
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, **October 29, 2025.***

To all parties in interest and claimants:

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

Third and Final Publication

By virtue of a Writ of Execution **No. 2009-18110**, 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 CERTAIN two lots or pieces of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, on a public road, now Glasgow Street, leading from the former Reading and Perkiomen Turnpike, now High Street, bounded and described as follows, to wit:

NO. 1 - BEGINNING at a corner, in the middle of said public road, leading from the former turnpike to Glasgow, and land late of Augustus L. Bechtel; thence, along the middle of said public road, by land, late of John Richard, deceased, Southwardly 30 feet to a stake, a corner of land of late of David Levengood; thence, by the same, Westwardly, 120 feet, more or less, to a stake, a corner of this, and in line of land, late of Philip C. Koch; thence, by the same, Northwardly, 30 feet to a corner of this and other land, late of Augustus L. Bechtel; thence, by the same, Eastwardly, 120 feet, more or less, to said public road, aforesaid, the place of beginning.

NO. 2 - BEGINNING on the West side of said public road, at a post, a corner of this and other land, late of Charlotte Frech (Tract No. 1); thence, by said road, North 36 feet to a post, a corner of this and land, late of Augustus L. Bechtel, of which this was a part; thence, by said other land, late of said Bechtel, West, 123 feet, more or less, to a post, a corner of this in line of land, late of Philip C. Koch; thence, by said land, South 36 feet, more or less to a post, a corner of this and said other land, late of Charlotte Frech; thence, by the same, East, 123 feet, more or less, to the West side of said road, the place of beginning.

BEING the same premises which Patricia Kay Hoffman, by Deed, dated September 30, 2008, and recorded on October 7, 2008, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5710 at Page 286, being Instrument No. 2008099596, granted and conveyed unto Michael Daniel Bone.

Parcel Number: 64-00-01618-00-1.

Location of property: 801 Glasgow Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Michael D. Bone a/k/a Michael Daniel Bone and Patricia Hoffman** at the suit of Flagstar Bank, FSB. Debt: \$160,260.39.

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. 2013-00539**, 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 ground, with the buildings and improvements thereon erected, or to be thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, prepared for Angelina Senese, by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, Pa., in October 9, 1968, and revised December 31, 1968, which Plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pa., in Plan Book No. B-15 at Page 58, as follows, to wit:

BEGINNING at a point on the Northwestern side of Farm Lane (fifty feet wide), which point is at the distance of one hundred thirty-eight and four one-hundredths feet, measured South forty-three degrees one minute thirty seconds West, along the said side of Farm Lane, from a point, which point is at the distance of fifty-eight and seventy-four one hundredths feet, measured South thirty-seven degrees thirty-eight minutes thirty seconds West, along the said side of said Farm Lane, from a point, which point is at the distance of twenty-five feet, measured North fifty-one degrees fifty-nine minutes thirty seconds West, through the bed of said Farm Lane, from a point in the center line thereof, which point is at the distance of one hundred fifty feet, measured South thirty-seven degrees thirty-eight minutes thirty seconds West, through the bed of said Farm Lane, along said center line, from its intersection with the center line of Loch Alsh Avenue (fifty feet wide); thence, extending from said beginning point, and along the said Northwestern side of Farm Lane, the four following courses and distances, to wit: (1) along the arc of a curve, curving to the right,

having a radius of four hundred ten feet, the arc distance of one hundred thirty-nine and eighteen one-hundredths feet to a point of tangent; (2) South sixty-two degrees twenty-eight minutes thirty seconds West, the distance of eighteen and twenty-two one-hundredths feet to a point of curve; (3) along the arc of a curve, curving to the right, having a radius of four hundred seventy-five feet, the arc distance of one hundred ten and sixty-eight one-hundredths feet to a point of tangent; (4) South seventy-five degrees forty-nine minutes thirty seconds West, the distance of five and eighty-five one-hundredths feet to a point; thence, extending along line of Lot No. 4 on said Plan, North fourteen degrees ten minutes thirty seconds West, the distance of three hundred twenty-four and nineteen one-hundredths feet to a point; thence, extending along line of lands, now or late of Sisters of the Holy Family of Nazareth, as shown on said Plan, North fifty degrees one minute thirty seconds East, the distance of eighty-three and three one-hundredths feet to a point; thence, extending along line of Lot No. 6 on said Plan, South forty-six degrees fifty-eight minutes thirty seconds East, the distance of three hundred forty-three and twenty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING known and designed as Lot No. 5 on said Plan.

BEING the same premises which Edna Senese, by Deed, dated October 30, 1995, and recorded at Montgomery County Recorder of Deeds Office, on November 15, 1995, in Deed Book 5131 at Page 1853, granted and conveyed unto Edna K. Senese, Trustee, or her Successors in Trust of the Senese Living Trust, dated October 30, 1995.

Parcel Number: 54-00-06187-00-5.

Location of property: 1030 Farm Lane, Upper Dublin, PA 19002.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Edna K. Senese, Trustee, or her Successors in Trust, of the Senese Living Trust dated October 30, 1995** at the suit of School District of Upper Dublin. Debt: \$68,916.07.

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. 2016-01731**, 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 town lot or piece of land, situate at Rahns Station, in **Perkiomen Township**, Montgomery County, Pennsylvania, being Lot No. 74 in a Plan of 89 Town Lots, laid out in said Township, and filed in the Office for the Recording of Deeds, in Norristown, known as 'Rahns Heights Building Lots', bounded and described as follows, to wit:

BEGINNING on the East side of Oak Street, at the distance of 240 feet Southward from the South side of Ellis Street; containing in front or breadth on said Oak Street, 60 feet and extending in length or depth of that width Eastward between parallel lines at right angles with said Oak Street, 200 feet to Cherry Alley. Being bounded on the South, by land now or late of Abraham Haldeman, or Lot No. 75; on the West by said Oak Street; on the North, by land now or late of Mary Gottshalk, or Lot No. 73 and on the East by said Cherry Alley; all of the above named streets and alleys being dedicated to and for public use as streets and alleys by the owners of the land forever.

BEING the same premises which Bruce G. Rowland and Linda D. Rowland, by Deed, dated 6/13/1983, and recorded at Montgomery County Recorder of Deeds Office, on 6/13/1983, in Deed Book 4709 at Page 1274, granted and conveyed unto Andrew W. Homa and Sharon A. Homa.

Parcel Number: 48-00-01672-00-8.

Location of property: 280 Oak Street, Collegeville, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Andrew W. Homa and Sharon A. Homa** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for The Certificateholders of The CWABS, Inc. Asset-Backed Certificates Series 2004-5. Debt: \$234,647.81.

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

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

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

By virtue of a Writ of Execution **No. 2016-23484**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan of Subdivision of Land, made for James Wright, et ux, by John A. Berger, Reg. Surveyor, dated January 1, 1967, as follows, to wit:

BEGINNING at a point, on the Northwesterly side of Summit Avenue (50 feet wide), at the distance of 314.4 feet, measured South 43 degrees 30 minutes West, along the said side of Summit Avenue from the Southerly side of Old Welsh Road (40 feet wide).

CONTAINING in front or breadth Southwestwardly, along the Northwesterly side of Summit Avenue, 50 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines, at right angles to said Summit Avenue, 125 feet.

BEING Lots 164 and 165 on Plan of Willow Grove Lane Company, recorded in Deed Book 403 at Page 500.

BEING the same premises which Regent Valley Builders, Inc., a PA Corp., by Deed, dated 10/11/1968, and recorded 10/16/1968, in Montgomery County, in Deed Book 3531 at Page 789, conveyed unto Walter R. Dickerson and Elizabeth M. Dickerson, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Walter R. Dickerson and Elizabeth M. Dickerson, his wife, as tenants by the entireties, by Deed from Regent Valley Builders, Inc., date recorded October 16, 1968, in Deed Book 3531 at Page 789. Walter R. Dickerson is deceased, and date of death is May 14, 2008.

Parcel Number: 30-00-63992-00-4.

Location of property: 1730 Summit Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of Walter Dickerson, Deceased and **Elizabeth M. Dickerson a/k/a Elizabeth Dickerson, his wife, as Tenants by the Entireties** at the suit of Mortgage Assets Management, LLC. Debt: \$423,200.83*.

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

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

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

By virtue of a Writ of Execution **No. 2019-12095**, 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 lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, as recorded in Map/Plan Book No. A-48 at Page 249, bounded and described, as follows:

BEGINNING at a point on the Westerly side of Columbia Avenue, said point, being a corner common to Lots Nos. 1 and 2 of said Plan; thence, South 35° 16' East, 50 feet to a point; thence, South 54° 44' West, 100 feet to a point; thence, North 35° 16' West, 125 feet to a point on the Southerly side of Lukens Avenue; thence, along the Southerly side of said Lukens Avenue, North 54° 44' East, 90 feet to a point; thence, along a circle, curving to the right, having a radius of 10.00 feet, an arc distance of 15.71 feet to a point; thence, South 35° 16' East, 65 feet to a point, at the place of beginning.

BEING Lots 1 and 2 on said Plan.

BEING THE SAME PREMISES which John Kirkland Administrator DBN-CTA of the Estate of George Scobbie, by Deed, dated January 18, 2008, and recorded February 19, 2008, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5682 at Page 02358, being Instrument Number 2008015561, granted and conveyed unto Robert L. Collopy, III, in fee.

Parcel Number: 30-00-39868-00-8.

Location of property: 1865 Lukens Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert L. Collopy, III** at the suit of Specialized Loan Servicing LLC. Debt: \$210,864.40.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-18168**, 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 at Melrose Park, in **Cheltenham Township**, Montgomery, Pennsylvania, and more particularly described according to a certain Survey and Plan, thereof, made by William T. Muldrew, Civil Engineer, of Jenkintown, Pennsylvania 2/2/1924, as follows, to wit:

BEGINNING at a point on the East side of Mountain Avenue (40 feet wide), at the distance of 200 feet, Southward from the Southerly side of Union Avenue (40 feet wide); thence, extending South 30 minutes 30 seconds East, along the said Easterly side of Mountain Avenue, 60 feet to a point; thence, extending North 89 degrees 29 minutes 30 seconds East, 95.27 feet to a point in line of land of the Philadelphia and Reading Railway; thence, extending along said land of the Philadelphia and Reading Railway, North 1 degree 19 minutes 20 seconds East, 60.03 feet to a point; thence, extending South 89 degrees 29 minutes 30 seconds West, 97.19 feet to the first mentioned point and place of beginning.

BEING the same premises, which Domenic Matteo and Diane Matteo, his wife, by Indenture bearing date, the 15th day of February A.D. 2007 and intended to be forthwith recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, the Commonwealth of Pennsylvania, granted and conveyed unto Annie Beeks Cross, in fee. AND THE SAID Annie Beeks Cross departed this life on or about August 6, 2021, therefore passing their interest in the premises unto Brian Cross.

Parcel Number: 31-00-19798-00-7.

Location of property: 7615 Mountain Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian Cross, Administrator of the Estate of Annie Beeks Cross, Deceased** at the suit of American Heritage FCU. Debt: \$394,458.91.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-00071**, 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 parcel of land and premises, situate, lying and being in **Royersford Borough**, Montgomery County, Pennsylvania, more particularly described, as follows:

DESCRIBED in accordance with a Survey and Plan of property of William C. and Nancy Lee Warner, made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated June 3, 1955, as follows, to wit:

BEGINNING at a point in the center line of Walnut Street (57 feet wide), at the distance of 325 feet, Northeastwardly from the center line of 7th Avenue; thence, crossing a mark in concrete on the Northwest side of Walnut Street, North 41° West, the line passing through the center line of partition wall, dividing the building hereon erected and the building on the adjoining lot, 190 feet to an iron pin on the Southeast side of an intended alley; thence, along said side of said intended alley, North 49° East, crossing an iron pin, 71.32 feet from the beginning of this line, 75 feet to a tree with a pad at the corner of the premises herein described; thence, South 41° East, crossing an iron pin on the Northwest side of Walnut Street, 190 feet to a point in the center line of Walnut Street; thence, along the center line of Walnut Street, South 49° West, 75 feet to the first mentioned point and place of beginning.

BEING the same premises, which Anna L. Gyuris f/k/a Anna L. Coan, by Deed, dated 7/10/2018, and recorded at Montgomery County Recorder of Deeds Office on 7/11/2018, in Deed Book 6097 at Page 2621, Instrument No. 2018046018, granted and conveyed unto David N. Auman and Katherine A. Ryberg.

Parcel Number: 19-00-04828-00-4.

Location of property: 733 Walnut Street, Royersford, PA 19468.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Katherine A. Ryberg and David N. Auman** at the suit of Citizens Bank, N.A. Debt: \$225,931.74.

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

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

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

By virtue of a Writ of Execution **No. 2022-11293**, 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 **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, in the line of the Northwest side of Chain Street, at the distance of eighty-one feet and six tenths of a foot, Southwesterly, from the West corner of Chain and Lafayette Street, a corner of this and land, now or late of Henry J. Reiff, thence, along said side of said Chain Street, Southwesterly, twenty feet to a point, a corner of this and land, now or late of William Henry Walker and Benjamin Franklin Walker; thence, by the same, Northwesterly, parallel with Lafayette Street, one hundred and fifty feet to a point, in the line of land, now or late of Samuel Griffith; thence, by said Griffith's land, Northeastly, parallel with Chain Street, twenty feet to a point, a corner of this and said Reiff's land; thence, by said Reiff's land, Southeasterly, parallel with Lafayette Street, one hundred and fifty feet to the place of beginning.

BEING the same premises which Sarah A. Devereaux, now known as Sarah A. Specht, by Deed, dated October 1, 2021, and recorded at Montgomery County Recorder of Deeds Office, on October 26, 2021, in Deed Book 6253 at Page 1535, granted and conveyed unto Thomas Laffredo.

Parcel Number: 13-00-07232-00-9.

Location of property: 123 Chain Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Thomas Laffredo** at the suit of Municipality of Norristown. Debt: \$1,606.42.

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. 2022-15558**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN brick message and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, according to a Survey and Plan, by George F. Shaner, Civil Engineer, dated MARCH 1949.

BEGINNING at a point on the Southerly property line of Cherry Street (50 feet wide), said point being distant North 74 degrees 42 minutes, West 101.62 feet from the Southwesterly property line intersection of the aforesaid Cherry Street and another ordained street known as Washington Street (40 feet wide); thence, continuing along the said Cherry Street, North 74 degrees 42 minutes, West 19.33 feet, to a corner of land of Joseph Capara; thence, by the same, by a course, having a bearing South 15 degrees 34 minutes, West 106 feet to a corner on the Northerly side of a given 15 feet wide private alley; thence, along the same, South 74 degrees 42 minutes, 19.33 feet East to a corner of the same; thence, by a course, passing through the middle of a joint partition wall of a double brick dwelling, North 15 degrees 34 minutes, East 106 feet to the point or place of beginning.

BEING the same premises which Eileen Whalon Behr, by Deed, dated August 13, 2013, and recorded at Montgomery County Recorder of Deeds Office, on September 13, 2013, in Deed Book 5888 at Page 2424, granted and conveyed unto Ekaterine Eastmond.

Parcel Number: 16-00-04916-00-9.

Location of property: 448 Cherry Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Ekaterine Eastmond** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$6,184.65.

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. 2022-17359**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, and described according to a last Subdivision Plan, part of Whitemarsh Village, Section No. 1, made for McCloskey Homes, Inc, by Franklin and Lindsay, Registered Engineers, on October 4, 1949, which said plan is recorded at Norristown, in the Office for the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 2025 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Churchill Road (50 feet wide), at the distance of 236 feet, measured along said side of Churchill Road, South 38 degrees 30 minutes West, from its intersection with the Southwest side of Douglas Road (50 feet wide); thence, extending South, 51 degrees 30 minutes East, partly along the center line of a certain 8 feet wide driveway, laid out between these premises and the premises adjoining to the Northeast, 182 feet to a point; thence, extending South, 38 degrees 30 minutes 79 feet to a point; thence, extending North, 51 degrees 30 minutes West, 182 feet to a point on the Southeast side of Churchill Road; thence, extending along same, North, 38 degrees 30 minutes East, 79 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 664 in the above-mentioned Plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 8 feet wide driveway, as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the premises adjoining to the Northeast and having the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping the driveway in good order, conditions and repair at all times hereafter forever.

BEING the same premises which Philip B Seeherman and Jill Seeherman, by Deed dated June 18, 1998, and recorded July 21, 1998, in the County of Montgomery, in Deed Book 5233 at Page 1828, conveyed unto Florence B. Watson, in fee. Florence B. Watson departed this life on June 6, 2015, vesting title to Roy Watson, in his capacity as Administrator of The Estate of Florence B. Watson, Deceased.

Parcel Number: 52-00-03985-00-4.

Location of property: 1200 Churchill Road, Wyndmoor, PA 19038.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Roy Watson, Individually and in His Capacity as Administrator of The Estate of Florence B. Watson, Deceased** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders C/WALT, Inc., Alternative Loan Trust 2006-23CB, Mortgage Pass-Through Certificates Series 2006-23CB. Debt: \$324,418.55.

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

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

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

By virtue of a Writ of Execution **No. 2022-25242**, 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, together with the brick and frame dwelling house thereon erected, situate on the Northwestern corner of Rhoads Avenue and Douglas Street, and known as No. 15 Douglas Street, as they are shown on the revised plan of Section No. 2 of Boyertown Realty Corporation, and situate in **Douglass Township**, Montgomery County, Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern line of Rhoads Avenue (66 feet wide), said point being 48.06 feet West of the point of intersection of the said Northern line of Rhoads Avenue and the Western line of Douglas Street (60 feet wide), as said Rhoads Avenue and Douglas Street are shown on said revised plan, intended to be recorded; thence, Northwardly along land, now or late of James Y. Betchel, et ux, formerly Joseph A. Pike, by a line making a right angle with the line of Rhoads Avenue, a distance of 117.70 feet to a point; thence, Eastwardly along the same, by a line making a right angle with the last described line, and said line being 125 feet, South of and parallel to the Southern line of East Philadelphia Avenue (60 feet wide), and said line also being the center line of a 10 foot wide right-of-way for Utility Companies, a distance of 98.97 feet to a point in the Western line of Douglas Street, aforementioned; thence, Southwestwardly along said Douglas Street, by a line making an interior angle of 66 degrees 36 minutes and 30 seconds with the last described line, distance of 108.53 feet to a point; thence, in a Southwestwardly direction by a line, curving to the right and having a radius of 30 feet, a central angle of 66 degrees 36 minutes 30 seconds, a distance along the arc of the curve of 34.85 feet to a point in the Northern line of Rhoads Avenue; thence, Westwardly along the Northern line of Rhoads Avenue, by a line tangent to the last described curved line, a distance of 28.35 feet to the place of beginning.

BEING the same premises which Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., by Deed dated October 16, 1998, and recorded on November 4, 1998, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5247 at Page 1617, as Instrument No. 1998021532, granted and conveyed unto Craig A. Stout and Heidi S. Stout, husband and wife.

Parcel Number: 32-00-01548-00-4.

Location of property: 15 Douglas Street a/k/a 15 Douglass Street, Boyertown, PA 19512.

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

Seized and taken in execution as the property of **Craig A. Stout and Heidi S. Stout** at the suit of UMB BANK, National Association, not in its Individual Capacity, but Solely, as Legal Title Trustee of PRL Title Trust I. Debt: \$197,963.23.

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. 2023-06238**, 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, hereditaments and appurtenances, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described in accordance with a Map of Property of Dr. William Parker, Jr., made by Yerkes Associates, Inc., Bryn Mawr, Pa., dated August 26, 1970, as follows, to wit:

BEGINNING at a spike on the title line, in the bed of Broughton Lane, which point is measured, the 3 following courses and distances along said title line from a point on the title line, in the bed of County Line Road: (1) North 66 degrees East, 323.52 feet; (2) North 71 degrees 36 minutes East, 118.16 feet; (3) North 76 degrees 40 minutes East, 167.44 feet; thence, from said point of beginning, extending along Lot No. 3 on said map, the 2 following courses and distances: (1) through the bed of a 40 foot wide proposed driveway, North 17 degrees 50 minutes West, 342.02 feet to a pin; (2) North 21 degrees 17 minutes East, 88.29 feet to a point, a corner of land of Fidelity Bank et al., Trustees, etc.; thence, along said land, North 66 degrees East, 129.71 feet to a stone, a corner of land of Lillian E. Dulles; thence, along said land, South 11 degrees 18 minutes East, 175.21 feet to a pin, a corner of Lot No. 1; thence, along Lot No. 1, the 2 following courses and distances: (1) South 72 degrees 10 minutes West, 144.50 feet to a pin; (2) South 17 degrees 50 minutes East, 252 feet to a spike on the title line, in the bed of Broughton Lane; thence, along said title line, South 76 degrees 40 minutes West, 20.06 feet to the first mentioned point and place of beginning.

BEING Lot No 2 on said Plan.

TOGETHER WITH AND UNDER AND SUBJECT TO the free and common use, right, liberty and privilege of the aforesaid 40 feet wide driveway as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof, subject, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair.

BEING the same premises, which Richard C. Bannon and Kathleen L. Daerr-Bannon, by Deed, dated 5/18/2004, and recorded 6/2/2004, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6510 at Page 22, granted and conveyed unto Kathleen L. Daerr-Bannon, deceased 3/4/2015.

Parcel Number: 40-00-07996-00-1.

Location of property: 226 Broughton Lane, Villanova, PA 19085.

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

Seized and taken in execution as the property of **Richard Charles Bannon, II and The Unknown Heirs of Kathleen L. Daerr-Bannon, Deceased** at the suit of Wilmington Savings Fund Society, FSB s/b/m The Bryn Mawr Trust Company. Debt: \$285,310.01.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-19242**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Collegetown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan, made by Ken Purkey, P.E., in June 1981, as follows, to wit:

BEGINNING at a point on the Southerly side of Carmen Drive (50 feet wide), a corner of Lot #23; thence, extending from said point and place of beginning, along said side of Carmen Drive, on the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance of 74.89 feet to a point, a corner of Lot #18; thence, extending along said Lot, South 49 degrees 46 minutes 44 seconds East, 118.67 feet to a point on line of land, now or late of the Perkiomen Branch of the Reading Railroad; thence, extending along said land, South 34 degrees 15 minutes 00 seconds West, 164.90 feet to a point, a corner of Lot #23; thence, extending along said Lot, North 18 degrees 41 minutes 52 seconds West, 177.01 feet to the first mentioned point and place of beginning.

BEING Lot #22 on said Plan.

BEING the same premises which Carmen D'Arcangelo and Eva D'Arcangelo, by Deed, dated April 27, 2006, and recorded at Montgomery County Recorder of Deeds Office, on May 10, 2006, in Deed Book 5600 at Page 1021, granted and conveyed unto Chris Cohen. Chris Cohen departed this life on June 23, 2021.

Parcel Number: 04-00-00017-14-1.

Location of property: 138 Carmen Drive, Collegetown, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Linda Cohen a/k/a Linda M. Cohen, Known Heir of Chris Cohen, Deceased; Justin Cohen a/k/a Justin Mark Cohen, Known Heir of Chris Cohen, Deceased; Jon Cohen a/k/a Jon William Cohen, Known Heir of Chris Cohen, Deceased; Christopher Cohen, Jr. a/k/a Christopher Michael Cohen, Jr., Known Heir of Chris Cohen, Deceased; Jason Cohen a/k/a Jason Paul Cohen, Known Heir of Chris Cohen, Deceased; Timothy Cohen a/k/a Timothy Patrick Cohen, Known Heir of Chris Cohen, Deceased; Sean Cohen a/k/a Sean Michael Cohen, Known Heir of Chris Cohen, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Chris Cohen, Deceased** at the suit of U.S. Bank Trust, National Association, as Trustee of the Lodge Series IV Trust. Debt: \$430,042.36.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-21890**, 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, together with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cheltenham Hills Drive (formerly North Penn Boulevard) (50 feet wide), at the distance of 688.88 feet, Northwestwardly from a point, where the North Penn Boulevard widens to a width of 60 feet by the addition of 5 feet on each side thereof, said point, being 5 feet, Southwestwardly, at right angles from a point in the Northeasterly side of North Penn Boulevard (50 feet wide), which last mentioned point is 124.12 feet, Northwestwardly from the intersection of said side of North Penn Boulevard (60 feet wide), with the Northwesterly side of Old York Road (70 feet wide); thence, extending along the Northeasterly side of North Penn Boulevard (50 feet wide), North 24 degrees 1 minute 52 seconds West, 50 feet to a point (which point is in the center line of a certain 8 feet wide driveway, as laid out between these premises and the premises adjoining to the Northwest); thence, extending partly along the center line of the aforesaid driveway, North 65 degrees 58 minutes 8 seconds East, 152.55 feet to a point; thence, extending South 21 degrees 56 minutes 51 seconds East, 44.19 feet to a rail monument; thence, extending South 10 degrees 6 minutes 19 seconds East, 5.85 feet to a point; thence, extending South 65 degrees 58 minutes 8 seconds West, 150.57 feet to the first mentioned point and place of beginning.

TOGETHER with for free use, right, liberty and privilege of the aforesaid driveway, as and for a passageway and automobile driveway at all times, hereafter, forever in common with the owners, tenants and occupiers of these premises and the premises adjoining to the Northwest.

SUBJECT to the proportionate part of the expense of maintaining said Driveway.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania: BEGINNING at a point in the Easterly side of Cheltenham Hills Drive (formerly North Penn Boulevard) (50 wide) at the distance of 663.88 feet, measured Northwardly, along the said Easterly side of Cheltenham Hills Drive, from an offset in the said Easterly side, thereof; said occurs where Cheltenham Hills Drive changes in width from 50 feet to 60 feet; said offset, being at the distance of 124.12 feet, measured Northwestwardly, from the intersection which the side of Cheltenham Hills Drive (now 60 feet wide) produced, makes with the Northwesterly side of Old York Road (70 feet wide) produced; thence, along the said Easterly side of Cheltenham Hills Drive, North 24 degrees 01 minutes 52 seconds West, 25 feet to a point; thence, along the Southerly side of Lot #811, being land of John P. Heinel, North 65 degrees 58 minutes 08 seconds East, 150.57 feet to a point, in the Westerly right-of-way line of the North Pennsylvania Railroad; thence, along the said right-of-way line; South 20 degrees 06 minutes 19 seconds East, 25.06 feet to a point; thence, through the middle of Lot #810 and along land, about to be described by Emmanuel S.H. Worntz, South 65 degrees 58 minutes 08 seconds West, 148.855 feet to the place of beginning.

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

Parcel Number: 31-00-05878-00-4.

Location of property: 625 Cheltenham Hill Drive, Elkins Park, PA 19027.

The improvements thereon are: Exempt (E) dwelling, Veterans.

Seized and taken in execution as the property of **Ralph Jones, Sr. and Kathryn A. Jones** at the suit of Carrington Mortgage Services, LLC. Debt: \$320,382.73.

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

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

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

By virtue of a Writ of Execution **No. 2023-21893**, 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 **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania.

BEGINNING at a point of intersection, which the original center line of New Second Street (33 feet wide, but since widened to 41.5 feet, by the addition of 8.5 feet on the Southeasterly side, thereof) makes with the Southwesterly side of Tookany Creek Parkway (110 feet wide) (produced); thence, along the said center line of New Second Street, South 31 degrees, 59 minutes, 30 seconds West, 60.59 feet to a point; thence, through land of N.T. Fleisher, of which this was a part, the three (3) following courses and distances: (1) North 37 degrees 6 minutes West, 150 feet to a point; (2) North 31 degrees 59 minutes, 30 seconds East, 75 feet to a point; and, (3) South 37 degrees 6 minutes East, 150 feet to a point, in the aforesaid original center line of New Second Street; thence, along the same, South 31 degrees, 59 minutes, 30 seconds West, 14.41 feet to the place of beginning.

BEING the same premises which Christopher Kevin Sakasits, Executor of the Estate of Louis Sakasits, by Deed, dated May 12, 2022, and recorded at Montgomery County Recorder of Deeds Office, on May 19, 2022, in Deed Book 6283 at Page 93, granted and conveyed unto Jorge Cruz, Sr. and Elee Annette Cruz.

Parcel Number: 31-00-20545-00-7.

Location of property: 8102 New Second Street, Cheltenham, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jorge Cruz, Sr. and Elee Annette Cruz** at the suit of Cheltenham School District. Debt: \$6,482.84.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-22866**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, at the Southeast corner of Third Street, and a 12 feet wide alley, leading from Third Street, Southwardly, to Beech Street, bounded and described, as follows, to wit:

BEGINNING at a point, at the Southeast corner of what is now Third Street, formerly known as a 20 feet wide Street and a 12 feet wide alley; thence, Southwardly, along said 12 feet wide alley, (the angle being 73 degrees 53 minutes) 138 feet to a 20 feet wide alley, formerly a 12 feet wide alley; thence, by the same, Eastwardly (the angle being 89 degrees 57 minutes), 90 feet to land formerly of Josiah Fryer, now of B. T. Meyers; thence, by the same, and land of Milton Lafferty, Northwardly, 112 feet to the South side of Third Street, aforesaid; thence, along the South side of Third Street, Westwardly, 93 feet 9 inches to the place of beginning.

ALSO, ALL THAT CERTAIN lot of land, together with the frame stable thereof erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Third Street, between Charlotte and Penn Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of said Third Street, at the distance of 94 feet 9 inches, Westwardly, from the Southwest corner of Charlotte and Third Streets, a corner of this and land late of Hiram B. Feather, now William H. Bush; thence, along the South side of said Third Street, North 58 degrees 33 minutes West, 55 feet 10 inches to land, late of the Estate J. B. Lessig, now Wesley Grow; thence, by the same, South 15 degrees 18 minutes West, 36 feet 6 inches to land of Milton Lafferty Estate; thence, by the same, South 59 degrees 16 minutes East, 45 feet to land of said William H. Bush; thence, by the same, North 30 degrees 22 minutes East, 35 feet 7 inches to the place of beginning.

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

BEGINNING at a point on line of other lands of Grantee, said point, being distant 85 feet 7 inches from the line of Charlotte Street, on a course, passing through and along a certain alley, said point also North 55 degrees 50 minutes West, 105.06 feet; thence, continuing along said line of other lands of Grantee, North 55 degrees 50 minutes West, 23.44 feet to a point of other land of Grantee, formerly lands of George B. Lessig Estate; thence, along said lands, heretofore described North 19 degrees 18 minutes East, 25.00 feet to a corner; thence, by other lands of Grantee, formerly H. Feather Estate, South 55 degrees 18 minutes East, 26.20 feet to a corner of other lands retained by James D. Lafferty; thence, along said Lafferty lands, South 31 degrees 31 minutes West, 23.16 feet to the place of beginning.

BEING the same premises which RCJ Realty, LLC, by Deed, dated March 16, 2017, and recorded at Montgomery County Recorder of Deeds Office, on March 16, 2017, in Deed Book 6037

Parcel Number: 16-00-29264-00-6.

Location of property: 262 E. Third Street, Pottstown, PA 19464.

The improvements thereon are: Industrial.

Seized and taken in execution as the property of **Cobblepot Services, L.L.C.** at the suit of Pottstown School District. Debt: \$5,721.09.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-23079**, 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 **Whitemarsh Township**, Montgomery County, Pennsylvania, described in accordance with a Plan, made John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated March 25, 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Germantown Pike (50 feet wide), at the distance of 1639.23 feet, Southwestwardly from the center line of Thomas Road; thence, extending by land, now or late of Francis T. Dennis, North 17 degrees 25 minutes 20 seconds West, 409.60 feet to a point; thence, extending by land, now or late of Henry S. Houston, North 69 degrees 39 minutes 50 seconds East, 249.09 feet to a monument; thence, extending by land, now or late of W.A. Fuller, South 11 degrees 40 minutes 40 seconds East, 451.59 feet to the Northwesterly side of Germantown Pike, aforesaid; thence, extending along the same, South 80 degrees 11 minutes West, 205.30 feet to the first mentioned point and place of beginning.

BEING the same premises, which RFR Properties LLC, by Deed, dated 11/15/2004, and recorded in the Office of Recorder of Deeds, of Montgomery County, on 12/08/2004, in Deed Book 05536 at Page 2237, being Instrument # 2004234733, granted and conveyed unto Eric Lamback.

Parcel Number: 65-00-04231-00-6.

Location of property: 751 Germantown Pike, Lafayette Hill, PA 19444.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Eric Lamback** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust, National Association. Debt: \$937,785.50.

Matthew C. Fallings, 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. 2023-24269**, 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 the 9th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner of #557 North Manatawny Street, said point, being on the Westerly side of North Manatawny Street (50 feet wide) and the distant along the same, 64.41 feet, Northerly from a corner of lands, now or late of Amos Martin; thence, continuing along the Westerly side of North Manatawny Street, North 20 degrees West, 10.59 feet to a point of deflection and continuing along said street, North 10 degrees 0.53 minutes West, 45.90 feet to a corner of other lands, now or late of David W. Martin and Anna M. Martin; thence, along then same, South 74 degrees 15 minutes West, 57 feet to an iron pin; thence, by a deflection and other lands, now or late of David W. Martin and Anna M. Martin, South 73 degrees 45 minutes West, 142.46 feet to a point on the Easterly bank of Manatawny Creek; thence, down along said bank, South 23 degrees 15 minutes East, 33.83 feet and South 20 degrees East, 35.59 feet to a point, a corner of aforementioned lands of #557 North Manatawny Street; thence, along the same, North 70 degrees East, 190.84 feet to the first mentioned point and place of beginning.

BEING the same premises which Fannie Mae a/k/a Federal National Mortgage Association, by Deed, dated December 2, 2015, and recorded at Montgomery County Recorder of Deeds Office, on December 4, 2015, in Deed Book 5980 at Page 2745, granted and conveyed unto Theresa M. Yerty.

Parcel Number: 16-00-20272-00-7.

Location of property: 559 Manatawny Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Theresa M. Yerty** at the suit of Borough of Pottstown. Debt: \$2,243.22.

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. 2024-01287**, 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 OR THOSE CERTAIN tract or tracts of land, with the improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described as shown in the metes and bounds description attached hereto and made a part hereof as Exhibit "A".

BEING the same premises which the Tax Claim Bureau of the County of Montgomery, Pennsylvania, as Trustee by Court Order, by Deed, dated September 27, 2012, and recorded on June 13, 2014, in the Office for the Recording of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Deed Book 5916 at Page 0808 &c., granted and conveyed unto Marion Scott and Marc Scott, in fee.

AND ALSO, BEING the same premises which Simonia Harrison, by Deed, dated October 30, 2015, and recorded on November 9, 2015, in the Office for the Recording of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Deed Book 5977 at Page 1839 &c., granted and conveyed unto the Marion Scott and Marc Scott, in fee.

AND The Said Grantor hereby acknowledges that the two (2) parcels identified herein are merged and shall be used hereafter as a single, unified lot by Grantee and his/her/its successors and assigns perpetually, unless and until additional action is approved under the Cheltenham Township Subdivision and Land Development Ordinance. The lot line previously separating the two (2) parcels is hereby extinguished by operation-of-law.

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

BEGINNING at a point, in the middle line of Willow Avenue, where it intersects the middle line of B.D. Street; thence, Southeastward, South 48 degrees 39 minutes East, 60 feet; thence, North 41 degrees 21 minutes East, 170 feet; thence, North 48 degrees 39 minutes West, 60 feet; thence, South 41 degrees 21 minutes West, 170 feet to the place of beginning. CONTAINING 0.23 acres, more or less.

BEING the same premises which Marion Scott and Marc Scott, by Deed, dated February 13, 2017, and recorded at Montgomery County Recorder of Deeds Office, on February 21, 2017, in Deed Book 6034 at Page 1448, granted and conveyed unto Marc Scott and Marion Scott.

Parcel Number: 31-00-28738-00-4.

Location of property: 1715-1717 Willow Avenue, Cheltenham, PA 19027.

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

Seized and taken in execution as the property of **Marc Scott and Marion Scott** at the suit of Cheltenham School District. Debt: \$8,515.17.

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. 2024-18036**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, and described according to a revised Subdivision Plan of Pinewood, made by Donald H. Schurr, Registered Surveyor, Norristown, Pa., dated February 11, 1955, as follows, to wit:

BEGINNING at a point on the Southwest side of Johnson Highway (60 feet wide), at the distance of 185.40 feet, measured along same, South 47 degrees 45 minutes East from its point of intersection, with the Southeast side of Locust Street (60 feet wide); thence, extending from said beginning point, South 47 degrees 45 minutes East along the said side of Johnson Highway, 28 feet to a point; thence, extending South 42 degrees 15 minutes West, partly through a party wall, between these premises and the premises adjoining to the Southeast, 117.38 feet to a point; thence, North 38 degrees 30 minutes West, 28.37 feet to a point; thence, extending North 42 degrees 15 minutes East, 112.82 feet to the Southwest side of Johnson Highway, the point and place of beginning.

BEING the same premises which Dennis L. Fattore, by Deed, dated 3/12/2010, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 3/15/2010, in Deed Book Volume 5761 at Page 486, being Instrument No. 2010020954, granted and conveyed unto Jeffrey A. Baumgartner.

Parcel Number: 13-00-17744-00-9.

Location of property: 4 W. Johnson Highway, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey A. Baumgartner** at the suit of PennyMac Loan Services, LLC. Debt: \$139,725.76.

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. 2024-24241**, 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 "Plan of Section #4 Colonial Hills, Inc.," made by Herbert H. Metz, Inc., Registered Engineer, dated April 16, 1958, as Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-4 at Page 72, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Senak Road (50 feet wide), said point, being the four following courses and distances from a point of compound curve, on the Southeasterly side of Fitzwatertown Road (60 feet wide): (1) leaving Fitzwatertown Road, on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 32.70 feet to a point of tangent on the Northeasterly side of Senak Road; (2) South 32 degrees 35 minutes East, along the Northeasterly side of Senak Road, 139.75 feet to a point of curve, on the same; (3) Southeastwardly, still along the Northeasterly side of Senak Road, on the arc of a circle, curving to the left, having a radius of 125.00 feet, the arc distance of 32.05 feet to a point of tangent, on the same; and (4) South 47 degrees 06 minutes 30 seconds East, along the same, 66.24 feet to the place of beginning.

CONTAINING in front or breadth, Southeastwardly, along the Northeasterly side of Senak Road, 60.00 feet and extending of that width, in length or depth, Northeastwardly, between parallel lines, at right angles to Senak, 135.00 feet to the Southwest side of a certain 15 feet wide right-of-way for under drain.

BEING Lot Number 34, as shown on the above-mentioned Plan.

BEING the same premises which William J. Hastings, Jr. and Joan P. Hastings, his wife, by Deed, dated 08-03-79, and recorded 08-08-79, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4440 at Page 227, granted and conveyed unto Fernando A. Chirinos and Gladis Chirinos, husband and wife, as tenants by the entirety.

AND THE SAID Gladis Chirinos, died November 28, 2017, whereupon her interest in the Premises vested solely into Fernando A. Chirinos. Fernando A. Chirinos, died on December 28, 2020, whereupon title vested into Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under the Estate of Fernando A. Chirinos, Deceased, and Ryan Chirinos, in his Capacity as Heir of the Estate of Fernando A. Chirinos, Deceased.

Parcel Number: 30-00-61676-00-7.

Location of property: 2921 Senak Road, Abington, PA a/k/a 2921 Senak Road, Roslyn, PA 19001.

The improvements thereon are: A two-story, single-family home, with all improvements thereon.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under the Estate of Fernando A. Chirinos, Deceased; and Ryan Chirinos, in his Capacity, as Heir of the Estate of Fernando A. Chirinos, Deceased** at the suit of Central Penn Capital Management, LLC. Debt: \$418,292.10.

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.

By virtue of a Writ of Execution **No. 2024-27854**, 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 land, hereditaments and appurtenances, situate in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the Westerly curb line of Dotts Street and in the line of other land of the parties of the first part; thence, by the same, South 74 1/4 degrees West, 296 feet to an iron pipe, located in the line of the right-of-way of the Perkiomen Railroad; thence, along the same, South 27 degrees East, 25 feet 6 inches to an iron pipe; thence, along the line of lot and land about to be conveyed to Harvey S. Young, North 74 1/4 degrees East, 291 feet 6 inches to the aforesaid curb line; thence, along the same, North 15 3/4 degrees West, 25 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN parcel of land, hereditaments and appurtenances situate in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey, by John T. Aston, Registered Surveyor, Gilbertsville, PA, Plan dated 1/11/1971, and more fully described as follows, to wit:

BEGINNING at a nail, in the center of a certain 20 feet wide alley, a corner of this and the remaining land of the Grantor, and in the line of land of Robert L. and Helen M. Walters to whom this is intended to be conveyed, and being located along the above-mentioned property line, South 74 degrees 15 minutes West, 192.26 feet from a nail in the West curb line of Dotts Street (50 feet wide); thence, from the place of beginning and running along the land of Robert L. and Helen M. Walters, South 74 degrees 15 minutes West, 103.52 feet to a point, a corner in line of land of the Reading Railroad Company (Perkiomen Branch); thence, along the land of the Reading Railroad Company, North 25 degrees 54 minutes 20 seconds West, 22.85 feet to a point, a corner of this and land of Edward B. and Elizabeth Young; thence, along the land of Edward B. and Elizabeth Young, North 74 degrees 15 minutes East, 107.55 feet to a nail, in the center of the first mentioned 20 feet wide alley; a corner of this and the remaining lands of the Grantor of which this was a part; thence, along the center of the said 20 feet wide alley and the other lands of the Grantor, South 15 degrees 45 minutes East, 22.50 feet to the place of beginning.

BEING the same property conveyed to Amber Marie Readinger, who acquired title by virtue of a Deed from Jacob L. Hallman and Tara L. Hallman, dated August 16, 2021, recorded September 10, 2021, being Instrument Number 2021108976, and recorded in Deed Book 6246 at Page 1256, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 15-00-00274-00-8.

Location of property: 581 Dotts Street, Pennsburg, PA 18073.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Amber Marie Readinger** at the suit of SERV Bank, SB. Debt: \$238,882.03.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-28559**, 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 **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwest side of Noble Street, at the distance of 170 feet, Northeasterly from the Northeast side of Oak Street; thence, in a Northwesterly direction, at right angles to Noble Street, the line passing through the middle of the partition wall, between the house on this lot and the house of the adjoining lot, belonging to Lewis Rossiter, 170 feet 8-3/8 inches to a 20 feet wide alley; thence, along the Southeast side of said alley, Northeasterly, parallel with Noble Street, 25 feet to a corner of Lot No. 113; thence, by said Lot, parallel to the first described line, Southeasterly, 170 feet 8-3/8 inches to the Northwest side of Noble Street, aforesaid; thence, along said side of Noble Street, Southwesterly, 25 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Goodeye Development Group, LLC, by Deed from Jeffrey P. Gingerich, dated March 3, 2014, recorded March 6, 2014, being Instrument number 2014013540.

Parcel Number: 13-00-27980-00-6.

Location of property: 713 Noble Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Goodeye Development Group, LLC** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$226,449.28.

Orlans Law Group PLLC, 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. 2024-28831**, 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 improvements thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, made by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, dated 12/13/76, last revised 4/6/79, as follows, to wit:

BEGINNING at a point in the title line in the bed of Traffic Route 663 (33 feet wide, ultimate width 100 feet), a corner of Lot No. 11 on said Plan; thence, extending from said point of beginning, along the title line in the bed of Traffic Route 663, South 45 degrees 43 minutes West, 150 feet to a point, a corner of lands, now or late of Michael and Blance Sabo; thence, extending North 54 degrees 6 minutes West, 321.38 feet to a point, a corner of Lot No. 13 on said Plan; thence, extending along the same, North 45 degrees 43 minutes East, crossing a certain driveway, 204.79 feet to a point, a corner of Lot No. 11 on said Plan; thence, extending along said Lot No. 11, South 44 degrees 17 minutes East, 316.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

BEING the same premises which Michael D. Jones, by Deed, dated 5/27/2004, and recorded 6/18/2004, in Montgomery County, in Deed Book 5512 at Page 990, conveyed unto Michael J. Washabaugh and Susan E. Washabaugh, in fee.

BEING the same premises which Michael J. Washabaugh and Susan E. Washabaugh, by Deed, dated 6/20/2018, and recorded 7/18/2018, in Montgomery County, in Deed Book 6098 at Page 316, conveyed unto Andrew D. Arnold and Patricia A. Arnold, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jacob Robert Bernhard, by Deed from Andrew D. Arnold and Patricia A. Arnold, dated September 7, 2019, recorded October 4, 2019, in Deed Book No. 6156 at Page 851.

Parcel Number: 60-00-00103-10-7.

Location of property: 2049 N. Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jacob Robert Bernhard** at the suit of NewRez, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$251,435.12.

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. 2025-00445**, 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 **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Boundary and Topographic Survey of 909 Waverly Road, made by Momenee Survey Group, Inc., dated 8-15-2005, as follows to wit:

BEGINNING at a point on the title line in the bed of Waverly Road (50 feet wide), at the distance of 1,450.17 feet, measured Northeastwardly, along the title line in the bed of said Waverly Road, from its intersection with the title line, in the bed of Mt. Pleasant Road; thence, extending along the title line, in the bed of Waverly Road, North 69 degrees 15 minutes 00 seconds East, 220.30 feet to a point; thence, extending South 23 degrees 47 minutes 00 seconds East, crossing the Southeasterly side of Waverly Road, 337 feet to a point; thence, extending South 75 degrees 59 minutes 00 seconds West, 239.79 feet to a point; thence, extending North 20 degrees 45 minutes 00 seconds West, re-crossing the Southeasterly side of Waverly Road, 308.44 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to John R. Salmons and Taniesha Salmons, who acquired title as tenants by the entirety, by virtue of a Deed from Michael Cutler Builders, Inc., dated September 14, 2007, recorded October 9, 2007, being Instrument Number 2007122397, and recorded in Book 5667 at Page 2425, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 40-00-64588-00-1.

Location of property: 909 Waverly Road, Bryn Mawr, PA 19010.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **John R. Salmons a/k/a John Salmons and Taniesha Salmons** at the suit of Wells Fargo Bank, N.A. Debt: \$2,642,116.68.

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. 2025-03645**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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, made of part of Baederwood, made by George B. Mebus, Inc., Engineers, Glenside, PA, on 10/14/1955, and last revised 8/13/1966, as follows to wit:

BEGINNING at a point on the Southeast aide of Wanamaker Road (40 feet wide), which point is measured on the arc of circle, curving to the left, having a radius of 3065.293 feet, the arc distance of 327.99 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 48 feet, the arc distance of 16.16 feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of 46.30 feet, the arc distance 15.17 feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of 3060.29 feet, the arc distance of 39.38 feet from a point of intersection of the Southeast side of Wanamaker Road and the Southwest side of Baeder Road (formerly Wharton) (60 feet wide) (as projected to intersection); thence, extending South 21 degrees 13 minutes East, crossing the bed of a certain proposed driveway, which extends Northeastwardly; thence, Northwestwardly into Wanamaker Road and Southwestwardly; thence, Northwestwardly into Wanamaker Road and crossing the bed of a right-of-way for poles, 155 feet to a point on the Southeast side of said right-of-way; thence, extending along the Southeast side of said right-of-way, the arc of a circle, curving to the left, having a radius of 2910.293 feet, the arc distance of 28.62 feet to a point; thence, extending North 21 degrees 47 minutes 02 seconds West, recrossing the bed of aforesaid right-of-way, recrossing the bed of aforesaid driveway, and partly passing through the party wall, between this premises and the premises adjoining on the Southwest, 156 feet to a point on the Southeast side of Wanamaker Road; thence, extending along the Southeast side of Wanamaker Road, along the arc of circle, curving to the right, having a radius of 3065.293 feet, the arc distance of 30.34 feet to the first mentioned point and place of beginning.

BEING the same premises which Stephanie Mignogna f/k/a Stephanie Lynn Tyszka, by Deed, dated August 11, 2021, and recorded at Montgomery County Recorder of Deeds Office, on January 21, 2022, in Deed Book 6263 at Page 0769, granted and conveyed unto TRO1 LLC.

Parcel Number: 30-00-70012-00-5.

Location of property: 623 Wanamaker Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tro1, LLC** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Owner Trustee for Deephaven Residential Mortgage Trust 2021-4. Debt: \$239,163.36.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-04644**, 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, and described according to a certain Plan of Property, made for Frances Pulitano, by Charles E. Shoemaker, Professional Engineer, of Abington, Pennsylvania, on June 17, 1967, and recorded in the Office of the Recorder of Deeds, in Norristown, Pa., in Plan Book C-6 at Page 70, as follows, to wit:

BEGINNING at a point of tangent on the Northwestern side of Rockwell Road (formerly Crestmont Avenue and Grove Avenue) (60 feet wide), said point, being at the distance of 43.46 feet, measured on the arc of a circle, curving to the right, having a radius of 35.16 feet, to the point of curve on the Southwesterly side of Welsh Road (70 feet wide); thence, extending from said point of beginning, South 20 degrees 47 minutes West, along the Northwestern side of Rockwell Road, 49.52 feet to a point; thence, extending North 69 degrees 13 minutes West, 120.79 feet to a point, in line of lands, now or late of the Reading Company; thence, extending North 24 degrees 51 minutes East, 114.00 feet to a point on the Southwesterly side of Welsh Road; thence, extending South 40 degrees 03 minutes East, along the Southwesterly side of Welsh Road, 94.31 feet to a point of curve; thence, extending on the arc of a circle, curving to the right, having a radius of 35.16 feet, the arc distance of 43.44 feet to the first mentioned point of tangent and place of beginning.

BEING the same property conveyed to Goldix Edouard and Marjorie Noel, who acquired title as tenants by the entirety, by virtue of a Deed from Natt Real Estates LLC, dated December 29, 2017, recorded January 10, 2018, being Instrument Number 2018002231, and recorded in Deed Book 6076 at Page 00950, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-57488-00-1.

Location of property: 1796 Rockwell Road, Abington, PA 19001.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Marjorie Noel and Goldix Edouard** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$317,220.42.

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. 2025-04814**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Elkins Park Manor, in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by George B. Mebus, Registered Engineer, on April 10, 1943, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brookside Road (50 feet wide) (formerly called Ogontz Avenue), at the distance of 208.26 feet, measured along said side of Brookside Road, Southwestwardly from the Southwesterly side of Waring Road (40 feet wide); thence, South 19 degrees 15 minutes East, 212.66 feet to a point; and thence, extending South 41 degrees 47 minutes West, 66.61 feet to a point; and thence, extending North 48 degrees 13 minutes West, 173.77 feet to the Southeasterly side of Brookside Road, aforesaid; thence, along the same, North 47 degrees 59 minutes East, 2.81 feet to a point of curve, and Northeastwardly, on a line, curving to the left, with a radius of 424.77 feet, the arc distance of 126.28 feet to a point of tangent, and North 30 degrees 57 minutes East, 41.92 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, described according to a Survey and Plan thereof, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, **Cheltenham Township**, Montgomery County, Pennsylvania, on the 12th day of September 1946, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brookside Avenue (formerly Ogontz Avenue) (50 feet wide), at the distance of 203 feet, measured South 30 degrees 57 minutes West from the intersection, which the said Southeasterly side of Brookside Avenue makes with the Southwesterly side of Waring Road (40 feet wide); thence, through land of Milton Hinlein, of which this was a part, South 19 degrees 15 minutes East, 24.76 feet to a point; thence, South 68 degrees 57 minutes 30 seconds West, 4.04 feet to a point; thence, along land of Flora B. Rothschild, North 19 degrees 15 minutes West, 22.66 feet to a point, in the aforesaid Southeasterly side of Brookside Avenue; thence, along the same, North 30 degrees 57 minutes East, 5.26 feet to the place of beginning.

BEING the same premises which Gloria Goldberg, by Deed, dated 6/4/2004, and recorded 6/30/2004, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5514 at Page 1174, granted and conveyed unto Philip T. Berger and Jennifer Corsanico.

Parcel Number: 31-00-03622-00-1.

Location of property: 8115 Brookside Road, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Philip Berger a/k/a Philip T. Berger and Jennifer Corsanico** at the suit of CSMC 2021-RPL9 Trust. Debt: \$271,691.21.

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. 2025-06629**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements to be thereon, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan entitled "Appaloosa-A Planned Residential Development," drawn by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated October 24, 1990, last revised March 26, 1997, and recorded in Land Site Plan Book 3 at Page 421, as follows, to wit:

BEING Unit No. 9, Block 142 Unit 9.

BEING the same property conveyed to Kami Verne, no marital status shown, who acquired title by virtue of a Deed from Josh Verne and Kami Verne, formerly husband and wife, dated April 8, 2021, recorded March 24, 2022, being Instrument Number 2022036429, and recorded in Deed Book 6274 at Page 244, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 40-00-64995-08-9.

Location of property: 1435 Wesleys Run, Gladwyne, PA 19035.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Kami Verne and Josh Verne** at the suit of Wells Fargo Bank, N.A. Debt: \$1,153,312.27.

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. 2025-07640**, 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 **West Norriton Township**, Montgomery County, Pennsylvania, being Lot No. 112 on a Plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on 8/3/1950, and bounded and described in accordance therewith, as follows:

BEGINNING at a point on the Southeast side of Oxford Circle (50 feet wide), at the distance of 619.84 feet, measured Northwestwardly and Northeastwardly along the Northeast and Southeast side of Oxford Circle, as shown on said Plan, from a point of tangent, of the radius round corner of Oxford Circle and Prospect Avenue (50 feet wide), a corner of Lot #113 on said Plan; thence, along the Southeast side of Oxford Circle, North 42 degrees, 48 minutes East, 55 feet to a point, a corner of Lot #111; thence, along Lot #111, South 47 degrees, 12 minutes East, 105.00 feet to a point, in line of land of George Rommer; thence, along said land, South 45 degrees, 48 minutes West, 55 feet to a point, in corner of Lot #113; thence, along Lot #115, North 47 degrees 12 minutes West, 105 feet to the place of beginning.

BEING known as Lot #112.

BEING the same premises which Russell Maht, II, by Deed, dated February 28, 2002, and recorded in the Office of Recorder of Deeds, of Montgomery County, on March 7, 2002, in Deed Book 5398 at Page 2253, being Instrument #005095, granted and conveyed unto Andrew J. Kelly.

Parcel Number: 63-00-05767-00-2.

Location of property: 198 Oxford Circle, Norristown, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Andrew J. Kelly** at the suit of Citibank, N.A. Debt: \$91,933.82.

Steven P. Kelly, Attorney.

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

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

By virtue of a Writ of Execution **No. 2025-10093**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

THE Land is described as follows:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Subdivision of Property of Raymond A. Knapp, made by Donald H. Schurr, Civil Engineer and Surveyor, dated July 23, 1964, and last revised September 9, 1964, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania in Plan Book C-3 at Page 110, as follows, to wit:

BEGINNING at a point, an iron pin, on the Northeasterly side of Ridge Pike (50 feet wide), a corner of Lot No. 2 on said Plan, said point, being at the distance of 239.41 feet, measured Northwestwardly along the Northeasterly side of Ridge Pike, on the arc of a circle, curving to the left, having a radius of 1171.28 feet from its point of intersection with the Northwesterly side of Crescent Avenue (40 feet wide); thence, extending from said point of beginning, Northwestwardly along the Northeasterly side of Ridge Pike, on the arc of a circle, curving to the left, having a radius of 1171.28 feet, the arc distance of 73.93 feet to an iron pin, a corner of Lot Number 4, on said Plan; thence, extending along Lot Number 4, the three following course and distances: (1) North 48 degrees 24 minutes East, 67.78 feet to an iron pin; (2) North 76 degrees 14 minutes East, 98.94 feet to an iron pin, and; (3) North 62 degrees 40 minutes East, 71.98 feet to an iron pin; thence, extending South 42 degrees 43 minutes East, 70.20 feet to an iron pin, a corner of Lot Number 2, aforesaid; thence, extending along Lot Number 2, South 62 degrees 56 minutes West, 241.45 feet to the first mentioned point, an iron pin, and place of beginning.

CONTAINING in area 18,000 square feet.

BEING all, and the same lands, and premises conveyed to DDH Fund LP, by Christine Trelli a/k/a Christine Trelli Snyder, in a Deed, dated 12/01/2020, and recorded 02/26/2021, in Book 6214 at Page 02442, and being Instrument No. 2021021282, in the Clerk's Office, of the Circuit Court, of Montgomery County, PA.

BEING the same premises which Christine Trelli a/k/a Christine Trelli Snyder, by Deed, dated December 1, 2020, and recorded at Montgomery County Recorder of Deeds Office, on February 26, 2021, in Deed Book 6214 at Page 02442, granted and conveyed unto DDH Fund LP.

Parcel Number: 65-00-09673-00-9.

Location of property: 621 Ridge Pike, Lafayette Hill, PA 19444

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **DDH Fund, LLC f/k/a DDH Fund, L.P.** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, in its Capacity as Owner Trustee of ATLAS SP RESI Opportunity Trust IA. Debt: \$716,505.92.

Friedman Vartolo LLP, Attorneys.

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

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

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

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

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

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

The improvements thereon are: Commercial - Office: Condominium.

Seized and taken in execution as the property of **Siepsier Properties, LLC; Surgical Eye Care, Ltd.; Steven B. Siepsier; and Susannah Small a/k/a Susannah M. Small** at the suit of MMG Investments VI, LLC. Debt: \$3,693,617.03.

Christopher P. Schueller, Attorney.

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

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

To all parties in interest and claimants:

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

ACTION IN DIVORCE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
ACTION IN DIVORCE
CASE NO. 2023-23379

Prathiksha Bathula,
Plaintiff

v.

Ian Khan,
Defendant

**COMPLAINT IN DIVORCE
NOTICE TO DEFEND AND CLAIM RIGHTS**

To: **IAN KHAN, Defendant, whose last known address is 380 Lincoln Highway, Apt. M1, Fairless Hills, PA 19030**

This notice is given to you pursuant to an Order of Court dated September 26, 2025. Take notice that a Complaint in Divorce under Section 3301(d) of the Divorce Code has been filed against you in the above-captioned action, requesting a divorce based on the marriage being irretrievably broken, and that the parties have lived separate and apart since October 2, 2023. Affidavit of these allegations, required by Section 3301(d) of the Divorce Code, has been filed with the Prothonotary's Office.

If you do not file with the Prothonotary of the Montgomery County Court an answer with your signature notarized or verified or a counter-affidavit within 20 days of this publication dated October 16, 2025, the Court can enter a final decree in divorce.

Unless you have already filed a written claim for economic relief, you must do so by November 5, 2025, or the Court may grant the divorce requested by the plaintiff, and you will lose the right to ask for economic relief or other rights important to you. The filing of the counter-affidavit form alone does not protect your economic claims.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

**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.

Fotia.io Corp has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
Lundy Beldecos & Milby, PC
450 N. Narberth Avenue, Suite 200
Narberth, PA 19072

Munmoo Blackbelt Academy, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
A. Victor Meitner, Jr., Esquire
564 Skippack Pike
Blue Bell, PA 19422

**ARTICLES OF INCORPORATION
FOR NONPROFIT**

593 Skippack Pike Condominium Association, Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.
Kaplin Stewart
910 Harvest Drive
Blue Bell, PA 19422

The Inside-Out Center has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

Friends to Keystone, LLC
The limited liability company has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.
John S. Benson, Esquire, Solicitor
18 N. Main Street
Doylestown, PA 18901

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-23415

NOTICE IS HEREBY GIVEN that on September 18, 2025, the Petition of Amani Leazelle JeanBaptiste was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LEAZELLE LANG.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-23414

NOTICE IS HEREBY GIVEN that on September 18, 2025, the Petition of Bernice Azalea Jean Baptiste was filed in the above-named Court, praying for a Decree to change the Petitioner's name to BERNICE AZALEA PEPPERS.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-20817

NOTICE IS HEREBY GIVEN that on August 14, 2025, the Petition of Charnai Destyni Interrante was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CHARLIE JEAN RUBERT.

The Court has fixed November 19, 2025, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

AGOSTINO, GRACE ANN, dec'd.

Late of Lower Merion Township.
Executor: FRANK AGOSTINO,
c/o Lesley M. Mehalick, Esquire,
30 Cassatt Avenue,
Berwyn, PA 19312.
ATTORNEY: LESLEY M. MEHALICK,
McANDREWS, MEHALICK, CONNOLLY,
HULSE and RYAN, P.C.,
30 Cassatt Avenue,
Berwyn, PA 19312

BINDER, DIANE M., dec'd.

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

BISHOP, SHIRLEY, dec'd.

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

BUCZKOWSKI JR., NICHOLAS, dec'd.

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

CLARK, MILDRED M., dec'd.

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

COLKETT, SHERYL MARCIA, dec'd.

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

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

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

DOUGHERTY, EDWARD K., dec'd.

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

ATTORNEY: RYAN A. KROCKER,
ROTHKOFF LAW GROUP,
Seven Neshaminy Interplex, Suite 116,
Trevose, PA 19053

DRESLIN, SHARON A., dec'd.

Late of Lower Providence Township.
Executor: WILLIAM G. REH,
1805 S. 10th Street,
Philadelphia, PA 19148.

ATTORNEY: PAUL A. PRINCE,
934 High Street, P.O. Box 696,
Pottstown, PA 19464

**EMMELL, ROSE LaRUE also known as
R. LaRUE EMMELL, dec'd.**

Late of Zieglerville, PA.
Executrix: ROSEMARIE HOOD,
107 Holly Drive,
Collegeville, PA 19426.

EVANGELIST, CARMELLA, dec'd.

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

FERRY, MADGE also known as

MADGE THERESA FERRY, dec'd.

Late of Abington Township.
Executrix: MARGARET FERRY,
24 Derry Drive,
North Wales, PA 19454.

ATTORNEY: ANDREW P. GRAU,
THE GRAU LAW FIRM,
911 Easton Road, P.O. Box 209,
Willow Grove, PA 19090

FINK, FRANCES M., dec'd.

Late of Borough of Conshohocken.
Co-Executors: PHILIP M. FINK,
1177A Main Street,
Linfield, PA 19468,
CHRISTINE FINK-MULLIN,
3 Melvin Road,
Phoenixville, PA 19460.

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

GAFFNEY, MARGARET G., dec'd.

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

GUTIERREZ, HEMBER E., dec'd.

Late of Abington Township.
Administratrix: KATIA FATIMA GUTIERREZ-UGARTE,
951 Penn Avenue,
Glenside, PA 19038.

ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
Building One, Suite 100,
300 Welsh Road,
Horsham, PA 19044

HARLER, ALAN E., dec'd.

Late of Lower Gwynedd Township.
Executor: CHARLES KALICK,
1125 Foulkeways,
Gwynedd, PA 19436.

ATTORNEY: RYAN A. KROCKER,
ROTHKOFF LAW GROUP,
Seven Neshaminy Interplex, Suite 116,
Trevose, PA 19053

HARRAR, BARBARA A., dec'd.

Late of Borough of Hatboro.
Executrix: MIRIAM MULLER,
c/o Jeremy A. Whalen, Esquire,
Bailiwick Office Campus, Suite 15,
252 W. Swamp Road,
P.O. Box 1306,
Doylestown, PA 18901.

ATTORNEY: JEREMY A. WHALEN,
DRAKE, HILEMAN & DAVIS,
Bailiwick Office Campus, Suite 15,
252 W. Swamp Road,
P.O. Box 1306,
Doylestown, PA 18901

HINDSON, BEVERLY T., dec'd.

Late of Borough of Royersford.
Administrator: WILLIAM G. HINDSON,
8 Laurel Lane,
Freeland, PA 18224.

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

HUGENBRUCH, DANIEL J., dec'd.

Late of Montgomery Township.
Executrix: DANIELLE M. DiPASQUALE,
c/o Stephen M. Howard, Esquire,
100 W. Main Street, Suite 405,
Lansdale, PA 19446.

ATTORNEY: STEPHEN M. HOWARD,
100 W. Main Street, Suite 405,
Lansdale, PA 19446

KALBACH, FRANCES, dec'd.

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

KELLY, MARY S. also known as

MOLLY S. KELLY, dec'd.

Late of Springfield Township.
Executor: PATRICK KELLY,
1541 Temple Drive,
Maple Glen, PA 19002.

ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
Building One, Suite 100,
300 Welsh Road,
Horsham, PA 19044

KREMER, SHIRLEE, dec'd.

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

KUNZ, ROBERT A., dec'd.

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

LANDES, MARLIN D., dec'd.

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

LARENZ, ANNA MARIA, dec'd.

Late of Abington Township.
Executor: ALAN PASTOR,
c/o Jonathan H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

LEECH, ELLEN K., dec'd.

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

LOCKE, CHARLES HENRY, dec'd.

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

MAHONEY, JANIS H., dec'd.

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

MALONE, CHARLES E., dec'd.

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

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

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

MELIODON, ROBERT L., dec'd.

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

**MICHEL, MARY T. also known as
MARY TERESA MICHEL, dec'd.**

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

MOORE, JOSEPH A., dec'd.

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

MOYER, CLAUDE L., dec'd.

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

MUSSOMELI, MARION, dec'd.

Late of Lansdale, PA.
Administrator: JASON MUSSOMELI.

O'CONNOR, KATHLEEN A., dec'd.

Late of Lower Salford Township.
Administrator: GREGORY TROWBRIDGE,
567 Bennington Court,
Harleysville, PA 19438.
ATTORNEY: CHRISTINA ROBERTS,
BRESLIN, MURPHY & ROBERTS,
3305 Edgmont Avenue,
Brookhaven, PA 19015

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

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

PERRY, MARY A., dec'd.

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

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

Late of Jenkintown, PA.
Administrator: CHRISTOPHER McGEEHAN,
c/o Brook Hastings, Esquire,
Hastings Law, LLC,
4259 W. Swamp Road, Suite 240,
Doylestown, PA 18902.

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

Late of Lower Gwynedd Township.
 Executor: SCOTT F. PIERCE,
 c/o Bruce L. Castor, Jr., Esquire,
 411 Cherry Street,
 Norristown, PA 19401.
 ATTORNEY: BRUCE L. CASTOR, JR.,
 van der VEEN, HARTSHORN, LEVIN & LINDHEIM,
 411 Cherry Street,
 Norristown, PA 19401

PISHOCK, CAROL A., dec'd.

Late of Lower Providence Township.
 Executor: JAMES M. PISHOCK, JR.,
 4859 Hilton Road,
 Schnecksville, PA 18078.
 ATTORNEY: FRANK W. HAYES,
 HAYES & ROMERO,
 31 S. High Street,
 West Chester, PA 19382

**PYERON, MICHAEL also known as
MICHAEL L. PYERON, dec'd.**

Late of Borough of Hatboro.
 Administratrix: ANN MARIE PYERON,
 3786 Powder Horn Drive,
 Furlong, PA 18925.
 ATTORNEY: DIRK M. SIMPSON,
 ROYER COOPER COHEN BRAUNFELD,
 101 W. Elm Street, Suite 400,
 Conshohocken, PA 19428

QUINTY, ROBERT H., dec'd.

Late of Limerick Township.
 Executrix: MARIANNE A. QUINTY
 (a/k/a MARIANNE LaROSA QUINTY),
 320 Aronimink Drive,
 Royersford, PA 19468.
 ATTORNEY: THOMAS A. MASTROIANNI,
 OWM LAW,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

RYAN, PATRICIA ANN, dec'd.

Late of Borough of Pottstown.
 Executrix: DANIELLE E. RYAN,
 958 W. Cedarville Road,
 Pottstown, PA 19465.
 ATTORNEY: MICHAEL C. McBRATNIE,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341-0673

**SALTZ, LINDA N. also known as
LINDA SALTZ and**

LINDA J. SALTZ, dec'd.
 Late of Lower Merion Township.
 Executors: ANNE STEIN AND
 ALBERT SALTZ,
 c/o Daniel Levine, Esquire,
 1001 Conshohocken State Road, Suite 2-400,
 West Conshohocken, PA 19428.
 ATTORNEY: DANIEL LEVINE,
 COZEN O'CONNOR,
 1001 Conshohocken State Road, Suite 2-400,
 West Conshohocken, PA 19428

SCALLEY, GERALD EDWARD, dec'd.

Late of Whitpain Township.
 Executors: SEAN E. SCALLEY AND
 MARK J. SCALLEY,
 c/o James S. Bainbridge, Esquire,
 921 Penlyn Blue Bell Pike, Suite A2,
 Blue Bell, PA 19422.

ATTORNEY: JAMES S. BAINBRIDGE,
 THE BAINBRIDGE LAW FIRM, LLC,
 921 Penlyn Blue Bell Pike, Suite A2,
 Blue Bell, PA 19422

**SMITH, JUDITH also known as
JUDITH W. SMITH, dec'd.**

Late of Lower Merion Township.
 Executrix: ASHLEY SMITH WHAMOND,
 c/o Christopher H. Peifer, Esquire,
 17 E. Front Street, P.O. Box 626,
 Media, PA 19063.
 ATTORNEY: CHRISTOPHER H. PEIFER,
 KAO&P LAW ASSOCIATES, P.C.,
 17 E. Front Street, P.O. Box 626,
 Media, PA 19063

STADLIN, WALTER O., dec'd.

Late of Lansdale, PA.
 Administrator: ALAN STADLIN,
 3378 Pruss Hill Road,
 Pottstown, PA 19464.
 ATTORNEY: JOHN J. RENDEMONTI,
 14 Regency Plaza,
 Glen Mills, PA 19342

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

Late of Gilbertsville, PA.
 Executrix: LIZA M. MINNER,
 72 Onyx Lane,
 Gilbertsville, PA 19525.
 ATTORNEY: H. CHARLES MARKOFSKI,
 MARKOFSKI LAW OFFICES,
 1258 E. Philadelphia Avenue,
 P.O. Box 369,
 Gilbertsville, PA 19525-0369

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

Late of Ambler, PA.
 Executrix: MARY WELTE THOMPSON,
 400 Houston Road,
 Ambler, PA 19002.
 ATTORNEY: DOROTHY K. WEIK-HANGE,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

**TRIGG, NANCY M. also known as
NANCY M. PAULINSKI and
NANCY M. PAULINSKI TRIGG, dec'd.**

Late of Upper Moreland Township.
 Executrix: MELISSA M. PERRIN,
 171 Lower Orchard Drive,
 Levittown, PA 19056.
 ATTORNEY: ELIZABETH M. WETZLER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

WALSH, EMILY ALISON, dec'd.

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

WHITE, JERRY W., dec'd.

Late of Lower Merion Township.
 Executrix: STEPHANIE WHITE McCULLOUGH,
 c/o Rebecca Sallen, Esquire,
 325 Merion Road,
 Merion Station, PA 19066.
 ATTORNEY: REBECCA SALLEN,
 SALLEN LAW, LLC,
 325 Merion Road,
 Merion Station, PA 19066

Second Publication**BATMAN, ALICE M., dec'd.**

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

BISSETT, PAUL H., dec'd.

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

BOEHNER, KURT, dec'd.

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

DAHDAH, DIANE M., dec'd.

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

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

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

DIECKHAUS, MAUREEN M., dec'd.

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

FLAHERTY, PATRICIA ANN, dec'd.

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

GRANESE, RITA, dec'd.

Late of East Norriton Township.
 Executrix: AMY PORTNER,
 3107 Hayes Road,
 East Norriton, PA 19403.
 ATTORNEY: MARYBETH O. LAURIA,
 LAURIA LAW LLC,
 3031 Walton Road, Suite C310,
 Plymouth Meeting, PA 19462

HACKENBRACHT, JOSEPH ALLEN also known as JOSEPH A. HACKENBRACHT, dec'd.

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

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

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

HOWLAND, LOIS also known as LOIS J. HOWLAND, dec'd.

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

KRZACZEK, JOSEPH W., dec'd.

Late of Lower Moreland Township.
 Executor: DEREK T. HARRAR,
 c/o Gilbert P. High, Jr., Esquire,
 40 E. Airy Street,
 Norristown, PA 19401.
 ATTORNEY: GILBERT P. HIGH, JR.,
 HIGH SWARTZ LLP,
 40 E. Airy Street,
 Norristown, PA 19401

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

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

LAMBLE, DEBORAH K., dec'd.

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

LANG, LORRAINE ELIZABETH, dec'd.

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

LEE, MARGERY P., dec'd.

Late of Lower Merion Township.
 Executors: JOSEPH BARTON AND
 THE HAVERFORD TRUST COMPANY,
 c/o Megan E. O'Rourke, Esquire,
 1835 Market Street, #320,
 Philadelphia, PA 19103.
 ATTORNEY: MEGAN E. O'ROURKE,
 TEETERS HARVEY MARRONE & O'ROURKE LLP,
 1835 Market Street, #320,
 Philadelphia, PA 19103

MARTIN, GENEVA C., dec'd.

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

MAY, THOMAS E., dec'd.

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

**MAYLOTT, NANCY BARKER also known as
NANCY B. MAYLOTT, dec'd.**

Late of Towamencin Township.
 Executor: CHRISTOPHER A. MAYLOTT,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

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

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

**McPHADEN, PEGENE W. also known as
PEGENE WIGGINS McPHADEN, dec'd.**

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

MESZAROS, JOHN H., dec'd.

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

MILLER, RUSSELL JOHN, dec'd.

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

MYERS, BETTY J., dec'd.

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

NAGEL, ALOMA G., dec'd.

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

**NOWAK, DONALD ALEXANDER also known as
DONALD A. NOWAK, dec'd.**

Late of Lower Gwynedd Township.
 Administratrix: SYLVIANNE NOWAK,
 c/o Stephen T. Elinski, Esquire,
 301 E. Germantown Pike, First Floor,
 East Norriton, PA 19401.
 ATTORNEY: STEPHEN T. ELINSKI,
 SALVO ROGERS ELINSKI & SCULLIN,
 301 E. Germantown Pike, First Floor,
 East Norriton, PA 19401

OAKLEY, KATHARINE ELIZABETH, dec'd.

Late of West Norriton Township.
 Executor: TODD STUART OMOHUNDRO,
 1026 Pross Road,
 Lansdale, PA 19446.
 ATTORNEY: H. ROBERT FISCHER,
 WALTERS AND GALLOWAY, PLLC,
 54 E. Main Street,
 Mechanicsburg, PA 17055

**POWERS, PHYLLIS J. also known as
PHYLLIS JEAN POWERS, dec'd.**

Late of Lower Providence Township.
 Executor: MICHAEL J. POWERS,
 c/o Douglas L. Kaune, Esquire,
 Unruh, Turner, Burke & Frees, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460.
 ATTORNEY: DOUGLAS L. KAUNE,
 UNRUH, TURNER, BURKE & FREES, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460

REED, MARTIN DOUGLAS, dec'd.

Late of Borough of Norristown.
 Administrator C.T.A.: TIMOTHY B. BARNARD,
 P.O. Box 5,
 Westtown, PA 19395.
 ATTORNEY: CARRIE WOODY,
 WOODY LAW OFFICE, PC,
 110 W. Front Street,
 Media, PA 19063

RUSSO, DEBORAH A., dec'd.

Late of Borough of Pottstown.
 Administratrix: BROOKE HATFIELD,
 c/o Jamie V. Ottaviano, Esquire,
 Picardi Philips & Ottaviano,
 1129 E. High Street,
 Pottstown, PA 19464.

SADIQ, IQBAL, dec'd.

Late of Plymouth Township.
 Administrator: CITIZENS AND NORTHERN BANK,
 90 Main Street,
 Wellsboro, PA 16901.
 ATTORNEY: BRITTANY O. L. SMITH,
 433 Market Street,
 Williamsport, PA 17701

SCHNEIDINGER, DOROTHY M., dec'd.

Late of Upper Salford Township.
 Executor: SHANE G. SCHNEIDINGER,
 2563 Shelly Road,
 Harleysville, PA 19438.
 ATTORNEY: DANIEL G. DOUGHERTY,
 881 Third Street, Suite B-3,
 Whitehall, PA 18052

SHERMAN, EDITH, dec'd.

Late of Upper Merion Township.
 Executrix: JILL GARCES,
 c/o Gerald R. Clarke, Esquire,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038.
 ATTORNEY: GERALD R. CLARKE,
 CLARKE & ASSOCIATES,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038

TREESE, MARY LOUISE, dec'd.

Late of Abington Township.
 Executrix: ELAYNE M. TREESE,
 c/o Robert L. Adshead, Esquire,
 349 York Road, Suite 100,
 Willow Grove, PA 19090.
 ATTORNEY: ROBERT L. ADSHEAD,
 LAW OFFICES OF ROBERT ADSHEAD, LLC,
 349 York Road, Suite 100,
 Willow Grove, PA 19090

WELLINGTON, GAIL P., dec'd.

Late of Limerick Township.
 Executrix: HEIDI G. SWARTZ,
 442 N. Lewis Road,
 Royersford, PA 19468.
 ATTORNEY: MARK RYAN,
 636 Egypt Road, P.O. Box 13,
 Oaks, PA 19456

WILEY, ROBERT COLBERT, dec'd.

Late of Upper Salford Township.
 Administrator: WAYNE W. HEFLIN, JR.,
 c/o David G. Garner, Esquire,
 2129 E. High Street,
 Pottstown, PA 19464.

WILEY, THOMAS H., dec'd.

Late of Upper Salford Township.
 Administrator: WAYNE W. HEFLIN, JR.,
 c/o David G. Garner, Esquire,
 2129 E. High Street,
 Pottstown, PA 19464.

WILHELM, RITA K., dec'd.

Late of Borough of Lansdale.
 Executor: HEINZ WILHELM,
 1026 Pecan Drive,
 Lansdale, PA 19446.
 ATTORNEY: LOWELL F. RAEDER,
 LAW OFFICE OF LOWELL F. RAEDER,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

WILLIAMS, JEANNE M., dec'd.

Late of Springfield Township.
 Executors: SHANE MICHAEL PARRISH AND
 TARA P. PARRISH,
 c/o Rebecca Sallen, Esquire,
 325 Merion Road,
 Merion Station, PA 19066.
 ATTORNEY: REBECCA SALLEN,
 SALLEN LAW LLC,
 325 Merion Road,
 Merion Station, PA 19066

Third and Final Publication**AHART, JENNIFER MARIE, dec'd.**

Late of Harleysville, PA.
 Administrator: KEITH EDWARD AHART,
 613 Harvest Drive,
 Telford, PA 18969.

BEAUCHAMP, KATHRYN ELIZABETH, dec'd.

Late of Lower Pottsgrove Township.
 Administrators: ANTHONY BEAUCHAMP,
 10043 Goose Rock Lane,
 Indianapolis, IN 46239,
 JAMIE BEAUCHAMP,
 3004 Walnut Ridge Estate,
 Pottstown, PA 19464.
 ATTORNEY: ROBERT N. SPEARE,
 SPEARE AND HUGHEY,
 22 W. Second Street,
 Media, PA 19073

**BRADSHER SR., THERMON RAY also known as
THERMON R. BRADSHER, dec'd.**

Late of Cheltenham Township.
 Executor: THERMON RAY BRADSHER, JR.,
 c/o Jay E. Kivitz, Esquire,
 7901 Ogontz Avenue,
 Philadelphia, PA 19150.
 ATTORNEY: JAY E. KIVITZ,
 KIVITZ & KIVITZ, P.C.,
 7901 Ogontz Avenue,
 Philadelphia, PA 19150

BROADHURST, GEOFFREY WILLIAM, dec'd.

Late of Worcester Township.
 Executor: JEFFREY BRUCE BROADHURST,
 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

CALBOT, ELIZABETH P. also known as ELIZABETH PAULINE CALBOT and ELIZABETH CALBOT, dec'd.
Late of Whitemarsh Township.
Executrix: CYNTHIA CALBOT SCZEPANSKI,
4030 Hain Drive,
Lafayette Hill, PA 19444.
ATTORNEY: JOHN A. SCZEPANSKI,
4030 Hain Drive,
Lafayette Hill, PA 19444

CHOI, JIN, dec'd.
Late of Towamencin Township.
Administrator: GEORGE CHOI,
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

COHEN, MARTIN also known as MARTIN JAY COHEN and MARTIN J. COHEN, dec'd.
Late of Towamencin Township.
Executrix: CHERYL COHEN,
c/o Mary E. Podlogar, Esquire,
608 Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: MARY E. PODLOGAR,
MONTCO ELDER LAW, LLP,
608 Main Street,
Lansdale, PA 19446-2012

CUTLER, ELIZABETH C., dec'd.
Late of Springfield Township.
Executrix: CHERYL CUTLER CORNBERG,
c/o Gerald R. Clarke, Esquire,
119 S. Easton Road, Suite 207,
Glenside, PA 19038.
ATTORNEY: GERALD R. CLARKE,
CLARKE & ASSOCIATES,
119 S. Easton Road, Suite 207,
Glenside, PA 19038

DAVIDIS, LAWRENCE M., dec'd.
Late of Plymouth Township.
Executor: MARGE CROZIER,
11062 E. Buckhorn Drive,
Scottsdale, AZ 85262.
ATTORNEY: DOUGLAS P. HUMES,
Millridge Manor House,
975 Mill Road, Box E,
Bryn Mawr, PA 19010

DAVIS, JANE also known as JANE W. DAVIS, dec'd.
Late of Upper Salford Township.
Executrix: DEBRA A. CASSEL,
128 W. Upsal Street,
Philadelphia, PA 19119.
ATTORNEY: STEPHANIE M. CREECH,
COMMONS & COMMONS LLP,
30 Pelham Road,
Philadelphia, PA 19119

DONADIO, KATHRYN JOY, dec'd.
Late of Cheltenham Township.
Administrator: MICHAEL DONADIO,
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

DUFF, MARY HELEN, dec'd.
Late of Cheltenham Township.
Executrix: RANDI MARTIN,
8204 Thomson Road,
Elkins Park, PA 19027.
ATTORNEY: MICHAEL L. GALBRAITH,
GALBRAITH LAW LLC,
1845 Walnut Street, 25th Floor,
Philadelphia, PA 19103

EMEL-CALDWELL, BETTY LOU, dec'd.
Late of Worcester Township.
Executor: CLARK EMEL,
c/o Leigh A. Segal, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.
ATTORNEY: LEIGH A. SEGAL,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323

GEIGERT, PHILLIP, dec'd.
Late of Cheltenham Township.
Administratrix: SAMANTHA S. GEIGERT,
c/o Wendy F. Bleczinski, Esquire and
Nikolaos I. Tsouros, Esquire,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406.
ATTORNEY: WENDY F. BLECZINSKI,
NIKOLAOS I. TSOUROS,
LAW OFFICES OF WENDY F. BLECZINSKI,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406

GERARD, PATRICIA M., dec'd.
Late of Borough of Phoenixville.
Executrix: JANET MARIE LAPPS,
6810 Heritage Club Drive,
Mason, OH 45040.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, PC,
1043 S. Park Avenue,
Audubon, PA 19403

GIANGIULIO, ELIZABETH C., dec'd.
Late of Upper Frederick Township.
Executrix: KATHLEEN KUCHAR,
1160 Valley Stream Drive,
Perkiomenville, PA 18074.
ATTORNEY: NICOLAS F. METER,
METER LAW OFFICES, LLC,
1401 E. High Street,
Pottstown, PA 19464

GOLASA, STEPHEN J., dec'd.
Late of Conshohocken, PA.
Executor: JOHN C. GOLASA, III,
38 Red Rowan Lane,
Plymouth Meeting, PA 19462.
ATTORNEY: MARK S. HARRIS,
WARREN MCGRAW & KNOWLES, LLC,
920 Lenmar Drive,
Blue Bell, PA 19422

GOLDFIELD, ADLE, dec'd.

Late of Upper Merion Township.
 Executor: BENJAMIN GOLDFIELD,
 c/o John C. Hook Esquire,
 2005 Market Street, Suite 2600,
 Philadelphia, PA 19103-7018.
 ATTORNEY: JOHN C. HOOK,
 STRADLEY RONON STEVENS & YOUNG, LLP,
 2005 Market Street, Suite 2600,
 Philadelphia, PA 19103-7018

HAMMOND, INGE B. also known as**INGE U. OLIVIERI, dec'd.**

Late of Whitemarsh Township.
 Executor: LUDWIG M. BUTTER,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

HAYS, JANE K., dec'd.

Late of Worcester Township.
 Executrix: DEBORAH H. REARDON,
 748 Millbrook Lane,
 Haverford, PA 19041.
 ATTORNEY: JACQUELINE A. JOHNSON,
 3770 Ridge Pike,
 Collegeville, PA 19426

HOPSON, DOROTHY J., dec'd.

Late of Hatboro, PA.
 Executor: SHANE RHOADS,
 312 Surrey Lane,
 Hatboro, PA 19040.
 ATTORNEY: SHILPA P. KHARVA,
 KHARVA LAW OFFICE, LLC,
 175 Stratford Office, Suite 1, #202,
 Wayne, PA 19087

KEESAL, MARILYN, dec'd.

Late of Upper Dublin Township.
 Executrix: SHARI H. KLEVIT,
 410B Fort Washington Avenue,
 Fort Washington, PA 19034.
 ATTORNEY: MARYBETH O. LAURIA,
 LAURIA LAW LLC,
 3031 Walton Road, Suite C310,
 Plymouth Meeting, PA 19462

KELLEHER, NANCY LEE, dec'd.

Late of Lower Merion Township.
 Executor: DAVID P. KELLEHER,
 c/o Catherine T. Duffy, Esquire,
 300 W. State Street, Suite 300,
 Media, PA 19063.
 ATTORNEY: CATHERINE T. DUFFY,
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
 SLOANE, MATTHEWS & AUSLANDER, P.C.,
 300 W. State Street, Suite 300,
 Media, PA 19063

KRILL, CHRISTINE M., dec'd.

Late of Linfield, PA.
 Executrix: TERESA MCCARTHY,
 328 Walnut Street,
 Spring City, PA 19475.

KRUG JR., EDWARD W., dec'd.

Late of Upper Hanover Township.
 Executrix: RICHARDA L. KRUG.
 ATTORNEY: MICHELLE M. FORSELL,
 CROSSON & RICHETTI, LLC,
 570 Main Street,
 Pennsburg, PA 18073

LASSEN, NANCY JOLLY, dec'd.

Late of Abington Township.
 Executors: LINDA JOLLY LASSEN,
 RICHARD SCOTT LASSEN AND
 CHERYL ANN LASSEN,
 c/o Robert W. Maher, Esquire,
 1494 Old York Road, Third Floor,
 Abington, PA 19001.
 ATTORNEY: ROBERT W. MAHER,
 DYER & MAHER,
 1494 Old York Road, Third Floor,
 Abington, PA 19001

LUCEY JR., JOHN DAVID, dec'd.

Late of Lower Merion Township.
 Executors: CAROL A. DAVIS,
 4448 Lindenhurst Lane,
 Las Vegas, NV 89120,
 MICHAEL D. LUCEY,
 901 Craftsman Road,
 Eagleville, PA 19403.
 ATTORNEY: KATHLEEN M. O'CONNELL,
 SCHUBERT, GALLAGHER, TYLER & MULCAHEY,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107-4533

MAGASKIE, DANIEL JOHN, dec'd.

Late of Upper Dublin Township.
 Executor: RYAN MAGASKIE,
 c/o Marion DiClerico, Esquire,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038.
 ATTORNEY: MARIO DiCLERICO,
 DiCLERICO & ENNIS,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038

McKENNA, MICHAEL E., dec'd.

Late of Towamencin Township.
 Executrix: BRIANNE MAUREEN KELLY,
 c/o Mary E. Podlogar, Esquire,
 608 Main Street,
 Lansdale, PA 19446-2012.
 ATTORNEY: MARY E. PODLOGAR,
 MONTCO ELDER LAW, LLP,
 608 Main Street,
 Lansdale, PA 19446-2012

MOYER, JAMES R., dec'd.

Late of Lower Pottsgrove Township.
 Executors: ANTHONY L. BOORE,
 2324 Romig Road,
 Pottstown, PA 19464,
 MICHAEL A. MOYER,
 91 Overlook Drive,
 Reading, PA 19606.
 ATTORNEY: JUDITH L. WATTS,
 PICARDI PHILIPS & OTTAVIANO,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

OTTAVIANO JR., ANTHONY J., dec'd.

Late of Lower Frederick Township.
 Administrator: ANTHONY J. OTTAVIANO, III,
 411 Cedar Court,
 Schwenksville, PA 19473.
 ATTORNEY: ADAM T. KATZMAN,
 KATZMAN LAW OFFICE, P.C.,
 1117 Bridge Road, Suite A,
 P.O. Box 268,
 Creamery, PA 19430,
 610-409-2909

POWERS, JANE M., dec'd.

Late of Towamencin Township.
 Executor: ROGER E. POWERS,
 c/o Edward H. Butz, Esquire,
 1620 Pond Road, Suite 200,
 Allentown, PA 18104.
 ATTORNEY: EDWARD H. BUTZ,
 LESAVOY BUTZ & SEITZ,
 1620 Pond Road, Suite 200,
 Allentown, PA 18104.

PYRZ, ETHEL P., dec'd.

Late of Harleysville, PA.
 Executor: JOSEPH W. PYRZ,
 c/o Adrian L. Meyer, Esquire,
 62 N. Church Street,
 Doylestown, PA 18901.
 ATTORNEY: ADRIAN L. MEYER,
 62 N. Church Street,
 Doylestown, PA 18901

RAHMER, SHIRLEY A., dec'd.

Late of Borough of Lansdale.
 Executrix: MELANIE A. RAHMER,
 c/o David G. Garner, Esquire,
 2129 E. High Street,
 Pottstown, PA 19464.

RHOADS, LINDA, dec'd.

Late of Hatboro, PA.
 Administrator: SHANE RHOADS,
 312 Surrey Lane,
 Hatboro, PA 19040.
 ATTORNEY: SHILPA P. KHARVA,
 KHARVA LAW OFFICE, LLC,
 175 Strafford Office, Suite 1, #202,
 Wayne, PA 19087

SANFORD, JOHN F., dec'd.

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

SARFERT, LORRAINE A. also known as LORRAINE ANNETTE SARFERT, dec'd.

Late of Abington Township.
 Executor: RONALD E. SARFERT,
 331 N. Hills Avenue,
 Glenside, PA 19038.

SHETZ, MARGARET A., dec'd.

Late of Borough of Hatboro.
 Executor: WALTER J. SHETZ,
 c/o Lara A. Bolte, Esquire,
 1260 Bustleton Pike,
 Feasterville, PA 19053.
 ATTORNEY: LARA A. BOLTE,
 DILWORTH PAXSON LLP,
 1260 Bustleton Pike,
 Feasterville, PA 19053

SHINGLE, SANDRA, dec'd.

Late of Douglass Township.
 Executor: MICHAEL SHINGLE,
 c/o Timothy B. Fisher, II, Esquire,
 Fisher and Fisher Law Offices LLC,
 525 Main Street, P.O. Box 396,
 Gouldsboro, PA 18424.

SPIECKER, CHARLENE, dec'd.

Late of Horsham Township.
 Executor: JOSEPH SPIECKER,
 c/o Friedman Schuman Layser, P.C.,
 275 Commerce Drive, Suite 210,
 Fort Washington, PA 19034.
 ATTORNEYS: FRIEDMAN SCHUMAN LAYSER, P.C.,
 275 Commerce Drive, Suite 210,
 Fort Washington, PA 19034

SUHA, EILEEN E., dec'd.

Late of Worcester Township.
 Administratrix: KATHLEEN E. SHOEMAKER,
 c/o 572 W. Main Street, P.O. Box 26865,
 Trappe, PA 19426.
 ATTORNEY: BLAKE E. DUNBAR, JR.,
 572 W. Main Street, P.O. Box 26865,
 Trappe, PA 19426

WACIEGA-MOSCOW, LARYSA also known as

LARYSA WACIEGA, dec'd.
 Late of Lower Merion Township.
 Administrator, C.T.A.: LUNDY, BELDECOS &
 MILBY, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072.
 ATTORNEY: JOHN R. LUNDY,
 LUNDY, BELDECOS & MILBY, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072

WILSON JR., JAMES, dec'd.

Late of Pottstown, PA.
 Administratrix: BETTY WILSON,
 c/o Valerie K. Williams, Esquire,
 101 E. Darby Road,
 Havertown, PA 19083.

SALE OF REAL ESTATE**LOGS Legal Group LLP**

By: Christopher A. DeNardo, PA I.D. No. 78447
 Samantha Gable, PA I.D. No. 320695
 Steven Palmer, PA I.D. No. 334553
 Leslie J. Rase, PA I.D. No. 58365
 Heather Riloff, PA I.D. No. 309906
 Kevin T. Tonzczyn, PA I.D. No. 332616
 Elizabeth L. Wassall, PA I.D. No. 77788
 Joseph L. LoCastro, IV, PA I.D. No. 314973
 985 Old Eagle School Road, Suite 514
 Wayne, PA 19087
 Telephone: 610-278-6800
 E-Mail: pahelp@logs.com
 LLG File No. SPS 24-071371

COURT OF COMMON PLEAS
 MONTGOMERY COUNTY, PA
 CIVIL DIVISION
 NO. 2025-14415

U.S. Bank National Association, as Trustee, on behalf of the Holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AMQ 2006-HE7 Asset Backed Pass-Through Certificates, Series AMQ 2006-HE7,
 Plaintiff

vs.

Andrea Nichelle Renee Smith, known Heir of Lucille E. Aliu, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Lucille E. Aliu, deceased,
 Defendants

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Lucille E. Aliu, deceased
516 Old Elm Street
Plymouth Township, PA 19428

Your house (real estate) at:
516 Old Elm Street, Plymouth Township, PA 19428
 49-00-02938-00-1

is scheduled to be sold at Sheriff's Sale on January 28, 2026 at 1:00 PM, will be sold at a public auction conducted by Bid4Assets, <https://www.bid4assets.com/> to enforce the court judgment of \$52,402.04 obtained by U.S. Bank National Association, as Trustee, on behalf of the Holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AMQ 2006-HE7 Asset Backed Pass-Through Certificates, Series AMQ 2006-HE7 against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to U.S. Bank National Association, as Trustee, on behalf of the Holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AMQ 2006-HE7 Asset Backed Pass-Through Certificates, Series AMQ 2006-HE7 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call: 610-278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

TRUST NOTICES

First Publication

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

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

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

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

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

Third and Final Publication

**INTERVIVOS TRUST AGREEMENT OF
MARION WOODWARD
DATED 9/19/2006, AMENDED 12/1/2008,
AMENDED 5/6/2010, RESTATED 5/26/2011,
AMENDED 1/24/2013, AMENDED 10/23/2014,
AMENDED 12/21/2016, RESTATED 12/8/2017
AND AMENDED 2/16/2023**

Marion E. Woodward a/k/a
Marion Elizabeth Woodward, Deceased
Late of Lower Gwynedd 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: Ginger McCormick, CPA
 c/o Robert M. Slutsky, Esq.
 Slutsky Elder Law, P.C.
 600 W. Germantown Pike, #400
 Plymouth Meeting, PA 19462

**REVOCABLE LIVING TRUST OF
JENNIFER BOONDAS
DATED OCTOBER 19, 2012, AS AMENDED**

Jennifer Boondas, Deceased
Late of Upper Providence Twp.,
Montgomery County, PA

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

Trustee: Mary Louise DeNardo
 c/o Mary L. Buckman, Esq.
 585 Skippack Pike, #100, Blue Bell, PA 19422

Atty.: Mary L. Buckman
 Ford & Buckman, PC
 585 Skippack Pike, #100, Blue Bell, PA 19422

**THE RUTH B. CRAIG REVOCABLE TRUST
DATED OCTOBER 17, 2003,
TRUST AMENDMENT DATED APRIL 2012,
SECOND TRUST AMENDMENT
DATED SEPTEMBER 18, 2019**

Ruth B. Craig, Deceased
Late of Lower Gwynedd 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: Sue Smith
 1703 Squire Ln., New Hope, PA 18938

Atty.: Yvette E. Taylor
 Law Office Taylor Hachoose
 301 Oxford Valley Rd., #102A, Yardley, PA 19067

EXECUTIONS ISSUED

Week Ending October 7, 2025

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

AAA UNIQUE CONSTRUCTION & DESIGN, INC.:
HAYAT, HAGAY: MAGDA GREEN DESIGN, LLC:
CHASE BANK, GRNSH. - Karchin, Jing, et al.;
202416242; WRIT/EXEC.

BENGAL CONVERTING SERVICES:
THE VICTORY BANK, GRNSH. - Loparex, LLC;
202506485; \$220,540.63.

BNT, LLC: LLC: BANK OF AMERICA, N.A., GRNSH. -
Univest Bank and Trust Co.; 202520760; \$532,330.26.

BOWMAN, MICHAEL: GIBBONS, SHAWN:
THE UNITED STATES OF AMERICA - TH MSR
Holdings, LLC f/k/a Matrix Financial Services Corp.;
202422859; ORDER/JDMT \$508,376.61.

BRACY, ROBERT: NAVY FEDERAL CREDIT UNION,
GRNSH. - U.S. Bank, N.A. c/o Zwicker &
Associates, P.C.; 202524700; \$9,073.97.

BRACY, ROBERT: NAVY FEDERAL CREDIT UNION,
GRNSH. - U.S. Bank, N.A. c/o Zwicker &
Associates, P.C.; 202524705; \$9,073.97.

CAPUTO, MATTHEW: PNC BANK, GRNSH. -
TD Bank USA, N.A.; 201605062; \$1,885.93.

COLES, CARLES: COLLAZO, ALBERT:
UNKNOWN HEIRS, SUCCESSORS, AND
ASSIGNS AND ALL PERSONS, FIRMS, ET AL. -
TH MSR Holdings, LLC; 202418571.

COUNTRYSIDE SERVICES, LLC: PAPE, JESSE:
PNC BANK, GRNSH. - Auxilior Capital Partners, Inc.;
202426622.

CROSSEN, MICHAEL - Freedom Credit Union;
202524021; \$14,079.64.

CURCIO, RANDY: BANK OF AMERICA, GRNSH. -
Portfolio Recovery Associates, LLC; 202524117;
\$3,015.68.

CW, LLC: LLC: BANK OF AMERICA, N.A., GRNSH. -
Univest Bank and Trust Co.; 202521095; \$569,382.57.

EPP, LLC: BANK OF AMERICA, N.A., GRNSH. -
Univest Bank and Trust Co.; 202520773; \$354,233.27.

FIRST BEST LOGISTICS, INC.: HUSNIC, SENAIDA:
CHASE BANK, GRNSH. - Auxilior
Capital Partners, Inc.; 202503390.

GOINS, GAILYA: TRUMARK FINANCIAL
CREDIT UNION, GRNSH. - Northridge Estates
Condominium Association; 202523849; \$7,165.27.

HALF AND HALF TRUCKING, INC.: TD BANK,
GRNSH. - First Insurance Funding, a Division
of Lake Forest Bank & Trust; 202315728.

J.R. CONTRACTING SERVICES, INC.: RAMIREZ,
JOSE: TD BANK, GRNSH. - Capitol Building
Supply, Inc.; 202515628.

JONES, NICHOLAS: PEPPEL, CHARLOTTE:
SHIPON LAW ASSOCIATES, P.C., GRNSH. -
Zhao, Raymond; 202524713; WRIT/EXEC.

LAMB RENOVATIONS, LLC - Elias, Roger, et al.;
202428604; WRIT/EXEC.

LEGACY CENTER, LLC: BANK OF AMERICA,
GRNSH. - Pennsylvania Unemployment
Compensation Fund; 202561112; \$5,091.73.

LILLY, JESSICA: BURNS, KENNETH -
Crosscountry Mortgage, LLC; 202424232.

PBHINT ENTERPRISES, LLC: HINTON, MILTON -
ICM Logistics, LLC; 202519861; \$16,289.26.

QUANTUM BUILDERS, LLC: PLOWDEN, STEVEN -
ICM Logistics, LLC; 202521382; \$13,545.50.

RUDD, KIMBERLY: PNC BANK, GRNSH. -
Cavalry Spv. I, LLC; 202505381.

SARLI, INC.: SHERGILL, JODHBIR: BANK OF
AMERICA, GRNSH. - Auxilior Capital Partners, Inc.;
202426416.

SPARTAN DRYWALL, LLC: WELLS FARGO BANK,
GRNSH. - Pennsylvania Unemployment
Compensation Fund; 202462473; \$9,777.94.

STASYK, S. MARIE: NICOLAS - Federal Home Loan
Mortgage Corporation, as Trustee, et al.; 202406082.

TAYLOR, COURTNEY: NAVY FEDERAL
CREDIT UNION, GRNSH. - Drexel University;
202523509; \$6,005.73.

TEMPLE, RONALD: AMERIPRISE FINANCIAL
SERVICES, LLC, GRNSH. - Shelton, James;
202524542; WRIT/EXEC.

VENTRESKA, CHRISTOPHER: NICOLE -
Firsttrust Bank; 202520383; \$894,918.01.

VERDES, NICHOLAS: LYNN - Rocket Mortgage, LLC;
202504128; \$201,815.04.

W. GROUP HOLDINGS, LLC: APPFOLIO, INC.,
GRNSH. - Cunningham, Mark, et al.; 202524310;
\$8,542.88.

WINK, JEANNETTE: WELLS FARGO BANK, GRNSH. -
LVNV Funding, LLC; 202201457; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED

Week Ending October 7, 2025

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

ARA HYDROACQUISITION HOLDINGS, LLC -
VV330, LLC; 202524314; Complaint in Confession
of Judgment; \$12,467,852.15.

BECKIER, CARIS - Family and Friends Daycare;
202524178; Judgment fr. District Justice; \$1,883.00.

COYLE, JAMIE - Family and Friends Daycare;
202524180; Judgment fr. District Justice; \$2,642.30.

CRAWFORD, ELISABETH - Cincinnati Insurance
Company; 202524166; Complaint in Confession
of Judgment; \$45,739.62.

HO, STEVE - Wilson, Alex; 202524213; Certification
of Judgment; \$3,793.78.

JOHANNESSEN, MARK - Buissereth, Albert; 202524418;
Certification of Judgment; \$1,250.00.

JONES, NICHOLAS: PEPPEL, CHARLOTTE -
Zhao, Raymond; 202524713; Certification
of Judgment; \$WRIT/EXEC.

KOMONOSKI, MIKE - Family and Friends Daycare;
202524179; Judgment fr. District Justice; \$2,585.15.

MARKS, LOUIS - Mariner Finance, LLC; 202524200;
Judgment fr. District Justice; \$7,126.95.

McBRIDE, KATHLEEN - Midland Credit
Management, Inc.; 202524330; Judgment fr.
District Justice; \$1,374.67.

ROSSI, ANTHONY: TRACY - Gorski, Caesar;
202524167; Judgment fr. District Justice; \$9,722.96.

TIM C/O RICE LANSCAPING, INC. - Huff, Martha;
202524168; Judgment fr. District Justice; \$751.75.

LETTERS OF ADMINISTRATION

Granted Week Ending October 7, 2025

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

- BARRETT, FRANCIS M. - Plymouth Township; Saraceni, Robert A., 548 1/2 E. Main Street, Suite A, Norristown, PA 19401.
- BINDER, DIANE M. - Red Hill Borough; Trotman, Nancy C., 4805 Rainbow Ridge Circle, Schwenksville, PA 19473.
- BLINSKI, GREG A. - Pottstown Borough; Adam, Cynthia A., 319 Fairview Road, Reading, PA 19606.
- BURGOS, AURA A. - Pottstown Borough; Burgos, William, 870 E. High Street, Pottstown, PA 19464.
- BYRD, MILDRED L. - Abington Township; Haynes, Thelma L., 1459 Osbourne Avenue, Abington, PA 19001.
- GRACE, JONATHAN - Abington Township; Stevens, Richard W., 2074 Susquehanna Road, Abington, PA 19001.
- HARPEL, LINDA J. - Lansdale Borough; Harpel Jr., Donald E., 602 N. Broad Street, Lansdale, PA 19446.
- HIGGINSON, MARK W. - Collegeville Borough; Hashem-Rapoza, Judee, 880 Township Line Road, Plymouth Meeting, PA 19462; Higginson, William, 320 SW 9th Avenue, Boynton Beach, FL 33435.
- HOOD III, FRANCIS B. - Abington Township; Hood, Jennifer M., 2485 Brookdale Avenue, Abington, PA 19001.
- LEVENGOD, LARRY L. - Pottstown Borough; Raysor, Maryann, 355 W. Beech Street, Pottstown, PA 19464.
- MATRO, BRIAN P. - Lower Merion Township; Matro, Theresa, 3 Meadow Rose Court, Hackettstown, NJ 07840.
- McCLENAHAN, MARGARET J. - Upper Frederick Township; Mattes, David, 110 Park Place Drive, Reading, PA 19608.
- McCLENAHAN, SAMUEL C. - Upper Frederick Township; Mattes, David, 110 Park Place Drive, Reading, PA 19608.
- ROBERTS, CAROL A. - Cheltenham Township; Roberts, Salim K., 15212 Winstead Lane, Silver Spring, MD 20905.
- STUBBLEBINE, VIRGINIA C. - Worcester Township; Ottaviano Jr., Louis E., 10 S. Sanatoga Road, Pottstown, PA 19464; Ottaviano, Vincent J., 875 Ebelhare Road, Pottstown, PA 19465.
- WALSH, EMILY A. - Horsham Township; Walsh, Barry, 1 Easthill Drive, Doylestown, PA 18901.
- BALITZKY, PATRICIA - Navy Federal Credit Union; 202524302; Civil Action; Baroska III, Robert L.
- BEECHWOOD PROPERTY HOLDINGS - Billiot, Whitley; 202524729; Civil Action.
- BOWEN, LEONARD - Bowen, Tara; 202524222; Complaint Divorce.
- BOWENS, LATOYA - Bowens, Matthew; 202524412; Complaint Divorce.
- BOWERS, VERONICA - American Express National Bank; 202524703; Civil Action; Felzer, Jordan W.
- CHAMBERS, CATHERINE - American Express National Bank; 202524711; Civil Action; Felzer, Jordan W.
- COLNEY, TONYA; HEFFNER, KELLY - Bhangu, Sonny; 202523857; Petition to Appeal Nunc Pro Tunc.
- CRANE, NICOLE - Midland Credit Management, Inc.; 202524234; Civil Action; Turay, Foday.
- DAVIS, MARLA - Pennsylvania State Employees Credit Union; 202524319; Civil Action; Urban, Matthew D.
- DERECOLA, ANDREW - Derecola, Kristen; 202524217; Complaint for Custody/Visitation; Forchetti, Stacy T.
- DiSANTO, LAUREN; WEST LAUREL HILL CEMETERY COMPANY - DiSanto, Jasper; 202524185; Civil Action.
- DONENKO-BELL, ALEXANDER; DONENKO, ALEXANDER - Donenko-Bell, John; 202524716; Complaint Divorce.
- FANELLI, CHARLES - Midland Credit Management, Inc.; 202524218; Civil Action; Baroska III, Robert L.
- FIELDS, DAVID - Murray, Rayonna; 202524410; Complaint Divorce.
- FINNERTY, MICHAEL - Capital One N.A.; 202524447; Civil Action; Oska III, Robert L.
- FONDOTS, WILLIAM - Davis, Cylee; 202524602; Petition for Protection from Sexual Viol.
- FOUNTAIN, NICHOLAS - Fountain, Nancy; 202524261; Complaint for Custody/Visitation.
- FRANCO POBLETE, JATZIRI - Garcia Gomez, Emerson; 202524507; Complaint for Custody/Visitation; Ahlert, Michael.
- GARNER, JAMES - Garner, Megan; 202524402; Complaint for Custody/Visitation; Fischer, Ellen S.
- GIBBS, REINALDO; LÉGER, ELIAN; JACLYN - Lansdale Fee Owner, LLC; 202524254; Petition to Appeal Nunc Pro Tunc.
- GRAUER, RYAN - Shetty, Alaka; 202524312; Civil Action.
- GREINER, RACHEL; ERICH - Pennsylvania State Employees Credit Union; 202524323; Civil Action; Urban, Matthew D.
- GULOTTA, KIMBERLY - Tosco Real Estate Services, LLC; 202524052; Petition to Appeal Nunc Pro Tunc; Munshi, Ali.
- HAGENBUCH, CHRISTOPHER - Rajaei, Sheeva; 202524514; Complaint for Custody/Visitation; Boyd, Melissa M.
- HICKS, CRYSTAL - Spring Mill Suites By Marriott; 202524698; Defendants Appeal from District Justice.
- HYUNGJA, KIM - Midland Credit Management, Inc.; 202524220; Civil Action; Baroska III, Robert L.
- JEFFERSON HEALTH; JEFFERSON HEALTH - ABINGTON HOSPITAL - Richardson, Dominique; 202524414; Civil Action.

SUITS BROUGHT

Week Ending October 7, 2025

The Defendant's Name Appears First in Capital Letters

- ANDERSON, ALLEN; BLOUNT, BALARIE - Lindy 251 DeKalb Property Owner, LLC; 202524603; Defendants Appeal from District Justice.
- BAGHDASARYAN, VLADIMIR - American Express National Bank; 202524718; Civil Action; Felzer, Jordan W.

JOHNSON, COLEEN - American Express National Bank;
202524614; Civil Action; Felzer, Jordan W.
JOHNSON, IYANA - Matthews, Durell; 202523765;
Complaint for Custody/Visitation.
JONES, SHARON - Black Lab Rentals, LLC; 202524264;
Petition to Appeal Nunc Pro Tunc.
KEYES, MATTHEW - Pham, Nhung; 202524320;
Complaint Divorce; Cunha, Sueli Oliveira.
KIL, HYUNGJOON - American Express National Bank;
202524695; Civil Action; Felzer, Jordan W.
LEOFSEKEY, JOSHUA - Locker, Stacey; 202524448;
Complaint for Custody/Visitation.
LEWIS, JESSICA - Bradfield Court; 202523824;
Petition to Appeal Nunc Pro Tunc; Schachner, Jessica.
LOPEZ RIVAS, GIOVANNI - Membreno Gomez, Maria;
202524308; Complaint for Custody/Visitation;
Atzert, Karen.
NOISEUX, DEBBIE - Midland Credit Management, Inc.;
202524207; Civil Action; Baroska III, Robert L.
PAGAN, AMNERIS - Sotelo, Jesus; 202524210;
Complaint for Custody/Visitation.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Ferrante, Christopher;
202523986; Appeal from Suspension/Registration/
Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Chappelle, Ronald; 202523878;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Patel, Parth; 202523862;
Appeal from Suspension/Registration/Insp.;
Kellis, Steven E.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - McNicholas, James; 202523896;
Appeal from Suspension/Registration/Insp.; Levin,
Andrew J.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - DiProsperos, Taylor; 202524550;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Pollack, Melissa; 202524336;
Appeal from Suspension/Registration/Insp.;
Steinberg, S. Philip.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Scott, Colleen; 202524421;
Appeal from Suspension/Registration/Insp.; Beck III,
Basil D.
RICE, NYKEYSHA - Shelton, Joseph; 202523578;
Complaint for Custody/Visitation.
RYAN, ALLISHA - Teurina Associates, L.P.;
202524321; Petition to Appeal Nunc Pro Tunc.
SANTOS, MIRACLE - Leeson Law Offices;
202524313; Civil Action; Leeson III, Joseph F.
SCHAEFER, JESSICA - Marella, Robert; 202524342;
Defendants Appeal from District Justice.
WATKIS, NIGELL - Pendleton, Kimberly; 202524419;
Complaint Divorce; Coleman, Ashley R.
WHITTINGTON, DION - Harris, Naquine; 202523995;
Complaint for Custody/Visitation.
WOODS, JAMES - Falcone, Sophia; 202524184;
Petition for Protection from Sexual Viol.
WRIGHT, ANDRE: COLOR OF LIFE PHOTOGRAPHY -
Duckett, Cowanis; 202524226; Civil Action;
Duckett Jr., Cowanis.

WILLS PROBATED

Granted Week Ending October 7, 2025

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

AGOSTINO, GRACE A. - Lower Merion Township;
Acostino, Frank, 274 Forrest Road, Merion Station,
PA 19066.
ALEXANDER, DONALD W. - Lower Salford
Township; Alexander, Nadine A., 239 Manor Road,
Harleysville, PA 19438.
AUGUSTINE, JULIUS P. - Hatboro Borough; Augustine,
Kim A., 24 Harcourt Lane, Hatboro, PA 19040.
BRADY, DONALD P. - Plymouth Township; Bonner,
Donna M., 206 Winding Way, Plymouth Meeting,
PA 19462; Brady, Kathleen A., 426 E. 11th Avenue,
Conshohocken, PA 19428.
BURNS, SHIRLEY R. - Lower Pottsgrove Township;
Burns, Robert A., 1062 Jefferson Street, Red Hill,
PA 18076; Novitski, Barbara A., 2461 E. High Street,
Apt. B-8, Pottstown, PA 19464.
CLARK, MILDRED M. - Horsham Township; Check,
Donna M., 107 Abbey Drive, Clarks Summit, PA 18411;
Wampole, Carol A., 7619 Woodbine Road,
Macungie, PA 18062.
CLARKE, LINDA - Jenkintown Borough; Clarke,
Charles, 506 Runnymede Avenue Jenkintown,
PA 19046.
DEAROLF, PHYLLIS C. - Abington Township;
Dearolf, Charles R., 7131 Swansong Way,
Bethesda, MD 20817; Dearolf III, Walter W.,
221 Holmecrest Road, Jenkintown, PA 19046.
DRIKS, ELLEN - Montgomery Township; Ludwig,
Alicia D., 312 Melrose Avenue, Merion Station,
PA 19066.
ENWRIGHT, JOHN E. - Upper Moreland Township;
Ammerman, Danielle, 15 Lawntown Road,
Willow Grove, PA 19090.
FARRELL, LOUIS P. - Douglass Township; Farrell,
Robert P., 641 Cressman Road, Harleysville,
PA 19438.
GAFFNEY, MARGARET - Whitmarsh Township;
DiBenedetto, Theresa A., 760 Cinnaminson Street,
Philadelphia, PA 19128.
GEORGE, DR. WILLIAM G. - Cheltenham Township;
George, Portia, 1685 E. Willow Grove Avenue,
Glenside, PA 19038.
GOLDMAN, ANNE B. - Lower Merion Township;
Goldman, William R., 31 W. Hillcrest Avenue,
Havertown, PA 19083.
HALLMAN, ELIZABETH M. - Pottstown Borough;
Bush, David R., 347 Erb Road, Perkiomenville,
PA 18074; Thrasher, Kathleen A.,
31 Woodland Avenue, Wellsboro, PA 16901.
HARRAR, BARBARA A. - Hatboro Borough;
Muller, Miriam, 3946 Boxwood Circle,
Doylestown, PA 18902.
HARRIS, CATHERINE G. - Whitpain Township;
Lukens, Timothy H., 2009 Whitpain Hills,
Blue Bell, PA 19422.
HERTZ, JOHN J. - Lansdale Borough; Hertz, Mary B.,
855 Garfield Avenue, Lansdale, PA 19446.

- IANIERI, SARA A. - Lower Salford Township;
Ianieri Jr., Joseph C., 4003 Ottawa Court,
Skippack, PA 19474.
- JACKSON, DEANNA L. - West Norriton Township;
Cesare, Anthony, 111 E. Mt. Kirk Avenue,
Eagleville, PA 19403.
- KALBFLEISCH, CHARLOTTE M. - Franconia
Township; Theurkauf, Eva, 1350 Elbow Lane,
Chester Springs, PA 19425.
- KERVER, MARGARET - Souderton Borough;
LaRue III, John A., 103 Hunters Way,
Souderton, PA 18964.
- KRANZDORF, NORMAN M. - Lower Merion
Township; Krantzdorf, Hermina,
41 Conshohocken State Road, Bala Cynwyd,
PA 19004.
- KRIEBLE, MELANIE S. - Kriebel III, Charles,
202 Heffner Road, Royersford, PA 19468.
- KWIECINSKI, HENRY R. - Upper Dublin Township;
Kwiecewski, Barbara R., 136 Garden Road,
Oreland, PA 19075.
- LANDIS, DONNA S. - New Hanover Township;
Landis, Matthew S., 2793 Leidy Road,
Gilbertsville, PA 19525.
- LARENZ, ANNA M. - Abington Township;
Pastor, Alan, 11925 Catskill Commons Lane,
Boynton Beach, FL 33473.
- McLAUGHLIN, THOMAS P. - Upper Moreland
Township; McLaughlin, Patricia, 3375 Mill Road,
Hatboro, PA 19040.
- MOORHEAD, JAMES R. - Lower Gwynedd Township;
Moorhead, Elyse B., 1017 Stonebridge Road,
Lower Gwynedd, PA 19002.
- MURPHY, HEATHER D. - Limerick Township;
Burris, Linda S., 13 Orchard Court, Royersford,
PA 19468; Jenkins, Melissa M., 78 King Way,
Royersford, PA 19468.
- MUSCARA, JOSEPH G. - Lower Moreland Township;
Muscara, Johanna C., 2804 Edge Hill Road,
Huntingdon Valley, PA 19006.
- NADALI, BADRI - Lower Merion Township;
Mergan, Hugh H., 705 Stoke Road, Villanova,
PA 19085.
- PALMISANO, CONCETTA E. - Abington Township;
Palmisano, David A., 3274 Afton Road, Dresher,
PA 19025.
- PISACANO, ERNEST T. - East Norriton Township;
Strunk, Joanne, 910 Cressman Road, Harleysville,
PA 19438.
- SCALLEY, GERALD E. - Whitpain Township; Scalley,
Mark J., 2052 Lockerbie Road, Schwenksville,
PA 19473; Scalley, Sean E., 1710 Glenn Lane,
Blue Bell, PA 19422.
- SIPP, MARGARET L. - North Wales Borough;
Sipp, Jaime L., 52 W. Mount Vernon Street,
Lansdale, PA 19446.
- SMITH, RUTH N. - Jenkintown Borough; Smith,
Jane M., 711 NW 1st Avenue, Delray Beach,
FL 33444-3905.
- WENHOLD, CARL F. - Lansdale Borough; Wenholt,
Harriett M., 62 Presidential Drive, Royersford,
PA 19468.
- WITHSTANDLEY, HARRIET - Lower Merion
Township; Withstandley, Paul,
422 Old Gulph Road, Narberth, PA 19072.