

## SHERIFF'S SALES

*By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, June 25, 2025.*

### To all parties in interest and claimants:

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

### First Publication

By virtue of a Writ of Execution **No. 2016-07461**, 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, numbered 512 King Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Southerly side of King Street, 123 feet, more or less, East of Washington Street, a corner of this and land, now or late of Salome Reitmeyer; thence, by the same, Southerly 153 feet, more or less to a 20 feet wide alley; thence, along said alley, Eastwardly, 15 feet to a post or corner of this and land, now or late of Christian G. Bair; thence, Northwardly, along the same and parallel with said Washington Street, 153 feet, more or less to a point on the Southerly line of said King Street; and thence, by the same, Westwardly, 15 feet to the place of beginning.

BEING the same premises which Kenneth W. Porter, by Deed, dated February 24, 2006, and recorded at Montgomery County Recorder of Deeds Office, on March 19, 2007, in Deed Book 5639 at Page 1847, granted and conveyed unto Michael R. Lauffer and Jessica L. Sampson-Lauffer.

Parcel Number: 16-00-17448-00-5.

Location of property: 512 King Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Michael R. Lauffer and Jessica L. Sampson-Lauffer** at the suit of Pottstown School District. Debt: \$4,350.48.

**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. 2018-20372**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message and lot of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania.

BEGINNING at a point, in the middle of a public road, leading from the Turnpike at Sanatoga Inn to Sanatoga Station and at a corner of land, conveyed to Stanley S. Swinehart; thence, along said land, South 49 degrees 20 minutes East, one hundred and forty-four feet four inches (144' 4") to a stake, in line of lands of the Pottstown Passenger Railway Co.; thence, along said land, South 38 degrees 10 minutes West, one hundred and ten feet three inches (110' 3") to a corner of land, conveyed to Mat Marion; thence, along said land, North 44 degrees 45 minutes West, one hundred and twenty-five feet, seven inches (125' 7") to a stake in said public road; thence, along said public road and land of Harry Brant, North 44 degrees 7 minutes East, seventy-seven feet, eleven inches (77' 11") to a stake, distant nine feet, six inches (9' 6") from a stone dwelling; thence, continuing along said public road, North 24 degrees 45 minutes East, twenty-one feet (21') to the place of beginning.

BEING the same premises which Thomas P. Haley and Barbara J. Haley, by Deed, dated 03/18/1985, and recorded at Montgomery County Recorder of Deeds Office, on 03/22/1985, in Deed Book 4762 at Page 907, granted and conveyed unto Michael J. Leck and Geri L. Leck.

Parcel Number: 42-00-04321-00-2.

Location of property: 294 Sanatoga Road, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Michael J. Leck and Geri L. Leck** at the suit of Pottsgrove School District. Debt: \$5,487.12.

**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. 2020-00249**, 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 **Hatboro Borough**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on January 31, 1952, as follows, to wit:

BEGINNING at a point on the Southeast side of Harrison Avenue (50 feet wide), which point is measured North 42 degrees 45 minutes East, 230.72 feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.10 feet from a point on the Northeast side of Corinthian Avenue (50 feet wide).

CONTAINING in front or breadth on the said Harrison Avenue, 59.40 feet and extending of that width, in length or depth, Southeast, between parallel lines at right angles to the said Harrison Avenue, 102.00 feet.

BEING known as Lot No. 48.

BEING the same premises which Robert G. Burk and Margaret Burk, husband and wife, by Deed dated January 30, 1989, and recorded on February 7, 1989, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 4902 at Page 105, granted and conveyed unto Donnell C. Ross and Judith A. Ross. The said Donnell C. Ross departed this life, on or about October 17, 2017, thereby vesting title in Judith A. Ross, by operation of law. The said Judith A. Ross, departed this life on or about November 30, 2022. An Estate has been raised naming David C. Ross and Donna C. Ross as the Co-Administrators of the Estate of Judith A. Ross, Deceased under Docket No. 2023-X0613 filed with the Montgomery County Register of Wills. Whereby operation of law, title vested in David C. Ross, as Co-Administrator of the Estate of Judith A. Ross, Deceased and Donna C. Ross, as Co-Administrator of the Estate of Judith A. Ross, Deceased.

Parcel Number: 08-00-02110-00-6.

Location of property: 452 Harrison Avenue, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **David C. Ross, Individually and as Co-Administrator of the Estate of Judith A. Ross, Deceased; and Donna C. Ross, Individually and as Co-Administrator of the Estate of Judith A. Ross, Deceased** at the suit of Select Portfolio Servicing, Inc. Debt: \$174,380.12.

**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. 2020-12640**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, described according to a Plan of Minor Subdivision for Albert S. and Kathleen L. Yoder, made by Urwiler & Walter Inc., dated 3-15-2007, and last revised 6-20-2007, and recorded in Plan Book 29 at Page 44, bounded and described as follows, to wit:

BEING at a point, in the bed of Yoder Road, a corner of Parcel A as shown on said Plan; thence, extending along said side of Parcel A, North 43 degrees 75 minutes, 40 seconds East, 366.44 feet to a point and corner of lands N/L of Albert S. and Kathleen L. Yoder; thence, extending along said side of lands N/L of Albert S. and Kathleen L. Yoder, South 46 degrees 16 minutes, 07 seconds East, 542.70 feet to a point, in the bed of Harleysville-Souderton Pike; thence, extending along and through said Harleysville-Souderton Pike, South 69 degrees 27 minutes 33 seconds West, 410.46 feet to a point, in the bed of Yoder Road; thence, extending along and through said Yoder Road, North 45 degrees 44 minutes 20 seconds West, 345.58 feet to the first mentioned point and place of beginning.

BEING Lot #1 on said Plan.

BEING the same premises which Deep Horizons, LLC, by Deed, dated 05/12/2014, and recorded at Montgomery County Recorder of Deeds Office, on 05/13/2014, in Deed Book 5912 at Page 2795, granted and conveyed unto David Valaika.

Parcel Number: 34-00-02335-00-7.

Location of property: 601 Yoder Road, Harleysville, PA 19438.

The improvements thereon are: Retail, Office, Apartments (multi-use).

Seized and taken in execution as the property of **David Valaika** at the suit of Souderton Area School District. Debt: \$14,826.57.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-24612**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described in accordance with a Survey, made for Ronald F. Profrock, Jr., by Donald R. Schurr & Associates, Engineers and Surveyors, Norristown, PA, dated 12/13/68, as follows, to wit:

BEGINNING at a point on the Northwest side of Center Avenue (66 feet wide), measured North 40 degrees East, 483.26 feet from a point on the Northeast side of Main Street: thence, extending from said point of beginning, along land, now or late of A. Elizabeth Hood, North 50 degrees West, 130 feet to a point on the Southeast side of a 20 feet wide alley; thence, extending along the same, North 40 degrees East, 50 feet to a point, a corner of Parcel No. 1; thence, extending along the same, South 50 degrees East, 130 feet to a point on the Northwest side of Center Avenue; thence, extending along the same, South 40 degrees West, 50 feet to the first mentioned point and place of beginning.

BEING Parcel No. 2 on the aforesaid survey.

BEING the same premises which Samantha L. Scull, now known as Samantha L. Elfman, by Deed, dated 08/25/2016, and recorded at Montgomery County Recorder of Deeds Office, on 08/29/2016, in Deed Book 6013 at Page 841, granted and conveyed unto Kelly Parker.

Parcel Number: 63-00-01072-00-8.

Location of property: 41 Centre Avenue, Norristown, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Kelly Parker** at the suit of West Norriton Township. Debt: \$2,754.95.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2022-00140**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to Plan of Regents Park Subdivision, prepared for Heritage Real Estate Investment Co., by Yerkes Associates, Inc., dated 4/21/1980, and last revised 1/19/1988, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cathedral Lane, which point is measured along the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 21.05 feet from a point of reverse curve on the Southeasterly side of Norriton Drive (50 feet wide); thence, from said point of beginning, extending along the said Southwesterly side of Cathedral Lane, South 82 degrees 05 minutes 30 seconds East, 29.30 feet to a point, a corner of Lot No. 505 on said Plan; thence, extending along the same, South 07 degrees 54 minutes 30 seconds West, 101.80 feet to a point, in line of Lot No. 509 on said Plan; thence, extending along the same, and Lots 508 and 507, North 66 degrees 16 minutes 03 seconds West, 71.05 feet to a point on the Southeasterly side of Norriton Lane, aforesaid; thence, extending along the same, on the arc of a circle, curving to the left, having a radius of 275 feet, the arc distance of 74.77 feet to a point of reverse curve, in the same; thence, extending along the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 21.05 feet to the first mentioned point and place of beginning.

BEING Lot No. 506 on said Plan.

CONTAINING 2959 Square feet of land.

BEING the same premises which Joseph P. Walsh and Jill M. Walsh, by Deed, dated September 26, 1994, and recorded at Montgomery County Recorder of Deeds Office, on October 6, 1994, in Deed Book 5093 at Page 867, granted and conveyed unto Joseph B. Malone.

Parcel Number: 63-00-00959-00-4.

Location of property: 1118 Cathedral Lane, West Norriton, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Joseph B. Malone** at the suit of West Norriton Township. Debt: \$2,721.82.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-09133**, 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 situated, located in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey, dated April 1963, made by Joseph E. Russell, Professional Engineer, as follows, to wit:

BEGINNING at a point, at the intersection of the Southerly property line of lands of William H. and Rose M. Keeley, and the Westerly line of Belmont Street, said point, being 39 degrees 16 minutes East, 552.0 feet from the intersection of Belmont Street and Eighth Avenue; thence, North 51 degrees 48 minutes West, along the land of William H. & Rose M. Keeley, 100.02 feet to a point; thence, South 39 degrees 16 minutes West, 48.14 feet to a point; thence, South 50 degrees 44 minutes East, along lands of James J. & Helen Grace, 100 feet to the Westerly line of Belmont Street; thence, North 39 degrees 16 minutes East, along Belmont Street, 50 feet to the place of beginning.

BEING the same premises which Ross Racoosin, by Deed, dated 10/09/2009, and recorded at Montgomery County Recorder of Deeds Office, on 10/28/2009, in Deed Book 5748 at Page 1623, granted and conveyed unto Wendy S. Schwoyer.

Parcel Number: 16-00-02380-00-7.

Location of property: 541 Belmont Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Wendy S. Schwoyer** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,307.69.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2022-12581**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, being Lots No. 1 and 2, Block J-1, on a certain Plan of Lots known as Fairview Park and described in accordance thereto, as follows, to wit:

BEGINNING at a point, a corner on the Northwesterly side of Bush Street (50 feet wide), incorrectly given in former deeds as 59 feet wide, at the distance of 360 feet, Northeasterly from the Northerly corner of said Bush and Ninth Streets; thence, extending along the line of Lot No. 3, North 26 degrees 35 minutes West, 110 feet to a point, a corner on the Southeasterly side of a 20 feet wide alley known as Beech Alley; thence, extending along the said side of said alley, North 63 degrees 25 minutes East, 38 feet to a point, a corner; thence, extending South 26 degrees 35 minutes East, 110 feet to a point, a corner on the Northwesterly side of Bush Street; thence, along the Northwesterly side of Bush Street, South 63 degrees 25 minutes West, 38 feet to the first mentioned point and place of beginning.

BEING the same premises which Richard P. Didesidero and Barbara June Didesidero, by Deed, dated June 25, 2021, and recorded at Montgomery County Recorder of Deeds Office, on July 27, 2021, in Deed Book 6237 at Page July 27, 2021, granted and conveyed unto Lauren Russell.

Parcel Number: 02-00-00484-00-9.

Location of property: 733 Bush Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Lauren Russell** at the suit of Borough of Bridgeport. Debt: \$1,578.21.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2022-12643**, 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 messuage or tenement thereon erected, situate in Latham Park, in **Cheltenham Township**, Montgomery County, Pennsylvania, and described as follows, to wit:

BEGINNING at the point of intersection of the Northwesterly side of Old York Road (60 feet wide), and the Southwesterly side of Beech Avenue (50 feet wide); thence, extending Northwestwardly, along the Southwesterly side of the said Beech Avenue, 120 feet 7-1/8 inches to a point; thence, extending Southwestwardly, on a line at right angles to the said Beech Avenue, and along the lot or piece of ground next hereinafter, described, 125 feet to a point; thence, extending Southeastwardly, along ground, now or late of Margaret A. Millard, 163 feet, 11.50 inches to a point on the Northwesterly side of the said Old York Road; and thence, extending Northeastwardly, along the same, 132 feet 3-5/8 inches to the first mentioned point and place of beginning.

AND ALSO, ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Latham Park, in **Cheltenham Township**, Montgomery County, Pennsylvania, and described as follows, to wit:

BEGINNING a point on the Southwesterly side of Beech Avenue, at the distance of 120 feet, 7-1/8 inches Northwestwardly from the Northwestery side of Old York Road; thence, extending Southwestwardly, on a line at right angles to the said Beech Avenue, and along the line of land of the lot first above described, 125 feet to a point; thence, extending Northwestwardly, along a line parallel with the said Beech Avenue, and along the line of land, formerly of David P. Forstner, 100 feet to a point; thence, extending Northeastwardly, on a line at right angles to the said Beech Avenue, 125 feet to the Southwesterly side of Beech Avenue; thence, extending Southeastwardly, along the same, 100 feet to the first mentioned pint and place of beginning.

BEING the same property conveyed to Todd Rose, who acquired title by virtue of a Deed from Todd Rose and Shawn Tryce, husband and wife, dated May 31, 2000, recorded June 27, 2000, at Document ID #011684, and recorded in Book 05321 at Page 0816, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-29962-00-4.

Location of property: 7454 Old York Road, Elkins Park a/k/a Melrose Park, PA 19027.

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

Seized and taken in execution as the property of **Todd Rose** at the suit of U.S. Bank, National Association. Debt: \$416,284.02.

**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.

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By virtue of a Writ of Execution **No. 2022-14058**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or parcel land and premises lying, being and situate in **Douglass Township**, Montgomery County, Pennsylvania, being more particularly described as follows, to wit:

SITUATE in Village Green Estates, **Douglass Township**, Montgomery County, Pennsylvania, designated as Unit No. 703, on a certain Plan of Subdivision, prepared for Gambone Bros. Development Co., Inc., as recorded in the Office of the Recorder of Deeds of Montgomery County, on Plan Book A-48 at Page 464, described in accordance therewith, as follows:

BEGINNING at a point, a corner of this Unit No. 702, as shown on said Plan, which point is measured the 9 following courses and distances from a point formed by the intersection of the centerline of Broad Street (100.00 feet wide) and the original centerline of Bartman Avenue (no width given), as shown on said Plan: (1) leaving said point of intersection and extending along the centerline of Broad Street, North 52 degrees 38 minutes 00 seconds West, 226.95 feet to a point of curve; (2) continuing along the centerline of Broad Street, on the arc of a curve, curving to the left, in a Northwestwardly direction, having a radius of 160.00 feet, the arc distance of 103.88 feet to a point of tangent; (3) continuing along the centerline of Broad Street, North 89 degrees 50 minutes 00 seconds West, 106.27 feet to a point of curve; (4) continuing along the centerline of Broad Street, on the arc of a curve, curving to the right, in a Northwestwardly direction, having a radius of 150.00 feet, the arc distance of 196.51 feet to a point; (5) South 89 degrees 25 minutes 00 seconds West, 292.88 feet to a point of curve; (6) on the arc of a curve, curving to the right, in a Southwestwardly to Northwestwardly direction, having a radius of 27.50 feet, the arc distance of 43.20 feet to a point of tangent; (7) North 00 degrees 35 minutes 00 seconds West, 40.23 feet to a point; (8) South 89 degrees 25 minutes 00 seconds West, 37.50 feet to a point; and (9) South 00 degrees 35 minutes 00 seconds East, 20.00 feet to the point of beginning.

CONTAINING in frontage or breadth on a course, bearing South 00 degrees 35 minutes 00 seconds East, 20.00 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles thereto, 100.00 feet.

UNDER AND SUBJECT to Declaration as in Deed Book 4847 at Page 1173, and any Amendments thereto.

BEING the same premises which Lori J. Williams, by Deed, dated June 13, 2018, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on June 27, 2018, in Deed Book 6095 at Page 02395, et seq., granted and conveyed unto Coleen M. Schlecht in fee.

Parcel Number: 32-00-00423-18-4.

Location of property: 703 Village Green Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Coleen M. Schlecht** at the suit of Village Green Estates Homeowners Association. Debt: \$12,732.10 (\$14,761.84 less \$2,029.74 credit).

**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. 2022-21869**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots, known as "Ringing Hill Gardens", laid out for Robert L. Gresh, on 10/19/1962, by George H. Shaner, Civil Engineer of Pottstown, Pennsylvania and recorded at Norristown, Pennsylvania, in Plan Book A-7 at Page 105, as follows, to wit:

BEGINNING at a point on the Westerly side of Lynn Drive (50.00 feet wide), a corner of Lot No. 32 on said Plan, which point is measured the 3 following courses and distances along the Southwesterly and Westerly sides of Lynn Drive from its intersection, with the Northwesterly side of North Adams Street (50.00 feet wide), viz: (1) leaving North Adams Street, along a line, curving to the left, having a radius of 25 feet, the arc distance of 41.01 feet to a point of tangent; (2) North 50 degrees 30 minutes West, 241.95 feet to a point of curve; and (3) along a line, curving to the right, having a radius of 125 feet, the arc distance of 69.96 feet to beginning point; thence, extending along the line of Lot No. 32, aforesaid, and the center line of a 20 feet wide sewer easement, South 78 degrees 38.70 minutes West, 248.03 feet to a point, a corner, in line of Lot No. 68 on said Plan; thence, extending along the same, North 50 degrees 30 minutes West, 103.52 feet to a point, a corner; thence, extending partly by an Unnumbered Lot and partly by Lot No. 2 on said Plan, North 39 degrees 30 minutes East, 144.46 feet to a point, a corner of Lot No. 30 on said Plan; thence, extending along the same, South 74 degrees 46 minutes East, 248.28 feet to a point, a corner on the Westerly side of Lynn Drive, aforesaid; thence, extending along the same, on a line, curving to the left, having a radius of 125 feet, the arc distance of 58.01 feet to the first mentioned point and place of beginning.

BEING Lot No. 31 on the afore-mentioned Plan of Lots.

BEING the same premises which Douglas Alan Barnette, by Deed, dated 9/16/2019, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 9/18/2019, in Deed Book Volume 6153 at Page 02450, being Instrument No. 2019065080, granted and conveyed unto Philip Moorehouse

Parcel Number: 42-00-02983-00-8.

Location of property: 1273 Lynn Drive, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip Moorehouse** at the suit of ServBank, SB. Debt: \$230,493.08.

**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. 2023-03654**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract of land, situate in **Souderton Borough**, Montgomery County, Pennsylvania, being Lot No. 7, as shown on a Plan of Subdivision, made for Kenneth Grosse, Jr., by Urwiler and Walter, Inc., dated June 29, 1971, and revised September 22, 1971, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly sideline of Valley Lane (40.00 feet wide), said point, being located the (3) following courses and distances from the point of intersection of the Northwesterly sideline of Valley Lane, with the center line of Fifth Street (30.00 feet curb to curb): (1) North 73 degrees 23 minutes East, 368.30 feet to a point of curvature; (2) along an arc, curving to the left, having a radius of 50.00 feet, arc distance of 39.77 feet to a point of reverse curvature; and (3) along an arc, curving to the right, having a radius of 50.00 feet, the arc distance of 6.34 feet to the point of beginning; thence, from said point and along Lot No. 6, North 16 degrees 37 minutes West, 149.50 feet to a point, in line of lands of Warren S. Hunsberger; thence, extending along the same, North 73 degrees 24 minutes East, 20.00 feet to a point, a corner of Lot No. 8; thence, extending along the same, South 16 degrees 37 minutes East, 142.40 feet to a point on the Northwesterly sideline of Valley Lane; thence, along an arc, curving to the right, having a radius of 50.00 feet, the arc distance of 21.38 feet to the point and place of beginning.

CONTAINING 2,912 square feet of land, more or less.

BEING the same premises which Lawrence C. Fabian and Joanne G. Fabian, husband and wife, by Deed, dated December 30, 1999, and recorded January 26, 2000, in Deed Book 5304 at Page 2249, in the Office of the Recorder of Deeds, in and for the County of Montgomery, granted and conveyed unto Timothy M. Ford and Anne F. Ford, husband and wife, in fee. Anne F. Ford died on or about 06/28/2019.

Parcel Number: 21-00-07320-00-3.

Location of property: 539 Valley Lane, Souderton, PA 18964.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Timothy M. Ford** at the suit of Nationstar Mortgage LLC. Debt: \$157,155.62.

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

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

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

By virtue of a Writ of Execution **No. 2024-03145**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message and dwelling, and lot or piece of ground, with the improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey dated September 1957, prepared by George F. Shaner, C.E., as follows, to wit:

BEGINNING at a point on the Southeasterly side of South Long Lane (50 feet wide), which point of beginning is measured the following two courses and distances from a point of curve on the Southerly side of Buchert Road (50 feet wide); (1) on the arc of a circle, curving to the left, having a radius of 30 feet, the arc distance of 29.34 feet to a point of tangent; (2) South 30 degrees 01 Minutes West, 384.04 feet to the point of beginning; thence, extending from said point of beginning, along line of Lot No. 4, South 59 degrees 59 minutes East; 200 feet to a point; thence, South 30 degrees 01 Minutes West, 150 feet to a point; thence, North 59 degrees 59 minutes West, 200 feet to a point on the Southeasterly side of South Long Lane, aforesaid; thence, along the said side of South Long Lane, North 39 degrees 01 minutes East, 150 feet to the first mentioned point and place of beginning.

BEING all of Lot No. 5, and the Northerly, 50 feet of Lot No. 6 on a Plan of Lots of Crestwood, Section B, recorded in Montgomery County Plan Book A-4 at Page 30.

UNDER AND SUBJECT to restrictions covering Section B of Crestwood, as recorded in Deed Book 2950 at Page 518.

BEING the same premises which Daniel L. Bitting, by Deed, dated 05/30/1985, and recorded at Montgomery County Recorder of Deeds Office, on 06/04/1985, in Deed Book 4768 at Page 261, granted and conveyed unto Gregory F. Collins and Kathleen M. Collins.

Parcel Number: 42-00-01114-00-5.

Location of property: 1228 Crestwood Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Gregory F. Collins and Kathleen M. Collins** at the suit of Pottsgrove School District. Debt: \$8,593.64.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2024-07568**, 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 **Whitpain Township**, Montgomery County, Pennsylvania, as shown on a Subdivision Plan known as "Blue Bell Country Club", Pod "A", made by Eastern States Engineering, Inc., dated 07-14-93, and last revised 09-15-93, and recorded in Plan Book A-54 at Page 377, described as follows, to wit:

BEGINNING at an interior point, which point is measured the 5 following courses and distances from a point on the Northwesterly side of Sawgrass Drive (32 feet wide), viz: (1) North 44 degrees 31 minutes 17 seconds West, 13.55 feet to a point; (2) North 65 degrees 25 minutes 20 seconds West, 36.00 feet to a point; (3) North 24 degrees 34 minutes 40 seconds East, 17.33 feet to a point; (4) North 65 degrees 25 minutes 20 seconds West, 34.00 feet to a point; (5) North 24 degrees 34 minutes 40 seconds East, 11.00 feet to the point and place of beginning; North 65 degrees 25 minutes 20 seconds West, 36.00 feet to a point; thence, extending North 24 degrees 34 minutes 40 seconds East, 95.33 feet to a point; thence, extending South 65 degrees 25 minutes 20 seconds East, 36.00 feet to a point; thence, extending partly along Unit 364 on said Plan, South 24 degrees 34 minutes 40 seconds West, 95.33 feet to the point and place of beginning.

BEING Unit No. 363 on said Plan.

BEING the same premises which Kwang Bum Kim, Sun Ja Kim, and Michelle Lee Kim, by Deed, dated 4/25/2022, and recorded 5/11/2022, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6281 at Page 1291, granted and conveyed unto Kwang Bum Kim and Sun Ja Kim.

Parcel Number: 66-00-08447-22-6.

Location of property: 203 Winged Foot Drive, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Kwang Bum Kim and Sun Ja Kim** at the suit of Lakeview Loan Servicing, LLC. Debt: \$321,663.92.

**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.

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By virtue of a Writ of Execution **No. 2024-14201**, 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.

BEGINNING at a point on the Westerly side of Brookdale Avenue (forty feet wide), at the distance of five hundred twenty-five and one hundredths feet, North of the intersection of the Westerly side of Brookdale Avenue, with the Northerly side of Stanley Avenue (forty feet wide); thence, by Lot No. 261, on the Plan of Lots of Plan of Dumont, A Section of Glenside, recorded at Norristown, Montgomery County, Pennsylvania, in Deed Book No. 600 at Page 500, Southwestwardly and parallel with Stanley Avenue, a distance of one hundred twenty-five and forty-nine hundredths feet to a point; thence, Northwestwardly and at right angles to Stanley Avenue, twenty-five feet to a corner; thence, Northeastwardly and by Lot No. 259 on the said Plan, one hundred twenty seven and forty-eight hundredths feet to the Westerly side of Brookdale Avenue; thence, extending along the same, on a curve to the left, with a radius of four hundred eleven and fifty one hundredths feet, the arc distance of twenty-five and eight hundredths feet to the first mentioned point and place of beginning.

BEING the same premises, which Ethel L. Stimmel, by Deed, dated July 28, 2015, and recorded in the Office of Recorder of Deeds of Montgomery County, on August 4, 2015, in Book 5964 at Page 02406, granted and conveyed unto Michael D. Clyburn and Jennifer L. Clyburn.

Parcel Number: 31-00-03418-00-7.

Location of property: 214 Brookdale Avenue, Glenside, PA 19038.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jennifer L. Clyburn and Michael D. Clyburn** at the suit of PHH Mortgage Corporation. Debt: \$204,817.49.

**Kenya Bates**, 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. 2024-14411**, 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, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, being Lot No. 252 as shown on Plans entitled "Subdivision Plan, Fairway Homes Section, River Crest", Sheet Nos. 4, 5 and 6 of 32, dated March 1, 1999, last revised February 8, 2002, prepared by Stout, Tacconelli & Associates, Inc., Pennsburg, Pennsylvania, more particularly described as follows:

BEGINNING at a common corner of Lot Nos. 252 and 253 on the Southerly side of Quail Drive North (38 feet wide); thence, along the Southerly side of Quail Drive North, passing along an arc of a circle, curving to the left, having a radius of 219.00 feet, an arc distance of 54.89 feet to a corner of Lot No. 251; thence, along Lot No. 251, South 25 degrees, 57 minutes, 37 seconds East, a distance of 132.60 feet to a corner of Lot No. 270; thence, along Lot No. 270, South 77 degrees, 49 minutes, 58 seconds West, a distance of 87.21 feet to a corner of Lot No. 253; thence, along Lot No. 253, North 11 degrees, 35 minutes, 56 seconds West, a distance of 122.47 feet to the first mentioned point and place of beginning.

BEING the same premises which Hyon Soo Kang, by Deed, dated 11/16/2012, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 12/4/2012, in Deed Book Volume 5856 at Page 01851, granted and conveyed unto Kelly K. Lydon-Kelly.

PROPERTY is being sold subject to First Mortgage.

Parcel Number: 61-00-03568-19-6.

Location of property: 313 Quail Drive North, Phoenixville, PA 19460.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly Lydon-Kelly a/k/a Kelly K. Lydon-Kelly and The United States of America** at the suit of Bank of America, N.A. Debt: \$103,758.84.

**Powers Kirn, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-16149**, 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 piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a certain lot location Plan, prepared for Richard and Lucinda Amy, by C. Raymond Weir Associates, Inc., dated May 25, 1966, and last revised August 5, 1966, as follows to wit:



BEGINNING at a point, in the center line of McKean Road (23 feet wide), a corner of lands, now or late of J. Mullin; thence, extending from said point of beginning, North 35 degrees 48 minutes West, crossing Northwesterly side of McKean Road, along the aforesaid lands, now or late of Mullin, also partly along lands, now or late of Ingersoll-Clayton, 572.97 feet to a point, a corner of Parcel "B" on said Plan; thence, extending along Parcel "B", the two following courses and distances: (1) North 39 degrees 25 minutes East, 77.95 feet to a point; and (2) South 50 degrees 35 minutes East, recrossing the Northwesterly side of McKean Road, 554.00 feet to a point, in the center line of same; thence, extending South 39 degrees 25 minutes West, along the center line of McKean Road, 224.15 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.921 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Donna Marie Ford and Richard G. Ford, by Deed from Donna Marie Ford and Richard G. Ford, as Tenants by the Entirety, dated December 5, 2011, and recorded December 9, 2011, in Deed Book 5821 at Page 2629, being Instrument Number 2011108610.

Parcel Number: 39-00-02596-00-2.

Location of property: 1217 McKean Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna Marie Ford and Richard G. Ford** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$158,956.00.

**Jerome Black (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #49736

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. 2024-17096**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Southeast side of Markley Street, at the distance of 188.78 feet Southwesterly from the Southwest side of Freedley Street, said point being opposite the middle of the partition wall between this house and the adjoining house of No. 1430; thence, Southeasterly at right angles said Markley Street, the line passing through the said partition wall, 100 feet to the Northwest side of a 20 feet wide alley; thence, along the said side of said alley, South 46 degrees, 30 minutes West, 27.22 feet to the line of land conveyed to Alexander Jennings; thence, along the said Jennings property and at right angles to the last mentioned line, Northwesterly, 100 feet the Southeast side of Markley Street, aforesaid; and thence, along the said side of said Street, Northeasterly, 27.22 feet to the place of beginning.

BEING the same premises which Megan K. Manahi, by Deed, dated 7/11/2017, and recorded 7/13/2017, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6052 at Page 2038, granted and conveyed unto Bryan Siegfried.

Parcel Number: 13-00-23516-00-6.

Location of property: 1428 Markley Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Bryan Siegfried** at the suit of PennyMac Loan Services, LLC. Debt: \$164,891.84.

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

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

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

By virtue of a Writ of Execution **No. 2024-17754**, 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 and lots of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the North side of Beech Street, at the corner of Lot No. 189; thence, by the same, Northerly, one hundred forty feet to Spruce Alley; thence, by the same, Westerly, sixty feet to a corner of Lot No. 186; thence, by the same, Southerly, one hundred forty feet to Beech Street, as aforesaid; thence, by the same, Easterly, sixty feet in the place of beginning.

EXCEPTING AND RESERVING thereout, the following Lot, conveyed by James Graham, Jr., et ux., to John Silkknitter, by Deed, dated October 14, 1973, and recorded at Norristown, Pa., in Deed Book No. 219 at Page 59.

BEGINNING at a stake, for a corner on the North side of Beech Street; thence, Northwardly, along lands of John Wentzel, one hundred forty feet to an alley (twenty feet wide) called Spruce Alley; thence, Eastwardly, along the same, twenty-nine feet to lands, now or late of James Graham; thence, Southwardly, and along the same, one hundred forty feet to Beech Street, aforesaid; thence, Westwardly and parallel with the same, twenty-nine feet to the place of beginning.

BEING the same premises which Pressly Day, husband, and Gloria Day, wife, by Indenture dated December 8, 2006, and recorded December 22, 2006, at Norristown, in the Office for the Recording of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 5629 at Page 2324, granted and conveyed unto Daytrell Day, in fee. Parcel Number: 16-00-01552-00-7.

Location of property: 425 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daytrell Day** at the suit of The Bank of New York Mellon, as Indenture Trustee, on behalf of the Holders of the CSMC Trust 2010-16 Mortgage-Backed Notes and Certificates, Series 2010-16. Debt: \$134,165.22.

**LOGS Legal Group LLP**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2024-20393**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the dwelling unit thereon erected, situate in Village Green Estates, **Douglass Township**, Montgomery County, Pennsylvania, designated as Unit No. 1201, on a certain Plan of Subdivision, prepared for Gambone Bros. Development Co., Inc., as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-48 at Page 464, described in accordance therewith, as follows:

BEGINNING at a point, a corner of this and Unit No. 1202, as shown on said Plan, which point is measured the twelve following courses and distances from a point, formed by the intersection of the centerline of Broad Street (100.00 feet wide), and the original centerline of Bartman Avenue (no width given), as shown on said Plan: (1) leaving said point of intersection and extending along the centerline of Broad Street, North 52 degrees 38 minutes 00 seconds West, 226.95 feet to a point of curve; (2) continuing along the centerline of Broad Street, on the arc of a curve, curving to the left, in a Northwestwardly direction, having a radius of 160.00 feet, the arc distance of 103.88 feet to a point of tangent; (3) continuing along the centerline of Broad Street, North 89 degrees 50 minutes 00 seconds West, 106.27 feet to a point of curve; (4) continuing along the centerline of Broad Street, on the arc of a curve, curving to the right in a Northwestwardly direction, having a radius of 150.00 feet, the arc distance of 233.66 feet to a point of tangent; (5) continuing along the centerline of Broad Street, North 00 degrees 35 minutes 00 seconds West, 167.08 feet to a point of curve; (6) continuing along the centerline of Broad Street, on the arc of a curve, curving to the left, in a Northwestwardly to Southwestwardly direction, having a radius of 150.00 feet, the arc distance of 190.56 feet to a point; (7) North 01 degree, 00 minutes 00 seconds West, crossing the Northerly side of Broad Street, 88.59 feet to a point; (8) North 89 degrees 00 minutes 00 seconds East, 77.50 feet to a point of curve; (9) on the arc of a curve, curving to the left, in a Northeastwardly to Northwestwardly direction, having a radius of 27.50 feet, the arc distance of 43.20 feet to a point of tangent; (10) North 01 degree 00 minutes 00 seconds West, 13.90 feet to a point; (11) North 89 degrees 00 minutes 00 seconds West, 60.00 feet to the point of beginning; thence, extending from said point of beginning, along line of Open Space, as shown on said Plan, the five following courses and distances: (1) North 01 degree 00 minutes 00 seconds West, 23.05 feet to a point; (2) North 37 degrees 41 minutes 48 seconds East, 16.59 feet to a point; (3) North 89 degrees 00 minutes 00 seconds East, 84.64 feet to a point; (4) South 52 degrees 18 minutes 12 seconds East, 6.39 feet to a point; and (5) South 01 degrees 00 minutes 00 seconds East, 32.00 feet to a point, a corner of Unit No. 1202, as shown on said Plan; thence, extending South 89 degrees 00 minutes 00 seconds West, along line of Unit No. 1202, 100.00 feet to a point a corner, the first mentioned point and place of beginning.

BEING the same premises which Christopher J. Cepko and wife Cynthia A. Cepko, by Deed, dated 10/06/1995, and recorded 10/12/1995, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5128 at Page 933, granted and conveyed unto Kevin Michael Cepko, in fee.

BEING Tax Map ID #32035A015.

Parcel Number: 32-00-00423-52-6.

Location of property: 1201 Village Green Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin Michael Cepko** at the suit of KeyBank, N.A., s/b/m First Niagara Bank, N.A. Debt: \$26,533.45.

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

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

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

By virtue of a Writ of Execution **No. 2024-20422**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the messuage thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, and more particularly described according to a Survey made thereof, by C.M. Gerhart, Surveyor, as follows:

BEGINNING at a corner of land of Albert Hartman, in the middle of a public road, thirty three feet wide, leading to Orville; thence, along said land of Hartman, the three following courses and distances: North forty three and three quarters degrees West, one hundred twenty seven and eighty-four one-hundredths feet, South forty five and one quarter degrees West, eight feet, North forty three and three quarters degrees West, ninety feet to land of George A. Haire; thence, along said land of George A. Haire, North forty five and one quarter degrees East, fifty feet to land of Rebecca R. Felix; thence, along the same, South forty three degrees forty one minutes East, two hundred seventeen and eighty four one-hundredths feet to the center line of said public road; thence, extending along the center line of said public road, South forty five and one quarter degrees West, forty two feet to the place of beginning.

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

BEGINNING at an iron pin, marking the corner of this and other lands of Clarence w. Hallett, et ux., and Howard L. Kriebel, et ux., said beginning point being measured North forty three degrees fifteen minutes West, two hundred seventeen and eight tenths feet along lands of the said Howard L. Kriebel, et ux., from an iron pin, in the public road, leading to Orville; thence, from the said point of beginning, North forty three degrees forty five minutes West, twenty feet to a point, a corner; thence, North forty five degrees forty five minutes East, ninety nine and ninety eight one-hundredths feet to a point, a corner in line of lands, now or late of Arthur Yarnell; thence, South along line of lands of said Yarnell, forty three degrees forty five minutes East, twenty feet to a point, a corner of lands of the said Howard L. Kriebel, et ux.; and thence, South forty-five degrees forty-five minutes West, along said line of lands of Kriebel, ninety-nine and ninety-eight one-hundredths feet to the point and place of beginning.

AND the above-mentioned "Public Road leading to Orville" is now more commonly known as Orvilla Road.

SUBJECT to coal and mining rights, easements, rights-of-way, oil and gas leases, covenants, conditions, restrictions, etc., as the same may appear in prior instruments of record and on the aforesaid recorded plan.

BEING the same property which Carol A. Goggins, by Deed, dated June 17, 1999, and recorded in the Recorder's Office of Montgomery County, Pennsylvania, in Deed Book Volume 5278 at Page 1257, granted and conveyed unto Carol A. Goggins and Richard A. Siegfried, the grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Siegfried and Diane M. Siegfried, their Heirs and Assigns, by Deed from Carol A. Goggins and Richard A. Siegfried, dated 05/24/2001, recorded 06/19/2001, in Book No. 5363 at Page 1928.

Parcel Number: 35-00-07396-00-3.

Location of property: 508 W. Orvilla Road a/k/a 508 Orvilla Road, Hatfield, PA 19440.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Diane M. Siegfried and Richard A. Siegfried** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1. Debt: \$225,285.56.

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

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

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

By virtue of a Writ of Execution **No. 2024-20603**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate on the Northwestern side of a public road known as the Limerick Center Road, in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made by David Meixner, Registered Surveyor, as follows, to wit:

BEGINNING at a point, in the center line of the aforesaid Limerick Center Road, 33 feet wide; which point of beginning is located North 37 degrees 20 minutes 30 seconds East, 536.85 feet from the point of intersection of the center line of the Limerick Center Road, with the center line of Sanatoga Road, also 33 feet wide; thence, from said point of beginning, leaving the said road and extending along lands recently or about to be conveyed to Winfield Wadsworth; North 32 degrees West, 376.69 feet to a point; thence, along line of land, now or late of Roland Crouse, North 38 degrees 41 minutes 10 seconds East, 198.99 feet to a point; thence, along line of lands, now or late of D. Miller, South 32 degrees East, 371.30 feet to a point, in the center line of the Limerick Center Road; thence, along the center line of said road, South 37 degrees 20 minutes 30 seconds West, 200.7 feet to the first mentioned point and place of beginning.

CONTAINING 1.6132 acres of land, be the same, more or less.

BEING the same premises which Thomas J. Cirafisi and Luann K. Cirafisi, by Deed, dated 7/7/2000, and recorded at Montgomery County Recorder of Deeds Office, on 7/11/2000, in Deed Book 5322 at Page 2071, granted and conveyed unto Deneen Cirafisi, Surviving Heir of Thomas J. Cirafisi and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Thomas J. Cirafisi.

Parcel Number: 37-00-02128-00-4.

Location of property: 362 Limerick Center Road, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Deneen Cirafisi, Surviving Heir of Thomas J. Cirafisi, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Thomas J. Cirafisi, Deceased** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$121,200.05.

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

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

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

By virtue of a Writ of Execution **No. 2024-22129**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being marked and numbered as Lot Nos. 863 and 864 on the Plan of Lots of William Penn Real Estate Co., duly recorded in the Office for Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 349 at Page 500, etc.

SITUATE on the Southeast side of Hamel Avenue, beginning at the distance of one hundred fifty-nine and three-quarters feet, Westwardly, from a line running South fifty-two degrees ten minutes East, one thousand eight hundred and two and one-half feet from a stone set for a corner in Lot No. 198 to a stone set, for a corner in Lot No. 871 on said Plan of Lots.

CONTAINING IN FRONT OR BREADTH on the said Hamel Avenue, fifty feet (each Lot being twenty-five feet in width) and extending of that width, in length or depth, Southeastwardly, one hundred ten feet, more or less.

BOUNDED on the East by Lot No. 865, on the South by ground, now or late of George Hamel and Hannah, his wife, on the West by Lot No. 862, and on the North by Hamel Avenue, aforesaid.

AND ALSO ALL THOSE CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being composed of two lots or pieces of ground, marked and numbered as Lot Nos. 865 and 866 on the Plan of Lots of William Penn Real Estate Co., duly recorded in the Office for the Recording of Deeds, at Norristown, County of Montgomery, aforesaid, in Deed Book 349 at Page 500, etc., situate on the Southeast side of Hamel Avenue.

CONTAINING IN FRONT OR BREADTH on the said Hamel Avenue, fifty feet, and extending of that width, in length or depth, Southeastwardly, one hundred and ten feet.

BOUNDED on the East by Lot No. 867, and on the West by Lot No. 864.

BEING the same premises which Chris Wallsgrove and Marita S. Rosati, by Deed, dated 11/5/2016, and recorded 11/15/2016, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6023 at Page 992, being Instrument #2016088897, granted and conveyed unto Thomas P. Carlin, II.

Parcel Number: 30-00-26648-00-7.

Location of property: 461 Hamel Avenue, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Thomas P. Carlin, II** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-1. Debt: \$295,649.64.

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

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

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

By virtue of a Writ of Execution **No. 2024-23284**, 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 "Oak Hill Condominium", located in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Sec. 3101, et seq., by the Recording in the Montgomery County Office for the Recording of Deeds, of a Declaration of Condominium, dated 7/8/1968, and recorded 7/11/1968, in Deed Book 4879 at Page 484; a First Amendment thereto,

dated 5/18/1969, and recorded 5/26/1969, in Deed Book 4912 at Page 594; a Second Amendment thereto, dated 3/9/1990, and recorded 3/15/1990, in Deed Book 4940 at Page 2142; and a Third Amendment, dated 6/25/1993, and recorded 9/17/1993, in Deed Book 5054 at Page 826, being designated in such Declaration as Unit No. 14-E, as more fully described in such Declaration, together with a proportionate undivided interest in The Common Elements (as defined in such Declaration) of 0.23000%.

BEING the same premises which Oak Hill Joint Venture, by Deed, dated 3/24/1994, and recorded at Montgomery County Recorder of Deeds Office, on 4/13/1994, in Deed Book 5074 at Page 1486, granted and conveyed unto Deborah Lerner.

Parcel Number: 40-00-43173-03-2.

Location of property: 1740 Oakwood Terrace, #14E, Narberth, PA 19072.

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

Seized and taken in execution as the property of **Deborah Lerner and The United States of America** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$90,322.69.

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

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

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

By virtue of a Writ of Execution **No. 2024-23512**, 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 piece or parcel of land, with the brick message thereon erected, situate in **Hatfield Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by Metz and Weir, on October 26, 1921, as follows, to wit:

BEGINNING at a point, in the Northeasterly sideline of Maple Avenue, as now laid out thirty-eight feet wide (formerly called East Avenue), distant six hundred twenty-three and eight tenths feet, Southeasterly, from the Southeast side of Union Street (forty-six feet wide), said point being also a corner of this land, now or late of Milton G. Wasser; thence, along said Wasser's land, and passing through the middle of the party wall, dividing this and said Wasser's land, North eighty-four degrees twenty-one minutes East, one hundred forty-seven and five-tenths feet to an iron pin; thence, South five degrees thirty-nine minutes East, thirty-eight and eighteen one-hundredths feet to an iron pin, a corner of this and land, now or late of the Estate of George S. Snyder; thence, along the same, South eighty-four degrees twenty-one minutes West, one hundred forty-seven and five tenths feet to a point, in said sideline of Maple Avenue; and thence, along the same, North five degrees thirty-nine minutes West, thirty-eight and eighteen one-hundredths feet to the place of beginning.

BEING the same premises which David V. Baldwin and Karen A. Baldwin by Deed dated 8/19/1989 and recorded 9/6/1989 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4922 at Page 1153, granted and conveyed unto Allen G. Wesner and Doreen M. Wesner.

Parcel Number: 09-00-01261-00-8.

Location of property: 29 N. Maple Avenue, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Allen G. Wesner and Doreen M. Wesner** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWALT, INC., Alternative Loan Trust 2005-21CB, Mortgage Pass- Through Certificates, Series 2005-21CB. Debt: \$229,144.32.

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

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

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

By virtue of a Writ of Execution **No. 2024-23774**, 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 Merion Township**, Montgomery County, Pennsylvania, and described according to a Plan of Property of Viking Hill, made for Viking Homes, Inc., by A.W. Martin Associates, Inc., Consulting Engineers, dated June 9, 1972, and last revised August 3, 1972, said Plan being recorded in the Office for the Recording of Deeds, in and for Montgomery County, in Plan Book A-19 at Page 90, as follows, to wit:

BEGINNING at the intersection of Flint Hill Road and B Street West, at a spike; thence, along the centerline of B Street West, South 68 degrees 15 minutes 35 seconds West, 110.98 feet to a point; thence, North 21 degrees 44 minutes 25 seconds West, 20.00 feet to a point, being said point of beginning of Lot No. 8 of Viking Homes and being on the North right-of-way line of B Street West; thence, South 68 degrees 15 minutes 35 seconds West,



17.00 feet along said right-of-way line to a point; thence, North 21 degrees 44 minutes 25 seconds West, 94.80 feet to a point, in the center line of an alley, having a right-of-way of 20.00 feet; thence, North 68 degrees 15 minutes 35 seconds East, 17.00 feet along aforementioned centerline of an alley to a point; thence, South 21 degrees 44 minutes 25 seconds East, 94.80 feet to the said point of beginning of Lot No. 8.

EXCEPTING THEREOUT AND THEREFROM that portion of the subject premises lying within the bounds of alley. BEING Lot No 8 as shown on said Plan.

BEING the same premises conveyed to Tamara L. Licwinko, under Deed from Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043, by its attorney-in-fact, Phelan Hallinan LLP n/k/a Phelan Hallinan Diamond and Jones LLP, by Power of Attorney, recorded 1/2/14, in Book 0244 at Page 01582, being Instrument #2014000125, dated 05/05/2015, recorded in the Montgomery Recorder of Deeds Office on 06/04/2015, in Deed Book 5956 at Page 1380.

Parcel Number: 58-00-00865-53-5.

Location of property: 590 B Street, King of Prussia, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tamara Licwinko** at the suit of Citadel Federal Credit Union. Debt: \$170,657.34.

**Mary Jacqueline Larkin**, 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. 2024-24656**, 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 Plan referred to below as Plymouth Hill Condominium, Germantown Pike, **Plymouth 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, which has since been superseded by the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Sec. 3101 et seq., by the Recording in the Office of the Recorder of Deeds, of Montgomery County, Pennsylvania, of a Declaration, dated March 6, 1974, recorded March 8, 1974, in Deed Book 3926 at Page 571; a Declaration Plan, dated February 22, 1974, recorded March 8, 1974, in Condominium Plan Book 2 at Page 74; and a Code of Regulations, dated March 8, 1974, recorded March 8, 1974, in Deed Book 3926 at Page 589; as amended by Amendment, established and adopted April 6, 1977, as in Deed Book 4192 at Page 43; as further amended by Amendment, established and adopted May 24, 1978, as in Deed Book 4355 at Page 3392; and as further amended by Amendment, established and adopted November 6, 1979, as in Deed Book 4475 at Page 151; being and designated on such Declaration Plan as Unit No. 607-N, as more fully described in such Declaration Plan and Declaration; together with an proportionate undivided interest in the Common Elements (as defined in such Declaration), as therein set forth.

BEING the same premises which Marc Scott Raiken, by Deed, dated 3/30/2007, and recorded 5/10/2007, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5646 at Page 1795, granted and conveyed unto Stanford Balin, deceased 8/12/2018, and Cyndi Balin.

Parcel Number: 49-00-04107-16-4.

Location of property: 666 W. Germantown Pike, U607N a/k/a 1607, Plymouth Township, PA 19462.

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

Seized and taken in execution as the property of **Cyndi Balin** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Nationstar Home Equity Loan Trust 2007-C. Debt: \$84,335.32.

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

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

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

By virtue of a Writ of Execution **No. 2024-26308**, 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, located in the property known, named and identified as The Village Condominium, located in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. Sec. 3101, et seq., by the recording in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania recorded on 07/19/1978, in Deed Book 4321 at Page 512, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 947, Building 9, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Rebecca F. Rambo, by Deed from Rebecca F. Rambo and Richard A. Rambo, dated August 27, 2021, recorded September 22, 2021, in Book No. 6248 at Page 2034.

Parcel Number: 42-00-04529-55-9.

Location of property: 947 Village Lane, Building 9, Pottstown, PA 19464.

The improvements thereon are: Residential, condominium/townhouse.

Seized and taken in execution as the property of **Rebecca F. Rambo** at the suit of Fifth Third Bank, N.A. Debt: \$55,871.60. **Robertson, Anschutz, Schneid, Crane & Partners, PLLC**, *A Florida professional limited liability company*, Attorneys. DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

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

By virtue of a Writ of Execution **No. 2024-26594**, 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 Merion Township**, Montgomery County, Pennsylvania, and described according to a Plan of Section #3, "School Side Manor", made by Bilbar Construction Company, by Damon and Foster, Civil Engineers, at Sharon Hill, Pennsylvania, under date of February 17, 1954, and described as follows, to wit:

BEGINNING at a point on the Southwest side of Edgewood Avenue (fifty feet wide), at the distance of one hundred eighty-one and eight one-hundredths feet, measured South twenty-four degrees, fifty-three minutes, East, from the Southeasterly end of a curve, having a radius of one hundred twenty-five feet, the arc distance of two hundred sixty-four and forty-seven one-hundredths feet, being the curve connecting the said Southwesterly side of Edgewood Avenue (fifty feet wide), with the Southeasterly side of School Line Drive (fifty feet wide); thence, from said point of beginning, and extending along the Southwest side of Edgewood Avenue (fifty feet wide), South twenty-four degrees, fifty-three minutes, East, eighty feet to a point; thence, leaving the said side of Edgewood Avenue, and extending South sixty-five degrees, seven minutes, West, one hundred seventy-one and fifty-four one-hundredths feet to a point; thence, extending North fifty-six degrees, forty- one minutes, ten seconds West, ninety-four and thirteen one-hundredths feet to a point; thence, extending North sixty-five degrees, seven minutes, East, two hundred twenty-one and fifteen one-hundredths feet to the Southwest side of Edgewood Avenue (fifty feet wide), being the first mentioned point and place of beginning.

BEING Lot #55 on the aforesaid Plan, which is recorded at Norristown, PA, in Plan Book B1 at Page W7.

COMMONLY KNOWN AS 698 Edgewood Road, King of Prussia, PA 19406; however, by showing this address, no additional coverage is provided.

BEING the same premises which James H. Esco, Jr., Lisa Love, and Philip James Esco a/k/a Philip J. Esco, as tenants in common, by Deed, dated 11/17/2022, and recorded 01/05/2023, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6313 at Page 00878, granted and conveyed unto Philip James Esco, in fee.

Parcel Number: 58-00-06607-00-4 a/k/a 58066A081.

Location of property: 698 Edgewood Road, King of Prussia, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Philip James Esco, as Sole Owner** at the suit of Freedom Mortgage Corporation. Debt: \$243,863.45.

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

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

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

By virtue of a Writ of Execution **No. 2024-27458**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or parcel of land, situate on the Southeast side of Blaine Avenue, in **Hatfield Borough**, Montgomery County, Pennsylvania, being Lot #1 on a Minor Subdivision Plan for McQuiddy-Bracalente, Co-Partners, prepared by Alfred O. Werner, PLS, dated June 19, 1993, and last revised August 23, 1993, and recorded in Montgomery County Plan Book A-54 at Page 293, and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe in the Southeast side of Blaine Avenue, forty feet wide, in line of lands, now or formerly of Gary L. Cassel, said iron pipe being North forty-eight degrees, thirty minutes, zero seconds East, one hundred eighty feet from the intersection of said Southeast side of Blaine Avenue, with the Northeast side of Wayne Avenue, forty-two feet; thence, along said lands, now or formerly of Gary L. Cassel, South forty-one degrees, thirty minutes, zero seconds East, one hundred eighty feet to an iron pin, in the Northwest side of Dawson Street, twenty feet wide; thence, along said Northwest side of Dawson Street, South forty-eight degrees, thirty minutes, zero seconds West, forty-five feet to an iron pin; thence, North forty-one degrees, thirty minutes, zero seconds West, one hundred eighty feet to an iron pipe, in the aforementioned Southeast side of Blaine Avenue; thence, along said Southeast side of Blaine Avenue, North forty-eight degrees, thirty minutes, zero seconds East, forty-five feet to the place of beginning.

CONTAINING eight thousand one hundred square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Dennis R. Martin, by Deed from W. Scott Leatherman and Denise R. Leatherman, husband and wife, dated July 16, 2004, and recorded August 2, 2004, in Deed Book 11207 at Page 303.

Parcel Number: 09-00-00031-00-5.

Location of property: 60 Blaine Avenue, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dennis R. Martin** at the suit of Harleysville Bank. Debt: \$45,666.58. **Chelsea A. Nixon (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #324130

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

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

By virtue of a Writ of Execution **No. 2024-28089**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of "Fryer Subdivision", prepared by Bursich Associates, Inc., dated February 15, 1995, last revised May 22, 1996, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-56 at Page 424, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Paul Drive (normally 50.00 feet wide, but at its Southeasterly end thereof, widening to form an irregular width cul-de-sac), at a corner of Lot Number 34, as shown on said Plan, and which point is measured the four following course and distances from a point of reverse curve on the Southeasterly side of Patriot Drive (50.00 feet wide), viz: (1) leaving the said Southeasterly side of Patriot Drive, on the arc of a curve, curving to the right, having a radius of 15.00 feet, the arc length of 22.02 feet to a point of tangent on the said Southwesterly side of Paul Drive; (2) thence, extending South 73 degrees 37 minutes 50 seconds East, along the said Southwesterly side of Paul Drive, the distance of 112.06 feet to a point of curve, on the same; (3) thence, extending Southeastwardly, along the Southwesterly side of Paul Drive, on the arc of a curve, curving to the right, having a radius of 475.00 feet, the arc length of 205.69 feet to a point of reverse curve, on the same; and (4) thence, extending Southeastwardly, along the said Southwesterly side of Paul Drive, on the arc of a curve, curving to the left, having a radius of 60.00 feet, the arc length of 7.40 feet to the point of beginning; thence, extending from said point of beginning, in a Southeastwardly to Eastwardly to Northeastwardly direction, along the Southwesterly, Southerly and Southeasterly sides of Paul Drive, aforesaid, on the arc of a curve, curving to the left, having a radius of 60.00 feet, the arc length of 62.00 feet to a point, a corner of Lot Number 36, as shown on said Plan; thence, extending South 25 degrees 05 minutes 21 seconds East, along Lot Number 36, and also for a portion of the distance extending through that certain 20.00 feet wide storm sewer easement, as shown on said Plan, the distance of 194.18 feet to a point, corner in line of Lot Number 24, as shown on said Plan; thence, extending North 79 degrees 58 minutes 50 seconds West, partly along Lot Number 24, also partly along Lot Number 25, as shown on said Plan and also along Lot Number 26, as shown on said Plan, the distance of 239.19 feet to a point, a corner of Lot Number 34, aforesaid; thence, extending North 34 degrees 07 minutes 00 seconds East, along Lot Number 34, the distance of 167.79 feet to the first mentioned point on the said Southwesterly side of Paul Drive and place of beginning. A part of the Northerly portion thereof, containing part of the bed of that certain irregular width snow removal easement, as shown on said Plan.

BEING Lot No. 35 as shown on said Plan.

BEING the same premises which Peter H. Mecke, Sr., by his Attorney-in-Fact Tracey L. Mecke, per Power of Attorney, dated October 25, 2017, and recorded simultaneously here with, and Tracey L. Mecke, by Deed, dated January 26, 2018, and recorded on January 31, 2018, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 6078 at Page 1994, as Instrument No. 2018007004, granted and conveyed unto Robert Williamson Bilger and Stefanie Ann Bilger.

Parcel Number: 32-00-05702-03-5.

Location of property: 135 Paul Drive, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Robert Williamson Bilger and Stefanie Ann Bilger** 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: \$398,988.14.

**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. 2024-28708**, 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 Dublin Township**, Montgomery County, Pennsylvania, described in accordance with a Plot Plan, prepared by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated August 12th, 1958, as follows, to wit:

BEGINNING at a point, at the intersection of the Southeast side of Washington Lane (50 feet wide), with the Southwest side of Prospect Avenue (50 feet wide); thence, along the Southwest side of Prospect Avenue, South 44 degrees 17 minutes East, 166 feet to a point; thence, extending South 45 degrees 43 minutes West, 100 feet to a point, a corner, thence, extending North 44 degrees 17 minutes West, 166 feet to a point on the Southeast side of Washington Lane, aforesaid; thence, extending along the Southeast side of Washington Lane, North 45 degrees 43 minutes East, 100 feet to the first mentioned point and place of beginning.

BEING Lots Nos. 1 and 2, Section 10, on a Plan of Lots of Elliger Park.

BEING the same premises which Jane Wade Wiler and Kathleen Freedman, by Deed, dated 6/30/2005, and recorded at Montgomery County Recorder of Deeds Office, on 7/12/2005, in Deed Book 5561 at Page 1772, granted and conveyed unto Marc A. Deragon and Kerrie H. Deragon.

Parcel Number: 54-00-16483-00-5.

Location of property: 315 Washington Lane, Fort Washington, PA 19034.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marc A. Deragon and Kerrie H. Deragon** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 c/o Carrington Mortgage Services, LLC. Debt: \$549,748.49.

**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. 2025-00574**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

ALL THAT CERTAIN house and lot or tract of land, situate in the South side of Lincoln Avenue, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited, and described as follows, to wit, in accordance with a Survey made by George F. Shaner, May 20, 1946:

BEGINNING at a point on the Southerly side of Lincoln Avenue and distant 34.49 feet, Westwardly, from angle point in said Avenue, which angle point is distant 164 feet 7 inches, Westwardly, from the Southwesterly corner of Lincoln Avenue and Franklin Street; thence, South 15 degrees 5 minutes, 154.21 feet to the Northerly side of Spruce Alley; thence, along same, North 74 degrees 55 minutes West, 32 feet 9 inches to a point, in line of land, about to be conveyed to Paul Bechtel; thence, along same, North 15 degrees 5 minutes East, 169.03 feet to the Southerly side of Lincoln Avenue; thence, along same, South 50 degrees 34 minutes East, 35.95 feet to the point or place of beginning.

AND said Survey is in accordance with present location of Lincoln Avenue (50 feet wide), which was thus located in accordance with Decree of the Court of Quarter Sessions, October 13, 1890, as of December Term 1890, No. 33.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN tract or messuage, located in the 10th Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey, made by George F. Shaner. R.E., as follows, to wit:

BEGINNING at a corner, land late Dr. David (#348), on the Southerly side of Lincoln Avenue (50 feet wide), and distant 34.49 feet, Westerly, from an angle point, in said Avenue, which angle point is distant 164 feet 7 inches, Westerly, from the Southwesterly corner of Lincoln Avenue and Franklin Street; thence, South 15 degrees 05 minutes West, 154.21 feet to the Northerly side of Spruce Alley (20 feet wide); thence, along the same, North 74 degrees 55 minutes West, 16.56 feet to a corner, other lands Francis L. Emes; thence, along the same, on a course passing through the middle of "U" joint frame, partition wall of a double dwelling, North 15 degrees 19 minutes 30 seconds West, 161.40 feet to a corner, on the Southerly side of aforesaid, Lincoln Avenue; thence, along the same, South 50 degrees 34 minutes East, 17.43 feet to the place of beginning.

BEING the same premises which Louise Gilligan Rogers, by Deed, dated October 27, 2021, and recorded at Montgomery County Recorder of Deeds Office, on December 14, 2021, in Deed Book 6258 at Page 1560, granted and conveyed unto BL Investments LLC.

Parcel Number: 16-00-18672-00-5.

Location of property: 344 Lincoln Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **BL Investments LLC** at the suit of Athene Annuity and Life Company. Debt: \$103,973.30.

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

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

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

By virtue of a Writ of Execution **No. 2025-01836**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lots or pieces of land, situate in **Horsham Township**, Montgomery County, Pennsylvania, being known as 249 Hill Avenue, also designated as Lot Nos. 1, 2, 3, 4 and 5, Section 22, on Plan of Evergreen Terrace, made by Weir and Thieme, Civil Engineers, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Deed Book 959 at Page 600, described as follows, to wit:

BEGINNING at a point the intersection of the Southeasterly side of Dreshertown Road, with the Southwesterly side of Hill Avenue (formerly Park Avenue) (40 feet wide); thence, extending along the said Southwesterly side of Hill Avenue, South 53 degrees 26 minutes 30 seconds East, 125 feet to a corner of Lot No. 46; thence, extending along said Lot, South 37 degrees 11 minutes 20 seconds West, 125 feet to a corner of Lot No. 6; thence, along Lot No. 6, North 53 degrees 36 minutes 30 seconds West, 125 feet to a point on the Southeasterly side of Dreshertown Road; thence, extending along the said side of Dreshertown Road, North 37 degrees 11 minutes 20 seconds East, 125 feet to the point and place of beginning.

BEING the same premises which Raymond C. Paul and Thelma F. Paul by Deed, dated 3/17/1978, and recorded at Montgomery County Recorder of Deeds Office on 5/27/1978, in Deed Book 4288 at Page 255, granted and conveyed unto Judith A. Mastrangelo and Lawrence Schlarmann. Lawrence Schlarmann departed this life on October 12, 1999. Judith A. Mastrangelo departed this life on October 9, 2022.

Parcel Number: 36-00-03667-00-5.

Location of property: 249 Hill Avenue, Horsham, PA 19044.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Judith A. Mastrangelo, Deceased** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$154,522.25.

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

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

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

**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.

**ARTICLE OF INCORPORATION  
PROFIT**

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

NOTICE IS HEREBY GIVEN that a corporation 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, in Montgomery County and has been delivered to the Secretary of State for filing on 5/1/2025.

The name of the corporation is **RJB Performance Surfaces Inc.**

**ARTICLE OF INCORPORATION  
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 6, 2025, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Rotherson, Inc.**

The purposes for which it was organized are: to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law, as amended.

**David L. Allebach, Jr., Esquire  
Picardi Philips & Ottaviano  
1129 E. High Street, P.O. Box 776  
Pottstown, PA 19464-0776**

**AUDIT LIST**

**Second and Final Publication**

NOTICE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF MONTGOMERY COUNTY, PA

**VIRTUAL AUDIT**

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of JUNE 2, 2025, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol.



Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Monday, JUNE 2, 2025.**

A list of Accounts scheduled to be called on each date is attached and invitations to Zoom Virtual Court hearings will be sent to the Counsel for each Accountant with an Account scheduled for each date.

To minimize the need for in-person contact with the Clerk of the Orphans' Court personnel and Court Staff, all counsel and parties are encouraged to file Accounts, Objections, Certificates of Service, and all other legal papers electronically with the Clerk to the fullest extent possible.

**The accounts will be heard for confirmation at the assigned times when the Honorable Lois E. Murphy and the Honorable Melissa S. Sterling, Judges, will sit to audit accounts, hear objections to the same and review the transactions and proposed distribution of the balances ascertained to be in the hands of accountants. The date on which each account will be called for audit in a virtual court hearing is indicated below. Objections to any Account may be the subject of a hearing on a later date, to be scheduled by order of the Court.**

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, JUNE 2, 2025. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.**

1. BERARDELLI, JANE H., DECEASED (2021-X2299), First and Final Account of Richard J. Howarth, Jr., Executor.
2. DeBERNARDO, SILVANA, MARY, PRINCIPAL, (2024-0668), Accounting of Adrienne DiMaria, Agent under Power of Attorney of Silvana Mary DeBernardo, Deceased.
3. DePAUL, EUGENE, TRUST SETTLOR, (2020-X1882), Final Account for Trust Under Agreement of Eugene DePaul, Settlor, dated December 12, 1979.
4. FURMAN, ELEANOR, REVOCABLE TRUST UNDER AGREEMENT, DECEASED, (2025-X0968 First Account of Marc Furman, Trustee for the Eleanor Furman Revocable Agreement of Trust dated August 31, 2011 FBO of Merrill Furman.
5. GEORGE WASHINGTON PARK PERPETUAL CARE FUND TRUST, TRUST SETTLOR (2017-X2859), Third and Interim Accounting for George Washington Memorial Park Trust Under Deed dated January 2, 1995, on behalf of Regions Bank, Successor Trustee.
6. HANSEN, ELLEN R., DECEASED, (2019-X3104), Account filed by Denise Tedesco, Executrix.
7. HUBER, DAVID A., DECEASED, (2022-X3547), Amended Accounting of Frank Campese, Jr., Administrator.
8. MOYER, DAVID D., DECEASED, (2023-X1467), First Intermediate Accounting of the Estate of John Moyer, As Stated by David A. Moyer, Executor.
9. McCAFFERTY, JAMES J, DECEASED, (2021-X0316), Account of Kathleen M. McCafferty, Executrix.

### **Relisted Accounts**

1. GARRISON, WALTER SPRINKLE TRUST #1 FBO, Pamela Phelan Trust Settlor, (1992-X1510), Fourth Intermediate Accounting for The Sprinkle Trust No. 1 Under Deed of Walter R. Garrison, FBO Pamela G. Phelan, As Stated by Barton J. Winokur and Lawrence C. Karlson, Trustees.
2. GARRISON, WALTER R., TRUST SETTLOR, (1992-X1510), Fourth Intermediate Accounting for Income Accumulation U/Art Second of the Deed of Trust of Walter R. Garrison, FBO Pamela G. Phelan, As Stated by Barton J. Winokur and Lawrence C. Karlson, Trustees.
3. GARRISON, WALTER. SPRINKLE TRUST #1, FBO C. Jeffrey Garrison Trust Settlor, (1992-X1511), Fourth Intermediate Accounting for The Sprinkle Trust No. 1 Under Deed of Walter R. Garrison, FBO C. Jeffrey Garrison, As Stated by Barton J. Winokur and Lawrence C. Karlson, Trustees.
4. GARRISON, WALTER IAT U/D/T WALTER GARRISON, FBO C. Jeffrey Garrison Trust Settlor, (1992-X1511), Fourth Intermediate Accounting for Income Accumulation Trust U/D/T of Walter R. Garrison, FBO C. Jeffrey Garrison, As Stated by Barton J. Winokur and Lawrence C. Karlson, Trustees.
5. GARRISON, WALTER SPRINKLE TRUST No. 2, FBO Pamela G. Phelan Trust Settlor, (1992-X1516), Fourth Intermediate Accounting for The Sprinkle Trust No. 2, Under Deed of Walter R. Garrison, FBO, Pamela G. Phelan, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
6. GARRISON, WALTER SPRINKLE TRUST No. 2, FBO C. Jeffrey Garrison Trust Settlor, (1992-X1516), Fourth Intermediate Accounting for the Sprinkle Trust No. 2, Under Deed of Walter R. Garrison, FBO C. Jeffrey Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
7. GARRISON, WALTER SPRINKLE TRUST No. 3, FBO C. Jeffrey Garrison Trust Settlor, (1992-X1519), Fourth Intermediate Accounting for the Sprinkle Trust No. 3, Under Deed of Walter R. Garrison, FBO C. Jeffrey Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
8. GARRISON, WALTER SPRINKLE TRUST No. 3, FBO Pamela G. Phelan Trust Settlor, (1992-X1519), Fourth Intermediate Accounting for the Sprinkle Trust No. 3, Under Deed of Walter R. Garrison, FBO Pamela G. Phelan, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
9. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO Grace G. Phelan Trust Settlor, (2023-X3177), First Intermediate Accounting for The Walter Garrison Sprinkle Trust No. 2, Income Accumulation Trust, FBO Grace G. Phelan, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
10. GARRISON, WALTER SPRINKLE TRUST NO. 3, FBO Emily M. Phelan. Relief Trust Settlor, (2023-X3178), First Intermediate Accounting for The Walter Garrison Sprinkle Trust #3, Income Accumulation Trust, FBO Emily M. Phelan Relief, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.

11. GARRISON, WALTER SPRINKLE TRUST No. 3, FBO Heather Phelan Trust Settlor, (2023-X3179), First Intermediate Accounting for The Walter Garrison Sprinkle Trust #3, Income Accumulation Trust, FBO Heather Phelan, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
12. GARRISON, WALTER SPRINKLE TRUST No. 3, FBO Leah A. Garrison Trust Settlor, (2023-X3180), First Intermediate Accounting for The Walter Garrison Sprinkle Trust #3, Income Accumulation Trust, FBO Leah A. Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
13. GARRISON, WALTER SPRINKLE TRUST No. 2, FBO Juliana E. Garrison Trust Settlor, (2023-X3181), First and Intermediate Accounting for the Walter Garrison Sprinkle #2, Income Accumulation Trust, FBO Juliana E. Garrison, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
14. GARRISON, WALTER SPRINKLE TRUST No. 2, FBO Melissa R. Garrison Trust Settlor, (2023-X3182), First and Intermediate Accounting for Walter Garrison Sprinkle #2 Income Accumulation Trust, FBO Melissa R. Garrison As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
15. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO Michelle J. Phelan Trust Settlor, (2023-X3183), First and Intermediate Accounting for the Walter Garrison Sprinkle #2, Income Accumulation Trust, FBO Michelle J. Phelan, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
16. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO Sarah Mason Garrison Trust Settlor, (2023-X3184), First and Intermediate Accounting for Walter Garrison Sprinkle #2, Income Accumulation Trust, FBO Sarah Mason Garrison (a/k/a S. Mason Garrison), As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
17. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO Adelyn Rose Petal Trust Settlor, (2023-X3185), First and Intermediate Accounting for Walter Garrison Sprinkle # 2, Income Accumulation Trust, FBO Adelyn Rose Petal (a/k/a Allison Phelan), As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.
18. GARRISON, WALTER SPRINKLE TRUST NO. 2, FBO Jonathan W. Mayer Trust Settlor, (2023-X3186), First and Intermediate Accounting for Walter Garrison Sprinkle # 2, Income Accumulation Trust, FBO Jonathan W. Mayer, As Stated by Ronald Kozich, Michael J. Emmi, Barton J. Winokur and Lawrence C. Karlson, Trustees.

**Tina Lawson, Esquire**  
Register of Wills &  
Clerk of the Orphans' Court

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## CHANGE OF NAMES

### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-07878

NOTICE IS HEREBY GIVEN that on April 16, 2025, the Petition of Cheng Chen, on behalf of Ivan Lin and Suwie Lin, both minors, was filed in the above-named Court, praying for a Decree to change their names to IVAN CHEN AND SUWIE CHEN.

The Court has fixed July 2, 2025, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-07207

NOTICE IS HEREBY GIVEN that on April 8, 2025, the Petition of Gabrielle Bush was filed in the above-named Court, praying for a Decree to change the Petitioner's name to NOVA BUSH.

The Court has fixed July 2, 2025, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-10102

NOTICE IS HEREBY GIVEN that on May 6, 2025, the Petition of James Quinn Young was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JAMES QUINN SMITH.

The Court has fixed July 9, 2025, at 9:00 AM, in Courtroom "TBA" 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.

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### IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-10378

NOTICE IS HEREBY GIVEN that on May 8, 2025, the Petition of Jennifer Cartwright, Mother, on behalf of Maddison Michelle Stoler, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to MADDISON MICHELLE CARTWRIGHT.

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

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-10007

NOTICE IS HEREBY GIVEN that on May 5, 2025, the Petition of Jerry Hutson was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JERRY WILLIAMS.

The Court has fixed July 2, 2025, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## ESTATE NOTICES

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

### First Publication

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

Late of Whitmarsh Township.  
Executor: PETER E. MOORE.  
ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER, ROEBERG &  
WOLFE, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**BEALE-TOY, LAURA LACY also known as  
LAURA BEALE TOY, dec'd.**

Late of Lower Merion Township.  
Executor: JOSEPH STRAMPELLO,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE,  
LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446

**CARROLL, DAVID E., dec'd.**

Late of Upper Gwynedd Township.  
Executor: JAMES P. CARROLL,  
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

**CONRAD, WILLIAM L., dec'd.**

Late of Lower Merion Township.  
Executrix: JOANNE H. CONRAD,  
303 Brentford Road,  
Haverford, PA 19041.  
ATTORNEY: JOHN A. TERRILL, II,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
1001 Conshohocken State Road, Suite 1-300,  
West Conshohocken, PA 19428

**DEPUTY, MAURICE JOHN also known as  
MAURICE J. DEPUTY, dec'd.**

Late of Borough of Souderton.  
Executors: MARK JOHN DEPUTY,  
1680 Edgehill Circle,  
Quakertown, PA 18951,  
SUSAN LYNN NATHAN,  
11 Schiavone Drive,  
Ambler, PA 19002.  
ATTORNEY: ANDREW P. GRAU,  
THE GRAU LAW FIRM,  
911 Easton Road, P.O. Box 209,  
Willow Grove, PA 19090

**DOLLFUS SR., ROBERT J., dec'd.**

Late of Cheltenham Township.  
Administrator: ROBERT JOHN DOLLFUS, JR.,  
c/o William E. Ruane, Esquire,  
72 Shawnee Road,  
Ardmore, PA 19003.  
ATTORNEY: WILLIAM E. RUANE,  
72 Shawnee Road,  
Ardmore, PA 19003

**DUNLAP, EVERETT T., dec'd.**

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

**DUNN, IRENE H., dec'd.**

Late of Skippack Township.  
Executor: JOHN C. DUNN,  
1021 Scenic View Drive,  
Schwenksville, PA 19473.  
ATTORNEY: JACQUELINE A. JOHNSON,  
3770 Ridge Pike,  
Collegeville, PA 19426

**EIZAYATY, FATHIA MOHAMED also known as  
SAFAA EIZAYATY, dec'd.**

Late of Elkins Park, PA.  
Administrator: MOHAMED EIZAYATIE,  
7301 Coventry Avenue, Apt. 509,  
Elkins Park, PA 19027.

**HAHN, ALICE JEANNE also known as  
ALICE J. HAHN and  
ALICE HAHN, dec'd.**

Late of Lower Providence Township.  
Executor: CHRISTOPHER HAHN,  
701 S. Olive Avenue, Unit 2006,  
West Palm Beach, FL 33401.

**HEDRICK, G. WINFIELD, dec'd.**

Late of Franconia Township.  
Executor: KARL W. DEIBLER, JR.,  
c/o Grim, Biehn & Thatcher,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215.  
ATTORNEY: GREGORY E. GRIM,  
GRIM, BIEHN & THATCHER,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944

**HERMANN, CAROLYN, dec'd.**

Late of Abington Township.  
Executrix: DAWN BAKER,  
c/o Jeremy Z. Mittman, Esquire,  
593 Bethlehem Pike,  
Montgomeryville, PA 18936.

ATTORNEY: JEREMY Z. MITTMAN,  
593 Bethlehem Pike,  
Montgomeryville, PA 18936  
**HOYLE, JANIS JOHANNA, dec'd.**  
Late of Hatfield Township.  
Administrator: JEFFREY E. HOYLE,  
2908 Ancestor Drive,  
Killeen, TX 76549.  
ATTORNEY: ELLEN S. FISCHER,  
BLOOM PETERS, LLC,  
1126B Horsham Road, Suite J,  
Maple Glen, PA 19002  
**KACHLINE, THOMAS HAROLD, dec'd.**  
Late of Borough of Norristown.  
Administrator: THERESA COOK,  
732 Noble Street,  
Norristown, PA 19401.  
**KAMERTZ, PATRICIA A. also known as  
PATRICIA KAMERTZ, dec'd.**  
Late of Upper Providence Township.  
Executrix: KIMBERLY A. WATSON,  
c/o James R. Abbott, Esquire,  
103 Chesley Drive, Suite 103,  
Media, PA 19063.  
ATTORNEY: JAMES R. ABBOTT,  
ABBOTT & OVERHOLT PC,  
103 Chesley Drive, Suite 103,  
Media, PA 19063  
**LINDEMAN, DONALD JOHN, dec'd.**  
Late of West Norriton Township.  
Administratrix: DEBORAH L. PISHOCK,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE,  
LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446  
**MARTIN JR., ROBERT A., dec'd.**  
Late of Upper Providence Township.  
Executor: STEPHEN E. MARTIN.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426,  
610-489-6170  
**McCABE, THOMAS N. also known as  
THOMAS McCABE, dec'd.**  
Late of Conshohocken, PA.  
Executor: JAMES J. McCARTHY,  
c/o Law Offices of George J. Trembeth III, P.C.,  
105 Sibley Avenue,  
Ardmore, PA 19003-2311.  
ATTORNEY: GEORGE J. TREMBETH III,  
LAW OFFICES OF GEORGE J. TREMBETH III, P.C.,  
105 Sibley Avenue,  
Ardmore, PA 19003-2311,  
610-642-4360  
**MERRON, CRISSA B. also known as  
CHRISSA BRICKMAN MERRON, dec'd.**  
Late of Lower Merion Township.  
Administrator CTA: ROBERT M. SLUTSKY,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ROBERT M. SLUTSKY,  
SLUTSKY ELDER LAW P.C.,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462

**MORRIS, ELEANOR, dec'd.**  
Late of Douglass Township.  
Executor: JEANNE M. MILLER,  
23 E. 6th Street,  
Pottstown, PA 19464.  
ATTORNEY: WARREN H. PRINCE,  
PRINCE LAW OFFICES P.C.,  
646 Lenape Road,  
Bechtelsville, PA 19505  
**MURPHY, MARY HARLAN, dec'd.**  
Late of Lower Merion Township.  
Executrix: SHEILA BROWN PERLICK,  
c/o Charles E. McKee, Esquire,  
1 N. Ormond Avenue - Office,  
Havertown, PA 19083.  
ATTORNEY: CHARLES E. McKEE,  
DONOHUE McKEE & MATTSON, LTD.,  
1 N. Ormond Avenue - Office,  
Havertown, PA 19083  
**NELSON, JAMES B. also known as  
JAMES BROWN NELSON, dec'd.**  
Late of Plymouth Township.  
Executor: ALFRED VERNACCHIO, JR.,  
c/o Benjamin L. Jerner, Esquire,  
5401 Wissahickon Avenue,  
Philadelphia, PA 19144.  
ATTORNEY: BENJAMIN L. JERNER,  
JERNER LAW GROUP, P.C.,  
5401 Wissahickon Avenue,  
Philadelphia, PA 19144  
**NICHOLSON, CHARLES WILLIAM, dec'd.**  
Late of Lower Providence Township.  
Executor: STEPHEN J. NICHOLSON,  
c/o John F. Walsh, Esquire,  
653 Skippack Pike, Suite 317,  
P.O. Box 445,  
Blue Bell, PA 19422-0701.  
ATTORNEY: JOHN F. WALSH,  
653 Skippack Pike, Suite 317,  
P.O. Box 445,  
Blue Bell, PA 19422-0701  
**PENDERGAST, THOMAS P., dec'd.**  
Late of Lower Merion Township.  
Executrices: SIOBHAN M. PENDERGAST,  
424 Great Springs Road,  
Bryn Mawr, PA 19010,  
KATRINE PENDERGAST SUTTON,  
2504 Bryn Mawr Avenue,  
Ardmore, PA 19003.  
ATTORNEY: CARRIE WOODY,  
WOODY LAW OFFICES, PC,  
110 W. Front Street,  
Media, PA 19063  
**PIERETTI, DENNIS M., dec'd.**  
Late of Lower Merion Township.  
Administratrix: ANDREA VALENTINO,  
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  
**QUINN, DOMINICK JOHN, dec'd.**  
Late of Whitemarsh Township.  
Executor: DOMINICK BRIAN QUINN,  
14 Taylor Road,  
Conshohocken, PA 19428.

**RINCK, MATTHEW THOMAS, dec'd.**

Late of East Norriton Township.  
 Administrator: PATRICIA ANN RINCK,  
 101 Sterling Drive,  
 East Norriton, PA 19401-2102.

**ROSKO, BERNICE J., dec'd.**

Late of Lansdale, PA.  
 Executrix: SUSAN A. FISHER,  
 3 Cobblewood Court,  
 Phillipsburg, NJ 08865.  
 ATTORNEY: MATTHEW H. MILLEN,  
 MILLEN LAW,  
 109 N. 4th Street,  
 Easton, PA 18042

**SANCHEZ, ANGEL M., dec'd.**

Late of Cheltenham Township.  
 Administrator: DANIEL M. SANCHEZ,  
 6607 Morris Park Road,  
 Philadelphia, PA 19151.  
 ATTORNEY: MICHAEL DAIELLO,  
 2 W. Market Street,  
 West Chester, PA 19382

**SCHNUR, ELLIN R. also known as  
ELLIN ROBERTA SCHNUR and  
ELLIN SCHNUR, dec'd.**

Late of Borough of Ambler.  
 Executors: JOSEPH MCGILLOWAY,  
 318 N. Bethlehem Pike,  
 Fort Washington, PA 19034,  
 TERESA SANSALÉ,  
 215 Dresher Woods Drive,  
 Dresher, PA 19025.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**SHEETZ, CAROLE A., dec'd.**

Late of East Greenville, PA.  
 Executrix: TAMMY YOUNGER.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO ASSOCIATES,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**SHEPHERD, THOMAS G., dec'd.**

Late of Whitmarsh Township.  
 Co-Executrices: DEBORAH A. SHEPHERD AND  
 SUSAN A. CUNNANE,  
 c/o Grim, Biehn & Thatcher,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: DIANNE C. MAGEE,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**SNYDER SR., WILLIAM JOSEPH, dec'd.**

Late of Perkiomen Township.  
 Executrix: CYNTHIA ANN SNYDER,  
 c/o Kristen L. Behrens, Esquire,  
 1650 Market Street, Suite 1200,  
 Philadelphia, PA 19103.  
 ATTORNEY: KRISTEN L. BEHRENS,  
 DILWORTH PAXSON LLP,  
 1650 Market Street, Suite 1200,  
 Philadelphia, PA 19103

**STOLTZFUS, KATHLEEN L. also known as  
KATHLEEN LOUISE STOLTZFUS, dec'd.**

Late of Lower Salford Township.  
 Executrix: KENDRA L. NELSON,  
 116 N. Fourth Street,  
 Telford, PA 18969.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**SULLIVAN, PAULA A. also known as  
PAULA ANN SULLIVAN, dec'd.**

Late of Lower Providence Township.  
 Executor: DENNIS M. SULLIVAN,  
 c/o Patricia Leisner Clements, Esquire,  
 516 Falcon Road,  
 Audubon, PA 19403.  
 ATTORNEY: PATRICIA LEISNER CLEMENTS,  
 516 Falcon Road,  
 Audubon, PA 19403

**THEISEN SR., ROBERT ALAN, dec'd.**

Late of New Hanover Township.  
 Executrix: SANDRA LEE THEISEN,  
 15 Sunrise Drive,  
 Nottingham, PA 19362.  
 ATTORNEY: DAVID E. SCHWAGER,  
 183 Market Street, Suite 100,  
 Kingston, PA 18704-5444

**TRUDELL, PATRICIA, dec'd.**

Late of Springfield Township.  
 Administratrix: KRISTEN MATTHEWS,  
 14 E. Welsh Pool Road,  
 Exton, PA 19341.  
 ATTORNEY: KRISTEN R. MATTHEWS,  
 KRISTEN MATTHEWS LAW,  
 14 E. Welsh Pool Road,  
 Exton, PA 19341

**WALTON SR., JAMES PATRICK, dec'd.**

Late of Glenside, PA.  
 Executor: SEAN J. WALTON  
 A/K/A JOHN J. WALTON,  
 733 Bent Creek Drive,  
 Lititz, PA 17543.  
 ATTORNEY: THOMAS H. BROADT,  
 TIM BROADT & ASSOCIATES, PC,  
 116 W. Baltimore Avenue,  
 Media, PA 19063  
**WILLIAMS, BARBARA J. also known as  
BARBARA JANE WILLIAMS, dec'd.**  
 Late of Borough of Red Hill.  
 Executor: RONALD J. WILLIAMS.  
 ATTORNEY: MICHELLE M. FORSELL,  
 CROSSON & RICCHETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**Second Publication****APT, ALAN STUART, dec'd.**

Late of Norristown, PA.  
 Executor: SCOTT A. APT,  
 192 William Penn Drive,  
 Norristown, PA 19403.  
 ATTORNEY: SCOTT E. MILLER,  
 MILLER LEGAL SERVICES,  
 P.O. Box 812,  
 Blue Bell, PA 19422



**BARTYNSKI SR., DAVID A., dec'd.**

Late of Whitemarsh Township.  
 Executrix: DONNA BARTYNSKI,  
 6032 Sheaff Lane,  
 Fort Washington, PA 19034.  
 ATTORNEY: PATRICK A. RUSSO,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**BEHR, ROSEMARY TERESA also known as ROSE BEHR, dec'd.**

Late of Willow Grove, PA.  
 Administratrix: CATHERINE COOPER,  
 5926 SE Holgate Boulevard, Unit A,  
 Portland, OR 97206.

**BICKEL JR., PAUL K. also known as PAUL KENNETH BICKEL, JR., dec'd.**

Late of Ambler, PA.  
 Executor: SCOTT BICKEL,  
 511 Summit Avenue,  
 Fort Washington, PA 19034.

**BOWDEN, JAMES C., dec'd.**

Late of Borough of Lansdale.  
 Administratrix: LAUREN E. RUMPF,  
 c/o Christopher P. Coval, Esquire,  
 Fenningham, Dempster & Coval LLP,  
 Five Neshaminy Interplex, Suite 315,  
 Trevese, PA 19053.

**BOYLE, JAMES, dec'd.**

Late of Abington Township.  
 Executor: SEAN BOYLE,  
 2064 Woodlawn Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: BRIDGET M. WEIDENBURNER,  
 McVAN & WEIDENBURNER,  
 162 S. Easton Road,  
 Glenside, PA 19038

**BRANGALIS, NANCY CAROL, dec'd.**

Late of Sanatoga, PA.  
 Administratrix: JENNIFER R. GUEST,  
 803 Mountain Road,  
 Boyertown, PA 19512.

**BURDO, MAUREEN also known as MAUREEN A. BURDO and MAUREEN ANN BURDO, dec'd.**

Late of Lower Merion Township.  
 Executrix: AMY WARD,  
 177 Crocket Road,  
 Warminster, PA 18974.  
 ATTORNEY: GEORGE M. NIKOLAOU,  
 166 Allendale Road,  
 King of Prussia, PA 19406

**CALL, HERSHEL EUGENE also known as H. GENE CALL, dec'd.**

Late of West Norriton, PA.  
 Administratrix: KATHY J. LOMBARDY,  
 206 Harvest Circle,  
 West Norriton, PA 19403.

**CLOUES, MARY M. also known as MARY MATTHEWS CLOUES, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: MARY ELIZABETH CLOUES,  
 c/o Pamela S. Dumont, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: PAMELA S. DUMONT,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**COSGRAVE, PATRICIA R., dec'd.**

Late of Lower Merion Township.  
 Executors: MICHAEL R. COSGRAVE, JR. AND  
 MATTHEW R. COSGRAVE,  
 c/o Nina B. Stryker, Esquire,  
 Centre Square West, Suite 3400,  
 1500 Market Street,  
 Philadelphia, PA 19102.  
 ATTORNEY: NINA B. STRYKER,  
 OBERMAYER REBMANN MAXELL &  
 HIPPEL, LLP,  
 Centre Square West, Suite 3400,  
 1500 Market Street,  
 Philadelphia, PA 19102

**CRITS, NIKI also known as NIKI S. CRITS and NIKI SPILLIOTIS CRITS, dec'd.**

Late of East Norriton Township.  
 Executor: CHARLES JON CRITS,  
 2131 Wharton Road,  
 Glenside, PA 19038.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**DAVIS, ANN MARIE, dec'd.**

Late of Lower Salford Township.  
 Administrator: WILLIAM J. DAVIS, III,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936.  
 ATTORNEY: JEREMY Z. MITTMAN,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936

**DONATELLI, AURELIA A., dec'd.**

Late of Cheltenham Township.  
 Administrator CTA: MICHAEL L. MIXELL,  
 c/o Sarah R. McCahon, Esquire,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610.  
 ATTORNEY: SARAH R. McCAHON,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**DUBE, FRANCIS J., dec'd.**

Late of Upper Merion Township.  
 Executor: GEORGE CHARLES DUBE,  
 c/o Stanley E. Luongo, Jr., Esquire,  
 Luongo Bellwoar LLP,  
 218 W. Miner Street,  
 West Chester, PA 19382.  
 ATTORNEY: STANLEY E. LUONGO, JR.,  
 LUONGO BELLWOAR LLP,  
 218 W. Miner Street,  
 West Chester, PA 19382

**ELLIS, SHARON E., dec'd.**

Late of Lower Moreland Township.  
 Executor: SHELDON ELLIS,  
 c/o Danielle M. Yacono, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.  
 ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446

**EPRIGHT, STANLEY J., dec'd.**

Late of Lower Pottsgrove Township.  
Executrix: ZANDRA L. KREISHER,  
437 W. Glen Tilt Avenue,  
Wernersville, PA 19565.  
ATTORNEY: ADAM SAGER,  
SAGER & SAGER ASSOCIATES,  
43 E. High Street,  
Pottstown, PA 19464

**EPSTEIN, NEIL GARY, dec'd.**

Late of Lower Merion Township.  
Executrices: LAURA JANSEN,  
1201 Edgecliff Place, Apt. 1041,  
Cincinnati, OH 45206,  
JILL EPSTEIN,  
75 Sunglo Drive,  
Leesport, PA 19533.  
ATTORNEY: MARK T. CARLIDGE,  
NACHMIAS MORRIS & ALT LLC,  
620 W. Germantown Pike, Suite 350,  
Plymouth Meeting, PA 19462

**GERALD, SHIRLEY LEWIS also known as  
SHIRLEY GERALD, dec'd.**

Late of Upper Gwynedd Township.  
Executrix: KELLY A. GERALD,  
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

**GOMBERG, STEVEN, dec'd.**

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

**GRUBB, JOHN ALAN, dec'd.**

Late of Bryn Athyn, PA.  
Executor: AMY CHILDS.

**HALL, NADIRAH K., dec'd.**

Late of East Norriton Township.  
Administrator: ANNETTE HALL,  
2121 N. VanPelt Street,  
Philadelphia, PA 19121.

**HARRAR, RUTH N. also known as  
RUTH NAOMI HARRAR, dec'd.**

Late of Horsham Township.  
Executor: JAY L. HARRAR,  
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

**HEIST, RICHARD GEOFFREY, dec'd.**

Late of Lower Providence Township.  
Executrix: HOPE N. CHANEY,  
5065 Ascot Drive,  
Cumming, GA 30088.

ATTORNEY: REBECCA A. HOBBS,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

**HERB, ELLEN M., dec'd.**

Late of Upper Providence Township.  
Executrix: JULIE C. HERB,  
c/o Jessica R. Grater, Esquire,  
Monastra & Grater, LLC,  
740 E. High Street,  
Pottstown, PA 19464.

**HUDNUT, CHARLES DAVID also known as  
DAVID HUDNUT, dec'd.**

Late of Lower Salford Township.  
Administratrix CTA: CAROLYN HUDNUT,  
c/o Lisa A. Shearman, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.  
ATTORNEY: LISA A. SHEARMAN,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446

**HYLAN, JOANNA also known as  
JOANNA K. HYLAN, dec'd.**

Late of West Pottsgrove Township.  
Executrix: SUSAN A. MINNICK,  
1135 Queen Street,  
Pottstown, PA 19464.  
ATTORNEY: JAMES C. KOVALESKI,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

**JENSEN, JULIE A. also known as  
JEWEL A. JENSEN, dec'd.**

Late of Upper Gwynedd Township.  
Administratrix: BROOKE J. KRANDEL,  
c/o Kevin J. Conrad, Esquire,  
24 E. Market Street,  
West Chester, PA 19381.  
ATTORNEY: KEVIN J. CONRAD,  
LAMB McERLANE PC,  
24 E. Market Street,  
West Chester, PA 19381

**KEER, JEAN K., dec'd.**

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

**KLAUSNER, EDITH, dec'd.**

Late of Lower Merion Township.  
Executors: STEVEN KLAUSNER,  
MICHAEL KLAUSNER AND  
RANDI FRIEDMAN,  
c/o Alan H. Zuckerman, Esquire,  
1810 Chapel Avenue West,  
Cherry Hill, NJ 08002.  
ATTORNEY: ALAN H. ZUCKERMAN,  
FLASTER GREENBERG PC,  
1810 Chapel Avenue West,  
Cherry Hill, NJ 08002

**LEE, CHUNG SON, dec'd.**

Late of Cheltenham Township.  
Administratrix: MEGAN LEE,  
c/o Edward J. Hughes, Esquire,  
1250 Germantown Pike, Suite 205,  
Plymouth Meeting, PA 19462.

ATTORNEY: EDWARD J. HUGHES,  
HUGHES, KALKBRENNER & OZOROWSKI, LLP,  
1250 Germantown Pike, Suite 205,  
Plymouth Meeting, PA 19462

**LEWIS, ANNA C., dec'd.**

Late of Lansdale, PA.  
Executrix: CAROL C. MATTES,  
108 Line Drive,  
Telford, PA 18969.

ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,

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

**LIGHTCAP, KATHRYN ELIZABETH also known as**

**KATHRYN E. LIGHTCAP, dec'd.**

Late of Upper Moreland Township.  
Executrix: LAURA M. MERCURI, ESQUIRE,

104 N. York Road,  
Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,  
DUFFY NORTH,  
104 N. York Road,  
Hatboro, PA 19040

**LUDLAM, REYNOLD EVERETT, dec'd.**

Late of Lower Merion Township.  
Administrator: CHARLES A. J. HALPIN, III,  
ESQUIRE,

The Land Title Building, Suite 1830,  
100 S. Broad Street,  
Philadelphia, PA 19110.

ATTORNEY: CHARLES A. J. HALPIN, III,  
The Land Title Building, Suite 1830,  
100 S. Broad Street,  
Philadelphia, PA 19110

**MADARY, KARIN, dec'd.**

Late of Upper Providence Township.  
Executrix: PAIGE E. PELLE,  
206 Lorraine Drive,  
Royersford, PA 19468.

**MARCH, MABEL MAY, dec'd.**

Late of Phoenixville, PA.  
Executor: WILLIAM ROGER MARCH,  
903 Collegeville Road,  
Phoenixville, PA 19460.

ATTORNEY: SUZANNE BENDER,  
216 Bridge Street,  
Phoenixville, PA 19460

**McDYER, THOMAS E., dec'd.**

Late of Lower Merion Township.  
Executrix: KRISTEN LYNCH,  
c/o Carol R. Livingood, Esquire,  
130 W. Lancaster Avenue,  
Wayne, PA 19087-0191.

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

**McNAMARA, GERALD BRIAN, dec'd.**

Late of Abington Township.  
Executrix: MARY McNAMARA,  
c/o Michael A. Breslow, Esquire,  
1001 Conshohocken State Road, Suite 1-300,  
West Conshohocken, PA 19428.  
ATTORNEY: MICHAEL A. BRESLOW,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
1001 Conshohocken State Road, Suite 1-300,  
West Conshohocken, PA 19428

**MONGELLUZZO, ALMA MARY, dec'd.**

Late of Willow Grove, PA.  
Co-Executors: DONNA DALY,  
2731 Keebler Court,  
Willow Grove, PA 19090,  
LINDA CADWELL,  
212 Hidden Creek Drive,  
Hatboro, PA 19040.

ATTORNEY: AMANDA O'DRISCOLL,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**PAPARONE, TERESA P., dec'd.**

Late of Borough of Pottstown.  
Administrator: SALVADOR PAPARONE, JR.,  
c/o Sandra M. Liberatori, Esquire,  
933 N. Charlotte Street, Suite 3-B,  
Pottstown, PA 19464.  
ATTORNEY: SANDRA M. LIBERATORI,  
RICK LAW OFFICES,  
933 N. Charlotte Street, Suite 3-B,  
Pottstown, PA 19464

**PUSCHAK, MARY T., dec'd.**

Late of Springfield Township.  
Executrix: EILEEN M. RUSH,  
30 Emerald Avenue,  
Westmont, NJ 08108.  
ATTORNEY: BRIAN P. McVAN,  
McVAN & WEIDENBURNER,  
162 S. Easton Road,  
Glenside, PA 19038

**RAMSEY, KENNETH also known as**

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

Late of Pottstown, PA.  
Executor: RYAN T. RAMSEY,  
c/o Mary C. Crocker, Esquire,  
1296 E. High Street,  
Pottstown, PA 19464.

**RETANO JR., JOHN J., dec'd.**

Late of Upper Merion Township.  
Executrix: VIVIEN RETANO,  
101 Bryce Lane, Apt. 330,  
King of Prussia, PA 19406.

**RITTENHOUSE, PATRICIA S., dec'd.**

Late of Borough of Lansdale.  
Administrator CTA: DAVID S. RITTENHOUSE,  
c/o Danielle M. Yacono, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.  
ATTORNEY: DANIELLE M. YACONO,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446

**RUBIN, GEORGE F. also known as  
GEORGE RUBIN, dec'd.**

Late of Lower Providence Township.  
Executrix: LORRAINE RUBIN,  
c/o Matthew A. Levitsky, Esquire,  
980 Jolly Road, P.O. Box 3001,  
Blue Bell, PA 19422-3001.  
ATTORNEY: MATTHEW A. LEVITSKY,  
FOX ROTHSCHILD LLP,  
980 Jolly Road, P.O. Box 3001,  
Blue Bell, PA 19422-3001

**RUDOLPH, MARGUERITE A., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: STEVEN W. RUDOLPH,  
 c/o Christina Roberts, Esquire,  
 Breslin, Murphy & Roberts,  
 3305 Edgmont Avenue,  
 Brookhaven, PA 19015.

**SABOL, KATHERINE, dec'd.**

Late of Douglass Township.  
 Executor: ROBERT JOHN BURKHART,  
 c/o Carol R. Livingood, Esquire,  
 130 W. Lancaster Avenue,  
 Wayne, PA 19087-0191.  
 ATTORNEY: CAROL R. LIVINGOOD,  
 TIMONEY KNOX LLP,  
 130 W. Lancaster Avenue,  
 Wayne, PA 19087-0191

**SCHNECK, JAMES D., dec'd.**

Late of Lower Salford Township.  
 Executors: DONNA JOY JONES AND  
 JAMES DANIEL SCHNECK,  
 139 Columbia Avenue,  
 Hatfield, PA 19440.  
 ATTORNEY: MATTHEW A. BOLE,  
 FIFFIK LAW GROUP, P.C.,  
 Foster Plaza 7, Suite 315,  
 661 Anderson Drive,  
 Pittsburgh, PA 15220

**SCHULZ, GARY DAVID also known as****GARY D. SCHULZ, dec'd.**

Late of Perkiomen Township.  
 Executor: THOMAS EGAN,  
 609 Buyers Road,  
 Collegeville, PA 19426.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19426

**SINGLETON, MARIE M., dec'd.**

Late of Montgomery Township.  
 Executrix: KATHLEEN M. TAVANI,  
 c/o Carla Trongone, Esquire,  
 333 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: CARLA TRONGONE,  
 LAW OFFICES OF CARLA TRONGONE,  
 333 N. Broad Street,  
 Lansdale, PA 19446

**SMITH, BRYAN J., dec'd.**

Late of Borough of East Greenville.  
 Executrix: LISA ANN SMITH-MELLEN,  
 c/o Mullaney Law Offices,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076

**SMITS, LOLITA N., dec'd.**

Late of Lower Moreland Township.  
 Administrator: ERIK JANSONS.  
 ATTORNEY: THOMAS E. WYLER,  
 FALZONE & WYLER LLC,  
 22 E. Third Street,  
 Media, PA 19063

**SNYDER SR., DAVID R., dec'd.**

Late of Cheltenham Township.  
 Co-Executors: DAVID SNYDER, JR. AND  
 MARY LOUISE MELISAUSKAS,  
 c/o King Laird P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: ROBERT H. LEFEVRE,  
 KING LAIRD P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426

**SPECHT, VIRGINIA M. also known as  
VIRGINIA M. DEYSHER, dec'd.**

Late of New Hanover Township.  
 Executrix: DONNA S. LANDIS,  
 2793 Leidy Road,  
 Gilbertsville, PA 19525.  
 ATTORNEY: JUDITH L. WATTS,  
 PICARDI PHILIPS & OTTAVIANO,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**STARK, ANGELA F., dec'd.**

Late of Borough of Pottstown.  
 Administratrix: LEORA RENEE CHERNESKY,  
 20 Horseshoe Drive,  
 Douglassville, PA 19518.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19426

**TEDESCHI JR., EDWIN J., dec'd.**

Late of Whitpain Township.  
 Executrix: KATHLEEN E. TEDESCHI,  
 c/o Michelle C. Power, Esquire,  
 60 W. Boot Road, Suite 201,  
 West Chester, PA 19380.  
 ATTORNEY: MICHELLE C. POWER,  
 THE CHARLESTON FIRM,  
 60 W. Boot Road, Suite 201,  
 West Chester, PA 19380

**VESEY, SUSAN G., dec'd.**

Late of Upper Dublin Township.  
 Executor: EDWARD JOSEPH VESEY.  
 ATTORNEY: JAMES F. CARNEY,  
 715 Twining Road, Suite 208,  
 Dresher, PA 19025

**WILKERSON, JAMES also known as  
JAMES W. WILKERSON, dec'd.**

Late of Montgomery Township.  
 Administrator: SHAUN E. O'TOOLE,  
 220 Pine Street,  
 Harrisburg, PA 17101.  
 ATTORNEY: SHAUN E. O'TOOLE,  
 220 Pine Street,  
 Harrisburg, PA 17101

**WINSTEAD, FLOURINE, dec'd.**

Late of Abington Township.  
 Co-Administrators: YVETTE WINSTEAD AND  
 DENITA WINSTEAD,  
 c/o Hope Bosniak, Esquire,  
 Dessen, Moses & Rossitto,  
 600 Easton Road,  
 Willow Grove, PA 19090.  
 ATTORNEY: HOPE BOSNIAK,  
 DESSEN, MOSES & ROSSITTO,  
 600 Easton Road,  
 Willow Grove, PA 19090

**WOJCIECHOWSKI, FREDERICK R., dec'd.**

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

**Third and Final Publication****BARNES, CLARA FAYE, dec'd.**

Late of Skippack Township.  
 Executrix: WENDY SEIWELL,  
 c/o Stephen H. Kalis, Esquire,  
 P.O. Box 673,  
 Exton, PA 19341-0673.  
 ATTORNEY: STEPHEN H. KALIS,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341-0673

**CHRISTENSEN, SUSAN A., dec'd.**

Late of Lower Providence Township.  
 Administrator: GEORGE CHRIS CHRISTENSEN, III,  
 c/o Jeremy A. Whalen, Esquire,  
 Bailiwick Office Campus, Suite 15,  
 252 W. Swamp Road,  
 P.O. Box 1306,  
 Doylestown, PA 18901.  
 ATTORNEY: JEREMY A. WHALEN,  
 DRAKE, HILEMAN & DAVIS,  
 Bailiwick Office Campus, Suite 15,  
 252 W. Swamp Road,  
 P.O. Box 1306,  
 Doylestown, PA 18901

**CORNACCHIO, CRISTEL, dec'd.**

Late of Upper Merion Township.  
 Executor: DONNA STATUTI,  
 c/o 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406.  
 ATTORNEY: ROBERT J. REILLEY, JR.,  
 BELLO REILLEY McGRORY & DiPIPPPO, P.C.,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406

**CROMMIE, MICHAEL JOSEPH, dec'd.**

Late of Springfield Township.  
 Executor: MICHELLE MARIE MATHEWS,  
 418 Kingston Road,  
 Oreland, PA 19075.

**DOUGLASS, DOLORES MARIE, dec'd.**

Late of Lower Providence Township.  
 Executrix: MARIE S. DOUGLASS,  
 c/o Daniel R. Coleman, Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.  
 ATTORNEY: DANIEL R. COLEMAN,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300,  
 Media, PA 19063

**ELIFF, BRADFORD GERALD, dec'd.**

Late of Borough of Lansdale.  
 Co-Administratrices: ALEXANDRIA ELIFF AND  
 NORA ELIFF,  
 c/o Amy R. Stern, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**FREEDMAN, GERTRUDE, dec'd.**

Late of Lower Moreland Township.  
 Executors: MITCHELL K. FREEDMAN AND  
 GARY B. FREEDMAN, ESQUIRE,  
 7909 Bustleton Avenue,  
 Philadelphia, PA 19152.  
 ATTORNEY: GARY B. FREEDMAN,  
 FREEDMAN & GRINSHUP, PC,  
 7909 Bustleton Avenue,  
 Philadelphia, PA 19152

**GAUGLER, MABEL D., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: MARK GAUGLER,  
 71 Water Street,  
 Boyertown, PA 19512.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

**HERRENKOHL, LORRAINE also known as  
LORRAINE ROTH HERRENKOHL and  
LORRAINE LaCONTI HERRENKOHL, dec'd.**

Late of Lower Merion Township.  
 Executrix: MAREN LEVINE,  
 179 Hunters Lane,  
 Devon, PA 19333.

**HOPKINS JR., WILLIAM J., dec'd.**

Late of Springfield Township.  
 Administratrices: SUSAN HOPKINS  
 RODZEWICH,  
 1140 Clemmers Mill Road,  
 Schwenksville, PA 19473,  
 DIANNE HOPKINS FAILING,  
 373 Roberts Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: BRIAN P. McVAN,  
 McVAN and WEIDENBURNER,  
 162 S. Easton Road,  
 Glenside, PA 19038

**MARKS, BONNIE L. also known as  
BONNIE LOU MARKS, dec'd.**

Late of Douglass Township.  
 Executrix: JAMNIE L. GILL.  
 ATTORNEY: MICHELLE M. FORSELL,  
 CROSSON & RICHETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**McGRATH, JOSEPH T., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: ALEX R. McGRATH,  
 c/o Danielle M. Yacono, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.  
 ATTORNEY: DANIELLE M. YACONO,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446

**NILSSON, AMY T., dec'd.**

Late of Lower Providence Township.  
 Executor: ERIC S. NILSSON,  
 c/o Elizabeth R. Howard, Esquire,  
 301 Gay Street, P.O. Box 507,  
 Phoenixville, PA 19460.

**POTTS, KENNETH C., dec'd.**

Late of Borough of Bridgeport.  
 Administratrix: ELIZABETH C. POTTS,  
 2428 34th Street, Apt. C,  
 Santa Monica, CA 90405-2160.



ATTORNEY: BRIDGET MONAGHAN WIBLE,  
MONAGHAN WIBLE LAW LLC,  
8500 West Chester Pike,  
Upper Darby, PA 19082

**REINHARDT, MARTIN BASTIAN, dec'd.**

Late of North Wales, PA.  
Executrix: KIMBERLY HARTMAN,  
1686 Stonesthrow Road,  
Bethlehem, PA 18015.

**RICH, FRANK MICHAEL, dec'd.**

Late of Lansdale, PA.  
Executrix: CALEIGH ROWE,  
1116 Berkley Avenue,  
Quakertown, PA 18951.

**ROSOHA, SARAH M. also known as  
SARAH M. ROSHAY, dec'd.**

Late of Lower Frederick Township.  
Executrix: DIANE M. GRANGER,  
259 Main Street,  
East Greenville, PA 18041.  
ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**RUBIN, ROBERT M., dec'd.**

Late of Lower Moreland Township.  
Executrix: MARILYN S. RUBIN,  
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

**SCHAEIDIGER, JOAN PATRICIA, dec'd.**

Late of Blue Bell, PA.  
Executrix: BETH WATTS,  
4656 Ashley Lane,  
Denver, NC 28037-6400.

**SHANLEY, DONALD R., dec'd.**

Late of Pottstown, PA.  
Exec./Admin.: THOMAS SHANLEY,  
5255 Oakland Lake Circle,  
Fort Pierce, FL 34951.  
ATTORNEY: SCOTT F. BREIDENBACH,  
BREIDENBACH ASSOCIATES LAW OFFICES,  
2158 Sunnyside Avenue,  
Pottstown, PA 19464

**STRENGER JR., ERNEST JOSEPH also known as**

**ERNEST J. STRENGER, JR., dec'd.**  
Late of Abington Township.  
Administrator: SHANE MILLER,  
5220 Park Avenue,  
Minneapolis, MN 55417.  
ATTORNEY: MICHAEL L. DAIELLO,  
2 W. Market Street,  
West Chester, PA 19382

**SULLIVAN, LAWRENCE GEORGE, dec'd.**

Late of Borough of Norristown.  
Executor: MICHAEL P. SULLIVAN,  
c/o Don J. Soloman, Esquire,  
300 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: DON J. SOLOMON,  
300 N. York Road,  
Hatboro, PA 19040

**VENEZIA, MARGARET P. also known as  
PEG VENEZIA, dec'd.**

Late of New Hanover Township.  
Executrix: LAURIE ANN M. BELLANO,  
2198 Rabbit Run,  
Gilbertsville, PA 19525.

**WEBER JR., G. HUNT also known as  
GEORGE HUNT WEBER, JR., dec'd.**

Late of Lower Gwynedd Township.  
Executrix: NANCY W. WEBER,  
c/o George M. Riter, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

## FICTITIOUS NAME

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

**JDP Strategic Group** with its principal place of business at [jdpstrategicgroup@gmail.com](mailto:jdpstrategicgroup@gmail.com).

The person and entity owning or interested in said business is: Julian McCrea and JDP Strategic Group, with an address of 753 W. Cheltenham Avenue, Suite C, Elkins Park, PA 19027.

The application was filed on May 4, 2025.

## FOREIGN REGISTRATION STATEMENT

**Center for AI Safety, Inc.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the law of its jurisdiction is 555 Montgomery Street, Suite 1501, San Francisco, CA 94111-6528. The Commercial Registered Office Provider is in care of Legalinc Corporate Services Inc., in Allegheny County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. § 412.

**Dana Park, Esquire  
Tovella Dowling, PC**  
501 W. Broadway, Suite 1540  
Sand Diego, CA 92101

## MISCELLANEOUS

### NOTICE TO UNKNOWN HEIR(S)

Please be advised that Ronald D. Coleman passed away on 1/2/25. Any family members should contact our office regarding this Estate. Please communicate with Michael A. Logan, Esq., 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936, 215-822-9004.

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**TRUST NOTICES**
**First Publication**

**THE JOYCE P. COMEAU  
REVOCABLE LIVING TRUST DTD 09/13/2006,  
AS AMENDED AND RESTATED  
Joyce P. Comeau, Dec.'d.  
Late of Upper Dublin 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:** Scott A. Comeau  
c/o Jonathan H. Ellis, Esq.  
100 Front St., #100, Conshohocken, PA 19428

**Atty.: Jonathan H. Ellis  
Flaster Greenberg PC**  
100 Front St., #100, Conshohocken, PA 19428

**Second Publication**

**ANNA HOM LIVING TRUST  
DATED JUNE 26, 2008  
Anna Hom, 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:

**Trustees:** Michael Hom & Elizabeth Eshleman  
c/o Cynthia Love Dengler, Esq.  
484 Norristown Rd., #124, Blue Bell, PA 19422

**Atty.: Cynthia Love Dengler  
Murphy & Dengler**  
484 Norristown Rd., Ste. 124, Blue Bell, PA 19422

**MARY GILDEA SETTLEMENT AND  
MEDICARE SET-ASIDE TRUST,  
DATED FEBRUARY 5, 2016  
Mary Gildea, Dec.'d  
Late of Whitemarsh 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:** Fiduciary Trust Company International  
of Pennsylvania  
Five Radnor Corp. Center, #450, 100 Matsonford Rd.,  
Radnor, PA 19087

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

**Third and Final Publication**

**THE LIVING TRUST OF  
HARRY M. EDENBORN AND  
MARILYN K. EDENBORN  
DATED MARCH 13, 2000**

Notice is hereby given of the death of Harry M. Edenborn, III, late of Glenside, Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or The Living Trust of Harry M. Edenborn and Marilyn K. Edenborn dated March 13, 2000, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his/her Trust are requested to make payment without delay to the Trustee named below:

**Trustee:** Harry M. Edenborn, IV  
c/o Brook Hastings, Esquire  
4259 W. Swamp Road, Suite 240  
Doylestown, PA 18902

**Trustee's Attorney:** Brook Hastings  
4259 W. Swamp Road, Suite 240  
Doylestown, PA 18902

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**EXECUTIONS ISSUED**

**Week Ending May 19, 2025**

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

ANTY, PATRICIA: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202325513; WRIT/EXEC.  
ATLASS, STEVEN: MID PENN BANK, GRNSH. - Wilmington Savings Fund Society, FSB; 202403930; \$12,095,755.64.  
BARBAGALLO, JOSEPH: JOSEPH: JOSEPH: CITIZENS BANK, N.A., GRNSH. - Unifund CCR Partners, et al.; 200631357; \$13,047.80.  
BELOTTI, MARITA: CARUSO, CHRISTOPHER - Pennymac Loan Services, LLC; 202502288.  
BOOKER, DAVID: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510133; \$5,327.94.  
BRENNAN, CHRISTINE: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202319064; WRIT/EXEC.  
BRIOSIO, CHRISTINE - Franklin Mint Federal Credit Union; 202427960.  
C. SINCERE HOME HEALTH & CONCIERGE, LLC: NAVY FEDERAL CREDIT UNION, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202361074; \$4,653.29.  
CAPUTO, MATTHEW: PNC BANK, GRNSH. - TD Bank USA, N.A.; 201605062; \$1,885.93.  
COLLINS, CHRISTOPHER - Franklin Mint Federal Credit Union; 202510112; \$3,421.02.  
CONDELLO, CHRISTOPHER: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - Ryan, Matthew, et al.; 202322620.  
DAVIS, MARIAH: NAVY FEDERAL CREDIT UNION, GRNSH. - Sun East Federal Credit Union; 202403562; \$1,931.36.  
GARVIN, PAMELA: BANK OF AMERICA, GRNSH. - Aqua Pennsylvania, Inc.; 202510104; \$1,127.05.

- HAPPY MAKI 200, LLC - Brixmor Plymouth Square, LLC; 202510684; \$46,846.94.
- HAWK'S TOWING AND RECOVERY, LLC - Pennsylvania Turnpike Commission; 202510595; \$11,728.21.
- HIGH STREET BILLIARDS, LLC: TD BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202460739; \$2,057.63.
- JACKOWSKI, DWIGHT: BOYD, LINDSAY - Pennsylvania Turnpike Commission; 202509967; \$11,165.00.
- JACKSON, THOMAS: CHASE BANK, GRNSH. - Crown Asset Management, LLC, et al.; 200830767; WRIT/EXEC.
- JACKSON, TYLER: TYLER - Sun East Federal Credit Union; 202510120; \$18,293.41.
- JACOBS, JAMES: NAVY FEDERAL FCU, GRNSH. - Camino Financial; 202510630; \$36,002.55.
- JPS CONSTRUCTION COMPANY, INC.: MERIDIAN BANK, GRNSH. - Pivot Safety Products US, Inc.; 202425754.
- KOVNAT, SUSAN: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Unifund Corporation, et al.; 200920520; \$1,087.54.
- KREWSON, GLENN: WOODFOREST NATIONAL BANK, GRNSH. - Portfolio Recovery Associates, LLC; 201532914; \$2,301.99.
- LEGEND SPINE, LLC: ARGOVIAN TECHNOLOGIES, LLC: BLACK, MICHAEL: CITIZENS BANK, GRNSH., ET AL. - Duffield, William; 202501076; WRIT/EXEC.
- LEVENTHAL, BRADLEY: LISA: B & J 157, LLC - Miller, Joseph, et al.; 202502383; \$63,000.00.
- MAGNOLIA CORNER - Policastro, Susan; 202510485; \$7,731.95.
- MARGERUM, WILLIAM: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202319356; WRIT/EXEC.
- MATTHEWS, JAMES - Finchco, LLC; 202500246; \$10,098.70.
- MILLER, JASON: NAVY FEDERAL CREDIT UNION, GRNSH. - Eagle One Federal Credit Union; 202510115; \$11,708.34.
- MITCHELL, JONATHAN: LILIANA: UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEYS' OFFICE - Cunningham, Kevin, et al.; 202415301; ORDER/IN REM/\$505,819.46.
- MONGAN, ROBERT: FREEDOM CREDIT UNION, GRNSH. - Portfolio Recovery Associates, LLC; 201403474; \$1,025.61.
- MORKOS, SARA: MORKOS INDIVIDUALLY, SARA - Citizens Bank, N.A.; 202304836.
- MURPH, JALESSA - Drexel University; 202510130; \$4,182.47.
- NEAMATALLA, ROZIKY: PNC BANK, GRNSH. - United Holding Group; 202428493; \$6,083.18.
- NYENKAN, VICTOR: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510135; \$8,620.43.
- OH, SE: CITIZENS BANK, GRNSH. - Unifund Corporation, et al.; 200922567; WRIT/EXEC.
- PERESZLENYI, LONI: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 202415657.
- PEREZ, WILFRED: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One Bank USA, N.A.; 202125022; WRIT/EXEC.
- PETTER, THERESA: NAVY FEDERAL CREDIT UNION, GRNSH. - Ardent Credit Union; 202510119; \$7,142.12.
- PROCTOR, LAYLA: NAVY FEDERAL CREDIT UNION, GRNSH. - Sun East Federal Credit Union; 202510123; \$26,195.16.
- RAY, JULISE - Servis One, Inc. d/b/a BSI Financial Services; 202422740.
- RIEDMANN, CARL: NAVY FEDERAL CREDIT UNION, GRNSH. - Discover Bank; 202510578; \$3,511.94.
- RODRIGUEZ MARADIAGA, MARLON - Newrez, LLC; 202417178.
- SERRATA, MAKAYLA: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510134; \$20,428.08.
- SHAMROCK-CLOVER, LLC: MACKEY, RICHARD: TRACEY - Truist Bank; 202505368; \$463,171.44.
- SIMMONS, ACQUANETTE: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510139; \$7,816.06.
- SOUDEERS, CHARLES - Pennsylvania Turnpike Commission; 202510594; \$12,125.81.
- SPEAKS, FAITH - Pennsylvania Turnpike Commission; 202510576; \$7,504.98.
- STATEN, EBONY - Pennsylvania Housing Finance Agency; 201820582.
- STEVENS, MICHAEL: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510140; \$2,319.85.
- SUMMERS, SHAKIA: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510137; \$4,221.86.
- TAYLOR, TEIRAH: NAVY FEDERAL CREDIT UNION, GRNSH. - Sun East Federal Credit Union; 202510103; \$5,929.58.
- VALNORD, SAMUEL: NAVY FEDERAL CREDIT UNION, GRNSH. - Franklin Mint Federal Credit Union; 202510110; \$8,337.12.
- VONEVA, INC.: NASAR, KHALID: WELLS FARGO BANK, GRNSH. - Auxilior Capital Partners, Inc.; 202320635.
- WALKER, RACHAEL: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202508156; WRIT/EXEC.
- WARREN, AUSTIN: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510142; \$45,829.30.
- WASHINGTON, MIESHA: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510141; \$6,287.22.
- WEIR, LINDA: LINDA: LINDA: TD BANK, GRNSH. - Unifund Corporation, et al.; 200920507; \$27,166.19.
- WILLIAMS, TODD: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One, N.A.; 202402058; WRIT/EXEC.
- WILSON, DAIN: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202510129; \$12,694.93.
- WILTSHIRE, RONALD: WELLS FARGO, GRNSH. - CSGA, LLC; 200821472; \$650.00.
- WINDSOR BEACH TECHNOLOGIES, INC.: CITIZENS BANK, GRNSH. - Tube Methods, Inc.; 202506094.
- ZOLLO, BRUCE: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 202001041.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending May 19, 2025**

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

HAPPY MAKI 200, LLC - Brixmor Plymouth Square, LLC;  
202510684; Complaint in Confession of  
Judgment Money; \$46,846.94.  
SAPIENT INDUSTRIES, INC. - 401 Fourth Street, Inc.;  
202510846; Complaint in Confession of Judgment;  
\$49,696.07.  
WHIPFLIP, INC.: CLAPPE, LINDSAY: ROGER -  
Univest Bank and Trust Co.; 202510681; Complaint in  
Confession of Judgment; \$2,066,860.47.

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

AFS Enterprises, Inc.; 202570232; \$13,633.16.  
Axon Group, Ltd.; 202570216; \$9,663.44.  
Bachman & Sons, Inc.; 202570228; \$1,885.47.  
Bernstein, Sidney: Gail; 202570215; \$33,581.43.  
Britton, Robert; 202570217; \$2,070,006.23.  
Dixon, Sherry; 202570229; \$30,217.42.  
For The Jawns, LLC; 202570222; \$18,823.58.  
Huerta Ascencion, Jose; 202570219; \$585,988.48.  
Hunt, Wayne: Regina; 202570225; \$16,435.98.  
International Facility Services, Inc.; 202570223;  
\$59,652.02.  
Jenn, LLC; 202570214; \$7,685.53.  
Kim, Robert: Young; 202570220; \$13,659.26.  
Leonidas Topco, Inc.; 202570227; \$527,898.51.  
Lerman-Golomb, Barbara; 202570218; \$107,113.00.  
McDonald, Michael: Jacqueline; 202570230; \$139,770.03.  
Michael Alignment Shop; 202570213; \$7,657.27.  
Norton, Anna; 202570231; \$68,327.73.  
Rist, Jeremy: Patricia; 202570221; \$22,143.01.  
Software Consulting Services, Inc.; 202570224;  
\$28,529.61.  
Spencer, Andre; 202570226; \$337,376.12.

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## LETTERS OF ADMINISTRATION

**Granted Week Ending May 19, 2025**

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

BACHMAN JR., JOSEPH L. - Upper Merion Township;  
Bachman, Nancy, 616 Creighton Road, Villanova,  
PA 19085.  
BOLAJI, OLATUNJI W. - Norristown Borough; Bolaji,  
Adenike O., 904 Cooke Lane, Norristown, PA 19401.  
BRAYER, SUSAN E. - Lower Merion Township;  
Brayer, Juliet G., 302 Francis Avenue,  
East Norriton, PA 19401.  
DEE JR., ROBERT A. - Upper Merion Township;  
Vincent, Tammy M., 629 Brookwood Road,  
Wayne, PA 19087.  
DOLLFUS SR., ROBERT J. - Cheltenham Township;  
Dollfus Jr., Robert J., 101 Smithworks Boulevard,  
Phoenixville, PA 19460.  
ENOCHS, SHANE M. - Pottstown Borough; Enoch,  
Thomas E., 22 Fairview Avenue, Perkasio, PA 18944.

FERRINO, PHILLIP W. - Plymouth Township;  
Ferrino, Phillip F., 1040 Springhouse Drive,  
Ambler, PA 19002.  
HAGERTY, WALTER M. - Abington Township;  
Everitt, Ann-Margaret, 1612 Rockwell Road,  
Abington, PA 19001.  
KAVALOW, GAIL P. - Conshohocken Borough;  
Kavalow-Huie, Susan A., 131 Scarlet Drive,  
Conshohocken, PA 19428.  
KEELEY, IRVIN H. - Pottstown Borough; Tyler,  
James M., 121 South Broad Street, Philadelphia,  
PA 19107.  
LAHNER, ELIZABETH V. - Norristown Borough;  
Lahner, Kenneth L., 420 Stony Way, Norristown,  
PA 19403-4215.  
LUDLAM, REYNOLD E. - Lower Merion Township;  
Halpin III, Charles A., 100 S. Broad Street,  
Philadelphia, PA 19110.  
MOHN, ERICH - Upper Dublin Township; Sand,  
Richard, 1138 W. Saw Mill Road, Quakertown,  
PA 18951.  
NEWBY, TROY I. - Abington Township; Newby,  
Crystal M., 1047 Maple Avenue, Glenside,  
PA 19038.  
REILLY, THOMAS M. - Lansdale Borough; Feiner,  
Ivan Esq., 1704 Locust Street, Philadelphia,  
PA 19103.  
ROSENTHAL, CONSTANCE - Cheltenham Township;  
Bornstein, Ryan M., 517 E. Lancaster Avenue,  
Wayne, PA 19087.  
ROSENTHAL, PEARL - Cheltenham Township;  
Bornstein, Ryan M., 517 E. Lancaster Avenue,  
Wayne, PA 19087.  
SCOTT, CHARLENE R. - Souderton Borough; Scott,  
Carol A., 923 Katie Circle, Royersford, PA 19468.  
SHEER, LESLIE J. - Montgomery Township; Mercuri,  
Laura M. Esq., 104 N. York Road, Hatboro, PA 19040.  
SHIVE, ELAINE B. - Lower Merion Township;  
Peters, Eleanor B., 1322 Sussex Road, Wynnewood,  
PA 19096.  
SIMON, LIZZIE M. - Norristown Borough; Simon,  
Nichea, 1515 Powell Street, Norristown, PA 19401;  
Tuggle, Venece M., 3106 Shirlene Road,  
East Norriton, PA 19403.  
SMALLS, CAMILLE R. - Cheltenham Township;  
Small, Avena, 1436 W. Locust Street, Scranton,  
PA 18504.  
WHITEHEAD, JULIA J. - Skippack Township;  
Hoy, Joanne W., 865 Plymouth Road, Plymouth  
Meeting, PA 19462.  
WILLIAMS, MAXROY C. - Pottstown Borough;  
Williams, Julius, 633 Maple Glen Circle,  
Pottstown, PA 19464.  
WYANT, SCARLETT R. - Whitmarsh Township;  
Wyant, Benny J., 3110 Highlands Drive, Easton,  
PA 18045.

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## SUITS BROUGHT

**Week Ending May 19, 2025**

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

ADDALLI, AMY - Rakoff, Andrew; 202510656;  
Petition for Protection from Intimidation.

- ADDALLI, DANIELLE - Rakoff, Andrew; 202510657; Petition for Protection from Intimidation.
- ANDERSON, DEMETRIUS - Childway Pediatric Services; 202510733; Petition; O'Neal, Stuart T.
- BOARD OF SUPERVISORS OF NEW HANOVER TOWNSHIP - Peet, Maria; 202510854; Petition.
- BORNICK, MARY - Gentile, Charles; 202510663; Petition.
- CARMONA SIERRA, ANILU - Antonio Cayetano, Miguel; 202514089; Complaint for Custody/Visitation.
- CATHERINE C. SCHUSSLER, UNKNOWN HEIRS OF - Genesis Housing Corporation; 202510758; Petition; Toner, Paul J.
- CENTENO, ASHLEY - American Express National Bank; 202510794; Civil Action; Felzer, Jordan W.
- CHRISTENSEN, DALE - Davis, Gaylene; 202510905; Foreign Subpoena.
- CLARK, TYLER - Allende, Nelson; 202514071; Plaintiffs Appeal from District Justice.
- CLEMENTS, MALIK - Clements, Chibuifem; 202510742; Complaint Divorce.
- COUGHLIN, VANESSA - Coughlin, John; 202510775; Complaint for Custody/Visitation; Dischell, Mark B.
- DALESSIO, NIKI - Comfort Inn & Suites; 202510586; Petition to Appeal Nunc Pro Tunc.
- DeSANTO, ANNA - DeSanto, Dennis; 202510886; Complaint for Custody/Visitation; Feinman, Sarinia Michaelson.
- FISHLEY, CHEVANNA - Wise, Justin; 202514074; Complaint for Custody/Visitation.
- GANT, TRACY: COUSINS, MARKEASE: TROWERY, TAIJA - Gant, Danielle; 202510804; Complaint for Custody/Visitation.
- GOFF, SHAWN - Bucci, Ashley; 202510841; Defendants Appeal from District Justice.
- HARPER, DENINE - Hostovich, John; 202510901; Complaint Divorce.
- HARTWELL, ATYLA - Derrick, Joseph; 202514076; Complaint for Custody/Visitation.
- JONES, MELISSA: LNEM VENTURE, LLC - American Express National Bank; 202510675; Civil Action; Felzer, Jordan W.
- LEE, WILLIAM - American Express National Bank; 202510772; Civil Action; Felzer, Jordan W.
- LOWER MORELAND REPUBLICAN COMMITTEE: CANNON, JENNIFER: LEAVY, PAM - Lower Moreland Democrat Committee; 202514073; Civil Action; Gallagher Jr., James F.
- LYNCH, CALISTA - Lynch, Donald; 202514072; Complaint for Custody/Visitation; Ojeda, Stephanie.
- MAAE, TIANNA: KIMBER, GERMAINE - Tucci, Anna; 202512738; Complaint for Custody/Visitation.
- MEDINA, LISETTE - Chen, Haiyan; 202510893; Defendants Appeal from District Justice.
- METROPOLITAN CAR-O-LINER, INC. - Pihls, Johnathon; 202510670; Foreign Subpoena.
- MIDDLETON, SYDNI - Pleasants, Maestro; 202510259; Complaint for Custody/Visitation.
- NANO IONIC MANUFACTURING, INC. - Unifirst Corporation; 202509948; Petition; Wechsler, Daniel.
- NATIONAL FIRE PROTECTION ASSOCIATION, INC. - International Association of Fire Fighters; 202510617; Foreign Subpoena.
- NGUYEN, BUUDANG - LVNV Funding, LLC; 202512191; Civil Action; Carfagno, Christopher B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wade, Bret; 202510653; Appeal from Suspension/Registration/Insp.; Beeson, Nicholas.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Johnson, Sandra; 202510676; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Carlin, Sean; 202510796; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Berry, Master; 202510856; Appeal from Suspension/Registration/Insp.; Shorter, Darryl.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jones, Charlene; 202514038; Appeal from Suspension/Registration/Insp.; Mullaney, Martin P.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Romaniuk, Vitalii; 202512305; Appeal from Suspension/Registration/Insp.; Zoftis, Leonard B.
- RAKOFF, ANDREW - Addalli, Amy; 202510833; Petition for Protection from Intimidation.
- ROBERTS, LEWIS - Roberts, Sengul; 202513135; Civil Action.
- SANCHEZ TREJO, MARIO - Chavez, Aaron; 202510715; Complaint for Custody/Visitation.
- SANTALUZ, LLC - Griffin, Christian; 202514087; Foreign Subpoena.
- SHADE, DOUGLAS - Shade, Tiffany; 202514068; Complaint for Custody/Visitation; Boyd, Melissa M.
- SIMBA, PUKUTA - Longacre, Henry; 202510823; Defendants Appeal from District Justice.
- THOMPSON, GARY - Rohde, Faith; 202513590; Complaint for Custody/Visitation.
- WHEELER DIULIO AND BARNABEI - Morton, Arthur; 202510851; Civil Action.
- WILLIAMS, BRUCE: WILLIAMS NETWORKING, LLC - American Express National Bank; 202510655; Civil Action; Felzer, Jordan W.
- WILLIAMS, JOHATHAN - Pastor, Kristin; 202510795; Complaint for Custody/Visitation; Bartman, Zachary S.
- WOOD, JOHN - LVNV Funding, LLC; 202510915; Civil Action; Carfagno, Christopher B.
- YANG, ANGELA: YE, WEI: ZHANG, YUYAN - Valerio, James; 202510659; Defendants Appeal from District Justice.

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## WILLS PROBATED

### Granted Week Ending May 19, 2025

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

- ADLER, LEON - Lower Merion Township; Adler, Barbara, 313 Meeting House Lane, Merion Station, PA 19066.
- ANGELUCCI, FLORA J. - Lower Providence Township; Collings, Alexander P., 860 South Street, Pottstown, PA 19464.
- BAUMHAUER, GEORGE A. - Whitemarsh Township; Moore, Peter E., 589 Skippack Pike, Blue Bell, PA 19422.



- BRANDIS, DONALD R. - Upper Hanover Township;  
Brandis, Dustin A., 438 Blaker Drive, East Greenville,  
PA 18041.
- BUTTERWICK, GRACE R. - Horsham Township;  
Martin, Carol, 2741 Limekiln Pike, Glenside,  
PA 19038.
- CALLAHAN, JAMES - Montgomery Township;  
Callahan, Brian, 78 Fairview Avenue, Chatham,  
NJ 07928.
- CARTER, ELIZABETH B. - Montgomery Township;  
Carter, Bernard M., 540 Mininger Road,  
Souderton, PA 18964; Gallagher, Kathleen M.,  
823 W. Second Street,  
Lansdale, PA 19446.
- CLARK, JOSEPH M. - Abington Township; Clark,  
Linda, 153 Edge Hill Road, Glenside, PA 19038.
- COFFEY, CAROL J. - Horsham Township; Stagemyer,  
Sherri J., 2061 School Road, Hatfield, PA 19440.
- CONRAD, WILLIAM L. - Lower Merion Township;  
Conrad, Joanne H., 303 Brentford Road, Haverford,  
PA 19041.
- COX, CAROLINE M. - Limerick Township; Hallman,  
Barry, 208 Clover Lane, Phoenixville, PA 19460;  
Kugler, Mark H., 418 Covered Bridge Road,  
Oley, PA 19547.
- CRAFTS, WILLIAM M. - Limerick Township; Crafts,  
Constance E., 31 Candlelight Lane, Rehoboth Beach,  
DE 19971.
- DEAN, BERYL R. - Lower Merion Township; Matthews,  
Rachel, 11 Deer Lane, Greenwich, CT 06830.
- DUNLAP, EVERETT T. - Upper Dublin Township;  
Campbell, Elizabeth, 413 Fruit Farm Road,  
Royersford, PA 19468.
- EARNEST, JUDY L. - Upper Moreland Township;  
Earnest, Tara, 9632 Cooper Place, Gilroy, CA 95020.
- ESPEY, DAVID - Lower Merion Township; Espey,  
Mary T., 411 Bryn Mawr Avenue, Bala Cynwyd,  
PA 19004.
- EVANS, SHIRLEY O. - Upper Providence Township;  
Alackness, Judy A., 812 Maple Avenue, Royersford,  
PA 19468.
- EWASKO, DOROTHY B. - Abington Township;  
Miller, Mary E., 9 Collier Road, Barnegat Light,  
NJ 08008.
- FISHER, WILHELMENA - Norristown Borough;  
Reynolds, Jordan S., 242 Jacoby Street, Norristown,  
PA 19401.
- FOLEY, RICHARD P. - Lower Pottsgrove Township;  
Foley, Donna L., 2394 Villa Drive, Pottstown,  
PA 19464.
- GOLDSTEIN, ANNE E. - Springfield Township; Abbasi,  
Gael M., 2002 Joshua Road, Lafayette Hill, PA 19444.
- GOMBERG, STEVEN - Abington Township; Gomberg,  
Paul, 1111 Market Street, Dresher, PA 19025.
- HEDRICK, SHERRIE L. - Pottstown Borough; Davis,  
Drew K., 33068 Crystal Springs Road, Grand Rapids,  
MN 55744.
- HERMANN, CAROLYN - Abington Township; Baker,  
Dawn, 30 Windy Court, Newark, DE 19713.
- JOLLY, SYLVIA M. - Horsham Township; Horne,  
Eulena, 27 Sycamore Way, Mt. Arlington, NJ 07856.
- LAMBROU, DIMITRI P. - Whitmarsh Township;  
Lambrou, Lynn A., 7 Taylor Road, Conshohocken, PA.
- LEE, ANNE E. - Cheltenham Township; Flannery,  
Susan, 2161 Menlo Avenue, Glenside, PA 19038;  
Lee, Stephen J., 1073 Huntingdon Road, Abington,  
PA 19001.
- LEWIS, PATRICIA J. - Upper Moreland Township;  
Zoog, Theresa A., 16 Forrest Avenue, Willow Grove,  
PA 19090.
- LITAVIC, PATRICIA B. - Franconia Township; Daley,  
Darin L., 1625 Heebner Way, Lansdale, PA 19446.
- LOUGHNEY SR., ROBERT C. - Abington Township;  
Sieritz, Elizabeth E., 651 Mulford Road, Wyncote,  
PA 19095.
- MARCZAK JR., WATSON S. - East Norriton Township;  
Bruno, Stephanie L., 2935 Defford Road, Norristown,  
PA 19403; Marczak, Joseph R., 2695 Centennial Road,  
Hatboro, PA 19040.
- McADAMS SR., RICHARD E. - Abington Township;  
McAdams, Gwendolyn, 1515 The Fairway,  
Jenkintown, PA 19046.
- McKENNA, JOHN B. - Hatboro Borough; Rivas,  
Mayra E., 2137 Afton Street, Philadelphia, PA 19152.
- MELO, FLORENCE - Springfield Township; Smith,  
Ronald F., 12400 Park Potomac Avenue, Potomac,  
MD 20854.
- NELSON, JAMES B. - Plymouth Township;  
Vernacchio Jr., Alfred, 239 W. Winona Street,  
Philadelphia, PA 19144.
- NEU, CHARLES E. - Lower Gwynedd Township;  
Neu, Charles A., 25 Evergreen Way, Philadelphia,  
PA 19115; Neu, Peter S., 107 Usher Lane,  
North Wales, PA 19454.
- NICKELL, JOHN M. - Upper Gwynedd Township;  
Morrissey, Lisa, 4 Graymont Circle, Collegeville,  
PA 19426; Nickell, Jeffrey, 102 Princeton Street,  
Manchester, CT 06042.
- NYCE, ALFRED P. - Lower Salford Township; Nyce,  
Jacqueline, 104 Andover Court, Quakertown,  
PA 18951.
- PALASZEWSKI, ELEANOR L. - Upper Merion  
Township; Kwasizur, Lucille P., 2171 Miller Place,  
Hatfield, PA 19440.
- PENDERGAST, THOMAS P. - Lower Merion  
Township; Pendergast, Siobhan M.,  
424 Great Springs Road, Bryn Mawr, PA 19010;  
Sutton, Katrine P., 2504 Bryn Mawr Avenue,  
Ardmore, PA 19003.
- RUBIN, JOYCE H. - Jenkintown Borough; Rubin,  
David N., 2 Penn Center, Suite 1030, Philadelphia,  
PA 19102.
- SAVITT, BARBARA G. - Lower Merion Township;  
Lieb, Andrew M., 128 White Pine Court, Paramus,  
NJ 07652.
- SCHNUR, ELLIN R. - Ambler Borough; McGilloway,  
Joseph W., 318 N. Bethlehem Pike, Fort Washington,  
PA 19034; Sansale, Teresa, 215 Dresher Woods Drive,  
Dresher, PA 19025.
- SEIDEN, FRANCINE - Montgomery Township; Seiden,  
Kerwin, 501 Mattison Avenue, Ambler, PA 19002.
- SHERMAN, KENNETH P. - Lansdale Borough;  
Sherman, Judith A., 421 Hemlock Street, Lansdale,  
PA 19446.
- SIEGEL, JANE S. - Lower Merion Township; Finkel,  
Cristi, 690 Wake Robin Lane Highland Park,  
IL 60035.
- SIEGLE, JOHN H. II - East Norriton Township; Siegle,  
Esther V., 530 N Burnside Ave Norristown, PA 19403.
- SIMEONE, KINA - Lower Merion Township; Clark,  
Harry J., 1533 Briar Hill Road, Gladwyne, PA 19035.
- SNYDER SR., WILLIAM J. - Perkiomen Township;  
Snyder, Cynthia A., 411 Walnut Street,  
Green Cove Springs, FL 32043.

SOMERS, LAURENCE A. - Whitemarsh Township;  
Somers, Liza R., 604 E. Moreland Avenue,  
Wyndmoor, PA 19038.  
SPERRING, VERNA L. - Hatfield Township; Sperring,  
Linda J., 345 Washington Avenue, North Wales,  
PA 19454.  
STOKES, WILLA D. - Abington Township; Bello,  
Leslie M., 1439 St. Charles Place, Abington, PA 19001.  
STOLTZFUS, KATHLEEN L. - Lower Salford Township;  
Nelson, Kendra L., 116 N. 4th Street, Telford, PA 18969.  
SZALWINSKI, JOSEPH M. - Red Hill Borough;  
Adiletto, Alfreda, 10492 Thornberry Drive,  
Spring Hill, FL 34608.  
TOMLINSON, DAVID C. - Norristown Borough;  
Primo, Claire M., 553 N. Whitehall Road,  
Norristown, PA 19403.

VADERS, KATHLEEN J. - Springfield Township;  
Vaders, Daphne C., 7 Carroll Avenue,  
Lake Ronkonkoma, NY 11779; Vaders, Jeffrey H.,  
1303 Rosem Court, Sewickley, PA 15143.  
WABER, DONALD P. - Horsham Township; Isett,  
Sharon, 301 Edgley Avenue, Horsham, PA 19044.  
WALKER, NANCY V. - Springfield Township;  
Walker Jr., James L., 133 Wagon Wheel Road,  
West Norriton, PA 19403.  
WESNER, DORIS - Limerick Township; Campbell,  
Diane F., 31 N. Cedar Hollow Road, Paoli, PA 19301.  
WOZNYJ, IWANNA - Abington Township;  
Woznyj, Constantine I., 501 Woodcrest Road,  
Huntingdon Valley, PA 19006.  
YODER, CRAIG - Franconia Township; Gallo, Patricia,  
227 Chatham Court, Souderton, PA 18964.

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