

## SHERIFF'S SALES

*By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, April 29, 2026.*

### To all parties in interest and claimants:

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

### Third and Final Publication

By virtue of a Writ of Execution **No. 2021-16361**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at the South line of Walnut Street, at a point, the middle of a four-inch brick division wall, dividing this from property, now or late of George B. and Joshua B. Lessig; thence, Southwardly, and through the middle of said division wall, one hundred and forty (140) feet to a twenty (20) feet wide alley; thence, by said alley, Eastwardly, fifteen (15) feet and six (6) inches to land, now or late of H. A. Shenton; thence, by the same, Northwardly, and parallel with the first described line, seventy-six (76) feet to a point; thence, East eighteen (18) inches at right angles with last described line to a point; thence, Northwardly, still along said Shenton's land, sixty-four (64) feet to the South line of Walnut Street, aforesaid; and thence, by said Walnut Street, Westwardly, seventeen (17) feet, more or less to the place of beginning.

BEING known as Tract No. 1.

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

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

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

The improvements thereon are: Single-family.

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

**Portnoff Law Associates**, Attorneys.

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

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

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

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

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

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

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

UNDER SUBJECT to certain building restrictions of record.

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

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

Location of property: Residential, single-family.

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

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

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

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

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

By virtue of a Writ of Execution **No. 2023-10332**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2023-22873**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN brick message, and lot or piece of land, situate in **Pottstown Borough**, aforesaid, bounded; limited and described as follows, to wit:

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

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

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

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

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

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

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

The improvements thereon are: Single-family.

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

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-23323**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Single-family.

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

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-25689**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

The improvements thereon are: Single-family.

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

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-14467**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Site Plan thereof, entitled "Site Plan", Purposed Office Building, Rice's Mill and Glenside Avenue, made by Perry J. Stutman and Associates, Perry J. Stutman, P.E., Abington, PA, as follows to wit:

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

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

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

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

The improvements thereon are: Industrial complex convert to multitenant.

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

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-20990**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

PREMISES "A"

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

BEGINNING at a point on the Northeastly side of Patane Avenue (50 feet wide), at the distance of 325 feet, measured South 46 degrees 00 minutes East from the intersection, which said Northeastly side of Patane Avenue makes with the Southeasterly side of Reservoir Avenue (50 feet wide); thence, from the first mentioned point

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

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

PREMISES "B"

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

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

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

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

BEING Lot No. 172 on said Plan.

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2024-28710**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

**MDK Legal**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-01775**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

UNDER and Subject to Easements and Restrictions of Record.

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

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

The improvements thereon are: Residential property.

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

**Aimee E. Schnecker**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2025-02627**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Site Plan of Subdivision known as "Southview," prepared by Protract Engineering, Inc., dated March 14, 2003, last revised October 25, 2005, and recorded in Plan Book 26 at Pages 70, 71, 72, 73 and 73A, as follows, to wit:

BEING Lot #: 12

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-06355**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN building unit, in the Property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section 1 and 2, located on Bustard Road, **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds of Montgomery County, a Declaration, dated February 8, 1974, and recorded March 4, 1974, in Deed Book 3925 at Page 308; and Amendment thereto, dated March 21, 1974, and recorded March 25, 1974, in Deed Book 3929 at Page 387; and further Amendment thereto, dated May 9, 1974, and recorded May 14, 1974, in Deed Book 3942 at Page 64; and further Amendment thereto, dated October 11, 1974, and recorded October 17, 1974, in Deed Book 3983 at Page 412; and further Amendment thereto, dated February 28, 1975, and recorded March 3, 1975, in Deed Book 4009 at Page 192; and further Amendment thereto, dated July 1, 1975, and recorded August 5, 1975, in Deed Book 4045 at Page 215; and further amendment thereto, dated Nov 2, 1977, and recorded March 10, 1983, in Deed Book 4703 at Page 885; and further Amendment thereto, dated March 17, 1987, and recorded April 1, 1987, in Deed Book 4833 at Page 823; and the Declaration Plan of Towamencin Condominium, dated February 8, 1974, and recorded March 4, 1974, in Condominium Plan Book 2 at Page 48; and Amendment thereto, dated February 6, 1974, and recorded May 14, 1974, in Condominium Plan Book 3 at Page 8; and as amended Amendment to Declaration Plan thereto, dated May 9, 1974, and recorded May 14, 1974, in Deed Book 3942 at Page 55; and Declaration Site Plan "Towamencin Condominium Section 1 and 2," dated October 11, 1974, and recorded October 17, 1974, in Condominium Plan Book 3 at Page 72; and an amended Declaration Site Plan of Towamencin Condominium Section 1 and 2, dated June 9, 1980, and recorded June 21, 1980, in Condominium Plan Book 8 at Page 65; and corrective Amendment to Declaration Plan, dated September 9, 1982, and recorded January 7, 1983, in Deed Book 4699 at Page 1204; and the Code of Regulation of Towamencin Condominium, dated February 8, 1974, and recorded March 4, 1974, in Deed Book 3925 at Page 273; and Amendment thereto, dated May 9, 1974, and recorded May 14, 1974, in Deed Book 3942 at Page 83; and further Amendment thereto, by Second Amendment, dated March 3, 1975, recorded March 3, 1975, in Deed Book 4009 at Page 197, being designated in such Declaration Plan and Declaration.

TOGETHER with undivided interest in the common elements as defined in such Declaration and amendments thereto.

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

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

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

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

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

**Friedman Vartolo LLP, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2025-10282**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as Plot Plan, made for Land Sales Corporation, dated April 16, 1956, and last revised February 20, 1958, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Emerald Avenue (50 feet wide) (intending to be dedicated), said point, being the four following courses and distances from a point of curve, on the Southeasterly side of Oak Park Road (41.50 feet wide): (1) leaving Oak Park Road, on the arc of a circle, curving to the left, having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent on the Northeasterly side of Emerald Avenue; (2) South 45 degrees, 27 minutes, 30 seconds East, along the Northeasterly side of Emerald Avenue, 500 feet to a point of curve on the same; (3) Southeastwardly, still along the Northeasterly side of Emerald Avenue, on the arc of a circle, curving to the right, having a radius of 400.87 feet, the arc distance of 45.54 feet to a point of tangent, on the same; and (4) South 38 degrees, 57 minutes East, along the Northeasterly side of Emerald Avenue, 304.46 feet to the point of beginning; thence, extending from said point of beginning, North 51 degrees, 3 minutes East, 160 feet to a point; thence, extending South 38 degrees, 57 minutes East, 92.03 feet to a point; thence, extending South 58 degrees, 14 minutes, 45 seconds West, 163.78 feet to a point on the Northeasterly side of Emerald Avenue; aforesaid, thence, extending along the Northeasterly side of Emerald Avenue, the two following courses and distance: (1) Northwestwardly, on the arc of a circle, curving to the left, having a radius of 341.82 feet, the arc distance of 42.93 feet to a point of tangent, on the same; and (2) North 38 degrees, 57 minutes West, 28.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 55.

BEING the same premises which James R. Schmidt, Jr., Executor of the Estate of Carolyn M. Schmidt, by Deed, dated July 7, 2005, and recorded in the Office of Recorder of Deeds of Montgomery County, on July 13, 2005, in Deed Book 05562 at Page 0095, being Instrument# 2005096884, granted and conveyed unto Melissa A. Gregory. Parcel Number: 35-00-03403-00-9.

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-16068**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated at Ardmore, **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Penna., on January 20, 1920, and revised August 26, 1921, as follows, to wit:

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-16074**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential duplex.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Scott K. Young, single person, deceased** at the suit of M&T Bank. Debt: \$252,698.89.

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

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

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

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

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

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

CONTAINING in front or breadth on the said Cheltenham Avenue, 24 feet, and extending of that width, in length or depth, Northeastwardly, between parallel lines at right angles to the said Cheltenham Avenue, 102 feet to the center line of Oak Drive (12 feet wide), which extends Southeastward from the said Cedar Lane to Euston Road, being known as No. 1711 West Cheltenham Avenue, erroneously referred to as 17111 Cheltenham Avenue.

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

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

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

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

BEING Lot No. 2 on said Plan.

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-18727**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

CONTAINING 13,575 square feet of land.

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

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

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

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

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

BEING Lot #636 on said Plan.

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-19359**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, and described according to description, made by C. Raymond Weir, Registered Professional Engineer, of Ambler, Pennsylvania, dated April 3, 1950.

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

BEING Lot B.

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

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

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

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

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

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

BEGINNING at a point on said side of Elm Avenue (or School Street), at a corner of this and the Easterly half of said two lots of ground, said point of beginning, being at the distance of 50 feet, Southwardly from premises, formerly of Kahlon R. Swartley, and opposite Pennsylvania Avenue, and on an extension of one of the lines of said avenue; thence, extending along the said side of Elm Avenue (or School Street), South 36 degrees 45 minutes West, 50 feet to a corner, in the line of other land formerly of said Mahlon R. Swartley; thence, along the same, North 53 degrees 15 minutes West, 153 1/3 feet to a corner, in line of land, formerly of Samuel R. Gordon; thence, along the same,

North 39 degrees 45 minutes East, 50 feet 1/2 inch to a corner of this and the other land of said two above-mentioned numbered lots, now or late of Mary A. Rorer and John O. Rorer, her husband; thence, extending along the same, South 53 degrees, 15 minutes East, and passing through the middle of partition wall of the double dwelling, erected upon this and the other side of said two lots, 148 1/2 feet (erroneously stated as 145 1/2 feet in prior deed) to the place of beginning.

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2025-21565**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Section Three and Future Sections of "Montgomery Village," for Knapco, Inc., dated March 23, 1970, and last revised February 5, 1971, by Boucher and James, Inc., Consulting Engineers, Glenside, PA, and recorded in Plan Book A-18 at Page 4, as follows to wit:

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2025-22419**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by C. Raymond Weir, Registered Surveyor of Ambler, Pennsylvania, on 9/25/1946, and last revised 10/29/1946, as follows:

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

BEING the same premises which Gary L. Pearce and Laura H. Pearce, by Deed, dated December 4, 2015, and recorded January 4, 2016, in Montgomery County in Deed Book 5984 at Page 607, conveyed unto John Campion, in fee. BEING the same premises which John Campion, by Deed, dated December 22, 2023, and recorded January 9, 2024, in Montgomery County, in Deed Book 6351 at Page 1335, conveyed unto JCPR, LLC, in fee.

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2025-23291**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

BEING known as Lot #500 on said Plan.

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-23592**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to two certain Plans thereof, one Plan thereof, known as Revised Plan of Lots in "Colonial Village", dated 11/12/1963, and recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-10 at Pages 3 (*For Location Only*); and the other Plan thereof, known as Plan of Lots in "Colonial Village", dated 6/2/1964, and recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-10 at Page 2, both Plans made for McClatchy Davia Corp., by Reeder and Magarity, Professional Engineers, as follows, to wit:

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential, condominium townhouse.

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

**MDK Legal, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2025-25723**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Final Location Plan of Portion of Roberts Park, made by George C. Mailman, Registered Surveyor, Norristown, PA., on November 13, 1966, and revised on August 12, 1967, which Plan of Roberts Park is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-9 at Page 28, as follows, to wit:

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

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

BEING Lot No. 202 as shown on said Plan.

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

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

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

The improvements thereon are: Residential property.

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

**Powers Kirn, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-26037**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, Montgomery County, Pennsylvania.

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

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

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

BEGINNING at a point of curve on the Northwesterly side of Talamore Drive (50 feet wide at this point), said point of beginning, being a point of corner of Lot Number 1203, as shown on the above-mentioned Plan; thence, extending from said point of beginning, and along the aforesaid Lot, North 68 degrees 17 minutes 56 seconds West, crossing a certain 100 year calculated flood plain line, and also crossing a certain wetlands area, a distance of 292.62 feet to a point; thence, extending from said point, North 28 degrees 39 minutes 46 seconds East, 155.23 feet to a point, a corner of Lot Number 1201, as shown on the above-mentioned Plan; thence, extending from said point, along the aforesaid Lot, South 57 degrees 23 minutes 07 seconds East, recrossing the aforementioned wetlands and the flood plain, a distance of 280.87 feet to a point of curve, on the Northwesterly side of Talamore Drive; thence, along the same, the arc of circle, curving to the left, having a radius of 533.00 feet, the arc distance of 15.00 feet to a point; thence, extending from said point, South 57 degrees 23 minutes 07 seconds West, 8.00 feet to a point of curve, on the said Northwesterly side of Talamore Drive; thence, then along the same, on the arc of a circle, curving to the left, having a radius of 525.00 feet, the arc distance of 85.00 feet to the first mentioned point and place of beginning.) (Erroneously omitted in prior Deed.)

BEING Lot 1202, as shown on said Plan.

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

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

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

The improvements thereon are: Single-family dwelling.

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

**MDK Legal**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-28641**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

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

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

**ARTICLES OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that **The Ruth and Earl Scott Charitable Trust**, a Pennsylvania nonprofit corporation, has approved a plan that the corporation voluntarily dissolve, and that the corporation is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**Cozen O'Connor, Solicitors**  
One Liberty Place, Suite 2800  
1650 Market Street  
Philadelphia, PA 19103

**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.*

**BMG Castillo Siding, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on March 6, 2026, under the Domestic Business Corporation Law, for **ReNEE Holdings Inc.**, and the address of the registered office is 501 Harrison Avenue, Glenside, PA 19038-2811, Montgomery County.

**W&A Landscaping & Property Services, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**ARTICLES OF INCORPORATION FOR NONPROFIT**

NOTICE IS HEREBY GIVEN THAT on April 6, 2026, Articles of Incorporation were filed with the Department of State for **JG3 Foundation**, a nonprofit corporation, organized under the Nonprofit Corporation Law of 1988, of the Commonwealth of Pennsylvania, exclusively for charitable purposes.

**Fox Rothschild LLP, Solicitors**  
747 Constitution Drive, Suite 100  
P.O. Box 673  
Exton, PA 19341-0673

**CHANGE OF NAMES**

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-04942

NOTICE IS HEREBY GIVEN that on February 21, 2026, the Petition of Daryl Black Hoch was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to DARYL PERKINS BLACK.

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

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-00643

NOTICE IS HEREBY GIVEN that on January 6, 2026, the Petition of Erik Sanabria Guerra, on behalf of Leonardo Rodriguez, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to LEONARDO SANABRIA RODRIGUEZ.

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

**Michael D. Ahlert, Esquire**  
414 W. Main Street, Suite 4A  
Lansdale, PA 19446

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-05014

NOTICE IS HEREBY GIVEN that on March 18, 2026, the Petition of Gavin Jeffrey Heim was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to GAVIN JAY BIGLIN.

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

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2026-05567

NOTICE IS HEREBY GIVEN that on March 26, 2026, the Petition of Shaghayegh Hashemkhani was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to SARAH SHAY AMIRI.

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

**CIVIL ACTION****NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION — LAW  
NO.: 2026-04462

**UNION HOME MORTGAGE CORP.,**  
Plaintiff

vs.

**Kayleigh Emery, as believed Heir and/or  
Administrator to the Estate of Wendy L. Emery  
a/k/a Wendy Lynn Emery; and Unknown Heirs,  
and/or Administrators to the Estate of Wendy L.  
Emery a/k/a Wendy Lynn Emery,**  
Defendants

**TO: Unknown Heirs, and/or Administrators to  
the Estate of Wendy L. Emery a/k/a Wendy Lynn Emery**

You are hereby notified that Plaintiff, Union Home Mortgage Corp., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2026-04462, seeking to foreclose the mortgage secured by the real estate located at 807 South 4th Avenue, Royersford, PA 19468.

Copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR  
LAWYER AT ONCE. IF YOU DO NOT HAVE  
LAWYER OR CANNOT AFFORD ONE, GO TO  
OR TELEPHONE THE OFFICE SET FORTH BELOW  
TO FIND OUT WHERE YOU CAN GET LEGAL  
HELP.**

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

**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****ANDERS, PATRICIA ANN, dec'd.**

Late of Cheltenham Township.  
Executrix: CYNTHIA L. POOLE,  
c/o Anna O. Sappington, Esquire and  
Judith Stutman Izes, Esquire,  
101 Old York Road, Suite 303,  
Jenkintown, PA 19046.

ATTORNEYS: ANNA O. SAPPINGTON AND  
JUDITH STUTMAN IZES,  
ANNA SAPPINGTON, P.C.,  
101 Old York Road, Suite 303,  
Jenkintown, PA 19046

**ANDERSON, MABERT, dec'd.**

Late of Blue Bell, PA.  
Executor: TERRY WILLIAMS,  
c/o HighPoint Law Offices,  
200 Highpoint Drive, Suite 211,  
Chalfont, PA 18914.

ATTORNEY: PETER J. GILBERT,  
HIGHPOINT LAW OFFICES,  
200 Highpoint Drive, Suite 211,  
Chalfont, PA 18914

**BAGWELL, SUZANNE HENKELS also known as  
SUZANNE LEAMING, dec'd.**

Late of Springfield Township.  
Administrator: SHANE G. BAGWELL,  
2015 Lime Street, #806,  
Honolulu, HI 96826.

**BARETTE, GERTRUDE M. also known as  
TRUDY M. BARETTE, dec'd.**

Late of Lower Pottsgrove Township.  
Co-Executors: JOAN H. DEKRET,  
835 Brookside Road,  
Pottstown, PA 19464,  
ROBERT C. RIEGNER,  
292 Washington Road, Route 100,  
Bechtelsville, PA 19505,  
RONALD J. RIEGNER,  
289 Washington Road, Route 100,  
Bechtelsville, PA 19505.

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

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

Late of Montgomery Township.  
Executor: STÉPHEN D. BARRON,  
c/o Diane H. Yazujian, Esquire,  
P.O. Box 1099,  
North Wales, PA 19454.

ATTORNEY: DIANE H. YAZUJIAN,  
P.O. Box 1099,  
North Wales, PA 19454

**BENNS-COOK, MICHELLE MONIQUE, dec'd.**

Late of Cheltenham Township.  
 Administrator: SAKEEN COOK,  
 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

**CAPALDO, FRANCES also known as FRANCES B. CAPALDO, dec'd.**

Late of Pottstown, PA.  
 Executor: RICHARD H. CAPALDO,  
 175 Masters Drive,  
 Pottstown, PA 19464.  
 ATTORNEY: CHARLES W. PROCTOR, III,  
 PLA ASSOCIATES, PC,  
 1450 E. Boot Road, Building 400D,  
 West Chester, PA 19380

**CAPOCASALE, ELSIE, dec'd.**

Late of North Wales, PA.  
 Executor: ROBERT CAPOCASALE,  
 120 Billingsley Drive,  
 Chalfont, PA 18914.

**CATAGNUS, DENNIS L., dec'd.**

Late of Lower Providence Township.  
 Executrix: HEATHER DINNINI,  
 c/o King Laird, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: ANDREW C. LAIRD,  
 KING LAIRD, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426

**CHABON, MICHAEL, dec'd.**

Late of Lower Merion Township.  
 Executor: CHRISTOPHER CASULA,  
 233 W. Wisconsin Avenue, Unit 510,  
 Oconomowoc, WI 53066.  
 ATTORNEY: MARY K. KENNEDY,  
 339 W. Baltimore Avenue,  
 Media, PA 19063

**CONNOLLY SR., JOHN F. also known as JOHN F. CONNOLLY, dec'd.**

Late of Whitmarsh Township.  
 Executor: JOHN F. CONNOLLY, JR.,  
 c/o Steven W. Smith, Esquire,  
 Two Liberty Place, Suite 3200,  
 50 S. 16th Street,  
 Philadelphia, PA 19102-2555.  
 ATTORNEY: STEVEN W. SMITH,  
 BUCHANAN INGERSOLL & ROONEY PC,  
 Two Liberty Place, Suite 3200,  
 50 S. 16th Street,  
 Philadelphia, PA 19102-2555

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

Late of Borough of Collegetville.  
 Executor: TREVOR W. WALZ,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: ERIC C. FREY,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**DUBOIS, DOLORES B., dec'd.**

Late of Borough of Hatboro.  
 Administratrix: BARBARA D. GANARD,  
 c/o Adrian L. Meyer, Esquire,  
 62 N. Church Street,  
 Doylestown, PA 18901.  
 ATTORNEY: ADRIAN L. MEYER,  
 62 N. Church Street,  
 Doylestown, PA 18901

**DUFF, PATTI also known as****PATTI A. DUFF and****PATTI M. DUFF, dec'd.**

Late of Abington Township.  
 Administrator: MATTHEW T. DUFF,  
 c/o Allyssa C. Embery-Zimmaro, Esquire,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: ALLYSSA C. EMBERY-ZIMMARO,  
 SEMANOFF ORMSBY GREENBERG &  
 TORCHIA, LLC,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**FARRINGTON, JAMES, dec'd.**

Late of Whippen Township.  
 Executrix: DENISE FARRINGTON,  
 245 Mallard Drive E.,  
 North Wales, PA 19454.  
 ATTORNEY: KIMBERLY J. SCOTT,  
 NACHIMAS MORRIS & ALT LLC,  
 605 Main Street, Suite 212,  
 Riverton, NJ 08077

**FEGAN, RONALD D., dec'd.**

Late of West Norriton Township.  
 Executrix: JENNIFER RENNINGER,  
 c/o Robert A. Saraceni, Jr., Esquire,  
 548 E. Main Street,  
 Norristown, PA 19401.  
 ATTORNEY: ROBERT A. SARACENI, JR.,  
 SARACENI LAW, PLLC,  
 548 E. Main Street,  
 Norristown, PA 19401

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

Late of Franconia Township.  
 Executor: ALLEN L. FRAKES,  
 580 Fawnhill Drive,  
 Langhorne, PA 19047.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNTSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**GAST, BETTY JANE, dec'd.**

Late of Horsham Township.  
 Executor: WILLIAM ROLAND GAST,  
 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

**GIAMO, FRANCES M., dec'd.**

Late of Whippen Township.  
 Executrix: RENA DICCE,  
 c/o Jennifer A. Ermilio, Esquire,  
 118 W. Market Street, Suite 300,  
 West Chester, PA 19382-2928.

- ATTORNEY: JENNIFER A. ERMILIO,  
BUCKLEY BRION McGUIRE & MORRIS LLP,  
118 W. Market Street, Suite 300,  
West Chester, PA 19382-2928
- GOTLEWSKI, JAMES J., dec'd.**  
Late of Borough of Schwenksville.  
Administratrix c.t.a.: CATHERINE KARUGA,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.
- GOTTLIEB, SHIRLEY LANE, dec'd.**  
Late of Plymouth Township.  
Executrix: MARLYN G. STERN,  
c/o Steven W. Smith, Esquire,  
Two Liberty Place, Suite 3200,  
50 S. 16th Street,  
Philadelphia, PA 19102-2555.  
ATTORNEY: STEVEN W. SMITH,  
BUCHANAN INGERSOLL & ROONEY PC,  
Two Liberty Place, Suite 3200,  
50 S. 16th Street,  
Philadelphia, PA 19102-2555
- HAMPTON, MARY CREW, dec'd.**  
Late of Borough of Souderton.  
Executrix: MARION DUBE,  
c/o Ned Hark, Esquire,  
Goldsmith Hark & Hornak, PC,  
7716 Castor Avenue,  
Philadelphia, PA 19152.  
ATTORNEY: NED HARK,  
GOLDSMITH HARK & HORNAK, PC,  
7716 Castor Avenue,  
Philadelphia, PA 19152
- HOSTERMAN, ROBERT DEEG, dec'd.**  
Late of Lansdale, PA.  
Executor: JOHN HOSTERMAN,  
126 Flint Drive,  
Harleysville, PA 19438.
- KEARNS, THERESA M., dec'd.**  
Late of Horsham, PA.  
Executor: THOMAS KEARNS,  
612 Elm Terrace,  
Riverton, NJ 08077.
- LEON, LENORE R. also known as  
LENORE RUTH LEON, dec'd.**  
Late of Plymouth Township.  
Executrix: LAURENE HOPE LEON,  
c/o Paul Fellman, Esquire,  
100 W. 6th Street, Suite 204,  
Media, PA 19063.  
ATTORNEY: PAUL FELLMAN,  
GIBSON & PERKINS, PC,  
100 W. 6th Street, Suite 204,  
Media, PA 19063
- LEPORE, EILEEN M., dec'd.**  
Late of Upper Dublin Township.  
Executrices: ANDREA M. LEPORE AND  
GINA R. SONETTO,  
c/o Diane H. Yazujian, Esquire,  
P.O. Box 1099,  
North Wales, PA 19454.  
ATTORNEY: DIANE H. YAZUJIAN,  
P.O. Box 1099,  
North Wales, PA 19454
- MAGNESS, PHYLLIS ZITMAN, dec'd.**  
Late of Lower Merion Township.  
Executrix: MELISSA TOTORO,  
c/o Charles Bender, Esquire,  
2800 Kelly Road, Suite 200,  
Warrington, PA 18976.
- ATTORNEY: CHARLES BENDER,  
FOX ROTHSCHILD LLP,  
2800 Kelly Road, Suite 200,  
Warrington, PA 18976
- MALLIN, ELLEN also known as  
ELLEN D. MALLIN, dec'd.**  
Late of Montgomery County, PA.  
Executor: HY RUDIN,  
c/o Norris McLaughlin, P.A.,  
515 W. Hamilton Street, Suite 502,  
Allentown, PA 18101.  
ATTORNEY: JUDITH A. HARRIS,  
NORRIS McLAUGHLIN, P.A.,  
515 W. Hamilton Street, Suite 502,  
Allentown, PA 18101
- MILLER, PATRICIA R., dec'd.**  
Late of Lower Gwynedd Township.  
Executor: BRUCE S. MILLER,  
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
- MOORE, PAUL, dec'd.**  
Late of Warrington Township.  
Administratrix: PAULLITA M. HALL,  
2713 Mount Vernon Avenue,  
Willow Grove, PA 19090.
- MOYER, BEVERLY A., dec'd.**  
Late of Harleysville, PA.  
Executrix: SHERRY YORK,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.
- MULDOWNEY, DEBORAH ANN, dec'd.**  
Late of Telford, PA.  
Administrator: NICOLE BOYLE,  
978 Gravel Pike,  
Palm, PA 18070.
- ORMSBY, EVA EUGENIA also known as  
EVA GENE ORMSBY, dec'd.**  
Late of Lower Salford Township.  
Executor: DIANE E. ORMSBY,  
528 Upper Mainland Road, P.O. Box 32,  
Harleysville, PA 19438.
- PESINI, LUCILLE, dec'd.**  
Late of Borough of Telford.  
Executrix: JANET PESINI,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.
- POUCHAN, GLADYS E., dec'd.**  
Late of Borough of Royersford.  
Administratrix: TAMMI L. VIRKLER,  
39 Roboda Boulevard,  
Royersford, PA 19468.  
ATTORNEY: GARY P. LEWIS,  
LEWIS & McINTOSH, LLC,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**REITMAN, STEPHEN BRUCE also known as****STEVEN B. REITMAN, dec'd.**

Late of Borough of Jenkintown.  
 Executrix: DANIELLE C. WEISE,  
 c/o Joseph J. Fiandra, Esquire,  
 426 N. Easton Road,  
 Glenside, PA 19038.  
 ATTORNEY: JOSEPH J. FIANDRA,  
 JOSEPH J. FIANDRA, LLC,  
 426 N. Easton Road,  
 Glenside, PA 19038

**ROBBEN, NORBERTUS C., dec'd.**

Late of Lower Merion Township.  
 Executor: MICHAEL L. GALBRAITH, ESQUIRE,  
 1845 Walnut Street, 25th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: MICHEL L. GALBRAITH,  
 GALBRAITH LAW, LLC,  
 1845 Walnut Street, 25th Floor,  
 Philadelphia, PA 19103

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

Late of Upper Moreland Township.  
 Administratrix: HEIDI L. GOODHART-RUFE,  
 c/o Laura M. Mercuri, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 DUFFY NORTH,  
 104 N. York Road,  
 Hatboro, PA 19040

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

Late of Upper Gwynedd Township.  
 Executrix: HETTY J. BALL,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Avenue, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Avenue, Suite 200,  
 Lansdale, PA 19446

**SHMULEVICH, ZVI, dec'd.**

Late of Borough of Narberth.  
 Executrix: ROSEANNE SHMULEVICH,  
 217 Wayne Avenue,  
 Narberth, PA 19072.  
 ATTORNEY: KIMBERY J. SCOTT,  
 NACHIMAS MORRIS & ALT LLC,  
 605 Main Street, Suite 212,  
 Riverton, NJ 08077

**SHOEMAKER, ELAINE A., dec'd.**

Late of Montgomery Township.  
 Executor: JEFFREY A. MICHENER,  
 c/o Michael F. Frisbie, Esquire,  
 169 N. Broad Street,  
 Doylestown, PA 18901.  
 ATTORNEY: MICHAEL F. FRISBIE,  
 FRISBIE LEGAL SOLUTIONS,  
 169 N. Broad Street,  
 Doylestown, PA 18901

**WAHLERS, JEAN CAROL also known as****JEAN C. WAHLERS, dec'd.**

Late of Upper Providence Township.  
 Executor: JOHN G. WAHLERS,  
 c/o Jacqueline Motyl, Esquire,  
 P.O. Box 673,  
 Exton, PA 19341-0673.  
 ATTORNEY: JACQUELINE MOTYL,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341-0673

**WATSON, ROSMARIE R., dec'd.**

Late of North Wales, PA.  
 Executor: HILARY WATSON,  
 501 Williamsburg Way,  
 King of Prussia, PA 19406.

**WEINHOLTZ SR., WILLIAM E., dec'd.**

Late of Montgomery Township.  
 Co-Executors: WILLIAM E. WEINHOLTZ, JR. AND  
 DAVID C. WEINHOLTZ,  
 c/o Grim, Biehn & Thatcher,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: JOEL STEINMAN,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**WEINSTEIGER, RUTH E., dec'd.**

Late of Pottstown, PA.  
 Co-Executors: BRUCE C. MOORE AND  
 SANDRA L. MOORE,  
 c/o Jessica R. Grater, Esquire,  
 Monastra & Grater, LLC,  
 740 E. High Street,  
 Pottstown, PA 19464.

**WILLOUGHBY, PALMA also known as****PALMERINA (DURANTE) WILLOUGHBY, dec'd.**

Late of Borough of Norristown.  
 Administratrix: ANN KITTERMAN,  
 1518 Enyart Way, Apt. 204,  
 Annapolis, MD 21409.  
 ATTORNEY: ANTHONY M. Di MASSA,  
 Di MASSA ASSOCIATES, LTD.,  
 157 Juniper Road,  
 Havertown, PA 19083-5409

**YOUNG, MICHAEL ANTHONY, dec'd.**

Late of Borough of Norristown.  
 Administratrix: KAYLA M. WILLIAMS,  
 1628 N. Bouvier Street,  
 Philadelphia, PA 19121.  
 ATTORNEY: DANIEL J. SIEGEL,  
 LAW OFFICES OF DANIEL J. SIEGEL, LLC,  
 66 W. Eagle Road, Suite 1,  
 Havertown, PA 19083

**Second Publication****ANDERSON, NANCY ANNE also known as****NANCY ANN ANDERSON, dec'd.**

Late of Montgomery Township.  
 Co-Administrators: HOWARD T. ANDERSON AND  
 JOAN ANDERSON INCAUDO,  
 c/o Jeffrey P. Garton, Esquire,  
 Begley, Carlin & Mandio, LLP,  
 680 Middletown Boulevard,  
 Langhorne, PA 19047.  
 ATTORNEY: JEFFREY P. GARTON,  
 BEGLEY, CARLIN & MANDIO, LLP,  
 680 Middletown Boulevard,  
 Langhorne, PA 19047

**BAUER, JEAN S., dec'd.**

Late of Lower Moreland Township.  
 Executrix: JENNIFER HOWELL,  
 c/o Laura M. Mercuri, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 DUFFY NORTH,  
 104 N. York Road,  
 Hatboro, PA 19040

**BURCH, ROBERT HAROLD, dec'd.**

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

**CASSELLI, ELEANOR T., dec'd.**

Late of Lower Merion Township.  
 Administrator: KERRI CASSELLI,  
 624 Race Street,  
 Bristol, PA 19007.  
 ATTORNEY: WILLIAM J. LUTTRELL, III,  
 LUTTRELL LAW OFFICES,  
 11 S. Olive Street, 2nd Floor,  
 Media, PA 19063

**CINES, DOUGLAS B., dec'd.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Late of Borough of Rockledge.  
 Administratrix: MARY KAUFMAN,  
 c/o E. Marc Miller, Esquire,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428.  
 ATTORNEY: E. MARC MILLER,  
 FLASTER GREENBERG PC,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428

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

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

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

Late of Worcester Township.  
 Executor: CHARLES B. KISH,  
 2579 Bean Road,  
 Worcester, PA 19490.

- ATTORNEY: DANIEL T. McGRORY,  
BELLO REILLEY McGRORY & DiPIPPA, P.C.,  
144 E. DeKalb Pike, Suite 300,  
King of Prussia, PA 19406
- HALLMAN, MARLENE L., dec'd.**  
Late of Lower Frederick Township.  
Executor: RICHARD K. KULP,  
c/o Kenneth E. Picardi, Esquire,  
Picardi Philips & Ottaviano,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464.
- HARTMAN, JOHN ERIC, dec'd.**  
Late of Norristown, PA.  
Executrix: JEANNE Van BRIESEN,  
707 Hunter Way,  
Catonsville, MD 21228.  
ATTORNEY: CHRISTOPHER H. STEWARD,  
2246 Bristol Pike,  
Bensalem, PA 19020
- HERNANDEZ, FRANCISCO SALGADO, dec'd.**  
Late of Norristown, PA.  
Administratrix: ELIA GONZALEZ EVANGELISTA,  
c/o Charles W. Campbell, Esquire,  
1 E. Airy Street,  
Norristown, PA 19401.  
ATTORNEY: CHARLES W. CAMPBELL,  
1 E. Airy Street,  
Norristown, PA 19401
- HERSHEY, THOMAS L., dec'd.**  
Late of Upper Salford Township.  
Executor: H. PETER HERSHEY,  
1151 Summeytown Pike,  
Harleysville, PA 19438.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 769,  
Souderton, PA 18964
- HOFF, CHARMAINE G., dec'd.**  
Late of Abington Township.  
Executor: HENRY B. HOFF, III,  
660 Cricket Avenue,  
Glenside, PA 19038.  
ATTORNEY: DAVID G. ENNIS,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038
- HOMEIER, JEAN GRIES, dec'd.**  
Late of Lower Merion Township.  
Executrix: LYNN HOMEIER RAUCH,  
P.O. Box 437,  
Brooklandville, MD 21022.  
ATTORNEY: GARTH G. HOYT,  
McNEES WALLACE & NURICK, LLC,  
170 N. Radnor Chester Road, Suite 350,  
Radnor, PA 19087
- HOOD, WILLIAM H. also known as  
WILLIAM HENRY HOOD, dec'd.**  
Late of Skippack Township.  
Executrix: TAMI D. SABO.  
ATTORNEY: MICHELLE M. FORSELL,  
CROSSON & RICHETTI, LLC,  
570 Main Street,  
Pennsburg, PA 18073
- JAVIER, EMILIA M., dec'd.**  
Late of Borough of Lansdale.  
Executors: MIRIAM J. DeFAY,  
283 Cedar Heights Drive,  
Duncansville, PA 16635,  
EMILIO M. JAVIER,  
1020 Girard Street NW, Unit #3,  
Washington, DC 20001.
- ATTORNEY: J. BENJAMIN YEAGER,  
YEAGER & SEELYE,  
350 Lakemont Park, Suite One,  
Altoona, PA 16602
- KEENER, JACOB A. also known as  
J. ARTHUR KEENER, dec'd.**  
Late of Lower Salford Township.  
Executor: UNIVEST BANK & TRUST CO.,  
14 N. Main Street, P.O. Box 559,  
Souderton, PA 18964.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 769,  
Souderton, PA 18964
- KOLB, JOHN CHARLES, dec'd.**  
Late of Red Hill, PA.  
Executrix: MICHELLE DUNLEVY,  
29 Live Oak Drive,  
Quakertown, PA 18951.  
ATTORNEY: WENDY J. ASHBY,  
ASHBY LAW OFFICES, LLC,  
314 W. Broad Street, Suite 118,  
Quakertown, PA 18951
- KULP, KEITH S. also known as  
KEITH SCOTT KULP, dec'd.**  
Late of Borough of Pennsburg.  
Administratrix: DONNA L. BREWER.  
ATTORNEY: MICHELLE M. FORSELL,  
CROSSON & RICHETTI, LLC,  
570 Main Street,  
Pennsburg, PA 18073
- LOUGHIN, MICHELLE A., dec'd.**  
Late of Borough of Pottstown.  
Administrator: DONALD H. LOUGHIN, JR.,  
c/o Ian W. Peltzman, Esquire,  
716 N. Bethlehem Pike, Suite 303,  
Lower Gwynedd, PA 19002.  
ATTORNEY: IAN W. PELTZMAN,  
LAW OFFICE OF ANDREW B. PELTZMAN,  
716 N. Bethlehem Pike, Suite 303,  
Lower Gwynedd, PA 19002
- McCANN, CHARLES, dec'd.**  
Late of Borough of Pottstown.  
Executrix: JANICE BABIN,  
c/o Picardi Philips & Ottaviano,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464.  
ATTORNEY: GREGORY W. PHILIPS,  
PICARDI PHILIPS & OTTAVIANO,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464
- MOLYNEAUX, CHRISTOPHER, dec'd.**  
Late of East Greenville, PA.  
Executor: MARK MOLYNEAUX,  
132 Heacock Lane,  
Wyncote, PA 19095.
- NIMICK, ANNE C., dec'd.**  
Late of Lower Merion Township.  
Executrix: ANNE N. NEILSON,  
c/o Moira B. Rosenberger, Esquire,  
One Summit Street,  
Philadelphia, PA 19118.  
ATTORNEY: MOIRA B. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Third and Final Publication****ALDERFER, LILLIAN also known as LILLIAN JANE KRATZ ALDERFER, dec'd.**

Late of Upper Salford Township.  
 Executrix: MELISSA A. ALDERFER,  
 c/o Laura M. Tobey, Esquire,  
 724 W. Lancaster Avenue, Suite 215,  
 Wayne, PA 19087.  
 ATTORNEY: LAURA M. TOBEY,  
 REIDENBACH & ASSOCIATES, LLC,  
 724 W. Lancaster Avenue, Suite 215,  
 Wayne, PA 19087

**BEEKLEY JR., HERBERT F. also known as HERBERT BEEKLEY, JR. and HERBERT F. BEEKLEY, dec'd.**

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

**BERMAN, LILLIAN also known as LILLIAN H. BERMAN and LILLIAN B. BERMAN, dec'd.**

Late of Lower Providence Township.  
 Executor: MARC FRANK,  
 160 Rock Hill Road,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: ELIZABETH D. LUBKER,  
 LUBKER OSTIEN LAW FIRM, LLC,  
 390 Waterloo Boulevard, Suite 210,  
 Exton, PA 19341

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**CONSTANTINESCU, DANIEL E. also known as DANIEL CONSTANTINESCU, dec'd.**

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

**COOK, JENNIE F., dec'd.**

Late of Borough of Hatboro.  
 Executrix: JANET A. FARLEY,  
 218 Hampton Road,  
 Hatboro, PA 19040.  
 ATTORNEY: ELIZABETH T. STEFANIDE,  
 339 W. Baltimore Avenue,  
 Media, PA 19063

**COWAN, BARBARA E., dec'd.**

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

**DAWSON, RICHARD EDWARD, dec'd.**

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

**DEMING, RUTH ZALL, dec'd.**

Late of Upper Moreland Township.  
 Executor: DANIEL P. DEMING,  
 745 Argyle Road,  
 Glenside, PA 19038.

**DETAR, KITTY LOU also known as KITTY L. DETAR, dec'd.**

Late of Pottstown, PA.  
 Executor: D. SCOTT DETAR,  
 500 N. Lewis Road,  
 Limerick, PA 19468.

**DUCKWITZ, NANCY LEE, dec'd.**

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

**DULIN, GALEN L., dec'd.**

Late of Upper Hanover Township.  
 Co-Administrators: JILL C. SCHILDT,  
 99 Glendale Road,  
 Boyertown, PA 19512,  
 JOSEPH M. DULIN,  
 115 North Hills Road,  
 Barto, PA 19504.  
 ATTORNEY: JEFFREY R. BOYD,  
 BOYD & KARVER,  
 7 E. Philadelphia Avenue, Suite 1,  
 Boyertown, PA 19512

**EAGENS JR., WILMER F., dec'd.**

Late of Lower Salford Township.  
 Executrices: CHARITY ANN DiEMEDIO AND  
 FAITH EAGENS,  
 c/o Jeremy Z. Mittman, Esquire,  
 593 Bethlehem Pike,  
 Montgomeryville, PA 18936.  
 ATTORNEY: JEREMY Z. MITTMAN,  
 LAW OFFICES JEREMY Z. MITTMAN,  
 593 Bethlehem Pike,  
 Montgomeryville, PA 18936

**ESTES, CAROL P., dec'd.**

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

**FERRIES, DONNA also known as DONNA S. FERRIES, dec'd.**

Late of Lower Providence Township.  
 Executors: ALEX FERRIES AND  
 KAREN FERRIES,  
 c/o Melissa B. Paszamant, Esquire,  
 2001 Market Street, Suite 1700,  
 Philadelphia, PA 19103.  
 ATTORNEY: MELISSA B. PASZAMANT,  
 FOX ROTHSCHILD LLP,  
 2001 Market Street, Suite 1700,  
 Philadelphia, PA 19103

**FRASSENEI, ROGERS JOSEPH, dec'd.**

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

**GALLO, JOSEPH M. also known as****JOSEPH GALLO and  
JOE GALLO, dec'd.**

Late of Borough of Norristown.  
Administrator: MICHAEL J. GALLO,  
c/o Robert A. Saraceni, Jr., Esquire,  
548 1/2 E. Main Street,  
Norristown, PA 19401.

ATTORNEY: ROBERT A. SARACENI, JR.,  
SARACENI LAW, PLLC,  
548 1/2 E. Main Street,  
Norristown, PA 19401

**HAEDRICH, ALLISON, dec'd.**

Late of Borough of Lansdale.  
Administrator: MARK EDWARD HAEDRICH,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.

ATTORNEY: CARLA TRONGONE,  
LAW OFFICE OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446

**HAULCY SR., ROOSEVELT, dec'd.**

Late of Borough of North Wales.  
Executrix: KIMBERLY GLASS,  
300 Gwynedd Avenue,  
North Wales, PA 19454.

ATTORNEY: MARK J. DAVIS,  
CONNOR ELDER LAW, LLC,  
644 Germantown Pike, Suite 2-C,  
Lafayette Hill, PA 19444

**HICKMAN, JAMES H. also known as****JIM HICKMAN, dec'd.**

Late of Norristown, PA.  
Administrator: JAMES HICKMAN,  
2920 Hannah Avenue,  
Norristown, PA 19401.

**HORNE, MARY M., dec'd.**

Late of Horsham, PA.  
Executor: ERIC V. HORNE,  
1411 Comly Court,  
Maple Glen, PA 19002.

**HUMS JR., WILLIAM JOHN also known as****WILLIAM J. HUMS, JR., dec'd.**

Late of Borough of Pottstown.  
Administrator: LEIF HUMS,  
c/o Gregory W. Philips, Esquire,  
Picardi Philips & Ottaviano,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464.

**ISDANER, AUDREY, dec'd.**

Late of Borough of Narberth.  
Executors: SCOTT ISDANER,  
222 Welsh Terrace,  
Merion Station, PA 19066,  
BART ISDANER,  
429 Howard Road,  
Gladwyne, PA 19035.

ATTORNEY: ADAM D. REID,  
COZEN O'CONNOR,  
2001 M St. NW, Suite 500,  
Washington, DC 20036

**JOYCE, OLYMPIA M. also known as****OLYMPIA JOYCE, dec'd.**

Late of Horsham Township.  
Executor: MICHAEL JOYCE,  
c/o John J. McAneney, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.

ATTORNEY: JOHN J. McANENEY,  
TIMONEY KNOX LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**KRATOVIL, ELIZABETH STETSON, dec'd.**

Late of Lower Providence Township.  
Executor: deWOLF HOPPER KRATOVIL,  
c/o Karen Schechter Dayno, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.

ATTORNEY: KAREN SCHECHTER DAYNO,  
TIMONEY KNOX LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**KULLMANN, LUCIE F., dec'd.**

Late of Borough of Hatboro.  
Executor: LAWRENCE R. TOFT,  
112 N. Warminster Road,  
Hatboro, PA 19040.

ATTORNEY: JAMES E. EGBERT,  
EGBERT & BARNES,  
349 York Road, Suite 100,  
Willow Grove, PA 19090

**LEVIN, EMANUEL LEONARD also known as****EMANUEL L. LEVIN and  
EMANUEL LEVIN, dec'd.**

Late of Lower Merion Township.  
Executor: GABRIEL Z. LEVIN,  
c/o Matthew A. Levitsky, Esquire,  
P.O. Box 3001, Blue Bell, PA 19422-3001.  
ATTORNEY: MATTHEW A. LEVITSKY,  
FOX ROTHSCHILD LLP,  
P.O. Box 3001, Blue Bell, PA 19422-3001

**LUDWIG, PAUL WILLIAM, dec'd.**

Late of Norristown, PA.  
Administrator: RYAN C. LUDWIG,  
2852 Defford Road,  
Norristown, PA 19403.  
ATTORNEY: SOPHIA H. DUFFY,  
WINTER & DUFFY LAW,  
190 Bethlehem Pike, Suite 1, P.O. Box 564,  
Colmar, PA 18915

**MALISZEWSKI, JOSEPHINE, dec'd.**

Late of Borough of Lansdale.  
Executor: STEPHEN G. MALISZEWSKI,  
c/o Michael F. Rogers, Esquire,  
301 E. Germantown Pike, Suite 100,  
East Norriton, PA 19401.  
ATTORNEY: MICHAEL F. ROGERS,  
SALVO ROGERS ELINSKI & SCULLIN,  
301 E. Germantown Pike, Suite 100,  
East Norriton, PA 19401

**McQUAID, SANDRA LEE GRIFFIN, dec'd.**

Late of Lower Pottsgrove Township.  
Administrator: CHRISTOPHER McQUAID.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426,  
610-489-6170

**MOADDEB, MARYAM, dec'd.**

Late of Borough of Collegeville.  
Executrix: JANET E. AMACHER,  
c/o David C. Onorato, Esquire,  
298 Wissahickon Avenue,  
North Wales, PA 19454.  
ATTORNEY: DAVID C. ONORATO,  
HLADIK, ONORATO & FEDERMAN, LLP,  
298 Wissahickon Avenue,  
North Wales, PA 19454

**MOFFATT, THOMAS, dec'd.**

Late of Borough of Lansdale.  
 Administrator: THOMAS J. MOFFATT,  
 c/o Jean White E. Jones, Esquire,  
 130 W. Lancaster Avenue,  
 Wayne, PA 19087.  
 ATTORNEY: JEAN WHITE E. JONES,  
 BUTERA, JONES & PETERSON, LLC,  
 130 W. Lancaster Avenue,  
 Wayne, PA 19087

**MOMAN JR., LLOYD C., dec'd.**

Late of Borough of Norristown.  
 Executrix: TAMIKA CAMILLE MOMAN,  
 c/o Grace C. Gelone, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.  
 ATTORNEY: GRACE C. GELONE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446

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

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

**NYCE, DOROTHY also known as**

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

**PERIDIER, CARL ALEXIS also known as**

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

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

Late of Montgomery Township.  
 Executrix: MARGARET P. ENGARD,  
 c/o Laura M. Mercuri, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 DUFFY NORTH,  
 104 N. York Road,  
 Hatboro, PA 19040

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

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

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

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

**POLLOCK, LEAFY S. also known as**

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

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

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

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

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

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

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

**RUBIN, MARCIA J. also known as**

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

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

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

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

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

ATTORNEY: CAROL R. LIVINGOOD,  
TIMONEY KNOX LLP,  
130 W. Lancaster Avenue, P.O. Box 191,  
Wayne, PA 19087-0191

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

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

ATTORNEY: STEPHEN I. BAER,  
OWM LAW,  
347 Bridge Street, Suite 200,  
Phoenixville, PA 19460

**STANLEY, MURIEL JEAN also known as**

**MURIEL J. STANLEY and  
MURIEL STANLEY, dec'd.**

Late of Horsham Township.  
Executor: GEORGE MATTHEW STANLEY,  
1253 Edenbridge Court,  
Cumming, GA 30041.

ATTORNEY: CAROLYN M. MARCHESANI,  
WOLF, BALDWIN, and ASSOCIATES, P.C.,  
800 E. High Street,  
Pottstown, PA 19464

**STRONG II, ARCHIE, dec'd.**

Late of Haverford, PA.  
Executrix: REBA G. STRONG,  
c/o Stephen M. Asbel, Esquire,  
2929 Arch Street, Suite 1300,  
Philadelphia, PA 19104.

ATTORNEY: STEPHEN M. ASBEL,  
REGER RIZZO & DARNALL,  
2929 Arch Street, Suite 1300,  
Philadelphia, PA 19104

**STRUSE, CHARLES OSCAR, dec'd.**

Late of Lafayette Hill, PA.  
Executor: CHARLES OSCAR STRUSE, JR.,  
3855 Center Avenue,  
Collegeville, PA 19426.

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

**SWIGGARD, IRENE T., dec'd.**

Late of Borough of Lansdale.  
Executor: CHRISOPHER P. SWIGGARD,  
207 Forest Park Drive,  
Chalfont, PA 18914.

ATTORNEY: JAMES P. BENSTEAD,  
BENSTEAD, MABON & MITSCH, PC,  
124 E. Court Street,  
Doylestown, PA 18901

**TRAVALINE, PHYLLIS, dec'd.**

Late of Conshohocken, PA.  
Executrix: LYNNE T. BRAULT,  
505 Molly Pitcher Drive,  
Collegeville, PA 19426.

**VAVRECK, MARY J., dec'd.**

Late of Montgomery Township.  
Executrix: KATHLEEN SMALL,  
c/o Bess M. Collier, Esquire,  
820 Homestead Road,  
Jenkintown, PA 19048.

ATTORNEY: BESS M. COLLIER,  
FELDMAN & FELDMAN, LLP,  
820 Homestead Road,  
Jenkintown, PA 19048

**WEAVER, MICHAEL JAMES, dec'd.**

Late of Borough of Lansdale.  
Executrix: MARY E. PODLOGAR, ESQUIRE,  
608 W. Main Street,  
Lansdale, PA 19446-2012.

ATTORNEY: MARY E. PODLOGAR,  
MONTCO ELDER LAW, LLP,  
608 W. Main Street,  
Lansdale, PA 19446-2012

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

Late of Borough of Collegeville.  
Administratrix: DEBORAH J. WHITE,  
326 Garden Road,  
Oreland, PA 19075.

**WOLANIN, RUDOLPH, dec'd.**

Late of Lower Merion Township.  
Executrix: SANDRA L. TERMINI,  
1637 Oakwood Drive, Unit 319,  
Penn Valley, PA 19072.

ATTORNEY: GEORGE V. TROILO,  
LAW OFFICES OF GREGORY J. PAGANO, PC,  
1315 Walnut Street, 12th Floor,  
Philadelphia, PA 19107

**WORTH, JOSEPH R., dec'd.**

Late of Upper Gwynedd Township.  
Executrix: KATHLEEN A. FITZGERALD,  
c/o Grace C. Gelone, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.

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

**FICTITIOUS NAMES**

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

**Align & Unwind** with its principal place of business at 1426 Jonathan Way, Ambler, PA 19002.

The name and address of the person owning or interested in said business is: Alison Feldman, 1426 Jonathan Way, Ambler, PA 19002.

The application was filed on April 1, 2026.

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the Office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for an Application for the conduct of business in Montgomery County, Pennsylvania, under the assumed or fictitious name, style or designation of **Crumbs Actually**, with the principal place of business at 1087 Sunnyside Pike, Harleysville, PA 19438. The name and address of the individual interested in said business is Josette Kim, 1087 Sunnyside Pike, Harleysville, PA 19438.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 15, 2026, for **Finesse Auto Studio & Detailing**, with a principal place of business located at 443 Franklin Street, Lansdale, PA 19446, in Montgomery County. The individual interested in this business is: Ahmed Faiyaz Khan, 443 Franklin Street, Lansdale, PA 19446. This is filed in compliance with 54 Pa. C.S. § 311.

## TRUST NOTICES

### First Publication

**REVOCABLE TRUST OF J. PATRICIA IDZIK  
UA DTD. 02/02/1998 AS AMENDED  
J. Patricia Idzik, Dec.'d.**

**Late of Plymouth 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:** Stephen J. Idzik, III  
c/o Guy F. Matthews  
Eckell, Sparks, Levy, Auerbach Monte, Sloane,  
Matthews & Auslander, PC  
300 W. State St., Ste. 300, Media, PA 19063

### Third and Final Publication

**LYMAN R. HANSON  
REVOCABLE LIVING TRUST**

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

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

**Trustee's Attorney:** Diane H. Yazujian  
P.O. Box 1099, North Wales, PA 19454

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

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

**Trustee:** Christina Fink  
539 Avonwood Rd., Haverford, PA 19041

**Atty.:** Rebecca A. Hobbs  
OWM Law  
1503 Sunset Dr., #201, Pottstown, PA 19464

## EXECUTIONS ISSUED

**Week Ending April 7, 2026**

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

AUGUSTIN, RACHEL - Drexel University; 202605877; \$1,433.87.  
BAIG, MIRZA: WELLS FARGO BANK, GRNSH. - Synchrony Bank; 202528489; \$2,866.11.  
BARNETT, ELIZABETH: PNC BANK, GRNSH. - Discover Bank, et al.; 202003459.  
BARTON, DANTE: WELLS FARGO BANK, GRNSH. - Synchrony Bank; 202528488; \$4,517.85.  
BRAJKOVICH, GREG; KEYBANK, GRNSH. - Towamencin Condominium Association; 202305293.  
BRYANT, KIMBERLEY: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202530830; WRIT/EXEC.  
BURD, ELLIS: BANK OF AMERICA, GRNSH. - Bureau Investment Group Portfolio No. 15, LLC; 202530789; WRIT/EXEC.  
CAIKOSKI, FRANK; MELISSA - Phoenixville Bank & Trust; 202530068.  
COTTER LANDSCAPING, LLC; COTTER, GLENN: NAVY FEDERAL CREDIT UNION, GRNSH. - Upper Moreland Township; 202327470; \$1,275.44.  
CROYLE, PETER: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202101012; \$2,269.89.  
EVANS, BRIAN: WELLS FARGO BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202528518; \$5,138.20.  
FENNELL, NIKITA: PNC BANK, N.A., GRNSH. - Midland Credit Management, Inc.; 202516789; WRIT/EXEC.  
FORAKER, LAURA: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202004339; \$1,917.51.  
FOSNOCHT, ERNEST - U.S. Bank Trust, N.A., not in its Individual Cap., et al.; 202525062.  
GAFFNEY, KIM: MERCK SHARP & DOHME FCU, GRNSH. - Bank of America, N.A.; 201919755; WRIT/EXEC.  
GRULA, CYNTHIA: PNC BANK, GRNSH. - LVNV Funding, LLC; 202530786; WRIT/EXEC.  
HAIG, LORETTA: CITIZENS BANK, GRNSH. - Midland Funding, LLC; 201830075; WRIT/EXEC.  
HARTLE, DEE: CHASE BANK, GRNSH. - LVNV Funding, LLC; 202500407; WRIT/EXEC.  
HAYABE JAPANESE RESTAURANT, LLC - County Line Plaza Realty Associates, L.P.; 202605907; \$59,401.69/POSSESSION.  
HOSSAIN, MUHAMMED: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202017612; \$1,240.29.  
JAMES, KIMBERLE: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202530772; WRIT/EXEC.  
JENKINS, CYNTHIA: AMERICAN HERITAGE FCU, GRNSH. - Reliance Federal Credit Union; 201927342; ORDER/REASSESS/\$1,824.54.  
JONES-PRICE, STEPHANIE: CHASE BANK, GRNSH. - Penn Federal Credit Union; 202605410; \$4,471.03.  
KAMARA, AMARA: NAVY FEDERAL CU, GRNSH. - Drexel University; 202314900; ORDER/REASSESS/\$12,630.83.  
KIRTZ, REGINALD: WELLS FARGO BANK, N.A., GRNSH. - Freedom Credit Union, et al.; 201422430.  
KISIL, TARAS: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202322103; \$4,775.79.

LEE, CHONG: KEYBANK, GRNSH. - Midland Funding, LLC; 201624713; WRIT/EXEC.  
 LEWIS, JOSEPH: BANK OF AMERICA, GRNSH. - Credit Corp. Solutions, Inc.; 202528485; \$6,794.66.  
 LOMBARDI, PATRICICA: TRUSIT BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202004340; \$3,109.51.  
 MANDAVA, ANITA: KOMMINENI, LAKSHMI: TD BANK, GRNSH. - Independent Pharmacy Buying Group, Inc.; 202531413; \$167,585.05.  
 MARTIN, MARI: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202528494; \$1,593.19.  
 MATTHEWS, JAMES - Rocket Mortgage, LLC; 202523355; WRIT/EXEC.  
 McCARTNEY, JENNY: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202530779; WRIT/EXEC.  
 McCLOUD, SHANIKA: NAVY FEDERAL C.U., GRNSH. - Ardent Credit Union; 202605660; \$24,261.23.  
 McCONAHY, ROBIN: BANK OF AMERICA, GRNSH. - Bureaus Investment Group Portfolio No. 15, LLC; 202530796; WRIT/EXEC.  
 MELIKA, EID: BANK OF AMERICA, N.A., GRNSH. - Bank of America, N.A.; 202202173; WRIT/EXEC.  
 MENA TRUCKING, LLC: MGUISS, ZOUHAIER: WELLS FARGO BANK, N.A., GRNSH. - Quick Bridge Funding, LLC; 202502489; \$51,264.79.  
 MERCADO, LUIS: WELLS FARGO, GRNSH. - Portfolio Recovery Associates, LLC; 202100455; \$1,149.47.  
 MITCHELL, RICHARD: HAILEY: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCS., ET AL. - AmeriHome Mortgage Company, LLC; 202506317.  
 NGUYEN, JEN: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202530803; WRIT/EXEC.  
 PACE, CHRISTINA: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202421168; ORDER/REASSESS/\$2,100.34.  
 PATTERSON, ALYSSA: DYLAN - Charlestowne Community Association; 202503754; ORDER/AMEND/\$10,212.12.  
 POMPEY, ELIZABETH: NAVY FEDERAL C.U., GRNSH. - Drexel University; 202605662; \$8,030.75.  
 PULATOV, OLIM: PNC BANK, N.A., GRNSH. - Bank of America, N.A.; 202216325; WRIT/EXEC.  
 RIZZUTI, DANTE: KEYBANK, GRNSH. - Credit Corp. Solutions, Inc.; 202526095; \$1,922.85.  
 ROSEBOROUGH, FREDERICKA: BANK OF AMERICA, GRNSH. - Barclays Bank Delaware; 202530778; WRIT/EXEC.  
 SALAMONE, WILLIAM: TD BANK, N.A., GRNSH. - Midland Credit Management, Inc.; 202115611; WRIT/EXEC.  
 SASSI, JEANETTE: CITIZENS BANK, N.A., GRNSH. - Midland Funding, LLC; 202202161; WRIT/EXEC.  
 SERIANNI, DIANA: BANK OF AMERICA, GRNSH. - Barclays Bank Delaware; 202100232; WRIT/EXEC.  
 SHALMIYEV, SAVELLI: TD BANK, GRNSH. - Portfolio Recovery Associates; 202104271.  
 SIWONIKU, ABRAHAM: ABRAHAM: SMITH-KIDD, ALERO - Federal National Mortgage Association, et al.; 201210707; ORDER/IN REM/\$945,433.21.  
 SMILEY, DERRICK: TD BANK, N.A., GRNSH. - Bank of America, N.A.; 202505178; WRIT/EXEC.  
 STROHECKER, KOURTNEY: PNC BANK, GRNSH. - LVNV Funding, LLC; 202525206; \$1,480.15.  
 SUGGS, ROBYN: NAVY FEDERAL C.U., GRNSH. - Drexel University; 202519720; \$12,722.53.

TERMILUS, SHAEN: NAVY FEDERAL C.U., GRNSH. - Drexel University; 202518635; \$22,830.77.  
 TULLIO, ALEXIS: BRUCE - Wells Fargo Bank, N.A., as Trustee for Asset, et al.; 202510297; ORDER/JDMT, \$574,843.92.  
 WILLIAMS-MITCHELL, FELECIA - Chatham Village Condominium Association; 202605812; \$6,094.29.  
 WRIGHT, LAURA: TRUIST, GRNSH. - LVNV Funding, LLC; 202526090; \$1,269.41.  
 YOUNG, SHANA: WELLS FARGO BANK, GRNSH. - Rock Creek Capital, LLC; 202531345; \$3,740.92.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending April 7, 2026**

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

ALLIE, RICHARD - Tompkins Community Bank; 202605789; Complaint in Confession of Judgment; \$58,930.23.  
 ANDERSON, ALLEN - Tompkins Community Bank; 202605871; Complaint in Confession of Judgment; \$57,497.50.  
 BUCCI, ALISSA - Midland Credit Management, Inc.; 202606191; Judgment fr. District Justice; \$2,467.18.  
 EBLE, JESSICA - Midland Credit Management, Inc.; 202606218; Judgment fr. District Justice; \$1,991.39.  
 GUTIERREZ, ANGELICA - Anasco, Gretel; 202606140; Judgment fr. District Justice; \$9,978.78.  
 HAYABEI JAPANESE RESTAURANT, LLC - County Line Plaza Realty Associates, L.P.; 202605907; Complaint in Confession of Judgment Money; \$59,401.69/POSSESSION.  
 HEISER, JAMIE - Midland Credit Management, Inc.; 202606200; Judgment fr. District Justice; \$1,746.14.  
 I-SHINE, LLC - Tompkins Community Bank; 202605811; Complaint in Confession of Judgment; \$58,930.23.  
 LUXE AO, LLC - Tompkins Community Bank; 202605818; Complaint in Confession of Judgment; \$57,497.50.  
 MEGA CONTRACTORS CORPORATION - Univest Bank and Trust Co.; 202605928; Complaint in Confession of Judgment; \$351,527.57.  
 MENAGED, PHILIP: REGINA RAVASCO MENAGED - Farrow, Anthony; 202606025; Complaint in Confession of Judgment; \$127,090.45.  
 MIRANDA, JOAO - Univest Bank and Trust Co.; 202605904; Complaint in Confession of Judgment; \$351,527.57.  
 NEW PATH VISION OF POTTSTOWN, LLC - BRE Residual North Penn Marketplace Owner, LLC; 202605878; Complaint in Confession of Judgment; \$POSSESSION.  
 OSBORNE, MISTINA - Midland Credit Management, Inc.; 202606199; Judgment fr. District Justice; \$8,465.25.  
 ROANE, SHIRLEY: NAYLOR, DAVIS: STONE AND GRACE MASONARY - Stark, Diane; 202605712; Certification of Judgment; \$11,661.75.  
 RUESTA, ZIRDIUM - Midland Credit Management, Inc.; 202606224; Judgment fr. District Justice; \$706.18.  
 TAL, BALDEV - M&T Bank; 202606195; Certification of Judgment; \$46,932.17.  
 TEX MEX - Angelo's Cleaning; 202606066; Mechanics Lien Claim; \$2,752.82.  
 TRUCRAFT COLLISION, INC. - BASF Corporation; 202606214; \$51,881.94.

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

Fare Share, Ltd.; 202670180; \$12,374.14.  
Ketty Pointe Jour; 202670181; \$56,456.03.  
Marrero Glass & Metal, Inc.; 202670182; \$4,054.08.  
Red Stallion, Inc.; 202670185; \$145.79.  
Song, Unsook; 202670184; \$320,736.21.  
Townes Mechanical Contractor, Inc.; 202670183;  
\$274,746.69.

**UPPER MORELAND TWP./HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Albano, Joseph; 202605843; \$355.48.  
Baghdasaryan, Vladimir; 202605844; \$443.98.  
Boyskey, Jean; 202605845; \$345.28.  
Cotte, Ricardo; Susan; 202605846; \$441.90.  
Fassnacht, Timothy; Christine; 202605847; \$459.47.  
Hatfield, Joseph; O'Rourke, Heather; 202605848;  
\$423.55.  
Karow, Meredith; 202605852; \$400.88.  
Lee, Donna; Michael; 202605849; \$521.42.  
Long Zhan Real Estate Investment, LLC; 202605850;  
\$459.24.  
Main, Christopher; Christina; 202605851; \$377.44.  
McKessy, William; Nordlund, Jane; 202605853; \$381.68.  
McNamara, Michael; 202605854; \$345.28.  
Michaels, Lawrence; Stacey; 202605855; \$414.93.  
Moore, Brian; 202605856; \$345.28.  
Ofsharick, Jesse; 202605857; \$349.09.  
Oquendo, Jenna; Burnett Preyer, William; 202605859;  
\$384.14.  
Pekar, Dolores; 202605858; \$458.31.  
Randleman, Tanya; 202605860; \$507.98.  
Rapson, Marc; 202605862; \$333.98.  
Rieco, Kayla; Harrison, Sean; 202605861; \$699.72.  
Skis and Tours, LLC; 202605863; \$352.99.  
Spencer, Erica; 202605864; \$425.55.  
Wilkowski, Thomas; 202605865; \$451.94.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending April 7, 2026**

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

CHRISTMAN JR., CHARLES A. - Montgomery  
Township; Christman, Dolores M.,  
3013 Ink Berry Circle, North Wales, PA 19454.  
DEARDEN, JUDITH A. - Hatboro Borough; McDonald,  
Megan M., 314 W. Broad Street, Quakertown,  
PA 18951.  
FERRARO, MICHAEL J. - Upper Gwynedd Township;  
Ferraro, Stephen M., 2726 Goodsprings Road,  
Ashland City, TN 37015.  
GUEST, JOHN K. - Royersford Borough; Jenney,  
Stacey, 105 Pennhurst Road, Spring City, PA 19475.  
KOHHR, SANDRA J. - Upper Gwynedd Township;  
Kohr, John, 283 Bradford Lane, Lansdale, PA 19446.  
LANG, CHERYL M. - Cheltenham Township; Lang,  
Kinard, 938 Gilbert Road, Cheltenham, PA 19012.  
LEPERA JR., PAUL F. - Whitemarsh Township;  
Lepera, Antonia, 2003 Butler Pike, Conshohocken,  
PA 19428.

LEWIS, MARY E. - Towamencin Township; Lewis III,  
Andrew E., 604 Freedom Circle, Harleysville,  
PA 19438.  
McCANN SR., ROBERT J. - Abington Township;  
McCann, John, 2818 Meyer Avenue, Glenside,  
PA 19038.  
PARKER, JOSEPH M. - Douglass Township; Warrington,  
Sharon L., 1170 Linda Drive, Gilbertsville, PA 19525.  
PIAZZA, DIANE - Lower Salford Township; Pelletier,  
Janna, 535 N. Church Street, West Chester, PA 19380.  
REINHART, CLINT B. - Upper Hanover Township;  
Reinhart, Julie E., 3776 Bittersweet Road,  
Center Valley, PA 18034.  
SCHUSSLER, CATHERINE C. - Pottstown Borough;  
Shnyder, Alex, Esq., 521 Bustleton Pike, Feasterville,  
PA 19053.  
SPANGLER, KEVIN D. - West Norriton Township;  
Spangler, Meghan, 120 S. Schuylkill Avenue,  
West Norriton, PA 19403.  
STONE, HARVEY L. - Whitemarsh Township; Stone,  
Samuel, 115 Hollyhock Drive, Lafayette Hill,  
PA 19444.  
WIDEMAN, PAUL - Norristown Borough; Dennis,  
Margaret A., 1521 W. Main Street, Jeffersonville,  
PA 19403.  
WITTEKIND, PATRICIA M. - Conshohocken Borough;  
Wittekind Jr., Raymond R., 437 W. 11th Avenue,  
Conshohocken, PA 19428.

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**SUITS BROUGHT**

**Week Ending April 7, 2026**

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

ANDREWS, DANIEL - Turetsky, Rule & McLemman, P.C.;  
202605946; Defendants Appeal from District Justice.  
ARENA, WAYNE - Arena, Stephen; 202605749;  
Complaint in Partition; Kane, Brittany Ann.  
AVERY, JANE: DISTRICT ATTORNEY  
MONTGOMERY COUNTY - Cummings, William;  
202605881; Civil Action.  
AVERY, TAYNIRA - Walker, Kewaune; 202604541;  
Complaint for Custody/Visitation.  
BOUBERT, GARDITHE - Bank of America, N.A.;  
202606085; Civil Action; Cawley, Jonathan Paul.  
BREDELL, MARC - Bredell, Deanna; 202605822;  
Complaint Divorce.  
BROWN, ALEXIA - Solomon, Joshua; 202605835;  
Complaint for Custody/Visitation.  
CARDONA, DANIELA - Winters, Dalton; 202605938;  
Complaint for Custody/Visitation; Guerin, Annemarie.  
CARROLL, DAN: MODERN PROPERTIES  
SOLUTIONS, LLC: ONE IMPACT LEADS -  
Shahadi, Phillip; 202605940; Civil Action.  
CARTER, DANAE - Bank of America, N.A.; 202606107;  
Civil Action; Cawley, Jonathan Paul.  
CIANCIULLI, ALEXIS - Jeffers, Jermon; 202606193;  
Complaint for Custody/Visitation.  
COLLINS, JASMINE - Navarro, Carlos; 202605724;  
Complaint for Custody/Visitation.  
COTTER, TIMOTHY - Gilbert, Mitchell; 202606018;  
Petition.  
CROSS, SALEEM - Cross, Alicia; 202605819;  
Complaint for Custody/Visitation.

- DAVIS, ALANNA: LAMIRA - Jin, Yidum; 202606143; Defendants Appeal from District Justice.
- DeMATTEO, MELISSA - DeMatteo, Joshua; 202606053; Complaint Divorce.
- DETWEILER, CODY - Detweiler, Joseph; 202605939; Complaint for Custody/Visitation.
- DETWEILER, RORY - Detweiler, Susan; 202605994; Complaint Divorce.
- DIEHL, REBECCA - Fronheiser, Ryan; 202605737; Complaint for Custody/Visitation; Corr, Christina J.
- DIORIO, JOSEPH: POHL, JAMES - Paradise Management, LLC; 202605875; Defendants Appeal from District Justice.
- DiPALANTINO, ANGELA - Feliciano, Vincent; 202605961; Complaint for Custody/Visitation.
- DOMI ALLSTAR HOLDINGS, LLC - Resto, Endwin; 202605528; Petition.
- EBRAHIM, NOHA - Pickens, Julian; 202605815; Defendants Appeal from District Justice.
- EL ALFI, WAGDI - Heritage Park Condo. Assoc.; 202605686; Petition to Appeal Nunc Pro Tunc.
- ELKINS, ROBERT - Rheame, Rebecca; 202605962; Complaint for Custody/Visitation.
- FOX, MICHAEL - Bank of America, N.A.; 202606118; Civil Action; Cawley, Jonathan Paul.
- GROCH, PETER - Bank of America, N.A.; 202606120; Civil Action; Cawley, Jonathan Paul.
- HIGHGATE HOTEL, L.P.: RESIDENCE INN MONTGOMERYVILLE PA - Faheem, Kashif; 202606093; Civil Action.
- JACKSON, DAMION: URQUHART, KIMONE - Munn, Derrick; 202606149; Complaint for Custody/Visitation; Harrison, Kenneth G.
- JOYNES, MEAGAN - Bank of America, N.A.; 202606099; Civil Action; Cawley, Jonathan Paul.
- JUCK, GARY - Juck, Christine; 202605803; Complaint Divorce.
- KOPP, JUSTIN - Criscuolo, Melanie; 202606164; Complaint for Custody/Visitation.
- LAGUNAS, LUCIO - Lagunas, Jennifer; 202605764; Foreign Subpoena.
- LEZ, MIKE - Truong, Huong; 202606026; Complaint in Ejectment.
- LEZAMA MOTA, EDGAR - Nieves Alamo, Johniam; 202606185; Complaint Divorce.
- MAY, LEE - Plymouth Park Apartment; 202605977; Petition to Appeal Nunc Pro Tunc.
- McDANIEL, ROBERT - Reddy, Mitchell; 202606189; Civil Action.
- MEJIA, SAURY - Mejia, Juliet; 202605734; Complaint for Custody/Visitation; Winegrad, Stephanie H.
- MONTGOMERY COUNTY HOUSING AUTHORITY - Smith, Sasha; 202605808; Petition.
- MURPHY, DONTAY - Leeson Law Offices; 202606138; Civil Action; Leeson III, Joseph F.
- O'DANIELL, MELISSA - Kopeck, LLC; 202606032; Petition to Appeal Nunc Pro Tunc.
- ORTIZ, ANDREA - Resendiz, Samuel; 202605870; Complaint for Custody/Visitation.
- PASCHALL, BARBARA: SHANQUIA - Somanshu Property, LLC; 202605866; Petition to Appeal Nunc Pro Tunc.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Nafziger, Amanda; 202605821; Appeal from Suspension/Registration/Insp.
- POLARIS PHARMACY SERVICES, INC. AND POLARIS PHARMACY SERVICES - Contract Pharmacy Services, Inc. and Coupler Enterprises, Inc.; 202605824; Petition; Kane, Brittany Ann.
- REYNOLDS, PORSHA - Baker, Rashaunda; 202606186; Petition for Protection from Intimidation.
- RICHARDS, ERIC - Polite, Amera; 202605733; Complaint for Custody/Visitation.
- ROBINSON, BRITTANY - Robinson, Marvin; 202606058; Complaint Divorce.
- SAMPSON, JANE: PLUHAK, JOHN: QUINN, JOHN, ET AL. - Cummings, William; 202605869; Civil Action.
- SANGMEISTER, MERYL - Malosh, Joseph; 202605833; Complaint for Custody/Visitation.
- SERGEANT, SHAKAYLA - Lassiter, Stavos; 202605986; Complaint for Custody/Visitation.
- STABLE HOLDINGS, INC. - Patel, Hinaben; 202606031; Defendants Appeal from District Justice.
- TARRY, ELI - Noisette, Nikerby; 202605882; Complaint for Custody/Visitation.
- TFS REALTY, LLC: MONTGOMERY COUNTY HOUSING AUTHORITY - Reyes, Kari-Marie; 202605777; Civil Action.
- THOMAS, JENNIFER - LVNV Funding, LLC; 202606106; Civil Action; Polas, Bryan J.
- TODDY, JOSEPH - Lippes, Richard; 202606139; Foreign Subpoena.
- TROFA, PATRICK - Trofa, Angela; 202605997; Complaint Divorce.
- TURKOGLU, YUNUS - Bank of America, N.A.; 202606110; Civil Action; Cawley, Jonathan Paul.
- UNITED EDUCATORS INSURANCE - Alexander Dawson Foundation; 202605816; Foreign Subpoena.
- WATSON, REGINALD - McClure Watson, Brenda; 202605776; Complaint Divorce.

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## WILLS PROBATED

### Granted Week Ending April 7, 2026

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

- ARNOLD, LARRY J. - Abington Township; Ingram, Amy D., 2513 Fernwood Avenue, Roslyn, PA 19001.
- AULT, JUDITH A. - Souderton Borough; Raffaele, Michelle E., 777 Evergreen Circle, Telford, PA 18969.
- BARETTE, GERTRUDE M. - Lower Pottsgrove Township; Dekret, Joan H., 835 Brookside Road, Pottstown, PA 19464; Riegner, Robert C., 292 Washington Road, Bechtelsville, PA 19505; Riegner, Ronald J., 289 Washington Road, Bechtelsville, PA 19505.
- BOYLE, IRENE - Lower Merion Township; Boyle, Pamela A., 222 E. Montgomery Avenue, Ardmore, PA 19003; Kelly, Jennifer, 170 Lemonton Way, Wayne, PA 19087.
- BREGOVI, MILDRED L. - Pottstown Borough; Bregovi, Tina M., 427 S. 3rd Avenue, Royersford, PA 19468.
- CALCI, MARY J. - Upper Dublin Township; Gautreau, Frances M., 88 Hill Road, Green Lane, PA 18054.
- CAPILI, LORETO P. - Hatboro Borough; Capili, Jonathan L., 7 Jessop Lane, Hatboro, PA 19040.

- COWAN, LORRAINE L. - Plymouth Township;  
Cowan, Elliot P., 13817 Congress Drive, Rockville,  
MD 20853.
- DEN BLEYKER, BRYAN J. - Lansdale Borough;  
Thompson, Susan D., 386 Barclay Circle, Harleysville,  
PA 19438.
- DENNIS, GENE A. - Cheltenham Township; Dennis,  
Alex A., 8517 Forrest Avenue, Philadelphia, PA 19150.
- DENNISON JR., JACOB W. - Lower Merion Township;  
Dennison, Marc K., 32 Colgate Road, Maplewood,  
NJ 07040.
- FREILING, JEANETTE A. - Hatboro Borough; Trotman,  
Jeanette A., 404 7th Street, Riverton, NJ 08077.
- HALE, DOLORES C. - Collegeville Borough; Hale,  
Denise L., 61 Essex Court, Norristown, PA 19403.
- HALTEMAN, KATHRYN A. - Franconia Township;  
Derstine, Donna L., 595 Groff Mill Road, Harleysville,  
PA 19438; Halteman, Karen S., 385 E. 18th Street,  
Brooklyn, NY 11226.
- HITCHCOCK, NANCY M. - Whitemarsh Township;  
McClure, Wendy M., 2635 Swamp Pike, Pottstown,  
PA 19464.
- HOLLY, THOMAS L. - Lower Providence Township;  
Zambito, Ann M., 29 Church Street, Elba, NY 14058.
- HOSTERMAN, ROBERT D. - Lansdale Borough;  
Hosterman, John R., 126 Flint Drive, Harleysville,  
PA 19438.
- KRACOFF, DORIS - Jenkintown Borough; Shinder,  
Barbara, 3236 Durham Place, Holland, PA 18966.
- KRATZ, MARY J. - Lansdale Borough; Kratz III,  
Clarence S., 786 Hunter Drive, Pennsburg, PA 18073;
- Reddick, Christine, 351 York Avenue, Lansdale,  
PA 19446.
- LEPORE, EILEEN M. - Ambler Borough; Lepore,  
Andrea, 272 Southern Avenue, Ambler, PA 19002;  
Sonetto, Gina R., 517 Fort Washington Avenue,  
Fort Washington, PA 19034.
- LEVY, JEFFREY A. - Limerick Township; Levy,  
Michele T., 42 Walters Lane, Royersford, PA 19468.
- LUKHARD, JOAN E. - Upper Dublin Township;  
Lukhard, Brian W., 7611 Charles Place, Kernersville,  
NC 27284.
- LUPINETTI, ANTONIO G. - Hatfield Township;  
Lupinetti, Patricia A., 974 Pelham Drive, Hatfield,  
PA 19440.
- MAGNESS, PHYLLIS Z. - Lower Merion Township;  
Totoro, Melissa, 1930 Lafayette Road, Gladwyne,  
PA 19035.
- MALLIN, ELLEN - Lower Merion Township; Rudin,  
Hy, 212 Idris Road, Merion Station, PA 19066.
- McKEOGH, MARY L. - Whitemarsh Township;  
McKeogh, Loretta A., 541 Dogwood Drive,  
Maple Glen, PA 19002.
- MILLER, MATTHEW J. - Horsham Township; Miller,  
Kimberly A., 57 Wynmere Drive, Horsham, PA 19044.
- MILLER, PATRICIA R. - Lower Gwynedd Township;  
Miller, Bruce S., 205 Maple Avenue, Wyncote,  
PA 19095.
- MILLER, ROSE M. - Cheltenham Township; Brenner,  
Angela C., 8004 Hammond Road, Cheltenham,  
PA 19012.
- MITCHELL, ROBERT E. - Whitpain Township;  
Mitchell, Matthew E., 1610 Muhlenburg Drive,  
Blue Bell, PA 19422; Mitchell, Mildred M.,  
127 Rosemont Avenue, Norristown, PA 19401.
- MURRAY, ELIZABETH - Towamencin Township;  
Aron, Patricia, 1820 Ansley Lane, Blue Bell,  
PA 19422.
- PENNA, MILDRED J. - Plymouth Township; Lacombe,  
Lisa A., 215 Sheffield Lane, Oxford, PA 19363.
- PRICE, CAROL A. - Pottstown Borough; Price,  
Matthew, 1248 Maple Street, Pottstown, PA 19464.
- ROBITAILLE, JOHN - North Wales Borough; Metzger,  
Renee, 14 Hotchkiss Drive, Bristol, CT 06010.
- ROWE, WILLIAM G. - Red Hill Borough; Kramer,  
Courtney R., 102 Meadowland Drive, Red Hill,  
PA 18076.
- SCHWOYER, FRANCIS J. - Limerick Township;  
Cherpanich, Lisa A., 160 Warwick Road,  
Elverson, PA 19520; Irwin, Rebecca J.,  
1396 New Schuylkill Road, Pottstown, PA 19465;  
Keefer, Barbara A., 455 Bard Court, Spring City,  
PA 19475.
- SCOTT JR., WILLIAM J. - Simpson-Scott, Elizabeth P.,  
1308 Paper Mill Road, Wyndmoor, PA 19038-7026.
- SHOEMAKER, ELAINE A. - Montgomery Township;  
Michener, Jeffrey A., 443 Landis Road, Harleysville,  
PA 19438.
- SUTA, MARY E. - Hatboro Borough; Beam, Catherine S.,  
128 Lesha Drive, Morrisville, PA 19067.
- THOMAS, PATRICIA L. - Springfield Township;  
Lewis, Karen R., 11 Shepherds Way, Glenside,  
PA 19038; Thomas, Andrew D., 6532 N. Bouvier  
Street, Philadelphia, PA 19126.
- TRAY, NICKOLE R. - Montgomery Township; Tray,  
Coleen N., 42 Riverside Avenue, Schwenksville,  
PA 19473.
- VOIT, GERARD A. - Abington Township; Voit, Eric,  
5611 Oakmont Avenue, Bethesda, MD 20817;  
Voit, Timothy, 620 Meetinghouse Road, Rydal,  
PA 19046.
- WALKER, ANDREW R. - Upper Moreland Township;  
Eby, Cynthia S., 630 Gadd Road, Hixson, TN 37343.
- WAMBACH, RICHARD H. - Hatboro Borough;  
Schlauser, Nancy A., 117 Butternut Drive, Hatboro,  
PA 19040.
- WATSON, ROSEMARIE R. - Montgomery Township;  
Watson, Hilary R., 501 Williamsburg Way,  
King of Prussia, PA 19406.
- WEISS, CHRISTINE A. - Horsham Township; Weiss,  
Jeffrey C., 626 Maple Avenue, Philadelphia, PA 19116.
- WEISS, SUSAN R. - Ambler Borough; Honigberg,  
Jessica, 5930 Royal Lane, Dallas, TX 75230.
- WRIGHT V, ERNEST A. - West Norriton Township;  
Wright, Hannah N., 2733 Harper Street, Philadelphia,  
PA 19130.
- ZIPLEY, MARY F. - Ambler Borough; Funk, Stephen,  
2 Plymouth Road, Newtown Square, PA 19073;  
Jefferson, Catherine, 1219 Marietta Drive,  
Ambler, PA 19002.