quigg, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.

ATTORNEY: AMY C. QUIGG,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

MANINI, RICHARD ADOLPH, dec'd.

Late of Lansdale, PA.
 Executrix: LINDA MANINI,
 5715 Cavalier Court,
 Bensalem, PA 19020.
 ATTORNEY: ELLEN S. FISCHER,
 BLOOM PETERS, LLC,
 1126B Horsham Road, Suite J,
 Maple Glen, PA 19002

MARBERGER, JONATHAN LAUREN, dec'd.

Late of Dresher, PA.
 Executor: JAMES ELDRIDGE, III,
 11710 Beasley Road,
 Longmont, CO 80504.
 ATTORNEY: SUSAN P. HALPERN,
 LAW OFFICES OF SUSAN P. HALPERN PC,
 P.O. Box 15798,
 Philadelphia, PA 19103

MASCHAL, CHARLES EMERSON, dec'd.

Late of Montgomery County, PA.
 Executors: BRITTANY MASCHAL,
 598 Roaring Brook Lane,
 Highmount, NY 12441,
 IAN MASCHAL,
 25 Cross Street,
 West Bridgewater, MA 02379.

MILLER, CHARLES A., dec'd.

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

MIYAHIRA, AMY, dec'd.

Late of Pottstown, PA.
 Executrix: JAN MIYAHIRA WAHL,
 c/o Jessica R. Grater, Esquire,
 Monastra & Grater, LLC,
 740 E. High Street,
 Pottstown, PA 19464.

MONACELLI-MELNYK, FAITH A. also known as

FAITH A. SZYMANSKI,
FAITH A. MONACELLI,
FAITH A. MELNYK, dec'd.
 Late of Whitmarsh Township.
 Executrix: MARY MARRARA,
 282 Mikriddle Road,
 Jermyn, PA 18433.

ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

PEREZ, MARYANN, dec'd.
 Late of Montgomery County, PA.
 Executrix: SHARON HEIL,
 204 Neiffer Road,
 Schwenksville, PA 19473.

QUATRINI, JUDY M., dec'd.
 Late of Lower Moreland Township.
 Executrix: LORI JUDY JAMES,
 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

RANSOM, CHERYL L., dec'd.
 Late of Hatfield, PA.
 Executor: CHAD M. RANSOM.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER, ROEBERG &
 WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

RIVIELLO, JAMES A., dec'd.
 Late of Collegeville, PA.
 Executors: STEVEN RIVIELLO AND
 GREGORY RIVIELLO,
 c/o Lisa J. Cappolella, Esquire,
 1236 E. High Street,
 Pottstown, PA 19464.
 ATTORNEY: LISA J. CAPPOLELLA,
 1236 E. High Street,
 Pottstown, PA 19464

SLANGA, VINCENT JOSEPH, dec'd.
 Late of Upper Providence Township.
 Executrix: DOLORES ELIZABETH FORTE,
 132 Providence Forge,
 Royersford, PA 19468.
 ATTORNEY: MICHAEL A. CIANCI,
 1204 Carriage Hill Drive,
 Phoenixville, PA 19460

SULLIVAN, PAUL J., dec'd.
 Late of Montgomery County, PA.
 Administratrix: LINDA SULLIVAN,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

SUNDSTROM, BARBARA DAWN, dec'd.
 Late of Pottstown, PA.
 Executor: TODD SUNDSTROM,
 363 Manatawny Street,
 Pottstown, PA 19464.
 ATTORNEY: JOSEPH QUINN,
 RQP LAW,
 192 S. Hanover Stree, Suite 101,
 Pottstown, PA 19464

SUTER, MARY ANNE PATRICIA, dec'd.
 Late of Springfield Township.
 Executrix: MARY ANNE SUTER,
 c/o Marguerite M. Nocchi, Esquire,
 Nocchi Law PC,
 P.O. Box 997,
 Lansdale, PA 19446.

ATTORNEY: MARGUERITE M. NOCCHI,
 NOCCHI LAW PC,
 P.O. Box 997,
 Lansdale, PA 19446

SWENK, ROBERT C., dec'd.
 Late of Marlborough Township.
 Co-Executors: TODD M. SWENK AND
 JON R. SWENK.
 ATTORNEY: MICHELLE M. FORSELL,
 CROSSON & RICHETTI, LLC,
 570 Main Street,
 Pennsburg, PA 18073

WALSH, MARY ANN, dec'd.
 Late of Hatboro, PA.
 Administratrix: LISA ANN CORNELY,
 15 Eljan Drive,
 Doylestown, PA 18901.

WAMBACH, RICHARD, dec'd.
 Late of Hatboro, PA.
 Executor: NANCY SCHLAUER,
 117 Butternut Drive,
 Hatboro, PA 19040-1514.

WEIRMAN, ELEANOR M., dec'd.
 Late of Lower Moreland Township.
 Executor: KENNETH C. WEIRMAN,
 c/o Sommar, Tracy & Sommar,
 210 S. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: KEVIN J. SOMMAR,
 SOMMAR, TRACY & SOMMAR,
 210 S. Broad Street,
 Lansdale, PA 19446

FICTITIOUS NAME

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

Scrappity Productions with its principal place of business at 507 Putnam Road, Merion Station, PA 19066.

The name and address of the person owning or interested in said business is: Allison Strawbridge, 507 Putnam Road, Merion Station, PA 19066.

The application was filed on May 22, 2026, and approved on May 26, 2026.

TRUST NOTICES

First Publication

BERL & JOAN R. KATZ TRUST AGREEMENT
Joan Reva Katz, Dec'd.
Late of Jenkintown Boro,
Montgomery County, PA

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

Trustee: Jeremy Katz
406 Cheltena Ave., Jenkintown, PA 19046

Atty.: Mark J. Davis
Connor Elder Law, LLC
644 Germantown Pike, #2-C, Lafayette Hill, PA 19444

**THE HELENE B. SILBERG
LIVING TRUST DATED JULY 25, 2018
RESTATEMENT DATED MARCH 24, 2025
Helene B. Silberg, Dec.'d.
Late of Lower Merion Twp.,
Montgomery County, PA**

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

Trustee: Jane Silberg Greenberg
c/o Adam S. Bernick, Esq.
123 S. Broad St., #1507, Phila., PA 19109

Atty.: Law Office of Adam S. Bernick
123 S. Broad St., #1507, Phila., PA 19109

EXECUTIONS ISSUED

Week Ending June 2, 2026

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

ADAMS, KEITH - Boyertown Area School District; 202414377; WRIT/EXEC.

ANDRE, SHERBY: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202603118; WRIT/EXEC.

AZIATISCH BY MANTA, LLC: LEE, JIMMY: UNAHAKA, MANTA - Amerishop Suburban, L.P.; 202606363.

BALDWIN, TERRANCE: BANK OF AMERICA, GRNSH. - Aqua Pennsylvania, Inc.; 202610600; \$3,280.86.

BONSER, DANIELLE: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202601211; WRIT/EXEC.

BRASS COLLAR BREWING CO., LLC: PNC BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202660739; \$1,784.02.

BROWN, LILEITH: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202603054; WRIT/EXEC.

BRYSON, ALICE: WHITMORE, JUSTIN - Township of Cheltenham; 202212840; WRIT/EXEC.

CALDWELL, KEITH: PLAKIS, REBECCA - U.S. Bank Trust Company, N.A.; 202601450; \$90,286.38.

CENEVIVA, CRYSTAL: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202508132; WRIT/EXEC.

CLARK, JOHN: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCS., ET AL. - U.S. Bank Trust, National Association, not in its Individual Cap., et al.; 202600745.

CONWAY, SEAN: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202603030; WRIT/EXEC.

COURCHAIN, LEA: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202607241; ORDER/REASSESSED \$2,730.57.

DISCAVAGE, GEORGE: JEAN - Abington Township; 201820505; WRIT/EXEC.

GLENN, MARCELLUS: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202603024; WRIT/EXEC.

GOODWIN, MALIK: NAVY FEDERAL CREDIT UNION, GRNSH. - Penn Federal Credit Union; 202606741; \$2,777.73.

GORDON, PETER: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202530816; WRIT/EXEC.

GREEN LEAF LANDSCAPING & PEST CONTROL: MONASTERO, JOSEPH: BANK OF AMERICA, GRNSH. - Siteone Landscape Supply, LLC; 202422714; \$3,793.70.

GUERRIER, CLAUDIA: LAURENT, RODLEY - Nationstar Mortgage, LLC; 202416041; ORDER/REASSESS/\$359,169.82.

HENDERSON, RODNEY: WELLS FARGO, GRNSH. - PYOD, LLC; 201035109; WRIT/EXEC.

HIBBETS, ARTHUR - Univest Bank and Trust Co.; 202600191.

KEENER, JOHN: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202603040; WRIT/EXEC.

KELLEY, DAWN: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202610818; \$6,082.82.

KOCHANOWICZ, EMILY: VALERIE - Whitemarsh Township; 202319476; WRIT/EXEC.

KUMAR, CHRISTINE - Cheltenham School District; 202107400; WRIT/EXEC.

LAND B INVESTMENT HOLDING CORPORATION: BENSON, JOSEPH: JOSEPH: POLICE & FIRE FCU, GRNSH. - Reliance Federal Credit Union; 201812939; ORDER/JDMT/\$188,668.18.

L&S REALTY, LLC - 1600 Church Road Condominium Association; 202601123.

LAWLOR, CAROL: JOHN: UNITED STATES OF AMERICA - U.S. Bank Trust, N.A., not in its Individual Cap., et al.; 202514583.

LEARY, KYLE: TD BANK, N.A., GRNSH. - Drexel University; 202418952; ORDER/REASSESS/\$20,808.43.

MAYO, TIFFANY: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202603121; WRIT/EXEC.

MEDAGLIA CHILCOTE, JENNIFER: MEDAGLIA, MAY - Township of Upper Providence; 202502042; WRIT/EXEC.

MENAGED, PHILIP: REGINA RAVASCO MENAGED: BANK OF AMERICA, GRNSH. - Farrow, Anthony; 202606025; \$127,090.45.

MILLER, ANTHONY: TRUIST BANK, GRNSH. - Centurion Capital Corp.; 200625441; WRIT/EXEC.

MORALES, JOSE: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202603074; WRIT/EXEC.

MT. OLIVE PENTECOSTAL CHURCH OF THE LIVING GOD - Pottstown School District; 202504663; WRIT/EXEC.

MUELLER, KENT - School District of Upper Moreland Township; 202216155; WRIT/EXEC.

OWENS, VOJN: IRIZARRY-COLON, IRIS: NAVY FEDERAL CREDIT UNION, GRNSH. -

Viriva Community Credit Union; 202400371; ORDER/REASSESS/\$10,271.03.
 P.T. MECHANICAL GROUP, LLC; MERIDIAN BANK, GRNSH. - K. Guller, LLC; 202530182; \$173,453.65.
 PASCUZZI, DAVID; WELLS FARGO, GRNSH. - Navy Federal Credit Union; 202602614; \$10,593.25.
 PRICE, KAYLA; BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202508235; WRIT/EXEC.
 ROBINSON, DAVID; SARAH - U.S. Bank Trust, National Association, not in its Individual Cap., et al.; 202525791.
 SHAH, RISHITA; TRIVEDI, VIRAJ - Trumark Financial Credit Union; 202523240; ORDER/JDMT./\$113,632.84.
 STORY, WILLIAM; THOMAS, HUGHES, GRNSH. - Chatham Village Condominium Association; 202613747; \$4,394.40.
 SUMMERS, SHAKIA; NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510137; \$4,221.86.
 SWEENEY, ELIZABETH; TRUIST, GRNSH. - Aqua Pennsylvania, Inc.; 202610599; \$5,183.56.
 TREPANIER, SEAN; NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202603168; \$5,544.14.
 TUROSINSKI, MARK; EAST, JENNIFER - Township of Upper Providence; 202502437; WRIT/EXEC.
 WARD, DAWN - Pottstown School District; 202221471; WRIT/EXEC.
 ZENOBI, JANINE - U.S. Bank Trust Company, National Association, as Trustee, et al.; 202601441.

JUDGMENTS AND LIENS ENTERED

Week Ending June 2, 2026

The Defendant’s Name Appears First in Capital Letters

BARR, MIRIAM - Citizens Bank, N.A.; 202614178; Judgment fr. District Justice; \$7,986.83.
 FELDER-EVANS, CALEAH - Capital One, N.A.; 202614121; Judgment fr. District Justice; \$7,223.34.
 HAYAT, HAGAY; AAA UNIQUE CONSTRUCTION AND DESIGN, INC. - Amini, Shahram; 202614069; Certification of Judgment; \$57,000.00.
 HETRICK, CAITLIN - Capital One, N.A.; 202614127; Judgment fr. District Justice; \$4,915.36.
 LOUIS H. COHEN GENERAL CONTRACTOR, INC.: COHEN, LOUIS - TD Bank, N.A.; 202614118; Complaint in Confession of Judgment; \$142,557.00.
 LYNCH, KYLE - Capital One, N.A.; 202614129; Judgment fr. District Justice; \$4,552.09.
 MARCANO, HECTOR - Capital One, N.A.; 202614100; Judgment fr. District Justice; \$2,170.37.
 MENDOZA, IANNA - Capital One, N.A.; 202614107; Judgment fr. District Justice; \$7,299.10.
 ROBINSON PULEO, KYLER - Capital One, N.A.; 202614123; Judgment fr. District Justice; \$5,309.01.
 SWIONTEK, CHRISTINA - Capital One, N.A.; 202614119; Judgment fr. District Justice; \$3,358.20.
 TROWERS, EVERETT - Capital One, N.A.; 202614116; Judgment fr. District Justice; \$8,682.91.
 WOODS, MIA - Capital One, N.A.; 202614124; Judgment fr. District Justice; \$7,728.96.
 WOODS, SHANICE - Capital One, N.A.; 202614113; Judgment fr. District Justice; \$8,038.34.

LETTERS OF ADMINISTRATION

Granted Week Ending June 2, 2026

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

BALDASSARE, EVANGELINA E. - Abington Township; D’Amore, Philip D., 505 Washington Crossing Road, Newtown, PA 18940.
 DUNLEAVY, DENIS E. - Plymouth Township; Dunleavy, Brian, 105 Bentley Drive, Trappe, PA 19426; Smeykal, Kathleen, 4008 Redwing Lane, Audubon, PA 19403.
 GORGONE, SUSAN - Lower Merion Township; Gorgone, Nicholas A., 300 Strelbeigh Lane, Montoursville, PA 17754.
 KARDON, EILEEN - Abington Township; Kardon, Brett J., 1680 Huntingdon Pike, Huntingdon Valley, PA 19006; Kardon, Seth E., 207 N. Tyson Avenue, Glenside, PA 19038.
 MALTESE, MARGARET P. - Lansdale Borough; Cermnarina, Gabriella J., 102 Drake Lane, North Wales, PA 19454.
 MITCHELL, IRENE A. - Abington Township; Mitchell, Steven H., 9659 Hoff Street, Philadelphia, PA 19115; Mitchell, John, 508 Pasadena Avenue, Hollywood, PA 19046; Mitchell II, Richard H., 1438 Kingsley Drive, Warminster, PA 18974.
 PRICE, HARVEY T. - Douglass Township; Yingling, Laurene, 134 Sassamansville Road, Gilbertsville, PA 19525.
 RAMUNNO, SYLVIA M. - Upper Moreland Township; Ramunno, Angelo R., 2635 Pioneer Road, Hatboro, PA 19040.
 SHEVCHUK, STEPAN M. - Upper Moreland Township; Shevchuk, Yuliya M., 9984 Femdale Street, Philadelphia, PA 19115.
 SPANGLER II, ROBERT E. - Upper Moreland Township; O’Brien, Roberta E., 1419 Glen Echo Road, Huntingdon Valley, PA 19006.
 TERRY, NAOMI J. - Norristown Borough; Terry II, William R., 1919 Shipway Walk, Philadelphia, PA 19125.
 VOLZ, EUGENE B. - Plymouth Township; Stanton, Elizabeth J., 4050 Hillside Road, Lafayette Hill, PA 19444.

SUITS BROUGHT

Week Ending June 2, 2026

The Defendant’s Name Appears First in Capital Letters

ALCANTARA, ANA - Ordonez, Mirian; 202614044; Defendants Appeal from District Justice.
 BETSILL, KAREE - Wellington Apartments; 202613787; Petition to Appeal Nunc Pro Tunc.
 BRIGNOLA, KYLE - Brignola, Laiane; 202614049; Complaint Divorce.
 CHANGE HEALTHCARE, INC. - Time for Change Therapy, LLC; 202614137; Foreign Subpoena.
 COIL, JARED - Pennycuick, Alyssa; 202614147; Complaint Divorce.

DEAL, ADRIENNE - Capital One, N.A., Successor by Merger Discover Bank; 202614047; Defendants Appeal from District Justice.

DeCORDRE, DARYL - Capital One, N.A.; 202614146; Civil Action; Betzenberger, Kara G.

DEVINE, DAVID - Dillon, Cassandra; 202614064; Complaint for Custody/Visitation.

DAZ, RODOLFO - Rizzo, Stephanie; 202613958; Complaint for Custody/Visitation.

FURTA, KRISTEN - Capital One, N.A.; 202614144; Civil Action.

GRIFFIN, SAMUEL - Griffin, June; 202614059; Complaint Divorce.

HAWK-BEY, ISMAIL: CRAWFORD, AMANDA - Pennsylvania SPCA; 202614015; Petition; McGinn, Courtney.

HOLMAN, CHARLOTTE - Holman, Jonathan; 202614174; Complaint Divorce.

HUNTER, STAYCE - Bank of America, N.A.; 202614158; Civil Action; Cawley, Jonathan Paul.

JONES, MEREDITH - Bank of America, N.A.; 202614160; Civil Action; Cawley, Jonathan Paul.

KALINSKY, MICHELLE - Flederbach, Geoffrey; 202614120; Complaint Divorce.

KNIGHT, DIAMOND - Jones, Michael; 202614009; Complaint for Custody/Visitation.

LUMOYA, JANINE - American Express National Bank; 202614177; Civil Action; Lipinski, Michael R.

MAYHUGH, SHANTE - Pierce, D. Armond; 202614117; Complaint for Custody/Visitation.

PEARSON, CHRISTOPHER - Blackwell, Shaniqua; 202613909; Complaint for Custody/Visitation.

PENNSYLVANIA DEPARTMENT OF CORRECTIONS: ALLEGHENY HEALTH NETWORK NEUROLOGY: LITTLES, PAUL, ET AL. - Hakim, Khalil; 202614142; Civil Action.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Noel, Garrett; 202614176; Appeal from Suspension/Registration/Insp.; Goodman, Michael B.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Radtke, Frederick; 202614159; Appeal from Suspension/Registration/Insp.

PLUCIENNIK, MATTHEW: CHARLES, ASHLEY - Pluciennik, Edward; 202614017; Complaint for Custody/Visitation.

RAHEEM, JAMAAL - Kryzstoforski, Gina; 202614175; Petition for Protection from Sexual Viol.

SMITH, MYRON - Fultz, Nicole; 202614075; Complaint Divorce.

STERNBURG, JOSHUA - Bank of America, N.A.; 202614148; Civil Action; Cawley, Jonathan Paul.

TAYLOR, TODD - Pennsylvania State Employees Credit Union; 202614089; Civil Action.

THERMIDOR, KIMBERLY - Pierre, Kevin; 202613996; Complaint for Custody/Visitation.

TIRNEY, THOMAS - TD Bank, N.A.; 202614154; Civil Action; Seitz, Jack M.

WATSON, TIFFANY - Jackson, Emmitt; 202614065; Complaint for Custody/Visitation.

WHITFIELD, DESIREE - Diakoneo US, LLC; 202614145; Defendants Appeal from District Justice.

WILLS PROBATED

Granted Week Ending June 2, 2026

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

BORGESE, SALVATORE F. - Montgomery Township; Borgese, Robert J., 223 St. George's Road, Ardmore, PA 19003.

BOWE, BRIAN A. - Plymouth Township; Bowe Sr., Gary J., 131 E. Valley Creek Road, Plymouth Meeting, PA 19462.

BRANSFIELD, MICHAEL J. - Whitmarsh Township; Bransfield, Sean P., 819 E. Cathedral Road, Philadelphia, PA 19128.

BRAUNER, PATRICIA L. - Pottstown Borough; Brauner, Thomas E., 1041 Penn Circle, Apt. F504, King of Prussia, PA 19406.

BRODKIN, JEFFREY A. - Lower Merion Township; Brodtkin, Ellen G., 53 E. Levering Mill Road, Bala Cynwyd, PA 19004.

BROWN, SHIRLEY F. - Franconia Township; Felton, Jonathan L., 942 Camp Trail Road, Quakertown, PA 18951.

CARDWELL, MARY L. - Lansdale Borough; Cardwell III, John E., 1905 Parkside Lane, Harleysville, PA 19438.

DEAVOR, GERALDINE M. - North Wales Borough; Gibbons, Sheree L., 1908 Yorkshire Drive, Blue Bell, PA 19422.

DOYLE, MARYELLEN - Hatfield Borough; Bresnahan, Colleen, 1600 Lynrose Circle, Hatfield, PA 19440.

DURE, SUZANNE K. - Lower Gwynedd Township; Dure, Davis O., 202 W. Hortter Street, Philadelphia, PA 19119; Rosenberger, Moira B., 1 Summit Street, Philadelphia, PA 19118.

FABRIZIO, ROBERT J. - Horsham Township; Fabrizio, Ronald A., 682 Misty Hollow Drive, Maple Glen, PA 19002.

FAZIO, JOSEPH L. - Horsham Township; Hill Fazio, Erica L., 1116 Hewes Street, Ambler, PA 19002.

FERALIO, VINCENT - Upper Dublin Township; Feralio, Graham M., 2326 Ridge Road, Perkasie, PA 18944.

FRILING, JAMES R. - Lansdale Borough; Friling, Melissa L., 40 Raub Road, Quakertown, PA 18951.

HAUSER JR., FRANK W. - Abington Township; Holland, Suzanne, 1348 Carol Road, Meadowbrook, PA 19046.

HILMIRE, PAMELA - Plymouth Township; Hilimire, Trevor C., 666 W. Germantown Pike, Plymouth Meeting, PA 19462; Hilimire III, Wilford E., 666 W. Germantown Pike, Plymouth Meeting, PA 19462.

HOLLADAY, LINDA G. - Limerick Township; Holladay, Garold J., 15 Homestead Lane, Royersford, PA 19468.

KWORTNIK, MARLENE - Upper Dublin Township; Teti, Janice L., 667 Hamel Avenue, Glenside, PA 19038.

LEVIN, ESTHER - Lower Providence Township; Vassar-Levin, Marsha G., 107 Walnut Ridge Road, Greenville, DE 19807.

LEWIS, JAMES M. - Towamencin Township; Leibowitz, Nicole M., 1224 Columbia Avenue, Lansdale, PA 19446.

MARABELLA, ANTHONY - Douglass Township;
Johnson, Eleanor, 172 Congo Road, Gilbertsville,
PA 19525.

MARTIN, EDWARD A. - Horsham Township; Rishel,
Julie, 410 Privet Road, Horsham, PA 19044.

McCANN, PATRICIA M. - Ambler Borough; McCann III,
James J., 417 Boyer Road, Cheltenham, PA 19012.

MILLINGHAUSEN, MARY I. - Whitpain Township;
Millinghausen, Harry P., 926 Valley Road,
Blue Bell, PA 19422-1922.

MORGAN SR., DAVID B. - West Pottsgrove Township;
Morgan, Michelle A., 2 W. Race Street, Stowe,
PA 19464.

MUDROCK, JOAN - Ambler Borough; Tester, Pamela A.,
301 Marquesa Trail, Georgetown, TX 78633.

OTT, JOAN A. - Whitpain Township; Ott, David R.,
1119 Harriett Road, Huntingdon Valley, PA 19006;
Wheeler, Louise M., 335 Penncrest Drive, Langhorne,
PA 19047.

PASTORIOUS, ARTHUR J. - West Norriton Township;
Pastorious, Joseph M., 2455 E. Miraval Primero,
Tucson, AZ 85718; Ziegler, Deborah J.,
2821 Township Line Road, Norristown, PA 19403.

PAULOSKI, STANLEY H. - Souderton Borough;
Pauloski, James S., 1174 Bellair Drive, Allentown,
PA 18103.

RECK SR., MICHAEL J. - East Greenville Borough;
Glass, Kathleen M., 231 Dotterer Road, Lenhartsville,
PA 19534; Miller, Dana L., 8872 Lizelia Road,
Meridian, MS 39305.

RENNINGER, DORIS M. - East Greenville Borough;
McElroy, Brett A., 1456 Artisan Court, Breinigsville,
PA 18031.

RIDENOUR, STEVEN M. - Lower Gwynedd Township;
Ridenour, Marcella V., 105 Foulkeways, Gwynedd,
PA 19436.

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