
SHERIFF'S SALES

*By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, **October 29, 2025.***

To all parties in interest and claimants:

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

First Publication

By virtue of a Writ of Execution **No. 2009-18110**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814

ALL THOSE CERTAIN two lots or pieces of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, on a public road, now Glasgow Street, leading from the former Reading and Perkiomen Turnpike, now High Street, bounded and described as follows, to wit:

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

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

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

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

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

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

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

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2013-00539**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

The improvements thereon are: Single-family.

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

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2016-01731**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2019-12095**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, as recorded in Map/Plan Book No. A-48 at Page 249, bounded and described, as follows:

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

BEING Lots 1 and 2 on said Plan.

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

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

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

The improvements thereon are: Residential dwelling.

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

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2019-18168**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Melrose Park, in **Cheltenham Township**, Montgomery, Pennsylvania, and more particularly described according to a certain Survey and Plan, thereof, made by William T. Muldrew, Civil Engineer, of Jenkintown, Pennsylvania 2/2/1924, as follows, to wit:

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

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

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

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

The improvements thereon are: Residential dwelling.

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

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2020-19454**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described, according to a Survey and Plan of Subdivision of Rowland Estates, made for Star General Contractor, made by Reuben Horlick Associates, dated May 7, 1990, last revised July 27, 1991, said Plan being recorded in Plan Book A-52 at Page 483, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Croyden Road (50.5 feet wide), said point, being measured the two following courses and distances from a point of curve, on the Northwesterly side of Rowland Avenue (52 feet wide); (1) leaving Rowland Avenue, along the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 26.33 feet to a point of tangent on the Northeasterly side of Croyden Road; and, (2) North 50 degrees 06 minutes 22 seconds West, 204.03 feet to the point of beginning, said point of beginning, being a corner of Lot 2; thence, extending from said point of beginning, along the Northeasterly side of Croyden Road, North 50 degrees 06 minutes 22 seconds West, 55.59 feet to a point, a corner of land, now or late of John c. Harvey and Ida M. Harvey, his wife; thence, extending partly along the same, and partly along lands, now or late of Eric J. Hall, Barbara K. Hall and Harry Kosgrove, North 48 degrees 15 minutes 12 seconds East, 166.76 feet to a point; thence, extending along South 35 degrees 39 minutes 04 seconds East, 55.31 feet to a point, a corner of Lot 2, thence, extending along the same, South 48 degrees 15 minutes 12 seconds West, 152.81 feet to the first mentioned point and place of beginning.

CONTAINING in area 8,677 square feet.

BEING Lot No. 1 as shown on the above-mentioned Plan.

BEING the same premises which Daniel F. Clemmens, by Deed, dated June 22, 2007, and recorded at Montgomery County Recorder of Deeds Office, on June 29, 2007, in Deed Book 5653 at Page 318, granted and conveyed unto James Walton.

Parcel Number: 31-00-07685-20-4.

Location of property: 415 Croyden Road, Cheltenham, PA 19012.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **James Walton** at the suit of Cheltenham School District. Debt: \$12,209.93.

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. 2022-00071**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract, or parcel of land and premises, situate, lying and being in **Royersford Borough**, Montgomery County, Pennsylvania, more particularly described, as follows:

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2022-11293**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Single-family.

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

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-15558**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Single-family.

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

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-17359**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

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

The improvements thereon are: Residential.

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

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

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

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

By virtue of a Writ of Execution **No. 2022-25242**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, or piece of ground, together with the brick and frame dwelling house thereon erected, situate on the Northwestern corner of Rhoads Avenue and Douglas Street, and known as No. 15 Douglas Street, as they are shown on the revised plan of Section No. 2 of Boyertown Realty Corporation, and situate in **Douglass Township**, Montgomery County, Pennsylvania, and being more particularly bounded and described as follows, to wit:

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

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

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

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

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

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

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-06238**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

BEING Lot No 2 on said Plan.

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

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

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

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

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

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

BEING Lot #22 on said Plan.

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

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

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

The improvements thereon are: Residential dwelling.

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

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-21890**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

PREMISES "B"

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2023-21893**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania.

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

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

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

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

The improvements thereon are: Single-family.

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

Portnoff Law Associates, Attorneys.

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Industrial.

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

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-23079**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described in accordance with a Plan, made John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated March 25, 1956, as follows, to wit:

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

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

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

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

The improvements thereon are: Residential, single-family.

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

Matthew C. Fallings, Attorney.

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

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

By virtue of a Writ of Execution **No. 2023-24200**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or tract of land, situate on the West side of Chestnut Grove Road, **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, referred to as "Lot #2," and bounded and described in accordance with a Subdivision Plan, prepared by Ralph E. Shaner & Son Engineering Co., Pottstown, Pennsylvania, dated August 26, 1994, last revised February 10, 1995, said Plan recorded May 30, 1995, in Montgomery County Plan Book A-55 at Page 361, more fully described as follows, to wit:

BEGINNING at a corner, in the center of Chestnut Grove Road, legal width of 33 feet and ultimate width of 60 feet, said point being on a line, North 16 degrees 04 minutes West, 170.49 feet from the center line intersection of Chestnut Grove Road and North State Street; thence, from said point of beginning, on a line leaving Chestnut Grove Road and along Lot No. 3, the next three courses and distances: South 73 degrees 56 minutes West, 315.00 feet;

South 84 degrees 25 minutes 36 seconds West, 230.43 feet and South 73 degrees 56 minutes West, 170.00 feet to a corner; thence, along lands of SCA Services of PA, Inc., North 15 degrees 18 minutes West, 242.00 feet to a corner; thence, along Lot No. 1, North 79 degrees 47 minutes East, 712.05 feet to a corner in the center of Chestnut Grove Road; thence, in the center of said road, South 16 degrees 04 minutes East, 211.37 feet to the place of beginning.

BEING the same premises which Jeffrey W. Medlar and Darlene Sue Madlar, by Deed dated January 28, 2022, and recorded at Montgomery County Recorder of Deeds Office, on March 9, 2022, in Deed Book 6271 at Page 1346, granted and conveyed unto Nouredine Jelbaoui and Gwynne Jelbaoui.

Parcel Number: 60-00-02954-03-7.

Location of property: Chestnut Grove Road, Upper Pottsgrove, PA 19464.

The improvements thereon are: Residential - residential vacant land (2.00-4.99 acres).

Seized and taken in execution as the property of **Nouredine Jelbaoui and Gwynne Jelbaoui** at the suit of Pottsgrove School District. Debt: \$4,460.66.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-24269**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 9th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by George F. Shaner, R.E., as follows, to wit:

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

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

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

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

The improvements thereon are: Single-family.

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

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-01287**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

CONTAINING 0.23 acres, more or less.

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

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

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

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

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

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-14116**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Survey by Charles F. Mebus, R.E., dated December 1936, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Township Line Road (60 feet wide, as widened 20 feet on the Southwesterly side from the original 40 feet wide road), at the distance of twenty-two and ninety one-hundredths feet, measured on the arc of a circle, curving to the right, having a radius of fifteen feet from a point of tangent on the Southeasterly side of Meetinghouse Road (41.5 feet wide, as widened 8.5 feet on the Southeasterly side from the original 33 feet wide road); thence, extending South forty degrees forty-nine minutes forty-five seconds East, along the said side of Township Line Road, one hundred eighteen and twenty-eight one-hundredths feet to a point; thence, extending South fifty-one degrees forty-one minutes fifteen seconds West, one hundred and fifty-one one-hundredths feet to a point; thence, extending North thirty-eight degrees eighteen minutes forty-five seconds West, one hundred thirty-two and five tenths feet to a point in the said Southeasterly side of Meeting House Road; thence, extending North fifty-one degrees forty-one minutes fifteen seconds East, along the said side of Meetinghouse Road, eighty and thirty-four one-hundredths feet to a point of curve; thence, extending on the arc of a circle, curving to the right, having a radius of fifteen feet, the arc distance of twenty-two and ninety one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 16 on the said Plan.

BEING the same premises which James E. McElhinney, Jr., Executor of the Estate of Nora McElhinney, by Deed, dated June 10, 2023, and recorded at Montgomery County Recorder of Deeds Office, on June 28, 2023, in Deed Book 6330 at Page 2342, granted and conveyed unto 600 Meetinghouse Rd, L.L.C.

Parcel Number: 31-00-18571-00-1.

Location of property: 600 Meetinghouse Road, Cheltenham, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **600 Meetinghouse Rd, L.L.C.** at the suit of Cheltenham School District.
Debt: \$10,693.20.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-18036**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Residential property.

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

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-24241**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as "Plan of Section #4 Colonial Hills, Inc.," made by Herbert H. Metz, Inc., Registered Engineer, dated April 16, 1958, as Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-4 at Page 72, as follows, to wit:

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

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

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

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

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

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

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

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

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

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

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

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

By virtue of a Writ of Execution **No. 2024-27854**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

PREMISES "A"

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

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

PREMISES "B"

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-28559**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

Orlans Law Group PLLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-28831**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, made by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, dated 12/13/76, last revised 4/6/79, as follows, to wit:

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

BEING Lot No. 10 on said Plan.

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-00445**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Boundary and Topographic Survey of 909 Waverly Road, made by Momence Survey Group, Inc., dated 8-15-2005, as follows to wit:

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-03645**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made of part of Baederwood, made by George B. Mebus, Inc., Engineers, Glenside, PA, on 10/14/1955, and last revised 8/13/1966, as follows to wit:

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

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

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

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

The improvements thereon are: Residential dwelling.

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

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-04644**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Property, made for Frances Pulitano, by Charles E. Shoemaker, Professional Engineer, of Abington, Pennsylvania, on June 17, 1967, and recorded in the Office of the Recorder of Deeds, in Norristown, Pa., in Plan Book C-6 at Page 70, as follows, to wit:

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-04814**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

PREMISES "A"

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

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

PREMISES "B"

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

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

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-06629**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEING Unit No. 9, Block 142 Unit 9.

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

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

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

The improvements thereon are: Single-family dwelling.

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

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-07640**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being Lot No. 112 on a Plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on 8/3/1950, and bounded and described in accordance therewith, as follows:

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

BEING known as Lot #112.

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

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

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

The improvements thereon are: Residential, single-family.

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

Steven P. Kelly, Attorney.

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

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

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

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

THE Land is described as follows:

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

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

CONTAINING in area 18,000 square feet.

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

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

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

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

The improvements thereon are: Residential dwelling.

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

Friedman Vartolo LLP, Attorneys.

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

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

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

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

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

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

The improvements thereon are: Commercial - Office: Condominium.

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

Christopher P. Schueller, Attorney.

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

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

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the Shareholders and members of the Board of Directors of **Reisman Consulting Group, Inc.**, a Pennsylvania corporation, with a registered address at 532 Putnam Road, Merion, PA 19066, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Miles B. Rittmaster, Solicitor
Law Office of Miles B. Rittmaster
 1495 Alan Wood Road, Suite 4, 2nd Floor
 Conshohocken, PA 19428

ARTICLES OF INCORPORATION FOR PROFIT

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

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

ARTICLES OF INCORPORATION FOR NONPROFIT

Bloc 24 Owners Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

NOTICE IS HEREBY GIVEN THAT, Articles of Incorporation were filed with the Department of State for **JESUS THE ARK OF THE COVENANT**, a nonprofit corporation, organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

Meter Law Offices, LLC, Solicitors
1401 E. High Street
Pottstown, PA 19464

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 OCTOBER 6, 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, OCTOBER 6, 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, OCTOBER 6, 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. BEESON, JERRY TRUST UNDER DEED, (2025-X1203), First and Final Account, Geraldine Christopher, Trustee.
2. CRESEGIONA, YOLANDA M., DECEASED, (2019-X3967), First and Final Account of Virginia Frattaroli, Executrix.
3. DIEHL DANNY, AN INCAPACITATED PERSON, (2024-X2449), First and Final Account of the Guardian of the Estate.
4. GRAZIANO, FRANCES L., (1967-X0574), First and Interim Account of the Estate of Frances L. Graziano, An Incapacitated Person (Successor to Continental Bank), Guardian.
5. LEIPER, DOROTHY H., AN INCAPACITATED PERSON, (1954-X61273), First and Final Account for the Estate of Dorothy H. Leiper, An Incapacitated Person, Per Decree Dated 9/10/54, stated by PNC Bank, National Association (Formerly Continental Bank) Guardian.
6. MINOR, RANDOLPH, AN INCAPACITATED PERSON, (2024-X2128), First and Final Account of the Guardian of the Estate.
7. PILEGGI ROSA, DECEASED, (2021-X3515), First and Final Account of the Estate of Rosa Pileggi, Deceased.
8. SPEAR, PAUL, AN INCAPACITATED PERSON, (2024-X5016), First and Final Account of the Guardian of the Estate.
9. TREACY, ELIZABETH C., LIVING TRUST, TRUST SETTLOR, (2019-X2379), Amended First and Final Account for the Living Trust of Elizabeth C. Treacy, Settlor, Accounting Period 07/2018- 06/2025.

Relisted Accounts

1. BOUTCHER, HARRY R., AN INCAPACITATED PERSON (2015-X3589), First and Final Account of The Harry Boucher Self-Funded Special Needs Trust Agreement Dated May 30, 2017, of Paul Boucher, Settlor.
2. MIDDLETON, JOHN S., TRUST FBO JOHN S. MIDDLETON DATED JULY 26, 1996, (2018-X3959), Amended First Account of Larry P. Laubach.
3. MIDDLETON, JOHN P., TRUST FBO JOHN S. MIDDLETON DATED JULY 26, 1996, (2018-X3959), Amended Second Account of Trustee Larry P. Laubach.

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

CERTIFICATE OF ORGANIZATION

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

The Certificate of Organization for a Domestic Limited Liability Company has been filed on September 5, 2025.

Andrea Y. Swavely, Esquire
E. Kenneth Nyce Law Office, LLC
105 E. Philadelphia Avenue
Boyertown, PA 19512

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-21264

NOTICE IS HEREBY GIVEN that on September 10, 2025, the Petition of Brien Benedict, on behalf of Christian Holder, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to CHRISTIAN BENEDICT.

The Court has fixed November 7, 2025, at 1:00 PM, in Courtroom "18", 9th Floor, One Montgomery Plaza, 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. 2025-22153

NOTICE IS HEREBY GIVEN that on September 17, 2025, the Amended Petition of Chelsey Joy Werner was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CHELSEY JOY.

The Court has fixed November 12, 2025, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

John P. Attiani, Esquire
Petrelli Previtera, LLC
1845 Walnut Street, Suite 1920
Philadelphia, PA 19103

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-22519

NOTICE IS HEREBY GIVEN that on September 9, 2025, the Petition of David and Kristin Law, on behalf of Kaitlyn Marie Law, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to CHRISTOPHER QUINN LAW.

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

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-22925

NOTICE IS HEREBY GIVEN that on September 12, 2025, the Petition of Fayette Stokes Williams was filed in the above-named Court, praying for a Decree to change the Petitioner's name to FAYETTA STOKES WILLIAMS.

The Court has fixed November 26, 2025, at 9:00 AM, in Courtroom "7" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-22847

NOTICE IS HEREBY GIVEN that on September 6, 2025, the Petition of Lauren Nicole Watson was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LAUREN NICOLE CIPOLLONE.

The Court has fixed November 26, 2025, at 9:00 AM, in Courtroom "7" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-22839

NOTICE IS HEREBY GIVEN that on September 11, 2025, the Petition of Parag Shivji Magunia was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JAY S MAGUNIA.

The Court has fixed November 26, 2025, at 9:00 AM, in Courtroom "7" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2025-21712

NOTICE IS HEREBY GIVEN that on August 27, 2025, the Petition of Samuel Keith Steven Page-Brown was filed in the above-named Court, praying for a Decree to change the Petitioner's name to AUDREY PAGE.

The Court has fixed November 5, 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. 2025-23003

NOTICE IS HEREBY GIVEN that on September 15, 2025, the Petition of Tina Heckler was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CHRISTINA HECKLER.

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

Stephen M. Older, Esquire
Law Offices of Black and Older

261 Old York Road, Suite 820
 Jenkintown, PA 19046

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2025-22107

NOTICE IS HEREBY GIVEN that on September 2, 2025, the Petition of Xinwei Zhang, Father, on behalf of minor child Hellen Yh Zhang, was filed in the above-named Court, praying for a Decree to change the Child's name to HELEN ZH YHANG.

The Court has fixed November 12, 2025, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2025-22576

NOTICE IS HEREBY GIVEN that the Petition of Yi Hyon Chong was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JOHN Y CHONG.

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

ESTATE NOTICES

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

First Publication

AHART, JENNIFER MARIE, dec'd.

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

BEAUCHAMP, KATHRYN ELIZABETH, dec'd.

Late of Lower Pottsgrove Township.
 Administrators: ANTHONY BEAUCHAMP,
 10043 Goose Rock Lane,
 Indianapolis, IN 46239,

JAMIE BEAUCHAMP,
 3004 Walnut Ridge Estate,
 Pottstown, PA 19464.
 ATTORNEY: ROBERT N. SPEARE,
 SPEARE AND HUGHEY,
 22 W. Second Street,
 Media, PA 19073

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

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

BROADHURST, GEOFFREY WILLIAM, dec'd.

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

CALBOT, ELIZABETH P. also known as ELIZABETH PAULINE CALBOT and ELIZABETH CALBOT, dec'd.

Late of Whitmarsh Township.
 Executrix: CYNTHIA CALBOT SCZEPANSKI,
 4030 Hain Drive,
 Lafayette Hill, PA 19444.
 ATTORNEY: JOHN A. SCZEPANSKI,
 4030 Hain Drive,
 Lafayette Hill, PA 19444

CHOI, JIN, dec'd.

Late of Towamencin Township.
 Administrator: GEORGE CHOI,
 c/o David W. Crosson, Esquire,
 Crosson & Richetti LLC,
 609 W. Hamilton Street, Suite 301,
 Allentown, PA 18101.
 ATTORNEY: DAVID W. CROSSON,
 CROSSON & RICHETTI LLC,
 609 W. Hamilton Street, Suite 301,
 Allentown, PA 18101

COHEN, MARTIN also known as MARTIN JAY COHEN and MARTIN J. COHEN, dec'd.

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

CUTLER, ELIZABETH C., dec'd.

Late of Springfield Township.
 Executrix: CHERYL CUTLER CORNBERG,
 c/o Gerald R. Clarke, Esquire,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038.

ATTORNEY: GERALD R. CLARKE,
CLARKE & ASSOCIATES,
119 S. Easton Road, Suite 207,
Glenside, PA 19038

DAVIDIS, LAWRENCE M., dec'd.

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

DAVIS, JANE also known as

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

DONADIO, KATHRYN JOY, dec'd.

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

DUFF, MARY HELEN, dec'd.

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

EMEL-CALDWELL, BETTY LOU, dec'd.

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

GEIGERT, PHILLIP, dec'd.

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

GERARD, PATRICIA M., dec'd.

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

GIANGIULIO, ELIZABETH C., dec'd.

Late of Upper Frederick Township.
Executrix: KATHLEEN KUJAR,
1160 Valley Stream Drive,
Perkiomenville, PA 18074.
ATTORNEY: NICOLAS F. METER,
METER LAW OFFICES, LLC,
1401 E. High Street,
Pottstown, PA 19464

GOLASA, STEPHEN J., dec'd.

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

GOLDFIELD, ADLE, dec'd.

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

HAMMOND, INGE B. also known as

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

HAYS, JANE K., dec'd.

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

HOPSON, DOROTHY J., dec'd.

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

KEESAL, MARILYN, dec'd.

Late of Upper Dublin Township.
Executrix: SHARI H. KLEVIT,
410B Fort Washington Avenue,
Fort Washington, PA 19034.

ATTORNEY: MARYBETH O. LAURIA,
LAURIA LAW LLC,
3031 Walton Road, Suite C310,
Plymouth Meeting, PA 19462

KELLEHER, NANCY LEE, dec'd.

Late of Lower Merion Township.
Executor: DAVID P. KELLEHER,
c/o Catherine T. Duffy, Esquire,
300 W. State Street, Suite 300,
Media, PA 19063.

ATTORNEY: CATHERINE T. DUFFY,
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
SLOANE, MATTHEWS & AUSLANDER, P.C.,
300 W. State Street, Suite 300,
Media, PA 19063

KRILL, CHRISTINE M., dec'd.

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

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

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

LASSEN, NANCY JOLLY, dec'd.

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

LUCEY JR., JOHN DAVID, dec'd.

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

MAGASKIE, DANIEL JOHN, dec'd.

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

McKENNA, MICHAEL E., dec'd.

Late of Towamencin Township.
Executrix: BRIANNE MAUREEN KELLY,
c/o Mary E. Podlogar, Esquire,
608 Main Street,
Lansdale, PA 19446-2012.

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

MOYER, JAMES R., dec'd.

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

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

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

POWERS, JANE M., dec'd.

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

PYRZ, ETHEL P., dec'd.

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

RAHMER, SHIRLEY A., dec'd.

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

RHOADS, LINDA, dec'd.

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

SANFORD, JOHN F., dec'd.

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

ATTORNEY: HILARY A. FUELLEBORN,
DILWORTH PAXSON, LLP,
1260 Bustleton Pike,
Feasterville, PA 19053

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

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

SHETZ, MARGARET A., dec'd.

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

ATTORNEY: LARA A. BOLTE,
DILWORTH PAXSON LLP,
1260 Bustleton Pike,
Feasterville, PA 19053

SHINGLE, SANDRA, dec'd.

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

SPIECKER, CHARLENE, dec'd.

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

SUHA, EILEEN E., dec'd.

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

**WACIEGA-MOSCOW, LARYSA also known as
LARYSA WACIEGA, dec'd.**

Late of Lower Merion Township.
Administrator, C.T.A.: LUNDY, BELDECOS &
MILBY, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072.
ATTORNEY: JOHN R. LUNDY,
LUNDY, BELDECOS & MILBY, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072

WILSON JR., JAMES, dec'd.

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

Second Publication

**ALLWEIN, MARY LOUISE also known as
MARY ALLWEIN, dec'd.**

Late of Whitemarsh Township.
Executor: JOHN R. ALLWEIN,
c/o Kenneth R. Werner, Esquire,
Werner & Wood,
203 W. Miner Street,
West Chester, PA 19382-2924.
ATTORNEY: KENNETH R. WERNER,
WERNER & WOOD,
203 W. Miner Street,
West Chester, PA 19382-2924

ARTAYET, BERNARD J., dec'd.

Late of East Norriton Township.
Executor: FRANCOIS D. ARTAYET,
c/o Douglas L. Kaune, Esquire,
Unruh, Turner, Burke & Frees, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460.
ATTORNEY: DOUGLAS L. KAUNE,
UNRUH, TURNER, BURKE & FREES, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460

BALSavage, WALTER T., dec'd.

Late of Springfield Township.
Administrator: SHERMAN C. TOPPIN,
ESQUIRE,
1800 JFK Boulevard, Suite 300,
Philadelphia, PA 19103.
ATTORNEY: SHERMAN C. TOPPIN,
TOPPIN LAW, P.C.,
1800 JFK Boulevard, Suite 300,
Philadelphia, PA 19103

BEEBE, MARY V., dec'd.

Late of Lower Providence Township.
Executrices: ROBERTA LYNN BEEBE AND
SUSAN MARIE JACKSON,
712 Meadowlark Road,
Audubon, PA 19403.

BENFER, JOYCE LARAMY, dec'd.

Late of Borough of Pottstown.
Executrix: JULIA P. NINNESS,
306 Rosedale Drive,
Pottstown, PA 19464.
ATTORNEY: ERIC J. FABRIZIO,
BINGAMAN HESS,
Treeview Corporate Center, Suite 100,
2 Meridian Boulevard,
Wyomissing, PA 19610

BLACK, HENRY, dec'd.

Late of Cheltenham Township.
Executors: KEVIN A. BLACK,
2016 23rd Street,
Astoria, NY 11105,
H. KENDAL BLACK,
720 Pebble Drive,
El Sobrante, CA 94803.
ATTORNEY: RYAN A. KROCKER,
ROTHKOFF LAW GROUP,
Seven Neshaminy Interplex, Suite 116,
Trevose, PA 19053

BOCHENECK, ARLENE T. also known as ARLENE THERESA BOCHENECK and ARLENE T. SCHAEFFER, dec'd.
 Late of Borough of Royersford.
 Executor: SAFFRIN J. SCHAEFFER,
 617 Harris Street,
 Burlington, NC 27217-4009.
 ATTORNEY: LAWRENCE J. VALERIANO, JR.,
 HARTMAN, VALERIANO, MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

CARVIN, LISA A., dec'd.
 Late of Towamencin Township.
 Administrator: FRANK S. SEGAL,
 c/o Sheri L. Pecarsky, Esquire,
 110 Marter Avenue, Suite 103,
 Moorestown, NJ 08057.
 ATTORNEY: SHERI L. PECARSKY,
 BRODER LAW GROUP, P.C.,
 110 Marter Avenue, Suite 103,
 Moorestown, NJ 08057

EIDING, JACQUELINE MARIE, dec'd.
 Late of Norristown, PA.
 Administratrix: JACQUELINE M. ROMASKY,
 7224 Dungan Road, 1st Floor,
 Philadelphia, PA 19111.

ELTERICH, LOUISE A., dec'd.
 Late of Borough of Ambler.
 Executor: JOHN ELTERICH,
 c/o John J. McAneney, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

EMMANUEL, RACHELAMMA, dec'd.
 Late of Montgomery County, PA.
 Executor: BASIL EMMANUEL.

FERNANDES, MARIA B., dec'd.
 Late of Wynnewood, Montgomery County, PA and
 Morristown, Morris County, NJ.
 Executor: ELIANA MODI.
 ATTORNEYS: LYON, GLASSMAN, LEITES &
 MODI, LLC,
 P.O. Box 409,
 Florham Park, NJ 07932

GOTTESMAN, BEATRICE B., dec'd.
 Late of Upper Moreland Township.
 Executrix: PATRICIA ANN KERRIGAN,
 c/o Samuel J. Juliani, Esquire,
 140 E. Butler Avenue,
 Chalfont, PA 18914.
 ATTORNEY: SAMUEL J. JULIANI,
 OBERMAYER, REBMANN, MAXWELL &
 HIPPEL, LLP,
 140 E. Butler Avenue,
 Chalfont, PA 18914

HOFFMAN, NORMA M., dec'd.
 Late of East Norriton Township.
 Executor: NEIL B. HOFFMAN,
 c/o Bess M. Collier, Esquire,
 820 Homestead Road,
 Jenkintown, PA 19046.
 ATTORNEY: BESS M. COLLIER,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Road,
 Jenkintown, PA 19046

HOWLING, JOAN M., dec'd.
 Late of Skippack Township.
 Executrix: LAURA E. TALONE,
 c/o Nathan Egner, Esquire,
 Radnor Station Two, Suite 110,
 290 King of Prussia Road,
 Radnor, PA 19087.
 ATTORNEY: NATHAN EGNER,
 DAVIDSON & EGNER,
 Radnor Station Two, Suite 110,
 290 King of Prussia Road,
 Radnor, PA 19087

LLOYD, ALBERT L., dec'd.
 Late of Lower Merion Township.
 Executor: GARY MARK TOCCI,
 c/o Thomas J. Burke, Jr., Esquire,
 15 Rittenhouse Place,
 Ardmore, PA 19003.
 ATTORNEY: THOMAS J. BURKE, JR.,
 HAWS & BURKE, P.C.,
 15 Rittenhouse Place,
 Ardmore, PA 19003

LOCHNER, MARLENE REGINA also known as MARLENE MEGLIO, dec'd.
 Late of Whitpain Township.
 Co-Executors: SUSAN FERINO AND
 SCOTT SERAFIN,
 31 Standing Tree Circle,
 Holland, PA 18966.

McGRATH, STEPHEN also known as STEPHEN M. McGRATH, dec'd.
 Late of Lower Providence Township.
 Executor: GEORGE M. NIKOLAOU, ESQUIRE,
 166 Allendale Road,
 King of Prussia, PA 19406.
 ATTORNEY: GEORGE M. NIKOLAOU,
 NIKOLAOU LAW OFFICES,
 166 Allendale Road,
 King of Prussia, PA 19406

MENARD JR., THEODORE ARTHUR, dec'd.
 Late of Lower Providence Township.
 Executor: JAMES THEODORE MENARD,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

MILLER, JOAN D., dec'd.
 Late of Lower Providence Township.
 Executor: ERIC T. MILLER,
 c/o Thomas G. Wolpert, Esquire,
 527 Main Street,
 Royersford, PA 19468.
 ATTORNEY: THOMAS G. WOLPERT,
 WOLPERT SCHREIBER & McDONNELL P.C.,
 527 Main Street,
 Royersford, PA 19468

MOORE, ARLENE M., dec'd.
 Late of Franconia Township.
 Administratrix: NOEL EMILY CRUZ,
 545 Lower State Road,
 Chalfont, PA 18914.
 ATTORNEY: MARIROSE ROACH,
 6950 Castor Avenue,
 Philadelphia, PA 19149

O'CONNOR, EDMOND JOSEPH, dec'd.

Late of Phoenixville, Montgomery County, PA.
Executor: BERNADETTE O'CONNOR,
253 Hanover Road,
Phoenixville, PA 19460.

OFFNER, KURT W., dec'd.

Late of Borough of Hatboro.
Executor: ERIC OFFNER,
c/o Rosemary R. Ferrino, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

ORR, PHYLLIS M., dec'd.

Late of Lower Providence Township.
Executrix: TIFFANY L. ORR.
ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

PALFREY, ROBERT JOHN, dec'd.

Late of Borough of Lansdale.
Administratrix: SALLY A. PALFREY,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

PENKOWER, HOWARD, dec'd.

Late of Whitpain Township.
Executor: DAVID S. PENKOWER,
1015 S. 48th Street,
Philadelphia, PA 19143.
ATTORNEY: DAVID J. SCHILLER,
530 Swede Street,
Norristown, PA 19401

POZZI, JAMES C., dec'd.

Late of Montgomery Township.
Co-Executrices: DEENA GRATTAN,
117 Shelburne Drive,
North Wales, PA 19454,
TINAMARIE JONES,
1128 Stump Road,
North Wales, PA 19454.
ATTORNEY: MARY KAY KELM,
2326 N. Broad Street, Suite 200,
Colmar, PA 18915

QUIGLEY, HELEN DOLORES, dec'd.

Late of Lafayette Hill, PA.
Executor: THOMAS J. QUIGLEY,
560 Pine Street, Apt. 1-2,
Royersford, PA 19468.

REIDER, THERESA A., dec'd.

Late of Lower Gwynedd Township.
Executor: JOHN R. GARDNER,
114 Goldfinch Court,
Warrington, PA 18976.

RICKELS, KARL, dec'd.

Late of Lower Merion Township.
Executors: STEPHEN WILSON RICKELS,
1348 Whitefish Village,
Whitefish, MT 59937,

MICHAEL ROEHRHOFF RICKELS,
227 Pennswood Road,
Bryn Mawr, PA 19010.
ATTORNEY: CHRISTOPHER S. YOUNG,
ARCHER & GREINER, P.C.,
Three Logan Square, Suite 3500,
1717 Arch Street,
Philadelphia, PA 19103

ROSS, JACQUELINE L., dec'd.

Late of Abington Township.
Executor: A. VICTOR MEITNER, JR., ESQUIRE,
564 Skippack Pike,
Blue Bell, PA 19422.
ATTORNEY: A. VICTOR MEITNER, JR.,
564 Skippack Pike,
Blue Bell, PA 19422

SCHURR, THERESA R., dec'd.

Late of Limerick Township.
Executor: JACQUE L. DITLOW,
335 Courtland Avenue,
Harleysville, PA 19438.

SHUHART, ROSE MARY, dec'd.

Late of Borough of Hatfield.
Executrix: ROSE M. CIMINI,
780 Maple Hill Drive,
Blue Bell, PA 19422.
ATTORNEY: MARK J. DAVIS,
CONNOR ELDER LAW, LLC,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

SOLOMON, SHEILA, dec'd.

Late of Borough of North Wales.
Executrix: ADELE L. SOLOMON,
c/o Kara Chickson, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: KARA CHICKSON,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046

WASMANSKI, Nanci C., dec'd.

Late of Perkiomenville, PA.
Executor: DAVID WASMANSKI,
416 Navajo Drive,
Royersford, PA 19468.
ATTORNEY: GARY P. LEWIS,
LEWIS & McINTOSH, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468

YOUNKER, DOLORES A., dec'd.

Late of Borough of Royersford.
Executor: RANDALL PATRICK YOUNKER,
139 Buckwalter Road,
Royersford, PA 19468.
ATTORNEY: SANDRA M. LIBERATORI,
RICK LAW LLC,
933 N. Charlotte Street,
Pottstown, PA 19464

Third and Final Publication**ABBOTT, NEIL MICHAEL, dec'd.**

Late of Green Lane, PA.
Executor: HOWARD R. BAUMAN,
3072 Long Road,
Green Lane, PA 18054.

ALTMAN, CAROLE B., dec'd.

Late of Lower Merion Township.
 Executor: CHARLES ALTMAN,
 c/o Karen Schechter Dayno, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: KAREN SCHECTER DAYNO,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

ANGELUCCI, FLORA J., dec'd.

Late of Lower Providence Township.
 Executor: ALEXANDER COLLINGS,
 c/o Cynthia L. Dengler, Esquire,
 484 Norristown Road, Suite 124,
 Blue Bell, PA 19422.
 ATTORNEY: CYNTHIA L. DENGLER,
 MURPHY & DENGLER,
 484 Norristown Road, Suite 124,
 Blue Bell, PA 19422

BAKER, RUTH K., dec'd.

Late of Franconia Township.
 Executrix: SHARON F. BRUNNER,
 2390 Hieter Road,
 Quakertown, PA 18951.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

BATES, SUSAN PENELOPE, dec'd.

Late of Borough of Jenkintown.
 Executrix: SARAH GAIL IGNATOWICZ,
 c/o Robert W. Maher, Esquire,
 1494 Old York Road, Third Floor,
 Abington, PA 19001.
 ATTORNEY: ROBERT W. MAHER,
 DYER & MAHER,
 1494 Old York Road, Third Floor,
 Abington, PA 19001

BAXTER, BRENDA S., dec'd.

Late of Upper Dublin Township.
 Executor: CHRISTOPHER BAXTER,
 214 Harrison Avenue,
 Glenside, PA 19038.
 ATTORNEY: LINDSEY HOELZLE,
 HOELZLE LAW LLC,
 P.O. Box 98,
 Birchrunville, PA 19421

BISHOP, SHIRLEY J., dec'd.

Late of Lower Pottsgrove Township.
 Executors: WILLIAM J. BARNES, JR. AND
 ROBERT J. BARNES,
 c/o Jessica R. Grater, Esquire,
 Monastra & Grater, LLC,
 740 E. High Street,
 Pottstown, PA 19464.

BUCHERT, KATHRYN M., dec'd.

Late of New Hanover Township.
 Executors: BRIAN L. BUCHERT,
 218 E. Buchert Road,
 Gilbertsville, PA 19525,
 TIMOTHY A. BUCHERT,
 105 Meadowlark Road,
 Reading, PA 19606.
 ATTORNEY: GREGORY W. PHILIPS,
 PICARDI PHILIPS & OTTAVIANO,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

CAISSE, MICHAEL S., dec'd.

Late of Salford Township.
 Executrix: SARAH L. STONE,
 c/o John R. Lolio, Jr., Esquire,
 308 Harper Drive, Suite 200,
 Moorestown, NJ 08057.
 ATTORNEY: JOHN R. LOLIO, JR.,
 SHERMAN, SILVERSTEIN, KOHL,
 ROSE & PODOLSKY, P.A.,
 308 Harper Drive, Suite 200,
 Moorestown, NJ 08057

**CALABI, GIULIANA S. also known as
GIULIANA CALABI, dec'd.**

Late of Lower Merion Township.
 Executors: NORA JOSEPHINE CALABI
 (A/K/A NORA CALABI), and
 THE HAVERFORD TRUST COMPANY,
 c/o MELISSA M. BRUNER,
 c/o Jill R. Fowler, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: JILL R. FOWLER,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

CLEARY, KATHLEEN V., dec'd.

Late of Abington Township.
 Executors: JOHN CLEARY AND
 CHRISTOPHER CLEARY,
 c/o Michael W. Mills, Esquire,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901.
 ATTORNEY: MICHAEL W. MILLS,
 ANTHEIL, MASLOW & MacMINN, LLP,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901

COLDEN JR., FRANCIS XAVIER, dec'd.

Late of Royersford, PA.
 Executor: SHAWN COLDEN,
 1407 Cortez Road,
 Blue Bell, PA 19422.

DAVIS, VIRGINIA W., dec'd.

Late of Cheltenham Township.
 Administratrix: LINDA MCGRIER, ESQUIRE,
 2211 Chichester Avenue,
 Upper Chichester, PA 19061.
 ATTORNEY: LINDA MCGRIER,
 2211 Chichester Avenue,
 Upper Chichester, PA 19061

**DONER, JANET RUSSELL also known as
JANET R. DONER, dec'd.**

Late of Springfield Township.
 Executor: LANDIS W. DONER,
 c/o Alan J. Mittelman, Esquire,
 One Logan Square, Suite 1800,
 130 N. 18th Street,
 Philadelphia, PA 19103.
 ATTORNEY: ALAN J. MITTELMAN,
 SPECTOR GADON ROSEN VINCI, P.C.,
 One Logan Square, Suite 1800,
 130 N. 18th Street,
 Philadelphia, PA 19103

**ENDICOTT, JOHN C. also known as
JOHN ENDICOTT, dec'd.**

Late of Upper Dublin Township.
 Executrix: JUDITH G. ENDICOTT,
 c/o Kim D. Fetrow, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.

ATTORNEY: KIM D. FETROW,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

FILL, ROBERTA A., dec'd.

Late of Whitmarsh Township.
Executrix: DEBRA JEAN KAIN,
333 Joy Lane,
West Chester, PA 19380.
ATTORNEY: D. SCOTT BONEBRAKE,
NOEL AND BONEBRAKE,
25 E. Second Street,
Media, PA 19063

FRETZ, MARIE E. also known as

MARIE FRETZ, dec'd.

Late of Franconia Township.
Executor: RUSSELL B. FRETZ.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

GEHRING, JEANNE M. also known as

JEANNE GEHRING, dec'd.

Late of Lower Gwynedd Township.
Executor: WILLIAM M. DYER,
c/o W. Wallace Dyer, Jr., Esquire,
1494 Old York Road, Third Floor,
Abington, PA 19001.
ATTORNEY: W. WALLACE DYER, JR.,
DYER & MAHER,
1494 Old York Road, Third Floor,
Abington, PA 19001

GOTTSHALL, WILLIAM G., dec'd.

Late of Borough of Hatboro.
Executor: RYAN P. GOTTSHALL,
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

GRATER, NANCY JANE, dec'd.

Late of Upper Moreland Township.
Executrix: JOAN P. ENTENMAN,
c/o Gilbert P. High, Jr., Esquire,
40 E. Airy Street,
Norristown, PA 19401.
ATTORNEY: GILBERT P. HIGH, JR.,
HIGH SWARTZ, LLP,
40 E. Airy Street,
Norristown, PA 19401

HARRIS, BARBARA JOAN, dec'd.

Late of Lafayette Hill, PA.
Administratrix: KAREN HARRIS,
6401 Moonstone Way,
Delray Beach, FL 33484.

HOAGLAND, DONALD CLARK, dec'd.

Late of Lansdale Borough and
Towamencin Township.
Executrix: YVETTE E. HOAGLAND,
2775 Fischer Road,
Hatfield, PA 19440.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

KLINE, PHYLLIS A., dec'd.

Late of Whitpain Township.
Executor: JOSEPH BARTON KLINE,
1549 Dean Drive,
Lansdale, PA 19446.
ATTORNEY: ROBERT C. GERHARD, III,
GERHARD & GERHARD, P.C.,
815 Greenwood Avenue, Suite 8,
Jenkintown, PA 19046,
215-885-6785

KOWALSKI, RAYMOND D., dec'd.

Late of Lower Providence Township.
Executrix: SARAH E. KOWALSKI,
127 Village Drive,
Schwensville, PA 19473.
ATTORNEY: JACQUELINE A. JOHNSON,
3770 Ridge Pike,
Collegeville, PA 19426

KURTZ SR., DAVID R., dec'd.

Late of Borough of Pottstown.
Co-Executrices: DARA LYNN KURTZ,
333 Grace Street,
Pottstown, PA 19464,
DEBORAH ANN KURTZ,
835 Poplar Street,
Pottstown, PA 19464.
ATTORNEY: CAROLYN M. MARCHESANI,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

LIGHTCAP, ANNA M., dec'd.

Late of Lower Pottsgrove Township.
Co-Executrices: VERONICA S. LIGHTCAP,
262 Schweitz Road,
Fleetwood, PA 19522,
KRISTY ANN BIRMINGHAM,
577 Buchert Road,
Gilbertsville, PA 19525.
ATTORNEY: CAROLYN M. MARCHESANI,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

MASTROMATTO, ANTHONY, dec'd.

Late of Douglass Township.
Executor: ANTHONY MASTROMATTO, JR.,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

MATZ, RICHARD EDWARD, dec'd.

Late of New Hanover Township.
Executor: GLENN R. GIVEN,
c/o Alexa S. Antanavage, Esquire,
Antanavage Farbiarz,
64 N. 4th Street,
Hamburg, PA 19526.

MEADE, DORIS VIOLET, dec'd.

Late of Whitpain Township.
Administrator CTA: PHILIP MEADE,
c/o Daniella A. Horn, Esquire,
1 Roberts Avenue,
Glenside, PA 19038.
ATTORNEY: DANIELLA A. HORN,
KLENK LAW, LLC,
1 Roberts Avenue,
Glenside, PA 19038

MERRICK, JAMES, dec'd.

Late of Borough of Hatboro.
 Administrator: JEFFREY MERRICK,
 c/o John J. McAneney, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

MESSNER, JOAN A., dec'd.

Late of Towamencin Township.
 Executrix: SUZETTE J. ANNILLO,
 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

MONTALBANO, RUSSELL, dec'd.

Late of Lower Providence Township.
 Executrix: TERESA M. DELLADONNA,
 2009 Windsor Drive,
 Collegeville, PA 19426.
 ATTORNEY: JACQUELINE A. JOHNSON,
 3770 Ridge Pike,
 Collegeville, PA 19426

OPIELA, GRACE JULIA, dec'd.

Late of Lafayette Hill, PA.
 Executor: DENISE OPIELA,
 10 Wheasheaf Lane,
 Eagleville, PA 19403.

PALASKY, RONALD J., dec'd.

Late of Lower Merion Township.
 Executrix: CHERYL L. PALASKY,
 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

PEAY, DENNIS ANDERSON, dec'd.

Late of Upper Merion Township.
 Administrator: JAMES E. HARMON,
 905 Woodward Avenue,
 Reading, PA 19601.
 ATTORNEY: LATISHA BERNARD
 SCHUENEMANN,
 BARLEY SNYDER, LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

**PEPPER, HARRIS LANING PERRY also known as
 HARRIS L.P. PEPPER and
 H. L. PERRY PEPPER, dec'd.**

Late of Lower Merion Township.
 Executor: MARCH WIER PEPPER
 (A/K/A E. MARCH PEPPER),
 c/o P. Kristen Bennett, Esquire,
 3711 Kennett Pike, Suite 100,
 Wilmington, DE 19807.
 ATTORNEY: P. KRISTEN BENNETT,
 GAWTHROP GREENWOOD, PC,
 3711 Kennett Pike, Suite 100,
 Wilmington, DE 19807

RIVERA, SANTOS R., dec'd.

Late of Springfield Township.
 Administratrix: ELLEN MATUS RIVERA,
 1009 Cromwell Road,
 Wyndmoor, PA 19038.
 ATTORNEY: MITCHEL H. SHEINOFF,
 MITCHEL H. SHEINOFF, LLC,
 801 Old York Road, Suite 313,
 Jenkintown, PA 19046

RODRIGO, EDWARD LEWIS, dec'd.

Late of Lower Salford Township.
 Administrator: LEWIS E. RODRIGO,
 467 Landis Road,
 Harleysville, PA 19438.
 ATTORNEY: VALERIE ROSENBLUTH ANGST,
 ANGST & ANGST, P.C.,
 878 Main Street,
 Harleysville, PA 19438

RUBERT, ROBERT RUDOLPH also known as**ROBERT R. RUBERT, dec'd.**

Late of Borough of Norristown.
 Executor: DANIEL RUBERT,
 1038 Cemetery Lane,
 Schwenksville, PA 19473.
 ATTORNEY: MATTHEW R. KESSLER,
 KESSLER LAW OFFICES, L.L.C.,
 8 Church Lane,
 Douglassville, PA 19518

**SALOMAN, MARJORIE A. also known as
 MARJORIE ANN SALOMAN, dec'd.**

Late of Lower Providence Township.
 Executrix: REBECCA A. HOBBS, ESQUIRE,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

SAVERIO, LEO, dec'd.

Late of Franconia Township.
 Executor: LEE SAVERIO,
 c/o Robert A. Saraceni, Jr., Esquire,
 548 1/2 E. Main Street,
 Norristown, PA 19401.
 ATTORNEY: ROBERT A. SARACENI, JR.,
 SARACENI LAW, PLLC,
 548 1/2 E. Main Street,
 Norristown, PA 19401

SEARFOORCE, WILLIAM J., dec'd.

Late of Upper Moreland Township.
 Executor: ROBERT RICHARDS,
 45 Whitney Lane,
 Lebanon, PA 17042.
 ATTORNEY: JOHN W. METZGER,
 METZGER AND SPENCER, LLP,
 901 Rohrerstown Road,
 Lancaster, PA 17601

SEARFOSS, ETHEL R., dec'd.

Late of Trappe, PA.
 Executrix: CARLA MacMULLEN,
 177 E. 7th Avenue,
 Trappe, PA 19426.

SHANNON, BETTY L., dec'd.

Late of Borough of Narberth.
 Executor: MARK T. SHANNON,
 450 Coates Street,
 Bridgeport, PA 19405.

ATTORNEY: GREGORY W. PHILIPS,
PICARDI PHILIPS & OTTAVIANO,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

SINGLETON, BOBBY, dec'd.

Late of Abington Township.
Executors: ROBBIE SINGLETON AND
DENISE McLEAN,
c/o Gary M. Perkiss, Esquire,
Noble Plaza, Suite 313,
801 Old York Road,
Jenkintown, PA 19046.
ATTORNEY: GARY M. PERKISS,
GARY M. PERKISS, P.C.,
Noble Plaza, Suite 313,
801 Old York Road,
Jenkintown, PA 19046

**STADULIS, JOSEPH A. also known as
JOSEPH STADULIS, dec'd.**

Late of Willow Grove, PA.
Executrix: LINDA L. STADULIS,
225 Dallas Road,
Willow Grove, PA 19090.
ATTORNEY: ANDREW P. GRAU,
THE GRAU LAW FIRM,
911 Easton Road, P.O. Box 209,
Willow Grove, PA 19090

**STEVENSON, DONALD F. also known as
DONALD FRANCIS STEVENSON, dec'd.**

Late of Collegeville, PA.
Executrix: LYNANN B. GUZMAN,
110 Cobbler Court,
Telford, PA 18969.
ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

TOLL, DIANE APFELBAUM, dec'd.

Late of Borough of Jenkintown.
Executor: JOHN D. APFELBAUM,
c/o David B. Pudlin, Esquire,
One Logan Square, 27th Floor,
Philadelphia, PA 19103-6933.
ATTORNEY: DAVID B. PUDLIN,
HANGLEY ARONCHICK SEGAL PUDLIN &
SCHILLER,
One Logan Square, 27th Floor,
Philadelphia, PA 19103-6933

**TORRES, WALTER also known as
WALTER TORRES SANTOS, dec'd.**

Late of Borough of Lansdale.
Administratrix: LISA TORRES,
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

TRIESTER, S. LEWIS, dec'd.

Late of Lower Merion Township.
Executrix: JOYCE TRIESTER,
c/o John R. Lundy, Esquire,
Lundy Beldecos & Milby, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072.

ATTORNEY: JOHN R. LUNDY,
LUNDY BELDECOS & MILBY, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072

**TRINLEY, J. RONALD also known as
JACOB RONALD TRINLEY, dec'd.**

Late of New Hanover Township.
Executrix: LOUISE ANNE TRINLEY,
2740 Leidy Road,
Gilbertsville, PA 19525.
ATTORNEY: CAROLYN M. MARCHESANI,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

TUCKER, SUZANNE R., dec'd.

Late of East Norriton Township.
Executor: H. DONALD TUCKER, JR.,
24 Amoroso Lane,
Pottstown, PA 19464.
ATTORNEY: CAROLYN M. MARCHESANI,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

WASHINGTON, MARY-LOUISE, dec'd.

Late of Cheltenham Township.
Executors: BONITA WASHINGTON AND
PHILIP WASHINGTON,
c/o Anna O. Sappington, Esquire and
Justice Irons, Esquire,
101 Old York Road, Suite 303,
Jenkintown, PA 19046.
ATTORNEYS: ANNA O. SAPPINGTON,
JUSTICE IRONS,
LAW OFFICE OF ANNA SAPPINGTON,
101 Old York Road, Suite 303,
Jenkintown, PA 19046

WOLFE, CECILIA K., dec'd.

Late of Limerick Township.
Executrix: NETTIE WOLFE-SILVA,
c/o Patrick D. McDonnell, Esquire,
527 Main Street,
Royersford, PA 19468.
ATTORNEY: PATRICK D. McDONNELL,
WOLPERT SCHREIBER McDONNELL P.C.,
527 Main Street,
Royersford, PA 19468

YOUNG, JAMES E., dec'd.

Late of Towamencin Township.
Executors: WENDY JUCKNIEWITZ AND
BOWE Y. ROBINS,
c/o John F. Walsh, Esquire,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702.
ATTORNEY: JOHN F. WALSH,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702

FICTITIOUS NAMES

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 19, 2025, for **Culclasure Group**, with a principal place of business located at 30 S. 15th Street, Suite 1550, #264426, Philadelphia, PA 19102. The individual interested in this business is Major Charles Culclasure, Jr., also located at 30 S. 15th Street, Suite 1550, #264426, Philadelphia, PA 19102. This is filed in compliance with 54 Pa. C.S. §311.

La Porta with its principal place of business at 315 Susquehanna Road, Ambler, PA 19002-3657.

The name and address of the entity owning or interested in said business is: C&K LLC, 315 Susquehanna Road, Ambler, PA 19002-3657.

The application was filed on September 23, 2025.

P.S. Murphy Ltd.
221 W. 10th Street, No. 46
Wilmington, DE 19801

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 7, 2025, for **Reiff Contracting**, with a principal place of business located at 2248 Hendricks Station Road, Harleysville, PA 19438, in Montgomery County. The individual interested in this business is Rodney Reiff, also located at 2248 Hendricks Station Road, Harleysville, PA 19438. This is filed in compliance with 54 Pa. C.S. §311.

FOREIGN WITHDRAWALS

Pursuant to the requirements of Section 4129 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **Diet Health Inc.**, a Delaware corporation, transacting business in Pennsylvania, with its registered office in the Commonwealth at 300 Yorktown Plaza, Elkins Park, PA 19027 and the principal office address in Delaware is at c/o Registered Office Service Company, 614 N. Dupont Highway, Suite 210, Dover, DE 19901, will file a Statement of Withdrawal terminating its registration as a foreign association.

Notice is hereby given that pursuant to the applicable provisions of 15 Pa. C.S. §415 or §417, **Inlier Learning, Inc.**, a corporation incorporated under the laws of the State of Delaware, with its registered office in Pennsylvania at 317 Cherry Bend, Merion Station, PA 19066, Montgomery County, intends to file a Statement of Withdrawal of Foreign Registration with the Department of State.

MISCELLANEOUS

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Montgomery County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 13, 2025, pursuant to Pennsylvania Rules of Disciplinary Enforcement 219 which requires that all active attorneys pay an annual assessment. The Order became effective September 12, 2025.

Bramson, Robert S.
Clemente, Ellen Salidar
Connor, William M.
Dadamo, Gary H.
Falin, Robert Martin
Green Jr., Isaac Henry
Hoelzel, Jennifer L.
Kessler, Pnina Sharon
Lee, Mark McKelvie
Manos, Pauline J.
Mittman, Norman
Pomerantz, Gerald Jay
Rosenfeld, David Andrew
Saull, Ellis Mark
Singh, Baldev Iqbal
Trask, Amanda R.
Wharton, Benjamin David
Wisniewski, Emily Paige

Dana Belella
Assistant Director
The Disciplinary Board of the
Supreme Court of Pennsylvania

STATEMENT OF OWNERSHIP, MANAGEMENT, and Circulation

(All Periodicals Publications Except Requester Publications)

FILED SEPTEMBER 25, 2025

Statement of Ownership, Management and Circulation
(Required by 39 U.S.C. 3685)

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Montgomery County Courthouse
P.O. Box 311, Norristown, PA 19404-0311

Managing Editor:

Denise S. Vicario, Esq., E.D.,
100 West Airy Street, Norristown, PA 19401

10. Owner: **Montgomery Bar Association,
100 West Airy Street, Norristown, PA 19401.**
11. Known bondholders, mortgagees, and other security
holders owning or holding 1 percent or more of total amount
of bonds, mortgages or other securities:

None

12. The purpose, function and nonprofit status of
this organization and the exempt status for Federal
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(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541.	0	0
e. Total Free or Nominal Rate	23	23
f. Total Distribution	101	101
g. Copies not Distributed:	0	0
h. Total	101	101
i. Percentage Paid	77.23%	77.23%
16. Electronic Copy Circulation		
a. Paid Electronic Copies	1763	1763
b. Total Paid Print Copies+Paid Electronic Copies	1841	1841
c. Total Print Distribution + Paid Electronic Copies	1864	1864
d. Percent Paid (Both Print & Electronic Copies)	98.76%	98.76%

I certify that 50% of all my distributed copies
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17. Publication of Statement of Ownership required.
It will be printed **October 2, 2025.**

18. Signature and Title of Editor, Publisher, Business
Manager, or Owner:

Denise S. Vicario, Esq., Executive Director

Date: September 25, 2025

I certify that all information on this form is true and
complete. I understand that anyone who furnishes false
or misleading information on this form or who omits material
or information requested on the form may be subject to
criminal sanctions (including fines and imprisonment)
and/or civil sanctions (including civil penalties).

PS Form **3526**, Rev. July 2014.

TRUST NOTICES

First Publication

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

**Marion E. Woodward
a/k/a Marion Elizabeth Woodward, Deceased
Late of Lower Gwynedd Twp.,
Montgomery County, PA**

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

Trustee: Ginger McCormick, CPA
c/o Robert M. Slutsky, Esq.
Slutsky Elder Law, P.C.
600 W. Germantown Pike, #400
Plymouth Meeting, PA 19462

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

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

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

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

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

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

**Ruth B. Craig, Deceased
Late of Lower Gwynedd Twp.,
Montgomery County, PA**

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

Trustee: Sue Smith
1703 Squire Ln., New Hope, PA 18938

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

Third and Final Publication**TRUST NOTICE**

Notice is hereby given of the death of Eugene Paul Matz, a/k/a Eugene P. Matz, late of Pottstown Borough, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or The Eugene P. Matz Revocable Trust dated November 8, 2012, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below:

Trustee: Colleen Matz

c/o Trust's Attorney: David G. Garner, Esquire
2129 E. High Street
Pottstown, PA 19464

EXECUTIONS ISSUED**Week Ending September 23, 2025****The Defendant's Name Appears
First in Capital Letters**

BAXTER, DAWN: DAWN - Drexel University; 202405150.
BENSON, PATTI: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202523305; \$3,664.13.
BPP TECHNOLOGIES, LLC: SUPERIOR CU, GRNSH. - Willoughby Construction & Consulting, LLC; 202523091; \$37,163.16.
C.W. DUNNET & COMPANY: SANTANDER BANK, GRNSH. - Kalustyan Corp.; 202514640; WRIT/EXEC.
CAPS, DILLON - Portfolio Recovery Associates, LLC; 202523574; \$3,386.33.
COSTELLO, JACLYN: FREEDOM CU, GRNSH. - Accelerated Inventory Management, LLC; 202409175.
DERAGON, MARC: KERRIE - The Bank of New York Mellon; 202428708.
DINKINS, RUBY: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 201428343.
DIVISION 9 CONSTRUCTION - Pearl River Consulting; 202501677.
DUBOIS, DONNA - Freedom Credit Union; 202115309; ORDER/IN REM/\$374,959.95.
FERNANDEZ, ROBERKI: PIERRE, DAMONE - Lakeview Loan Servicing, LLC; 202514843.
GREITZER, JOSEPH: ROBIN: TD BANK, GRNSH. - Univest Bank and Trust Co.; 202516540; \$146,889.88.
HALL, ANEKA: VINCENT: NAVY FCU, GRNSH. - Sun East FCU; 202406304; ORDER/REASSESS/\$3,529.66.
HOLMES, TASHA: THE UNKNOWN HEIRS OF VANESSA HOLMES, DECEASED: HOLMES, TYLER - Village Capital & Investment, LLC; 202508157.
J. VIGGIANO & COMPANY FURNITURE DELIVERY, LLC: CHASE BANK, GRNSH. - Mintz Kardon, Arlan; 202516288.
JOHNSON, LINDON: HAVEN HOUSE RESIDENTIAL FACILITIES, INC.: NAVY FCU, GRNSH. - Leu, Michelle; 202523235; \$80,903.71.
KNOX, BRENNAN: BANK OF AMERICA, GRNSH. - Portfolio Recovery Associates, LLC; 202523571; \$3,305.25.

LIBERTY & FREEDOM PAINTING & HOUSE WASHING, LLC: WELLS FARGO BANK, GRNSH. - Dixon, Angel, et al.; 202523393; \$8,118.57.
LIMBERIS, CONSTANTINA: EFSTRATIA - First Alliance Mort. Co., et al.; 199910749; ORDER/JDMT. \$216,343.15.
McKNIGHT, DELSEY: HAIR CUTTERY, GRNSH. - Dobkin, Robert; 202519462; WRIT/EXEC.
MONTGOMERY, DESIREE: WELLS FARGO, GRNSH. - Ally Financial, Inc.; 202523589; \$18,543.93.
OSCAR, MARK - Melendez, Carlos; 202221025.
RAMEY, LANNY: PNC BANK, GRNSH. - Main Street Acquisition Corp.; 202523304; \$6,312.35.
RICHARDS, JANE: REPUBLIC BANK, GRNSH. - Ushler Home Care, LLC d/b/a Amada Senior Care; 202419432; ORDER/JDMT. OPEN.
SHEPHARD, JESSIE: NAVY FCU, GRNSH. - Franklin Mint FCU; 202522777; \$7,505.28.
SMITH, BRIAN: NAVY FCU, GRNSH. - Drexel University; 201822934; ORDER/REASSESS/\$3,422.28.
SMITH, KELLY - Portfolio Recovery Associates, LLC; 202523577; \$1,805.64.
SOUL OF AFRICA, LLC: ELLIOTT, RALPH: BARBU, ROSE: POLICE AND FIRE FCU, GRNSH. - Smart Step Funding, LLC; 202523511; \$50,800.08.
SWOPE, GREGORY: TRUIST BANK, GRNSH. - Liberty Point Corp.; 202523580; \$2,817.39.

JUDGMENTS AND LIENS ENTERED**Week Ending September 23, 2025****The Defendant's Name Appears
First in Capital Letters**

ANC BUILDERS, INC.: FALSO, GLENN - KJH Associates, L.P.; 202523202; Certification of Judgment; \$88,417.97.
GARGES GROUP, LLC - Commonwealth Capital, LLC; 202523446; Complaint in Confession of Judgment; \$817,122.43.
JUNAID, OLWASEYI - Abdul, Kehinde; 202523411; Judgment fr. District Justice; \$2,473.50.
PLATCO, MARCUS - Carfagno, Deanna; 202523302; Judgment fr. District Justice; \$1,882.06.
WALLER, BRUCE - Commonwealth Capital, LLC; 202523445; Complaint in Confession of Judgment; \$817,122.43.
WALLER, BRUCE - Commonwealth Capital, LLC; 202523445; Complaint in Confession of Judgment; \$817,122.43.

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

Barton, Daniel; 202570544; \$23,660.48.
Bio-Data Corp.; 202570547; \$47,656.23.
Connect America Dot Com, LLC; 202570538; \$24,794.13.
Eagle Brokerage Associates, Inc.; 202570542; \$43,528.01.
In Speck Corp.; 202570549; \$34,289.68.
Margis Kapur, LLC; 202570550; \$49,095.75.
Milligan, John; 202570548; \$22,501.34.
Mosher, Michael; 202570551; \$139,881.88.
MWIDM, Inc.; 202570539; \$229,615.50.

Oke, Babatunmis; 202570545; \$28,432.51.
 Pincknet, Edward; 202570541; \$95,045.24.
 Rhodes, Scott; Traci; 202570537; \$15,903.55.
 Robbins, Ingrid; 202570556; \$31,560.54.
 Sanni, Christopher; 202570554; \$40,390.25.
 Seville, Stephanie; 202570557; \$65,116.03.
 Strato, James; 202570540; \$35,345.70.
 Threem Group; 202570543; \$30,831.88.
 Watson, Natasha; 202570546; \$16,475.20.
 Whole Stones, LLC; 202570555; \$24,686.81.
 Wiley, Mark; 202570553; \$130,220.71.
 Wiley, Mark; Joanne; 202570552; \$8,296.10.
 Williams, Anthony; 202570558; \$20,069.25.

LETTERS OF ADMINISTRATION

Granted Week Ending September 23, 2025

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

BROWN-CROSS, TYLER - Lower Merion Township;
 Brown-Cross, Laurie, 656 W. Valley Road, Wayne,
 PA 19087; Cross III, Charles H., 656 W. Valley Road,
 Wayne, PA 19087.
 CHOI, JIN - Towamencin Township; Choi, George,
 402 Elizabeth Way, Hatfield, PA 19440.
 CORRAO, GERALD J. - Norristown Borough; Corrao Jr.,
 Gerald J., 1309 Redwood Lane, Norristown,
 PA 19401; Corrao, Jason R., 342 7th Street,
 Slatington, PA 18080; Patro, Alison M.,
 2304 W. Snowy Egret Place, Citrus Springs,
 FL 34434.
 DONADIO, KATHRYN J. - Cheltenham Township;
 Donadio, Michael, 1527 Bensalem Boulevard,
 Bensalem, PA 19020.
 EVERSLEY, KATHLEEN A. - Abington Township;
 Harfman, Matthew D., 2000 Pine Street, Hatfield,
 PA 19440; Harfman, Philip, 1515 Susan Drive,
 Lansdale, PA 19446.
 FENICK, SONIA P. - North Wales Borough;
 Fenick-Levy, Robin M., 185 Lilac Drive,
 Allentown, PA 18104.
 GAVINS, BRIAN M. - Hatfield Township; Carr, Kathleen,
 364 New Britain Road, Doylestown, PA 18901.
 GILMAN, JOSEPH H. - Upper Moreland Township;
 Gilman, Karen, 3565 Bartram Road,
 Upper Moreland, PA 19090.
 GIOVINAZZO, DAVID - Pennsburg Borough; Morris,
 June, 47 Shady Hill Road, Media, PA 19063.
 GUTIERREZ, HEMBER E. - Abington Township;
 Gutierrez-Ugarte, Katia F., 951 Penn Avenue,
 Glenside, PA 19038.
 HALL, ANTONIO M. - Ambler Borough; Hall, Kia,
 134 Plymouth Road, Plymouth Meeting, PA 19462.
 HARRIS JR., CLIFFORD W. - Abington Township;
 Harris, Cleopatra A., 2189 Schaeffer Road,
 Abington, PA 19001.
 HEARNS, ANTHONY J. - Upper Dublin Township;
 Hearn, Anthony, 221 Girard Avenue, Glenside,
 PA 19038; Hearn, Charnee T., 221 Girard Avenue,
 Glenside, PA 19038.
 HELLER, GARY T. - Upper Salford Township;
 Diesinger, Susan A., 1326 Clemmers Mill Road,
 Schwenksville, PA 19473.

HINDSON, BEVERLY T. - Royersford Borough;
 Hindson, William, 8 Laurel Lane, Freeland,
 PA 18224.
 KAPLAN, ANNE - Cheltenham Township; Kaplan,
 Benjamin E., 223 Glenmoor Road, Gladwyne,
 PA 19035.
 KITTRELL, DONALD - Ambler Borough;
 Kittrell-Pearson, Tanay L., 2509 N. 12th Street,
 Philadelphia, PA 19133.
 LEFTWICH, LENORA M. - Norristown Borough;
 Williams, Solitaire, 7184 Bedrock Drive,
 Stonecrest, GA 30038.
 OTTAVIANO JR., ANTHONY J. - Lower Frederick
 Township; Ottaviano III, Anthony J.,
 411 Cedar Court, Schwenksville, PA 19473.
 RAUSCHER, GERTRUDE A. - Whitemarsh Township;
 Rauscher, Jennifer A., 301 Washington Street,
 Conshohocken, PA 19428.
 SADIO, IQBAL - Plymouth Township; 90 Main Street,
 Wellsboro, PA 16901.
 THOMAS, SHEILA E. - Norristown Borough; Davenport,
 Jajuan A., 432 E. Morris Street, Norristown,
 PA 19401.
 TRICHON, DOROTHY - Cheltenham Township;
 Goldberg, Robert, 220 Locust Street, Philadelphia,
 PA 19106.
 URENA, SANDY A. - Cheltenham Township; Urena,
 Elenis, 4260 Tucker Avenue, Saint Cloud, FL 34772.
 ZUGAY, GREGORY T. - Upper Merion Township;
 Delaney, Ann M., 740 Wheatland Street, Phoenixville,
 PA 19460.
 ZUMPANO, ARMAND R. - Abington Township;
 Pifani, William M., 116 Magdalena Lane, Lansdale,
 PA 19446.

SUITS BROUGHT

Week Ending September 23, 2025

The Defendant's Name Appears First in Capital Letters

ADAN, HAWA - Crocker, Jesse; 202523338; Complaint
 for Custody/Visitation.
 ALLISON, WILLIAM - Allison, Jayme; 202523505;
 Complaint Divorce.
 ALVARO, WILLIAM: FLIP MASTERS: VARO
 ASSOCIATES - Wall, Anthony; 202523092;
 Civil Action.
 APPLETON, DAVID - Cutrona, Carmela; 202523015;
 Petition for Protection from Sexual Viol.
 AQUÍ, NICOLE - Barclays Bank Delaware; 202523584;
 Defendants Appeal from District Justice.
 BAGRAMYAN, MARAT - Barclays Bank Delaware;
 202523579; Defendants Appeal from District Justice.
 BELL, DERRICKA: JOHNSON, ZACHARY -
 Johnson, Bettie; 202522853; Complaint for
 Custody/Visitation; Guth, Hannah Christine.
 BMW CONSTRUCTION - HR4 Ownership, LLC;
 202523417; Foreign Subpoena.
 CHEATHAM, VERNON - Cheatham, Amy; 202523392;
 Complaint Divorce.
 CHEVER, RICHARD - Taylor, Kimberly; 202523420;
 Complaint Divorce.
 CLARKE, COLIN - Stackhouse, Alexis; 202523289;
 Complaint Divorce.

- COLON, CRISTAL - Nal, Tyrone; 202523201; Complaint for Custody/Visitation.
- CONCORD AUTO SERVICES, LLC A/K/A OR D/B/A CONCORD AUTO PROTE - At Last Sportswear, Inc.; 202523017; Petition; Green, Samantha.
- D & V REALTY, LLC: 32 SCR, LLC: GERLACK, AARON, ET AL. - Commonwealth of Pennsylvania Department of Transportation; 202523513; Declaration of Taking Eminent Domain Gov.; Haldeman, Peter J.
- De LEON CALEL, OSCAR DANIEL - Chivalan Lopez, Juana Elisabeth; 202523224; Complaint for Custody/Visitation; Ahlert, Michael.
- DOUGLASS-GARCIA, SEMAJ - Karpinski, Natalie; 202522119; Complaint for Custody/Visitation.
- DURAND, BRIAN - Durand, Tricia; 202522581; Complaint for Custody/Visitation; Early, Elizabeth C.
- ELOVSON, ANDREA - Spratt, Thomas; 202523582; Complaint Divorce.
- FAUSTINO, CANDACE - Faustino, Frank; 202522587; Complaint for Custody/Visitation; Early, Elizabeth C.
- FROIO, VINCENT: JENSEN, KAREN - University City Housing Company; 202523423; Petition to Appeal Nunc Pro Tunc.
- GARCIA, EMERSON - Franco, Jatziri; 202523321; Complaint for Custody/Visitation; Burns, Francis Tighe.
- GENERAL MOTORS, LLC - Williams, Elijah; 202523309; Civil Action.
- GHAZI, ABDULMAJEED MOHAMMED - Tamran, Amera; 202522942; Complaint in Partition; Blackburn, Thomas A.
- HACKER, ADRIENNE - Flannery, Sean; 202522592; Complaint for Custody/Visitation; Renshaw, Kayla Marie.
- HERNANDEZ-GARCIA, MIRNA - Ramirez, Luis; 202523198; Complaint for Custody/Visitation; Patrizio, Stephen P.
- HUNTERDON OTOLARYNGOLOGY - Dixon, Nyla; 202523439; Foreign Subpoena.
- JONES, FANTASIA - Peterson, Phillip; 202523090; Civil Action.
- KALLEN, MELISSA - Brock, Deanna; 202523419; Complaint Divorce.
- KELLY, DYLAN - Nemchenko, Erica; 202523402; Complaint for Custody/Visitation.
- KITEVILLE USA - Lydon, Kelly; 202523054; Civil Action.
- KOTLIAREVSKAIA, EKATERINA - Yoblick, Benjamin; 202521595; Complaint for Custody/Visitation.
- KREPP, RYAN - Gavetti, Michael; 202523012; Petition for Protection from Intimidation.
- LANGLEY, MARQUAN - Redd, Raqual; 202523306; Complaint for Custody/Visitation.
- LAUGHLIN, ANDREW - Kinney, Brian; 202523023; Defendants Appeal from District Justice.
- LEIGHT, LESLEY - Huber, Andrew; 202522834; Complaint for Custody/Visitation.
- LEVIN, ERIC - Klink, Chau; 202522997; Petition for Protection from Sexual Viol.
- LIGESKA, MONIKA - Urdaneta, Andres; 202523013; Complaint for Custody/Visitation.
- LIVINGSTON, BRITTNEY: DONOVAN, JASON - Zaplen, Adriane; 202523053; Complaint for Custody/Visitation.
- LULU COUNTRY CLUB - Castronuovo, Ian; 202523572; Defendants Appeal from District Justice.
- MANDRACCHIA, CHARLES - Godino, Andrea; 202522993; Complaint for Custody/Visitation; Mattis, Anna E.
- MARTIN SIMPSON, KIMBERLY - Gallagher, Christopher; 202523404; Complaint for Custody/Visitation.
- McCABE, RONA - Schwartz, Nathan; 202523562; Civil Action; Schwartz, Daniel.
- McCAFFERTY, KEVIN - Love, Candice; 202523500; Complaint Divorce.
- MONTGOMERY COUNTY TAX CLAIM BUREAU - Spinks, Lisa; 202523272; Petition; DeLeo, Matthew.
- MONTGOMERY COUNTY TAX CLAIM BUREAU - White, Karen; 202523228; Petition.
- MUNICIPALITY OF NORRISTOWN: COUNCILMAN RASHAAD BATES: COUNCILMAN WILLIAM McCOY, ET AL. - Queenan, Dustin; 202523207; Petition; Tosta, Diane S.
- OURAN, SHARIF - Kratz-Ouran, Marguerite; 202523290; Complaint for Custody/Visitation; Caya, Dale Edward.
- PADILLA, NICOLE - Padilla, Caleb; 202522648; Complaint for Custody/Visitation; Dudick, Kimberly A.
- PARK, MEGAN - Johnson, Benjamin; 202522657; Complaint for Custody/Visitation; Baylarian, Mitchell Harris.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Brenneman, Robert; 202523002; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Krawchuk, Dana; 202523074; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Brenneman, Robert; 202523001; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Asiri, Areej; 202523205; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Smalls, Akisha; 202523244; Appeal from Suspension/Registration/Insp.; Kelly, Joseph.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Thomas, Jeremy; 202523116; Appeal from Suspension/Registration/Insp.; Datika, Ben-Zion.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Perry, Chasity; 202523498; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Thomason, Rajna; 202523430; Appeal from Suspension/Registration/Insp.; Marr, Gail N.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Perry, Omar; 202523566; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Targan, Gail; 202523564; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Perry, Omar; 202523567; Appeal from Suspension/Registration/Insp.
- PERRI, ROBERT: WILKERSON, WADE - Niholharmikden, LLC; 202523024; Defendants Appeal from District Justice.

- REED, ANNA - Reed, Christopher; 202523501;
Complaint Divorce.
- RICHARDSON, RENEE - Plymouth Park Apts.;
202523556; Defendants Appeal from District Justice.
- RIDDICK, NICOLE - Anderson, Gregory; 202522941;
Complaint for Custody/Visitation.
- ROBINSON, ALEXIA - Smith, David; 202523408;
Plaintiffs Appeal from District Justice.
- ROBINSON, ANTIONETTE TRE - Peletsky, Misty;
202523028; Complaint for Custody/Visitation.
- ROSARIO, TATIANA - Rosario, Benjamin;
202523036; Complaint Divorce.
- ROSE, LADONNA - Waller, Dennis; 202523397;
Complaint Divorce.
- SAVAGE, CIARA - Simba, Brian; 202523381;
Complaint Divorce.
- SHINN, KRISTI - Kurtz, Matthew; 202523007;
Complaint for Custody/Visitation; Watts, Judith L.
- SMITH, DAVID - Robinson, Alexia; 202523409;
Defendants Appeal from District Justice.
- STATE FARM & CASUALTY COMPANY - Jones,
Karl; 202523294; Petition.
- TRIPPETT, MICHAEL - Trippett, Bailey; 202523281;
Complaint Divorce; Daly, Katie Lin.
- TURNER, ROBERT - Turner, Brian; 202523033;
Complaint in Ejectment.
- VELEZ, DOMINIC - Capizzi Velez, Carolyn; 202523276;
Complaint Divorce; Consolo, Colleen F.
- VOLPI, VINCENT: BALA MOTOR SPORTS, INC.:
CLARK, BARBARA, ET AL. - Commonwealth of
Pennsylvania Department of Transportation; 202523020;
Declaration of Taking Eminent Domain Gov.;
Haldeman, Peter J.
- WILLIAMSON FOX, NEIANA - Royal Athena
Gardens, L.P.; 202523401; Defendants Appeal
from District Justice.
- WISE, BETHANY - Apossos, John; 202523502;
Civil Action.
- BOCCCELLA, BARBARA J. - Upper Gwynedd Township;
Collins, Dorothy A., 606 Pennbrook Avenue,
Lansdale, PA 19446.
- BRAUNING, PAUL R. - Hatboro Borough; Brauning,
Richard J., 10800 Ellicott Road, Philadelphia,
PA 19154.
- BUSHAR III, CHARLES W. - Lower Merion Township;
Bushar, Lauretta M., 7018 Upper York Road,
New Hope, PA 18938.
- DAVIS, NORMAN - Ambler Borough; Davis, Janet E.,
662 Meadowbrook Avenue, Ambler, PA 19002.
- DIECKHAUS, MAUREEN M. - Conshohocken
Borough; Dieckhaus, Christopher J.,
327 W. 11th Street, Conshohocken, PA 19428.
- DOUGHTY, KATHRYN B. - Franconia Township;
Doughty, William S., 931 Battle Branch Road,
Bakersville, NC 28705; Secchiari, Sharon M.,
879 Spruce Lane, Harleysville, PA 19438.
- DRESLIN, SHARON - Upper Providence Township;
Reh, William, 1805 S. 10th Street, Philadelphia,
PA 19148.
- EGOLF, THOMAS H. - Lower Merion Township;
Dissin, Johnson Morgan R., 2225 Gough Street,
Baltimore, MD 21231.
- FARRELL, LOUIS P. - Douglass Township; Farrell,
Robert P., 641 Cressman Road, Harleysville,
PA 19438.
- FINK, FRANCES M. - Conshohocken Borough;
Fink, Philip, 1177 Main Street, Apt. A, Linfield,
PA 19468; Fink-Mullin, Christine, 3 Melvin Road,
Phoenixville, PA 19460.
- FISCHER, BARBARA - Hatfield Borough; Breon,
Mark N., 823 Rising Sun Road, Telford, PA 18969.
- FREED, WILLIAM B. - Franconia Township; Derstine,
Sheryl F., 1 Woodlawn Drive, Blooming Glen,
PA 18911; Immel, Sharlene D., 1110 Orchard Road,
Sellersville, PA 18960.
- GERARD, PATRICIA M. - Lapps, Janet M.,
6810 Heritage Club Drive, Mason, OH 45040.
- GUTMAN, MARIA - Hatboro Borough; Gutman,
Gene, 1228 Burnett Road, Huntingdon Valley,
PA 19006.
- HANLON JR., MARK Z. - Lower Providence Township;
Hanlon, Michael J., 1508 Silverbark Lane,
West Chester, PA 19380.
- HAYES, ROBERT - Cheltenham Township; Kaplan,
Shelley C., 1116 Vernon Road Philadelphia,
PA 19150.
- HECKLER, MARTIN G. - Ambler Borough; Heckler,
Marjorie G., 1400 Cedar Hill Road, Ambler,
PA 19002.
- HOWLAND, LOIS - Worcester Township; Howland,
James M., 11080 Turtle Beach Road, North,
Palm Beach, FL 33408.
- JEREMICZ, JOHN - Schwenksville Borough; Jeremicz Sr.,
Timothy M., 2335 Little Road, Perkiomenville,
PA 18074.
- KEESAL, MARILYN - Upper Dublin Township;
Klevit, Shari H., 410B Fort Washington Avenue,
Fort Washington, PA 19034.
- KINSEY, MARY F. - Norristown Borough; Wood,
Beth A., 1324 Dimity Court, Pottstown, PA 19465.
- KRUG JR., EDWARD W. - Upper Hanover Township;
Krug, Richarda L., 2045 Adams Road,
East Greenville, PA 18041.
- LIST III, WALTER G. - Upper Dublin Township;
List, Jason, 850 State Street, San Diego, CA 92101;
List IV, Walter G., 622 Orchard Way, Hatboro,
PA 19040.

WILLS PROBATED

Granted Week Ending September 23, 2025

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

- ACKER, WILLIAM J. - Abington Township; Acker,
Lori, 1404 Woodrose Manor Drive, Warrington,
PA 18976.
- ALLEBACH, RONALD L. - Worcester Township;
Knecht, Judith A., 350 Red Corner Road, Douglassville,
PA 19518.
- BACIOCCO, PATRICIA A. - North Wales Borough;
Baciocco, Richard, 1575 Bleyler Street,
Hellertown, PA 18055; Baciocco, Thomas,
807 E. Montgomery Avenue, North Wales, PA 19454.
- BARDMAN, GRETA M. - Upper Providence Township;
Bardman, Ronald S., 110 N. Township Line Road,
Royersford, PA 19468.
- BATMAN, ALICE M. - Horsham Township; Batman,
Thomas M., 430 Summit Avenue, Horsham, PA 19044.
- BENNETT III, FRANKLIN B. - Towamencin Township;
Bennett, Keith, 56 Trueman Avenue, Haddonfield,
NJ 08033.
- BITMAN, AARON R. - Upper Dublin Township;
Bitman, John, 2111 Fleming Road, Flourtown,
PA 19031.

- MAHONEY, JANIS H. - North Wales Borough;
Mahoney, Kevin R., 114 Colonial Drive,
Perkiomenville, PA 18074.
- MALIN, ROBERT J. - Trappe Borough; Lepperd,
Lisa A., 101 Harvard Drive, Trappe, PA 19426.
- MAY, THOMAS E. - Lansdale Borough; O'Hara, Robert,
1817 Whitebriar Road, Southampton, PA 18966.
- McCOLGAN, JEANNE E. - Souderton Borough;
LaRocca, F.C., 1045 Boulder Hill Road,
Green Lane, PA 18054.
- McPHADEN, PEGENE W. - Lower Gwynedd Township;
McPhaden, Greer J., 44 Seaman Avenue,
New York, NY 10034.
- MILLER, KATHLEEN M. - Lower Providence
Township; Jeffrey, Kathleen L., 892 Weaver Avenue,
Palmyra, PA 17078; Robbins, Kimberly E.,
50 Bryce Way, Phoenixville, PA 19460.
- MYERS, BETTY J. - Lower Salford Township; Myers,
Joy A., 360 Oak Drive, Harleysville, PA 19438.
- NAGEL, ALOMA G. - Pottstown Borough; Schaeffer,
Susan P., 126 Powerline Road, Boyertown, PA 19512.
- PATEL, KIRTI M. - Lower Providence Township;
Patel, Prashant K., 1207 Sugarberry Lane,
Collegeville, PA 19426.
- PERTSCHI, JOSEPH M. - Horsham Township;
Pertschi, Gertrude M., 301 Olive Avenue,
Horsham, PA 19044.
- PIERCE III, GUY C. - Lower Gwynedd Township;
Pierce, Scott F., 1010 Pheasant Meadow Road,
Blue Bell, PA 19422.
- PISHOCK, CAROLA. - Lower Providence Township;
Pishock Jr., James M., 4859 Hilton Road,
Schnecksville, PA 18078.
- PIUNTI, MARIO A. - Abington Township; Piunti,
Dominic, 2181 Woodland Road, Abington, PA 19001.
- PRODOEHL, MATTHIAS P. - Upper Moreland
Township; Weglinski, Teresa, 1249 Dennis Road,
Southampton, PA 18966.
- ROMER, DOROTHY M. - Lower Salford Township;
Black, Susan A., 341 Willowbrook Avenue,
Harleysville, PA 19438; Liseski, Steven J.,
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