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## 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, **December 3, 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.

### Second Publication

By virtue of a Writ of Execution **No. 2019-24545**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or parcel of land situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey made thereof by George P. Shaner, R.E., as of May 16, 1952, as follows, to wit:

BEGINNING at a corner of land of Wendell Istenes, Jr., said point being in the middle of a public road, (33 feet wide), leading from Bliem Road to New Hanover; thence, by lands of Wendell Istenes, South 48 degrees 43 minutes, East 181 feet 5 inches to an iron pin, a corner of the same and point on line of other lands of Joseph M. Mitch; thence, along the same, North 41 degrees 5 minutes, East 78.92 feet to a corner of land of Morris Mitch; thence, along the same, North 54 degrees 37 minutes, West 188.42 feet to a corner, in the middle of the aforesaid public road; thence, along the middle of the same, South 35 degrees 23 minutes, West 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian Peiffer and Jackie Peiffer, husband and wife, by Deed from Cynthia Kehler, formerly Cynthia L. Johnson, dated December 21, 1998, recorded January 8, 1999, in Book No. 5258 at Page 11.

Parcel Number: 42-00-04021-00-5.

Location of property: 2226 Rhoads Road, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Brian Peiffer a/k/a Brian S. Peiffer, Jackie Peiffer a/k/a Jacquelyn F. Peiffer and The United States of America** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely as Owner Trustee for VRMTG Asset Trust. Debt: \$260,861.84.

**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.

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By virtue of a Writ of Execution **No. 2022-06518**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a Final Plan of Long Lane Farms III, made by Tri-State Engineers and Land Surveyors, Inc., dated 9/5/1988 and last revised 3/2/1989 and recorded in Plan Book A51 at Pages 140 and 141, bounded and described as follows, to wit:

BEGINNING at a point on a cul-de-sac (variable widths) on the Northerly side of Lisa Circle, said point being measured the four (4) following courses and distances from a point of reverse curve from the Northwesterly side of Korisa Drive (50 feet wide); thence, (1) leaving the aforesaid Korisa Drive, on the arc of a circle, curving to the left, having a radius of 25 feet, the arc distance of 34.24 feet to a point of tangent on the aforesaid side of the Southwesterly side of Lisa Circle (50 feet wide at this point); thence, (2) extending along same, North 18 degrees 21 minutes 15 seconds West, 80.05 feet to a point of curve on the same; thence, (3) extending along the same, on the arc of a circle, curving to the left, having a radius of 40 feet, distance of 67.42 feet to a point of reverse curve at the end of a cul-de-sac on the aforesaid Lisa Circle; thence, (4) extending same, on the arc of a circle, curving to right, having a radius of 55 feet, the arc distance of 139.68 feet to the point of beginning; thence, extending from said point of beginning, along Lot #10, as shown on the above-mentioned plan, North 63 degrees 02 minutes 30 seconds West, 131.01 feet to a point, a corner of lands, now or late of Larry and Ruth Winston; thence, extending along part of the aforesaid lands and lands, now or late of Yale R. and Irwin A. Babrin and lands, now or late of Allen and Eilene Zakuto, North 34 degrees 16 minutes 00 seconds East, 178.86 feet to a point, a corner of lands, now or late of Doug and Soonja P. Ehyn; thence, extending along said lands and lands, now or late of Randall and Barbara K. Kulp, South 61 degrees 55 minutes 50 seconds East, 109.90 feet to a point, a corner of Lot #12, as shown on the above-mentioned plan; thence, extending along the aforesaid Lot, South 10 degrees 01 minute 15 seconds West, 126.22 feet, to a point on the Northerly side of Lisa Circle; thence, extending along the same, on the arc of a circle, curving to the left, having a radius of 55 feet, the arc distance of 70.14 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot #11 as shown on the above-mentioned Plan.

BEING the same premises, which Andrew Berkowitz and Arlene Berkowitz, husband and wife, by Deed dated 11/17/2010 and recorded 11/30/2010 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5786 at Page 1342, granted and conveyed unto Andrew Berkowitz, in fee.

Parcel Number: 41-00-05188-52-2.

Location of property: 725 Lisa Circle, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew Berkowitz** at the suit of FirstTrust Bank. Debt: \$855,761.46.

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

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

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

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By virtue of a Writ of Execution **No. 2022-13179**, 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 to be erected thereon, situate in **Horsham Township**, Montgomery County, Pennsylvania, as follows, to wit:

**BEGINNING** at a point in the center line of Tennis Avenue (33 feet wide, as widened to 41.5 feet, by the addition of 8.5 feet on the Southeastwardly side thereof), which point is located by the 3 following courses and distances: (1) South 52 degrees 24 minutes, 30 seconds West from the point of intersection a stone and the center line of Limekiln Pike (45 feet wide), with the center line of Tennis Avenue (33 feet wide), 514.01 feet to another stone in said Tennis Avenue, and; (2) South 52 degrees 25 minutes, 30 seconds West (still along the center line of said Tennis Avenue), 1,142.53 feet to a point; thence, extending South 52 degrees 25 minutes, 30 seconds West (along said center line of Tennis Avenue), 175 feet to the said point of beginning; thence, from said beginning point, South 39 degrees 28 minutes East (crossing Tennis Avenue), 400 feet to a point; thence, extending South 52 degrees 25 minutes 30 seconds, West 175 feet, more or less to a point; thence, extending North 39 degrees 28 minutes, West 400 feet, more or less to the center line of Tennis Avenue, aforesaid; thence, extending North 52 degrees 29 minutes 30 seconds East, 175 feet, more or less to the first mentioned point and place of beginning.

BEING the same premises, which Thomas Johnson, by Deed, dated 2/27/2018, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 2/28/2018, in Deed Book Volume 6081 at Page 691, granted and conveyed unto Joanne Coniglio and Joseph Coniglio.

Parcel Number: 36-00-11059-00-2.

Location of property: 936 Tennis Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joanne Coniglio and Joseph Coniglio** at the suit of TH MSR Holdings, LLC, formerly known as Matrix Financial Services Corp. Debt: \$440,693.71.

**Powers Kirn, LLC**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2023-06689**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, as shown on Final Plan of Section 1A Sawmill Valley, dated 9-14-76, last revised 3-16-77, made by Tri-State Engineers and Land Surveyors, Inc., as follows, to wit:

**BEGINNING** at a point on the Northwest side of Cedarbrook Drive (40 feet wide), said point being measured the two following courses and distances from a point of curve on the Southwest side of Sawyers Way (60 feet wide): (1) leaving said Sawyers Way, on the arc of a circle, curving to the right, having a radius of 30.00 feet, the arc distance of 52.35 feet to a point on the said Northwest side of Cedarbrook Drive; (2) thence, along same, South 71 degrees 55 minutes 23 seconds West, 84.87 feet to a point of beginning; thence, extending from said point of beginning, along the Northwest side of Cedarbrook Drive, South 71 degrees 55 minutes 23 seconds West, 31.33 feet to a point, a corner of Lot #24; thence, along the same, and leaving said Cedarbrook Drive, crossing over a 10 feet wide storm easement, North 18 degrees 4 minutes 37 seconds West, 126.00 feet to a point, in the bed of a 5 feet wide storm easement; thence, along the center line of same, North 71 degrees 55 minutes 23 seconds East, 31.33 feet to a point, a corner of Lot #22; thence, along the same, recrossing said easements, South 18 degrees 4 minutes 37 seconds East, 126.00 feet to the first mentioned point and place of beginning.

BEING Lot #23 (having been recorded in Plan Book A-29 at Page 24 A and B).

BEING the same property conveyed to Boris Raskin, Nina Raskin and Janice Livshits, who acquired Title, with Rights of Survivorship, by Virtue of a Deed from Audrey M. Wales and J. A. Whalen Jr., Co-Executors of the Estate of Joseph A. Whalen, deceased, dated January 15, 2004, recorded February 11, 2004, being Instrument Number 2004026930, and recorded in Book 5495 at Page 696, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Nina Raskin died on August 10, 2024.

Parcel Number: 36-00-01832-23-8.

Location of property: 6 Cedarbrook Drive, Horsham, PA 19044.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Janice Livshits, Boris Raskin (deceased) and Nina Raskin (deceased)** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$224,221.20.

**MDK Legal, Attorneys.**

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

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

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By virtue of a Writ of Execution **No. 2023-18319**, 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 **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared as part of 'Fairbrook', prepared for Rouse/Chamberlin Homes, by Richard C. Mast Associates, P.C., dated May 24, 2004, last revised October 11, 2007, and recorded in Plan Book 30 at Pages 210 thru 213, as follows, to wit:

**BEGINNING** at a point on the Northwesterly side of Fairbrook Drive (52 feet wide), said point being a corner of Lot No. 27 as shown on the above-mentioned Plan; thence, extending from said point of beginning, along the Northeasterly side of Fairbrook Drive, the two (2) following courses and distances: (1) North 36° 50' 55" West, 4.02 feet to a point of curve; and (2) on the arc of a circle, curving to the right, having a radius of 225 feet, the arc distance of 143.52 feet to a point, a corner of Lot No. 25, as shown on the above-mentioned Plan; thence, extending along same, North 89° 41' 50" East, 212.78 feet to a point, in line of Lot No. 34, as shown on the above-mentioned Plan; thence, extending along the same, South 24° 4' 41" East, 11.58 feet to a point, a corner of Lot No. 27, as shown on the above-mentioned Plan; thence, extending along same, South 53° 9' 5" West, 212.62 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 as shown on the above-mentioned Plan.

BEING the same premises which Rouse/Chamberlin, Ltd., by Deed, dated 11/13/2008, and recorded at Montgomery County Recorder of Deeds Office, on 11/17/2008, in Deed Book 5714 at Page 618, granted and conveyed unto James J. Plunkett and Alicia N. Plunkett.

Parcel Number: 47-00-07388-35-4.

Location of property: 139 Fairbrook Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **James J. Plunkett and Alicia N. Plunkett** at the suit of Trumark Financial Credit Union. Debt: \$37,370.38.

**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.

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By virtue of a Writ of Execution **No. 2023-21681**, 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 ground, situate in **Souderton Borough**, Montgomery County, Pennsylvania, being shown on Record Plan 38 at Page 136, Facility Expansion Zion Mennonite Church, prepared by Horizon Engineering Associates, LLC, as dated August 31, 2011, and last revised January 25, 2012, and being more fully described as follows:

**BEGINNING** at a point, in the bed of South Front Street, a corner of Lot No. 5 on said Plan; thence, extending Northeasterly along Lot No. 5, the three following courses and distances: 1) North 41 degrees 53 minutes 21 seconds East, 161.73 feet; 2) North 69 degrees 07 minutes 11 seconds East, 40.30 feet; and 3) North 49 degrees 01 minutes 38 seconds East, 34.35 feet to a point on the Westerly side of a 15 feet wide alley; thence, extending along said alley, South 47 degrees 36 minutes 39 seconds East, 115.19 feet to a point on the Northerly line of Prop. Relocated Ball Field; thence, extending along Prop. Relocated Ball Field, South 47 degrees 31 minutes 46 seconds West, 233.94 feet to a point, in the center line of South Front Street; thence, extending along same, North 47 degrees 02 minutes 00 seconds West, 114.93 feet to the point and place of beginning.

BEING Lot No. 2 on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Corey A. Evans, as Sole Owner, by Deed from Zion Mennonite Church of Souderton, date recorded February 21, 2019, in Book No. 6125 at Page 2447.

Parcel Number: 21-00-03376-00-5.

Location of property: 177 S. Front Street, Souderton, PA 18964.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Corey A. Evans** at the suit of Movement Mortgage, LLC. Debt: \$238,370.43.

**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.

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By virtue of a Writ of Execution **No. 2023-25534**, 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 "Cottage Lots" at Willow Grove, made by Joseph W. Hunter, Registered Surveyor, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown Pennsylvania, in Deed Book 403 at Page 500, as one Lot, as follows, to wit:

BEGINNING at a point on the Northwestern side of Summit Avenue (50 feet wide), said point, being at the distance of three hundred feet, measured Northeastwardly, along the Northwestern side of Summit Avenue, from its point of intersection with the Northeastly side of Decatur Avenue (50 feet wide).

CONTAINING IN FRONT OR BREADTH Northeastwardly, along the Northwestern side of Summit Avenue, fifty feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to Summit Avenue, one hundred twenty-five feet.

BEING Lots Numbers 141 and 142 as shown on the above-mentioned Plan.

BEING the same premises which Jesse Reeves and Joseph Eure, Executors of the Estate of Mary K. Fuller, deceased, by Deed, dated 11/30/1976, and recorded 01/14/1977, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4173 at Page 262, granted and conveyed unto Richard E. Powell and Martha Powell, husband and wife, as Tenants by the Entirety.

AND THE SAID Martha Powell, has since departed this life on 05/12/1995, leaving title vested in Richard E. Powell, by Right of Survivorship.

AND THE SAID Richard E. Powell (a/k/a Richard Powell), has since departed this life on 09/25/2020, whereby Letters Testamentary were granted to Clarence Maleek Duncan Powell on 2/16/2021 in File Number 46-2021-X0523.

Parcel Number: 30-00-63964-00-5.

Location of property: 1668 Summit Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Summit Development LLC** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely as Trustee for Residential DPV Mortgage Trust. Debt: \$569,649.10.

**Nelson Diaz (LaRocca Hornik Greenberg Kittredge Carlin & McPartland 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.

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By virtue of a Writ of Execution **No. 2023-25581**, 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 of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of York Street, at the distance of 112 feet, Southwardly from the Southwest corner of Third and York Street, a corner of this and land, now or late of Frederick B. Keiser; thence, by the same, Westwardly, 60 feet in land, now or late of Edwin G. Wagner, passing in part of said course and distance through the middle of the brick division or partition wall of this house and house, now or late of Keiser, immediately adjoining to the North; thence, by Wagner land and Southwardly 27 feet 9 inches to 20 feet wide public alley; thence, by the alley, Eastwardly, 60 feet to the West side of York Street; thence, by York Street, Northwardly, 28 feet to the place of beginning.

BEING the same premises, which Joseph Feola, by Deed, dated 12/16/2021, and recorded 1/31/2022, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6264 at Page 1510, granted and conveyed unto Joshua Lee Gruver, as Sole Owner.

Parcel Number: 16-00-33888-00-8.

Location of property: 267 N. York Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Joshua L. Gruver a/k/a Joshua Lee Gruver** at the suit of M&T Bank. Debt: \$202,755.29.

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

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

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

By virtue of a Writ of Execution **No. 2024-16067**, 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 to be thereon erected, described according to a Plan of a Proposed Development in **Norristown Borough**, Montgomery County, Pennsylvania, for Adam B. McClathey, made 4/12/1954, revised 12/15/1954, by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Spruce Street (40 feet wide), at the distance of 74.44 feet, measured along same, South 49 degrees 20 minutes East from its point of intersection, with the Southeast side of Old Green Alley Road (32 feet wide, as widened by the addition of 8 feet to the Southeast side thereof).

CONTAINING IN FRONT OR BREADTH on the said Spruce Street, 18 feet, measured South 49 degrees 20 minutes East from the said beginning point, and extending of that width, in length or depth, North 40 degrees 40 minutes East, between parallel lines at right angles to the said Spruce Street, the Northwest line thereof, and the Southeast line thereof, extending partly through party walls between these premises and the premises adjoining to the Northwest and Southeast, respectively 90 feet to a certain 20 feet wide alley, which extends Northeastward into Old Green Alley Road and Southeastward into Walnut Street.

BEING known as lot No. 3 on the said Plan and House No. 405.

TOGETHER with and subject to the free and common use, right, liberty and privilege of the aforesaid alley as and for an alley, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the lots or pieces of ground abounding thereon and entitled to the use thereof. Under and subject to the proportionate share of the cost and expense of maintaining the said alley in good order, condition and repair.

BEING the same premises which Robin D. B. Keer, by Deed, dated 12/02/2011, and recorded 12/05/2011, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5821 at Page 920, granted and conveyed unto Priscilla Snowden, in fee.

AND THE SAID Priscilla Marie Snowden has departed from this life, on or about 12/20/2017, thereby vesting title of the mortgaged premises unto Lacey Snowden, as Co-Administrator and Heir to Priscilla Snowden; Lyawa A. Snowden, as Co-Administrator and Heir to Priscilla Snowden, Deceased.

Parcel Number: 13-00-34020-00-5.

Location of property: 405 Spruce Street, a/k/a 405 E. Spruce Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lacey Snowden, as Co-Administrator and Heir to Priscilla Snowden, Deceased and Lyawa A. Snowden, as Co-Administrator and Heir to Priscilla Snowden, Deceased** at the suit of Lake Michigan Credit Union. Debt: \$57,039.41.

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

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

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

By virtue of a Writ of Execution **No. 2025-04373**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described by a Plan of Property, made for Mr. and Mrs. Henry Pinckney, by Donald John Boucher, Registered Professional Surveyor, dated 3/1/1988, as follows, to wit:

BEGINNING at a point on the Southeasterly side of High Avenue (50 feet wide), said point, being at the distance of 275.00 feet, measured North 44 degrees 05 minutes East, along the Southeasterly side of High Avenue, from its point of intersection with the Northeasterly side of Rubicam Avenue (50 feet wide); thence, extending from said beginning point, along the Southeasterly side of High Street, North 44 degrees 05 minutes East, 50.00 feet to a point; thence, extending South 45 degrees 55 minutes East, 125.00 feet to a point; thence, extending South 44 degrees 05 minutes West, 50.00 feet to a point; thence, extending North 45 degrees 55 minutes West, 125.00 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to any enforceable restrictions or covenants of record. However, this provision shall not reinstate any expired or unenforceable restrictions or covenants.

TITLE TO SAID PREMISES IS VESTED in Wagner Lamounier, by Deed from Juanita Pinckney, dated February 19, 2003, recorded March 6, 2003, in Book No. 5448 at Page 1540.

Parcel Number: 30-00-28740-00-3.

Location of property: 1723 High Avenue, a/k/a 1723 High Street, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Wagner Lamounier and The United States of America** at the suit of TOWD Point Mortgage Trust 2015-1, by U.S. Bank, National Association, as Indenture Trustee. Debt: \$288,191.64.

**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.

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By virtue of a Writ of Execution **No. 2025-05221**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or tract of land, with the building or buildings thereon erected, situate in the Seventh Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North line of Rambler Avenue, distant two hundred and fifty-nine (259) feet and seven (7) inches Easterly from the center line of Keim Street, and being a corner of Lot No. 25; thence along said Lot Northerly one hundred and fourteen (114) feet to a twenty (20) feet wide alley; thence along said alley Easterly fifty (50) feet to a corner of Lot No. 23; thence along said Lot Southerly one hundred and fourteen (114) feet to Rambler Avenue aforesaid; thence along said Avenue Westerly fifty (50) feet to the place of beginning.

BEING Lot No. 24 in a Plan of Lots known as Bellevue Heights.

BEING the same property conveyed to James D. Fuller, Jr. and Donald W. Beaver, who acquired title, with rights of survivorship, by virtue of a deed from Scott A. Shollenberger and Barbara A. Shollenberger, husband and wife, dated January 18, 2012, recorded January 18, 2012, as Instrument Number 2012005638, and recorded in Book 5825, Page 824, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-24328-00-1.

Location of property: 1027 Rambler Avenue, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James D. Fuller, Jr. and Donald W. Beaver (no marital status shown)** at the suit of MidFirst Bank. Debt: \$117,560.59.

**MDK Legal, Attorneys.**

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

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

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By virtue of a Writ of Execution **No. 2025-06882**, 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 ground, being known as Lot No. 110 on Map or Plan of Clearview in the 9th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Northwestern side of Clearview Street (50 feet wide), a corner of the herein described property and Lot No. 111 on said Plan; thence, continuing along Lot No. 111, North 51° 48' West (crossing a 5 feet wide utility easement at the rear of said lot), 106.34 feet to a corner; thence, continuing along the Northwestern side of 5 feet utility easement, said line also running along the Southeastly side of the right-of-way of Route No. 100, the two following courses and distances: North 45° 30' East, 8.70 feet and North 39° 46' East, 41.39 feet to a point; thence, along Lot No. 109 on said Plan, recrossing said 5 feet wide utility easement, South 51° 48' East, 104.09 feet to a point on the Northwestern side of Clearview Street; thence, continuing along the same, South 38° 12' West, 50 feet to the place of beginning.

BEING the same premises which Edward J. Wiencek and Theresa L. Wiencek, by Deed, dated 4/11/1994, and recorded at Montgomery County Recorder of Deeds Office on 4/29/1994, in Deed Book 5075 at Page 2250, granted and conveyed unto Edward J. Wiencek. Edward J. Wiencek departed this life on August 11, 2021.

Parcel Number: 16-00-06780-00-8.

Location of property: 479 Clearview Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Matthew N. Wiencek, Personal Representative of the Estate of Edward J. Wiencek a/k/a Ed J. Wiencek, Deceased** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$52,487.39.

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

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

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

By virtue of a Writ of Execution **No. 2025-08569**, 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 1: ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according with a Survey thereof, made August 29, 1945, by Will D. Hiltner, Registered Engineer, as follows, to wit:

**BEGINNING** at a point on the Southwest side of Spruce Street, at the distance of 61.51' Northwesterly from the Northwest side of DeKalb Street; thence, extending along the said Southwest side of Spruce Street, North 32° 31' West, 69.15' to a point on the Southeast side of Ross Alley; thence, extending along the Southeast side of said alley, South 58° West, 23.09' to a point, a corner; thence, extending along the outer face of a 9" wall, South 32° 31' East 69.15' to a point, a corner of land, now or late of Harry Feldman; thence, extending along said land, along the outer face of a 9" wall of the building erected upon these premises, North 58° East 23.09' to the first mentioned point and place of beginning.

**PREMISES 2: ALL THAT CERTAIN** brick 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 DeKalb Street, at the distance of 23' 01-3/4" Southwest from the Southwest side of Spruce Street, 23.9' Southwest from the Southwest side of Spruce Street, according to Survey, made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on August 29, 1945, in the middle of the partition wall, between this and the adjoining house; thence, through the middle of the partition wall and along the line of land, now or late of Elias Hillman, Northwestwardly, 130' 01" (130.66' according to said survey) to a point on the Southeast side of Ross Alley and 24' 04" Southwest from the Southwest side of Spruce Street (23.9' Southwest from the Southwest side of Spruce Street, according to said survey); thence, extending along the Southeast side of Ross Alley, Southwestwardly, 25' 08" to a corner of this and lot, now or late of John Wood; thence, by the same, parallel with Spruce Street, Southeastwardly, 130', more or less, to DeKalb Street, aforesaid; and along the Northwest side thereof, Northeastwardly, 26' 10-3/4" to the place of beginning.

**BEING** the same property conveyed to Gloria Johnson, who acquired Title by Virtue of a Deed from Gloria Johnson, First Successor Trustee of the Allan G. Andain and Muthel C. Andain Revocable Living Trust dated December 30, 2004, dated February 3, 2023, recorded March 3, 2023, being Instrument Number 2023010737, and recorded in Book 6318 at Page 2732, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

**INFORMATIONAL NOTE:** Lamar Johnson died on December 30, 2010.

**INFORMATIONAL NOTE:** Allan Andain, AKA Allen Andain died on January 21, 2019.

**INFORMATIONAL NOTE:** Muthel Andain died on February 2, 2012.

Parcel Numbers: 13-00-10120-00-1, 13-00-33808-00-1.

Location of properties: 1043 DeKalb Street, Norristown, PA 19401 and 60 E. Spruce Street, Norristown, PA 19401.

The improvements thereon are: Residential-Commercial, non-conform and parking lot.

Seized and taken in execution as the property of **Gloria Johnson** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, Successor in Interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee, for GSMPS Mortgage Loan Trust 2003-2, Mortgage Pass-Through Certificates, Series 2003-2. Debt: \$91,711.55.

**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. 2025-08594**, 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 **Cheltenham Township**, Montgomery County, Pennsylvania, as set forth in a Survey dated May 1, 1973, prepared by George F. Mebus, II, Professional Engineer, more particularly described as follows, to wit:

**BEGINNING** at a point on the Southwesterly side of Glenside Avenue, said point, being a distance of 140.80 feet from the intersection of the Southwesterly side of Glenside Avenue and the Northwesterly side of Linwood Avenue; thence, extending the following courses and distances: South 39 degrees, 19 minutes West, 200.00 feet to a point; thence, North 50 degrees, 41 minutes West, 20.21 feet to a point; thence, extending North 37 degrees, 58 minutes 6 seconds East, partly through a party wall to an existing two-party dwelling, 200.06 feet to a point in the said Southwesterly side of Glenside Avenue; thence, extending South 50 degrees, 41 minutes East, 24.92 feet to the point and place of beginning.

**UNDER AND SUBJECT** to certain conditions and restrictions as now appear of record.

BEING the same premises which Matthew Tanner, by Deed, dated 8/5/2021, and recorded 9/8/2021, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6245 at Page 2647, granted and conveyed unto Fatimata Fofanah and Corey Smith.

Parcel Number: 31-00-114343-00-1.

Location of property: 312 W. Glenside Avenue, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Fatimata Fofanah and Corey Smith** at the suit of PennyMac Loan Services, LLC. Debt: \$280,919.17.

**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. 2025-10237**, 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 **North Wales Borough**, Montgomery County, Pennsylvania, being a part of a Certain Plan of Lots, laid out by the North Wales Land Association, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Walnut Street, at a distance of 25 feet, Westerly from the Westerly corner of Swartley and Walnut Streets; thence, in a Northerly direction, on a line and through the center of a double dwelling house parallel with the said Swartley Street, 149 feet to a point; thence, Westerly, 25 feet to a point, in the line of this and adjoining lots, now or late of Abel K. Sherrer; thence, Southerly, 149 feet to the Northern side of Walnut Street; thence, in an Easterly direction, along the North side of Walnut Street, 25 feet to the place of beginning.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to the quantity are for identification purposes only.

BEING the same premise which Anthony T. Dinh a/k/a Tho Dinh, by Deed, dated 10/03/2017, and recorded 10/05/2017, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6064 at Page 508, granted and conveyed unto Jean-Paul H. Vincent and Zhan Su.

Parcel Number: 14-00-04428-00-4.

Location of property: 304 W. Walnut Street, North Wales, PA 19454-3323.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jean-Paul H. Vincent and Zhan Su** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC. Debt: \$183,169.67.

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

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

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

By virtue of a Writ of Execution **No. 2025-17348**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan thereof, made by Will D. Hiltner, Registered Engineer, in February 1950, as follows, to wit:

BEGINNING at the point of intersection of the Southwest side of Main Street with Southeasterly side of Cherry Street; thence, along said side of Main Street, South 60 degrees 30 minutes East, 24.72 feet to a point, in line of land, recently conveyed to Dominick Narducci and Alexander Narducci; thence, along said land, the 4 following courses and distances, the line extending through the center of the partition walls, along said courses, South 30 degrees 19 minutes West, 76.43 feet to a point; thence, South 60 degrees 30 minutes East, 13.63 feet to a point; thence, South 29 degrees 36 minutes West, 1.17 of a foot to a point; thence, South 60 degrees 30 minutes East, 14 feet to a point, in line of land of John Taglieber; thence, along the Northwesterly face of a 9 inch brick wall of the building on the Taglieber property; South 29 degrees 36 minutes West, 29.07 feet to a point, in the center line of the partition wall, dividing the two-story brick building hereon erected and the brick warehouse on adjoining premises of Harry Butera, Inc., whereof this is part; thence, extending along the center line of said partition wall, North 60 degrees 30 minutes West, 51.40 feet to a point on the Southeasterly side of Cherry Street; thence, along the said side of Cherry Street, North 29 degrees 36 minutes East, 106.67 feet to the place of the beginning.

BEING the same premises which Scott DeSouza, by Deed, dated 09/22/2022, and recorded 10/17/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6304 at Page 2255, granted and conveyed unto Malcom Pearson.

DEED from Scott DeSouza to Malcom Pearson and recorded 10/17/2022 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Book 6304 at Page 2255.

TOGETHER with all singular buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantor, as well as law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described, above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

AND the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, specially covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that they, the said Grantor, and their heirs, all and singular as the hereditaments and premises herein described and granted, or mention and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against them, the said Grantor and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

IN Witness Whereof the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Parcel Number: 13-00-22396-00-1.

Location of property: 34 W. Main Street, Norristown, PA 19401.

The improvements thereon are: Commercial property (Commercial - retail, offices, apartments - multi-use).

Seized and taken in execution as the property of **Pearson Residences, LLC and M&P Financial Services, LLC and Malcom C. Pearson** at the suit of Mid Penn Bank. Debt: \$605,934.60.

**Samantha J. Koopman**, Attorney.

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

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

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

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

## **ACTION TO QUIET TITLE**

### **Second Publication**

COURT OF COMMON PLEAS  
MONTGOMERY COUNTY, PA  
ORPHANS' COURT DIV.  
NO. 2025-X3596

**IN RE: ESTATE OF  
THERESA HUMMEL, DECEASED  
(a/k/a TERRY HUMMEL)**

### **PRELIMINARY DECREE**

AND NOW, on this 7th day of Oct. 2025, upon consideration of the Petition to Quiet Title to Real Estate located at **438 W. Montgomery Ave., North Wales Borough, Montgomery County, PA (Property description below)**. Citations are issued upon **BRENDAN HUMMEL, CARL WRIGHT, III, ERIN HUMMEL, JOSEPH WRIGHT and TARA MCCLINTOCK**, to show cause, if any they may have, why the relief requested in the petition should not be granted. Citations returnable thereon are scheduled for Weds., 11/19/25 at 2:15 p.m. by Zoom videoconferencing. The Zoom Invitation is below: Topic: 2024 Judge Murphy's General Hearings, Conference, Misc List Time: This is a recurring meeting Meet anytime Join Zoom Meeting <https://zoom.us/j/91066802610?pwd=THkIQ0djSUxkTmcwZDFkSlpQLh2QT09> Meeting ID: 910 6680 2610/Passcode: 783871. One tap mobile - +12678310333,91066802610# US (Phila.). Dial by your location • +1 267 831 0333 US (Phila.). Meeting ID: 910 6680 2610 Find your local number: <https://zoom.us/u/ad321PRn77> Respondents shall file an Answer to the Petition on or before 11/19/25.

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN lot or piece of land with the buildings and Improvements thereon erected, situate in the Borough of North Wales, County of Montgomery and State of PA, bounded and described according to a survey and plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, PA, on 1/24/56 as follows, to wit:

BEGINNING at a stone set at the intersection of the Northwest side of Montgomery Ave., Fifty ft. wide, with the Northeast side of West St., Forty ft. wide; thence along the Northeast side of West St., North fifty two degrees, twenty two mins. West, One hundred thirty-six ft. and five one-hundredths of a ft. to an iron pin on the Southeast side of an alley laid out Fourteen ft. in width; thence along said side of said alley, North thirty-seven degrees, thirty-eight mins. East, Sixty-eight ft. to an iron pin; thence extending South fifty-two degrees, twenty-two mins. East, One hundred thirty-six ft. and five one-hundredths of a ft. to an iron pin set on the Northwest side of Montgomery Avenue aforesaid; and thence along the Northwest side of Montgomery Ave., South thirty-seven degrees, thirty eight mins. West, Sixty-eight ft. to the place of beginning.

Parcel #14-00-01920-00-1.

BEING KNOWN AS 438 W. Montgomery Ave.

BEING the same premises which Raymond Edward Wolf, Jr. & Lois Wolf, his wife, by Deed dated 12/5/1963 and recorded 12/6/1963 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Bk. 3312, P. 505, granted and conveyed unto Charles Hummel & Terry Hummel, his wife, as tenants by entireties.

AND the said Charles Hummel departed this life on 10/30/06 leaving title vested in Terry Hummel, as surviving tenant by the entirety. AND the said Terry Hummel a/k/a Theresa Hummel departed this life on 08/06/09. The nature of the lien, right or interest sought to be enforced is as follows:

Petitioners bring this action to confirm title, remove clouds from title and to compel all Intestate Heirs and Creditors to assert their claims, if any, on or before 11/18/25, in the Orphans' Court of Montgomery.

BY THE COURT: LOIS E. MURPHY, A.J.

## 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.*

**Renova 3 Builders Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Mark Feinman, Esquire**  
8171 Castor Avenue  
Philadelphia, PA 19152

**Rock's Deli Rockledge, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Lundy Beldecos & Milby, PC**  
450 N. Narberth Avenue, Suite 200  
Narberth, PA 19072

## ARTICLES OF INCORPORATION FOR NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 1, 2025, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Foster Support Circle**

The purposes for which it was organized are: The Foster Support Circle strengthens the foster care community by uniting families, volunteers, and partners to provide resources, advocacy, and connection. Our mission is to create a network of support that empowers children in care to thrive and build better futures, while supporting the community that steps up to care for them.

**Northstar Technical Center** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**Furey & Baldassari, P.C.**  
1043 S. Park Avenue  
Audubon, PA 19403

## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-24601

NOTICE IS HEREBY GIVEN that on October 6, 2025, the Petition of Jason Jared Brown was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ABDULLAH MUHAMMAD HASSAN.

The Court has fixed December 17, 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.

## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-25158

### MORTGAGE FORECLOSURE

**UNIVEST BANK AND TRUST CO. f/k/a UNION NATIONAL BANK AND TRUST COMPANY,**  
Plaintiff

vs.

**DWAYNE A. FAUST, in his capacity as living heir to JOSEPH E. FAUST, Jr., deceased**  
and

**DAVID L. FAUST, in his capacity as living heir to JOSEPH E. FAUST, Jr., deceased**  
and

**DANIELLE C. GILDEIN, in her capacity as living heir to JOSEPH E. FAUST, Jr., deceased**  
and

**ALL UNKNOWN HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS and ASSIGNS of, and ALL PERSONS, FIRMS, or ASSOCIATIONS CLAIMING RIGHT, TITLE, or INTEREST FROM or UNDER JOSEPH E. FAUST, Jr., deceased**  
Defendants

A mortgage foreclosure action has been commenced against the real property located at 4335 a/k/a 4435 Geryville Pike, Green Lane, Pennsylvania 18054.

### NOTICE

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

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

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

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

#### **Kelly L. Eberle**

##### **Attorney for Plaintiff**

104 S. Sixth Street, P.O. Box 215  
Perkasie, PA 18944  
215-257-6811

## **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**

#### **BEAN, LEE WILLIAM also known as**

##### **LEE W. BEAN and**

##### **LEE BEAN, dec'd.**

Late of Royersford, PA.

Administrator: KELLY WIEAND-DOUGHTY,  
c/o Grim, Biehn & Thatcher,  
P.O. Box 215,

Perkasie, PA 18944-0215.

ATTORNEY: GREGORY E. GRIM,

GRIM, BIEHN & THATCHER,

104 S. 6th Street, P.O. Box 215,

Perkasie, PA 18944-0215

#### **BULL, STELLA T., dec'd.**

Late of West Norriton Township.

Executor: KENNETH R. BULL,

c/o Richard E. Javage, Jr., Esquire,

3350 Township Line Road,

Drexel Hill, PA 19026.

ATTORNEY: RICHARD E. JAVAGE, JR.,

3350 Township Line Road,

Drexel Hill, PA 19026

#### **BULLICK, ROBERT W., dec'd.**

Late of Whitmarsh Township.

Executor: CHRISTOPHER BULLICK,

18 Castle Rock Drive,

Havertown, PA 19083.

ATTORNEY: JOHN J. HAGARTY,

ROXBOROUGH LAW OFFICE, LLC,

443 Green Lane,

Philadelphia, PA 19128

#### **CARSON, PATRICIA A.S., dec'd.**

Late of Lower Merion Township.

Executrix: ANNE FORBES VAN NEST,

c/o Stephanie A. Henrick, Esquire,

1001 Conshohocken State Road, Suite 1-210,

West Conshohocken, PA 19428.

ATTORNEY: STEPHANIE A. HENRICK,

OBERMAYER REBMANN MAXWELL &

HIPPEL LLP,

1001 Conshohocken State Road, Suite 1-210,

West Conshohocken, PA 19428

#### **CHEN, CHIUNG, dec'd.**

Late of Abington Township.

Executrix: DEBRA COHEN,

c/o Sophia H. Duffy, Esquire,

Winter & Duffy Law,

190 Bethlehem Pike, Suite 1, P.O. Box 564,

Colmar, PA 18915.

#### **CONNOLLY, ELIZABETH FRAZIER also known as**

##### **ELIZABETH F. CONNOLLY, dec'd.**

Late of Lower Merion Township.

Executor: THOMAS P. CONNOLLY,

c/o Paul C. Heintz, Esquire,

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ATTORNEY: PAUL C. HEINTZ,

OBERMAYER REBMANN MAXWELL &

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#### **DWYER, WILLIAM A., dec'd.**

Late of Montgomery Township.

Administrator: SHAYNE DWYER,

1314 Trevino Drive,

Roanoke, VA 24019.

ATTORNEY: MARY KAY KELM,

2326 N. Broad Street, Suite 200,

Colmar, PA 18915

#### **ENWRIGHT, JOHN E., dec'd.**

Late of Upper Moreland Township.

Executrix: DANIELLE AMMERMAN,

c/o Laura M. Mercuri, Esquire,

104 N. York Road,

Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,

DUFFY NORTH,

104 N. York Road,

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#### **FASCIONE, DANIEL R., dec'd.**

Late of Lower Merion Township.

Executrix: DELL L. FASCIONE,

c/o Grace C. Gelone, Esquire,

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ATTORNEY: GRACE C. GELONE,

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#### **FELTON, BEVERLY JANE, dec'd.**

Late of Borough of Pottstown.

Executrix: COLLENE MARIE FELTON,

220 River Road,

Pottstown, PA 19464.

ATTORNEY: CAROLYN M. MARCHESANI,

WOLF, BALDWIN & ASSOCIATES, P.C.,

P.O. Box 444,

Pottstown, PA 19464

**FESTA, GUIDO, dec'd.**

Late of Lower Providence Township.  
Administrator c.t.a: KEVIN RYAN,  
c/o Amy R. Stern, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
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**FICKE, FRANCES, dec'd.**

Late of Lower Moreland Township.  
Executor: BRUCE D. HESS,  
1838 West Avenue,  
Ocean City, NJ 08226.  
ATTORNEY: DAVID W. BIRNBAUM,  
HOWLAND HESS BIRNBAUM,  
2444 Huntingdon Pike,  
Bethayres, PA 19006

**HALE, RAYMOND J. also known as  
RAYMOND JACK HALE, II, dec'd.**

Late of Borough of Norristown.  
Administrator: RAYMOND JACK HALE, III,  
202 Nata,  
Newport Beach, CA 92660.  
ATTORNEY: JACQUELINE A. JOHNSON,  
3770 Ridge Pike,  
Collegeville, PA 19426

**HALLMAN, ELIZABETH M., dec'd.**

Late of Borough of Pottstown.  
Executors: KATHLEEN A. THRASHER,  
31 Woodland Avenue,  
Wellsboro, PA 16901,  
DAVID R. BUSH,  
347 Erb Road,  
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ATTORNEY: ROSE KENNEDY,  
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1212 Liggett Avenue,  
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**JACKSON, DEANNA L., dec'd.**

Late of West Norriton Township.  
Executor: ANTHONY CESARE,  
c/o King Laird, P.C.,  
360 W. Main Street,  
Trappe, PA 19426.  
ATTORNEY: ANDREW C. LAIRD,  
KING LAIRD, P.C.,  
360 W. Main Street,  
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**KENT, GWINN GRAHAM also known as**

**GWINN K. KELLER and  
GWINN G. KENT, dec'd.**  
Late of Upper Frederick Township.  
Executors: EBEN KENT AND  
MELESANDRA SACKS,  
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**KORMOS, IMELDA ANN, dec'd.**

Late of Borough of Norristown.  
Executor: HAROLD J. KORMOS,  
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**LUNA, MARIA MARGARITA RAMIREZ, dec'd.**

Late of Upper Merion Township.  
Administratrix: KRISTEN L. BEHRENS, ESQUIRE,  
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**MALLOY, SHIRLEY J., dec'd.**

Late of Worcester Township.  
Executrix: LISA ROBERTS,  
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ATTORNEY: NICOLAS F. METER,  
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**McGRATH JR., EDWARD V., dec'd.**

Late of Abington Township.  
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c/o Joseph J. Fiandra, Esquire,  
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Glenside, PA 19038.  
ATTORNEY: JOSEPH J. FIANDRA,  
JOSEPH J. FIANDRA, LLC,  
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**MILLER, DENNIS E., dec'd.**

Late of Lower Providence Township.  
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c/o Thomas G. Wolpert, Esquire,  
527 Main Street,  
Royersford, PA 19468.  
ATTORNEY: THOMAS G. WOLPERT,  
WOLPERT SCHREIBER McDONNELL, P.C.,  
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**MILLER, LENA, dec'd.**

Late of Abington Township.  
Executrices: ELYSA J. DiPRIMIO AND  
MYRA P. GINSBURG,  
c/o Alan J. Mittelman, Esquire,  
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ATTORNEY: ALAN J. MITTELMAN,  
SPECTOR GADON ROSE VINCI P.C.,  
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**MIRRA, RICHARD, dec'd.**

Late of Borough of Norristown.  
Administrator: RICHARD M. SAND,  
c/o Paul L. Feldman, Esquire,  
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ATTORNEY: PAUL L. FELDMAN,  
FELDMAN & FELDMAN, LLP,  
820 Homestead Road,  
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**MURPHY, ADRIENNE AGATHA, dec'd.**

Late of Upper Merion Township.  
Executor: MATTHEW J. MURPHY,  
315 Kenilworth Road,  
Ridgewood, NJ 07540.

ATTORNEY: DIRK M. SIMPSON,  
ROYER COOPER COHEN BRAUNFELD LLC,  
101 W. Elm Street, #400,  
Conshohocken, PA 19428

**NEMETH, MARLENE A., dec'd.**

Late of Limerick, PA.  
Executor: MICHAEL K. NEMETH,  
205 Adeline Way,  
Collegeville, PA 19426.

**RAMIREZ, MAXIMILLIANO DOLORES, dec'd.**

Late of Upper Merion Township.  
Administratrix: KRISTEN L. BEHRENS, ESQUIRE,  
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ATTORNEY: KRISTEN L. BEHRENS,  
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**ROSEN, JEANNE K., dec'd.**

Late of Lower Merion Township.  
Executor: RONA J. ROSEN,  
c/o Mark S. Cohen, Esquire,  
51 N. 3rd Street, Suite 301,  
Philadelphia, PA 19106.  
ATTORNEY: MARK S. COHEN,  
ASKOT, WEINER & COHEN, LLP,  
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**SCIOVATI, CATHERINE C., dec'd.**

Late of Springfield Township.  
Executor: PETER ANTHONY SCIOVATI,  
11 Arrington Road,  
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ATTORNEY: RICHARD B. PRESSMAN,  
PRESSMAN LAW, LLC,  
1135 Spruce Street,  
Philadelphia, PA 19107

**SMITH, RUTH N., dec'd.**

Late of Abington Township.  
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ATTORNEY: JOHN R. LATOURETTE,  
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**TOMLINSON, BARBARA A., dec'd.**

Late of Plymouth Meeting, PA.  
Executor: STEVEN S. VALENTI,  
1118 Long Beach Road,  
South Hempstead, NY 11550.

**WHITE JR., FREDERICK A., dec'd.**

Late of Royersford, PA.  
Executor: HOLLY A. FINK,  
c/o 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.,  
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**WYSONG, LEONA E., dec'd.**

Late of New Hanover Township.  
Executrix: KIM WYSONG,  
237 Congo Road,  
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ATTORNEY: JEFFREY R. BOYD,  
BOYD AND KARVER, P.C.,  
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**YENTZER, REGINA also known as  
REGINA E. YENTZER, dec'd.**

Late of Towamencin Township.  
Executrix: KAYCEE DOLLER,  
c/o Michael Cherewka, Esquire,  
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**Second Publication**

**ABBRUZZI, SARA S., dec'd.**

Late of Upper Merion Township.  
Executrix: SARA ABBRUZZI,  
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ATTORNEY: DAVID W. BIRNBAUM,  
HOWLAND HESS BIRNBAUM,  
2444 Huntingdon Pike,  
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**BAKER, JOHN C. also known as  
JOHN CHESTER BAKER, dec'd.**

Late of Lower Merion Township.  
Executor: JOHN MICHAEL BAKER,  
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**BENESH, BRUCE L. also known as  
BRUCE LEONARD BENESH, dec'd.**

Late of Borough of Norristown.  
Executrix: ANJANETTE N. BURNS,  
c/o Jonathan H. Ellis, Esquire,  
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ATTORNEY: JONATHAN H. ELLIS,  
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**CENTRELLA, KAREN RHOADS, dec'd.**

Late of Royersford, PA.  
Executor: WILLIAM CENTRELLA,  
1646 Camara Court,  
Grand Prairie, TX 75051.

**CLIBANOFF, JERALD, dec'd.**

Late of Plymouth Township.  
Executors: ANDREW CLIBANOFF AND  
JAMES CLIBANOFF,  
c/o Arthur G. Krevitz, Esquire,  
4230 Bensalem Boulevard,  
Bensalem, PA 19020-2032.  
ATTORNEY: ARTHUR G. KREVITZ,  
KREVITZ & ASSOCIATES, P.C.,  
4230 Bensalem Boulevard,  
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**DAY, MARY E., dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: JULIE T. BEDNAR,  
 c/o Diane H. Yazujian, Esquire,  
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 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
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**EVANS, ROBERT HAROLD, dec'd.**

Late of Lansdale, PA.  
 Executrix: LINDA EVANS,  
 107 Kent Drive,  
 North Wales, PA 19454.

**FREED, WILLIAM B., dec'd.**

Late of Franconia Township.  
 Executrices: SHERYL F. DERSTINE,  
 1 Woodlawn Drive, P.O. Box 335,  
 Blooming Glen, PA 18911,  
 SHARLENE D. IMMEL,  
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 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
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**FREEZE, BARBARA W., dec'd.**

Late of Towamencin Township.  
 Executrices: PAMELA F. FISCHER AND  
 Jo ANN BARLOW,  
 c/o Diane H. Yazujian, Esquire,  
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 ATTORNEY: DIANE H. YAZUJIAN,  
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**FRESE SR., VINCENT ANTHONY, dec'd.**

Late of North Wales, PA.  
 Executor: VINCENT A. FRESE, JR.,  
 4 Paisley Road,  
 Richboro, PA 18954.

**GAVINS, BRIAN MICHAEL, dec'd.**

Late of Hatfield Township.  
 Administratrix: KATHLEEN CARR,  
 364 New Britain Road,  
 Doylestown, PA 18901.  
 ATTORNEY: MARK FEINMAN,  
 8171 Castor Avenue,  
 Philadelphia, PA 19152

**HAIG, CHARLES G. also known as  
CHARLES GEORGE HAIG, dec'd.**

Late of New Hanover Township.  
 Administratrix: DONNA J. HAIG.  
 ATTORNEY: MICHELLE M. FORSELL,  
 CROSSON & RICHETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**HUGHES, THOMAS F., dec'd.**

Late of Glenside, PA.  
 Administrator: EDWARD HUGHES,  
 123 Stanley Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: DAVID T. SIEGEL,  
 LAW OFFICE OF DAVID T. SIEGEL, LLC,  
 36 Dartmouth Lane,  
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**JAVSICAS, ANNE E also known as****ANNE B. JAVSICAS and  
ANNE JAVSICAS, dec'd.**

Late of Lower Gwynedd Township.  
 Executors: AARON JAVSICAS,  
 132 Walnut Street,  
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 LAURA JAVSICAS,  
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 ATTORNEY: KATHERINE B. COMMONS,  
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**JIMENEZ, MARIA A., dec'd.**

Late of East Norriton Township.  
 Administrator: RODNEY TORRES,  
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 Sinking Springs, PA 19608.  
 ATTORNEY: ROBIN J. MARZELLA,  
 R.J. MARZELLA ASSOCIATES,  
 3513 N. Front Street,  
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**KEISLING, EILEEN M., dec'd.**

Late of Upper Providence Township.  
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 ATTORNEY: AMY C. QUIGG,  
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 Lansdale, PA 19446

**KEYT, JOAN T., dec'd.**

Late of Upper Gwynedd Township.  
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 ATTORNEY: HARRIET R. LITZ,  
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**LABY, GILDA RADBORD, dec'd.**

Late of Lower Merion Township.  
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 ATTORNEY: LISA M. NENTWIG,  
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**LAPP, DANIEL W., dec'd.**

Late of Lansdale, PA.  
 Executors: DERWOOD D. LAPP,  
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 Hesston, KS 67062, and  
 JULIA R. LAPP HARRIS,  
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 ATTORNEY: J. OLIVER GINGRICH,  
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**LARE, CAROLYN A. also known as****CAROLYN LARE, dec'd.**

Late of Salford Township.

Executrix: BARBARA THOMAS,

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**LORD, PAMELA S. also known as****PAMELA S. HELINEK, dec'd.**

Late of Lower Frederick Township.

Executor: JEFFREY K. LANDIS, ESQUIRE,

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**LUKSA, RUTH N., dec'd.**

Late of Plymouth Township.

Executor: STEVEN M. LUKSA,

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ATTORNEY: EMORY A. WYANT, JR.,

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**MAYER, TERRY M., dec'd.**

Late of Borough of East Greenville.

Co-Executors: TODD M. MAYER AND

KELLY L. GLINSKI,

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598 Main Street, P.O. Box 24,

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ATTORNEY: CHRISTOPHER P. MULLANEY,

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**McMAHON, DONNA ELIZABETH, dec'd.**

Late of Lower Providence Township.

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**MELO, FLORENCE, dec'd.**

Late of Springfield Township.

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Philadelphia, PA 19119.

ATTORNEY: KAREN L. WOLFE,

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**MISCHINSKI, CAROLE LINDA, dec'd.**

Late of Telford, PA.

Executrix: KELLY COLLIER,

c/o Joseph J. Baldassari, Esquire,

1043 S. Park Avenue,

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ATTORNEY: JOSEPH J. BALDASSARI,

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**MOHL, CLEO ALMA, dec'd.**

Late of Hatboro PA.

Administrator: DAVID MOHL,

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**MOLETTIERE, STELLA S., dec'd.**

Late of Borough of Lansdale.

Co-Executors: DEBORAH GARGES AND

THOMAS A. MOLETTIERE,

c/o John H. Filice, Esquire,

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**O'RIORDAN, EILEEN, dec'd.**

Late of Lower Moreland Township.

Executrix: MARILYN FLIS,

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ATTORNEY: EDWARD J. GILSON, JR.,

4 Neshaminy Drive, Suite 105,

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**OLEKSA, JANET A., dec'd.**

Late of Borough of Lansdale.

Executrix: MARY CULP,

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**OVERHOLTZER, ROYDEN, dec'd.**

Late of Borough of Lansdale.

Executor: JAMES OVERHOLTZER,

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Lansdale, PA 19446.

ATTORNEY: ERIC LADLEY,

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**RAMIREZ, ALEX ANDRADE, dec'd.**

Late of Borough of Norristown.

Administratrix: KRISTEN L. BEHRENS, ESQUIRE,

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ATTORNEY: KRISTEN L. BEHRENS,

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**SCHILLER, BERLE M. also known as****BERLE MARK SCHILLER, dec'd.**

Late of Lower Merion Township.

Executrix: MOLLY T. SCHILLER,

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HIPPEL, LLP,

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**SCHWILLE, REGINA M., dec'd.**

Late of Upper Gwynedd Township.

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**SNYDER, BONNIE ANN also known as  
BONNIE A. SNYDER, dec'd.**

Late of Douglass Township.  
Executor: CALVIN A. SNYDER,  
c/o Law Offices of Lawrence B. Fox, P.C.,  
1834 Pennsylvania Avenue,  
Hanover Township,  
Allentown, PA 18109.

**SZCZUREK, GENEVIEVE L., dec'd.**

Late of Cheltenham Township.  
Executrix: LAURA JEAN SZCZUREK,  
c/o Joseph H. Dougherty, Esquire,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038.  
ATTORNEY: JOSEPH H. DOUGHERTY,  
DOUGHERTY & ECKEL,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038

**TAMER, PINAR, dec'd.**

Late of Upper Providence Township.  
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ATTORNEY: JEFFREY R. BOYD,  
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**THORNE, DOLORES ELIZABETH, dec'd.**

Late of Springfield Township.  
Executrix: CONSTANCE MARIE THORNE-McALARY,  
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ATTORNEY: BRIAN P. McVAN,  
McVAN & WEIDENBURNER,  
162 S. Easton Road,  
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**TOEPEL, RICHARD H., dec'd.**

Late of Lower Pottsgrove Township.  
Executor: MARK A. TOEPEL,  
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Gilbertsville, PA 19525.  
ATTORNEY: JEFFREY C. KARVER,  
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**TRUMBORE, DIANE C., dec'd.**

Late of Harleysville, PA.  
Executrix: DENYEL TRUMBORE,  
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Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
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**VOLK, THOMAS WILLIAM, dec'd.**

Late of Upper Moreland Township.  
Administrator: DAVID VOLK,  
c/o David M. Hollar, Esquire,  
161 Washington Street, Suite 400,  
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**Third and Final Publication**

**AUGUSTINE, JULIUS P., dec'd.**

Late of Horsham Township.  
Executrix: KIM A. AUGUSTINE,  
24 Harcourt Lane,  
Hatboro, PA 19040.  
ATTORNEY: DOUGLAS T. MORMELLO, JR.,  
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2410 Bristol Road,  
Bensalem, PA 19020

**BARON, ANNETTE LOUISE, dec'd.**

Late of Souderton, PA.  
Executrix: STEPHANIE CROSS,  
373 W. Chestnut Street,  
Souderton, PA 18964.

**BECHTEL, MARIE E., dec'd.**

Late of Franconia Township.  
Executors: LAUREEN S. DAVISON,  
18 Palo Lane,  
Newark, DE 19702,  
JULEEN M. HAGAR,  
221 N. Penrose Street,  
Quakertown, PA 18951,  
JOEL R. BECHTEL,  
301 Buckingham Circle,  
Harleysville, PA 19438,  
LISA GRACE CARROLL,  
165 Eric Drive,  
Beaver, PA 15009.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 769,  
Souderton, PA 18964

**BLASTIC, EILEEN A., dec'd.**

Late of Upper Moreland Township.  
Executrix: SHARON T. BLASTIC,  
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

**BROWN, REGINALD P., dec'd.**

Late of Limerick Township.  
Administrator: REGINE BROWN,  
1901 Royal Court,  
Royersford, PA 19468.  
ATTORNEY: MICHAELANGELO L. DIPPOLITO,  
ThePeoplesLawFirm.com, LLC,  
712 Kimberton Road,  
Chester Springs, PA 19425

**CARROLL, SAUL, dec'd.**

Late of Abington Township.  
Executors: BRUCE T. CARROLL,  
JANET DEBRA CARROLL (A/K/A JANET  
FINKELSTEIN-CARROLL) and  
SAMANTHA CARROLL-HOWARD,  
c/o Lisa A. Shearman, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.  
ATTORNEY: LISA A. SHEARMAN,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446

**COOPERBERG, BARRY, dec'd.**

Late of Upper Dublin Township.  
 Executors: DAVID COOPERBERG,  
 632 Chatsworth Drive,  
 Ambler, PA 19002,  
 MICHAEL COOPERBERG,  
 1711 Clinton Drive,  
 Ambler, PA 19002.  
 ATTORNEY: MICHAEL J. MARANSKY,  
 FOX ROTHSCHILD LLP,  
 980 Jolly Road, Suite 110,  
 Blue Bell, PA 19422

**COWDRICK JR., CHESTER V., dec'd.**

Late of Upper Providence Township.  
 Executrix: JULIANA M. GUARNA,  
 808 Dickerson Court,  
 Limerick, PA 19468.  
 ATTORNEY: ADAM T. KATZMAN,  
 KATZMAN LAW OFFICE, P.C.,  
 1117 Bridge Road, Suite A,  
 P.O. Box 268,  
 Creamery, PA 19430,  
 610-409-2909

**DUKE, JOSEPH KERRY also known as JOSEPH K. DUKE, dec'd.**

Late of Hatfield, PA.  
 Executor: KEVIN J. DUKE,  
 189 Comice Court,  
 Telford, PA 18969.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

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

Late of Harleysville, PA.  
 Executrix: WENDALYN J. BOUCHER,  
 35 Shirley Road,  
 Hatboro, PA 19040.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 769,  
 Souderton, PA 18964

**HEIL, KEVIN S., dec'd.**

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

**JACKSON, SHIRLEY MAE, dec'd.**

Late of West Norriton Township.  
 Executor: BETH LYNN MacIVER,  
 18 Union Street,  
 Norristown, PA 19403.

**JOHNSON, DANIEL JAMES, dec'd.**

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

**KONOPKA, STANLEY A., dec'd.**

Late of Abington Township.  
 Administrator: HENRY KONOPKA,  
 c/o Michael J. Mattson, Esquire,  
 21 W. Third Street,  
 Media, PA 19063.  
 ATTORNEY: MICHAEL J. MATTSON,  
 MUSI, MATTSON, DAUBENBERGER &  
 CLARK, LLP,  
 21 W. Third Street,  
 Media, PA 19063

**LIST III, WALTER GORDON also known as WALTER G. LIST, III, dec'd.**

Late of Upper Dublin Township.  
 Co-Executors: WALTER G. LIST, IV,  
 622 Orchard Way,  
 Hatboro, PA 19040,  
 JASON T. LIST,  
 850 State Street, Unit 311,  
 San Diego, CA 92101.  
 ATTORNEY: JAMES P. BENSTEAD,  
 BENSTEAD, MABON & MITSCH, PC,  
 124 E. Court Street,  
 Doylestown, PA 18901

**LUDWIG, MURIEL L. DAVIS, dec'd.**

Late of Franconia Township.  
 Executrix: JACKY TODD,  
 c/o King Laird, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: ANDREW C. LAIRD,  
 KING LAIRD, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426

**MACKEY, MARGUERITTA R. also known as MARGUERITTA RUTH MACKEY, dec'd.**

Late of Borough of Collegeville.  
 Executor: DAVID GORDON FABRIZIO,  
 603 Brandon Road,  
 Jeffersonville, PA 19403.  
 ATTORNEY: JOSEPH K. KOURY,  
 OWM LAW,  
 1503 Sunset Drive, Suite 201,  
 Pottstown, PA 19464

**MATRO, BRIAN PATRICK, dec'd.**

Late of Lower Merion Township.  
 Administratrix: THERESA MATRO,  
 3 Meadow Rose Court,  
 Hackettstown, NJ 07840.  
 ATTORNEY: MARJORIE E. GALLAGHER,  
 ROYER COOPER COHEN BRAUNFELD,  
 101 W. Elm Street, Suite 400,  
 West Conshohocken, PA 19428

**McGUIRK, THOMAS M., dec'd.**

Late of Skippack Township.  
 Administratrix: KRISTINA S. McGUIRK,  
 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

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

Late of Upper Merion Township.  
 Administrators: CHRISTINE A. KOLBMANN,  
 1333 South Street,  
 Pottstown, PA 19464,

THOMAS A. MELLON,  
106 Muirfield Drive,  
Royersford, PA 19468.  
ATTORNEY: REBECCA A. HOBBS,  
OWM LAW,  
1503 Sunset Drive, Suite 201,  
Pottstown, PA 19464

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

Late of Limerick Township.  
Executor: KEVIN S. LASKEY,  
28 Diesinger Drive,  
Schwenksville, PA 19473.  
ATTORNEY: JOHN P. McGUIRE,  
552 Ridge Road,  
Telford, PA 18969

**PARK, REGINA M., dec'd.**

Late of Borough of North Wales.  
Executor: DOUGLAS EHRET,  
3228 S. Second Street,  
Whitehall, PA 18052.  
ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403

**ROTHSCHILD, ANTHONY, dec'd.**

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

**STERNER, THOMAS ANDREW, dec'd.**

Late of Upper Merion Township.  
Executor: WILLIAM C. STERNER,  
741 Red Oak Terrace,  
Wayne, PA 19087.  
ATTORNEY: STACEY L. LINDSAY,  
2339 Deininger Road,  
York, PA 17406

**TAKACH, ARLENE E., dec'd.**

Late of Pottstown, PA.  
Administratrix: KIMBERLY EY  
STANISZEWSKI,  
626 Gilbertsville Road,  
Gilbertsville, PA 19525.

**WEISS, CHARLES S., dec'd.**

Late of Borough of Ambler.  
Executrix: SHERRI W. POALL,  
145 Hicks Street, Apt. B38,  
Brooklyn, NY 11201.  
ATTORNEY: MICHAEL L. GALBRAITH,  
GALBRAITH LAW, LLC,  
1845 Walnut Street, 25th Floor,  
Philadelphia, PA 19103

**WINTHER, JOAN C., dec'd.**

Late of Borough of Hatboro.  
Executors: ROBERT A. WINTHER AND  
DIANE MISCIAGNO,  
1194 Emma Lane,  
Warminster, PA 18974.

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## FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **J Consultants Inc d/b/a Keystone Adjusting Inc**, a foreign corporation, formed under the laws of the State of Florida, where its principal office is located at 2206 Hollywood Boulevard, Hollywood, FL 33020-6702, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on October 31, 2025, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania is located at 231 St. Asaph's Road, #622, Bala Cynwyd, PA 19004-1416.

**Kellis Soffer, L.L.C., Solicitors**  
3103 Hulmeville Road, #200  
Bensalem, PA 19020

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## MISCELLANEOUS

### NOTICE

Pursuant to the Real Estate Tax Sale, Act of 1947, P.L. 1368 No. 542, Section 607, as amended, all properties sold for delinquent real estate taxes at the Montgomery County Tax Claim Bureau sale, held September 18, 2025, have been presented by Consolidated Return and Decree Nisi of the Tax Claim Bureau to the Court of Common Pleas of Montgomery County No. 2025-21968, signed by Judge Richard P. Haaz on October 29, 2025. All objections and exceptions, thereto, may be filed by an owner or lien creditor within thirty (30) days after the aforesaid date of the Consolidated Return and Decree Nisi, otherwise, the Consolidated Return and Decree Nisi will be confirmed absolute.

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## TRUST NOTICE

### Second Publication

#### **JOANN COX REVOCABLE LIVING TRUST JOANN COX, DECEASED Late of Pennsburg, 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:** Johnny Lee Cox, Jr.  
c/o Mullaney Law Offices  
598 Main Street, P.O. Box 24  
Red Hill, PA 18076-0024

**Trustee's Attorney:** Christopher P. Mullaney  
Mullaney Law Offices  
598 Main Street, P.O. Box 24  
Red Hill, PA 18076-0024

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## EXECUTIONS ISSUED

**Week Ending November 3, 2025**

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

AVIR REALTY GROUP, INC.: AVIR SIX  
SENTRY, LLC: TD BANK, GRNSH. - Special Risk  
Insurance Services, Inc.; 202525063; \$6,740.09.  
BARNDT, TAMI - Perkiomen Valley School District;  
202319382; WRIT/EXEC.  
BARR, MIRIAM: TD BANK, GRNSH. - Cavalry  
Spv. I, LLC; 202502556.  
BATHINI CONSTRUCTIONS GROUP, LLC -  
CFIN 2022-RTL1 Issuer, LLC, et al.; 202501755;  
ORDER/JDMT. \$494,324.43.  
BENDER-LANCASTER, ANGELA: LANCASTER,  
CHRISTOPHER: SANTANDER BANK, GRNSH. -  
Village Condominiums, Inc.; 202322893; \$4,738.70.  
BERGEY, DAVID - KeyBank, N.A.; 202403907;  
ORDER/JDMT. \$39,132.71.  
CARDEN, DONALD: ANNE - Perkiomen Valley  
School District; 202018355; WRIT/EXEC.  
COLES, AKIRA: TD BANK, GRNSH. - Cavalry  
Spv. I, LLC; 202502675.  
DAVENPORT, PEGGY: JACKSON, RACHEL -  
Lower Pottsgrove Township Municipal Authority;  
202013446; WRIT/EXEC.  
DeMEDIO, JOHN - Perkiomen Valley School District;  
202316638; WRIT/EXEC.  
DoBELARDINO, DANIEL: TD BANK, GRNSH. -  
Cavalry Spv. I, LLC; 202404522.  
DOUGLAS, TERRY: NAVY FCU, GRNSH. -  
Sun East FCU; 202306674; WRIT/EXEC.  
DUNCAN, SHAKEEA: SANTANDER BANK, N.A.,  
GRNSH. - Chaess, Harrison; 202506204; \$7,711.74.  
ELLIS, CHRISTOPHE: BARBATO, LAURA:  
KEYBANK, GRNSH. - National Collegiate  
Student Loan Trust 2007-3, A Delaware St., et al.;  
201611159.  
FARRELL, GEORGE: BETH: UNITED STATES  
OF AMERICA - Wilmington Savings Fund  
Society FSB, as Trustee of Quercus M., et al.;  
202302873; ORDER/AMEND/\$219,727.59.  
FENNIMORE, DOUGLAS: CAROLYNN:  
KEYBANK, N.A., GRNSH. - Biron, George;  
200711648; \$1,387.14.  
GAMBOA, RAFAEL: MARIANGEL: PARRIS, SHAWN:  
TD BANK, GRNSH., ET AL. - Brixmor  
Plymouth Square, LLC; 202509961; \$102,970.29.  
GENOVESE, JOANN: CITIZENS BANK, GRNSH. -  
LVNV Funding, LLC; 202225182; \$6,077.58.  
HARKINS, KEVIN: KRISTINE - Citibank, N.A.,  
not in its Individual Capacity, but Solely, et al.;  
202501831.  
JACKSON, TYLER: TYLER: NAVY FCU, GRNSH. -  
Sun East FCU; 202510120; \$18,293.41.  
KLYVER, DAVID: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS OR  
ASSOCS., ET AL. - Select Portfolio Servicing, Inc.,  
et al.; 202402273.  
LMULI, ROSE: VINCENZO: KEYBANK, GRNSH. -  
Miller, Leah; 202200740; VERDICT/\$15,600.00.  
LYNCH, DAVID - Lakeview Loan Servicing, LLC;  
202517385.

MICHELINA, INC.: EVANGELISTA, LUIGI:  
TD BANK, GRNSH. - U.S. Foods, Inc.; 202504021.  
MRG INVESTMENTS, LLC - Pottstown School District;  
202222517; WRIT/EXEC.  
NICHOLAS, ANITA: PNC BANK, GRNSH. -  
Accounts Retrievable System, LLC, Assignee of  
Chase Manhattan, et al.; 202000836; WRIT/EXEC.  
ONDA PHILLY, INC.: JPMORGAN CHASE BANK,  
GRNSH. - Pennsylvania Unemployment  
Compensation Fund; 202462407; \$2,397.85.  
PIRNIK, JASON - Upper Perkiomen School District;  
201918898; WRIT/EXEC.  
PULLEY, PHILIP: FIRST NORTHERN BANK AND  
TRUST CO., GRNSH. - Icon PSG 1 Fl., LLC;  
202525716; \$22,946,087.39.  
QUINTANA, MICHELE: BANK OF AMERICA,  
GRNSH. - LVNV Funding, LLC; 202310266;  
\$4,558.65.  
REIMER, NATALIE: CITI BANK, GRNSH. -  
Toyota Motor Credit Corporation; 201401081;  
\$7,914.82.  
RODRIGUEZ, JENNIFER: CITIZENS BANK, GRNSH. -  
Credit Corp. Solutions, Inc.; 202414359; \$2,209.36.  
RUDDOCK, CEYON: NICKEISHA - Pottsgrove  
School District; 202003776; WRIT/EXEC.  
RUTH, DAVID: CLAIR - Upper Perkiomen  
School District; 202216970; WRIT/EXEC.  
SILKS, ADAM - Lower Pottsgrove Township  
Municipal Authority; 202216808; WRIT/EXEC.  
SNJ, LLC: BANK OF AMERICA, N.A., GRNSH. -  
Univest Bank and Trust Co.; 202520794; \$825,780.07.  
SOCKI, ELIZABETH - U.S. Bank Trust, N.A., and  
any Successor in Interest, et al.; 202516095.  
SPIGEL, THERESA: CITADEL CU, GRNSH. -  
LVNV Funding, LLC, et al.; 202305331; \$7,577.72.  
TILDEN, JENNIFER: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS OR  
ASSOCS., ET AL. - CMG Mortgage, Inc.  
c/o Cenlar FSB, et al.; 202405248; \$236,309.22.  
WHITE, KAREN: CITIZENS BANK, GRNSH. -  
TD Bank USA, N.A. as Successor in Interest  
to Target National Bank; 202305211; \$9,539.41.  
WOODS, BEATRICE: AMERICAN HERITAGE FCU,  
GRNSH. - Toyota Motor Credit Corporation;  
201531620.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending November 3, 2025**

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

ANTHONY, LINDA - Midland Credit Management, Inc.;  
202526827; Judgment fr. District Justice; \$1,271.69.  
CARVER, PATRICE - Midland Credit Management, Inc.;  
202526721; Judgment fr. District Justice; \$5,835.86.  
FIELDS, JETTIE - Home Sweet Home Remodeling, LLC;  
202526702; Mechanics Lien Claim; \$7,931.46.  
LEARN AND PLAY, INC. - 1430 DeKalb Lg., LLC;  
202526405; Complaint in Confession of Judgment;  
\$POSSESSION.  
MILLER, CHRISTINE - Midland Credit Mgmt., Inc.;  
202526719; Judgment fr. District Justice; \$1,768.75.  
MILLER, CHRISTINE - Midland Credit Mgmt., Inc.;  
202526740; Judgment fr. District Justice; \$1,615.37.

MOHAMMOD, SHARON - Dougherty, Mary;  
202526734; Judgment fr. District Justice; \$5,634.75.  
MONTGOMERY, LASHEKAH - Midland Credit  
Mgmt., Inc.; 202526814; Judgment fr. District Justice;  
\$1,067.36.  
MONTGOMERY, LASHEKAH - Midland Credit  
Mgmt., Inc.; 202526816; Judgment fr. District Justice;  
\$1,130.73.  
NANCARVIS, LISA - Bontcue, Jesse; 202526669;  
Judgment fr. District Justice; \$4,584.75.  
TIBERI, DOMINICK - Wintz, Claire; 202526833;  
Judgment fr. District Justice; \$6,651.34.  
TIERS, DEREK - Midland Credit Mgmt., Inc.; 202526732;  
Judgment fr. District Justice; \$1,400.19.  
WESTHAMPTON RESTAURANT GROUP, LLC:  
BIUNDO, SALVATORE: SALVATORE -  
Dime Community Bank; 202526402;  
Foreign Judgment; \$565,720.77.

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

Broderick, William: Simpson-Broderick, Maureen;  
202526837; \$661.22.  
Caraway, James: Michelle; 202526844; \$356.52.  
Carlson, Mark; 202526845; \$340.60.  
Charles, Patrick; 202526846; \$411.07.  
Corbett, Nicholas; 202526852; \$348.78.  
Crawford, Keia; 202526853; \$377.44.  
Crooker, Kevin: Gradel, Rebecca; 202526854; \$545.69.  
Dienno, Nicholas; 202526855; \$590.91.  
Gans, Kevin: Tracy; 202526856; \$395.86.  
Goodson, Douglas; 202526857; \$434.97.  
Johnson, Robert; 202526858; \$454.16.  
Levine, Mitchel: Beth; 202526859; \$905.00.  
LLN Properties, LLC; 202526860; \$727.35.  
Mam, Heang: Sivon; 202526861; \$367.11.  
Mikos, Chester; 202526864; \$354.84.  
Rogers, Edward: Shovha; 202526867; \$338.94.  
Woodson, Barry: Talia; 202526877; \$575.99.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending November 3, 2025**

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

APPEL, MICHAEL H. - Abington Township; Appel,  
Harrison E., 4343 MeadowRidge Lane, Collegeville,  
PA 19426.  
BEAN, LEE W. - Royersford Borough; Wieand-Doughty,  
Kelly, 350 Reagan Drive, Sellersville, PA 18960.  
BRANDIS, CAROL L. - North Wales Borough;  
Markley III, David F., 824 Detweiler Avenue,  
Hellertown, PA 18055.  
CAMPBELL, ANNA E. - Upper Merion Township;  
Campbell, Scott, 159 Concord Circle,  
King of Prussia, PA 19406.  
CUNNINGHAM, JUNE L. - Lansdale Borough;  
Billa, Marice, 24 N. Cannon Avenue, Lansdale,  
PA 19446.  
DWYER, WILLIAM A. - Montgomery Township;  
Dwyer, Shayne, 1314 Trevino Drive, Roanoke,  
VA 24019.

FESTA, GUIDO - Lower Providence Township;  
Ryan, Kevin J., 4860 Franklin Circle, Pipersville,  
PA 18947.  
FIEDLER, SUSAN V. - Upper Gwynedd Township;  
Fiedler, Joshua D., 116 Mason's Way,  
Newtown Square, PA 19073.  
GERNER, KENNETH P. - Upper Moreland Township;  
Barreto, Holly N., 36 Hillcrest Avenue, Glenside,  
PA 19038.  
GILPATRICK, PAUL J. - Norristown Borough;  
Gilpatrick, Michael J., 209 W. Main Street,  
Boalsburg, PA 16827.  
JONES, FAULKNER P. - Cheltenham Township;  
Jones, Carolyn, 8216 Westminster Road,  
Elkins Park, PA 19027.  
JUNGINGER, BARBARA D. - Abington Township;  
Mercuri, Laura M. Esq., 104 N. York Road, Hatboro,  
PA 19040.  
KEMPF, SHARON M. - Lansdale Borough; Shutter,  
Sherry L., 128 E. Seventh Street, Lansdale,  
PA 19446.  
LEWIS, AGNES - Abington Township; Rice, Jill E.,  
1611 Reservoir Avenue, Willow Grove, PA 19090.  
MIRRA, RICHARD - Norristown Borough; Sand,  
Richard M., 1138 W. Saw Mill Road, Quakertown,  
PA 18951.  
PELBERG, RONALD - Abington Township;  
Pelberg, Jason A., 1073 Sherman Avenue,  
Huntingdon Valley, PA 19006.  
REINER, KATHRYN D. - Reiner, Andrew,  
228 Henley Road, Wynnewood, PA 19096.  
RILEY, JOY A. - Springfield Township; Steckiw,  
Andrew E., 1830 Land Title Building, Philadelphia,  
PA 19110.  
STRITTMATTER, DOLORES M. - Plymouth Township;  
Strittmatter, Barry H., 3107 Plymouth Rock Road,  
Plymouth Meeting, PA 19462.  
VELAS, MICHELLE E. - Cheltenham Township;  
Velas Jr., Andrew W., 1293 Mercur Hill Road,  
Wysox, PA 18854.  
VOGEL, RICHARD H. - Lower Salford Township;  
Vogel, Marilyn L., 2210 Finland Road,  
Green Lane, PA 18054.  
WARRING, HAZEL P. - Plymouth Township;  
Mann, Minor Stephanie L., 46 Township Line Road,  
Elkins Park, PA 19027.  
WEAVER, ELSIE G. - Montgomery Township;  
Grisdale, Richard A., 703 Rosemont Avenue,  
Lansdale, PA 19446.

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**SUITS BROUGHT**

**Week Ending November 3, 2025**

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

ADAMSON, ROBERT - Johnson, Latayvia; 202526028;  
Complaint for Custody/Visitation.  
AISU, ISAAC - Auma, Ann; 202526733; Complaint  
for Custody/Visitation; Nonnemaker, Lauren Elizabeth.  
ASSIH, PATRICIA - Midland Credit Mgmt., Inc.;  
202526373; Civil Action; Polas, Bryan J.  
BANGO, DAVID - Caballero, Sarah; 202526022;  
Complaint for Custody/Visitation.  
BOWIE, BRIANNA - Morgan Properties; 202526404;  
Petition to Appeal Nunc Pro Tunc.

BOYKINS, JAMAR - Barry Court Apartments, LLC; 202525899; Petition to Appeal Nunc Pro Tunc.

BRIOTA, ANA: FERAYNE MANAGEMENT, LLC - Jara, Breanna; 202526406; Petition.

COLLINS, LAMONT: COLON, TIANA - Bradley, Maureen; 202526530; Complaint for Custody/Visitation.

COTTETA, GIANNI - A. Victor Meitner, Jr., P.C.; 202526535; Defendants Appeal from District Justice.

DEGER, JAMES - Norris, Shelby; 202526331; Complaint for Custody/Visitation.

DMOCHOWSKI, BELINDA - Bank of America, N.A.; 202526387; Civil Action; Cawley, Jonathan Paul.

DONLEY, KAREN - Fusco, Richard; 202526558; Complaint Divorce.

DOUGLAS, GABBRIELLA - Lynnewood Gardens; 202526262; Petition to Appeal Nunc Pro Tunc.

FLORES, ANYSSA - LVNV Funding, LLC; 202526400; Civil Action; Carfagno, Christopher B.

FRINZI, ANTHONY - Fagginson, John; 202526411; Foreign Subpoena.

FUCHS, ARI - Bank of America, N.A.; 202526388; Civil Action; Cawley, Jonathan Paul.

FUCHS, ARI - Bank of America, N.A.; 202526548; Civil Action; Cawley, Jonathan Paul.

GONZALEZ BARRIENTOS, MIGUEL - Barrientos Almazan, Emily; 202526378; Complaint for Custody/Visitation.

GRACE, HOLLY - Ansari, Bryan; 202526462; Complaint Divorce.

GRAHAM, DARRYL - Mitchell, Shameice; 202526343; Complaint for Custody/Visitation.

GRANT, SHAWN - The Smith Owner, LLC; 202526222; Petition to Appeal Nunc Pro Tunc; Schachner, Jessica.

GUMBS, PAUL - Bank of America, N.A.; 202526585; Civil Action; Cawley, Jonathan Paul.

GUZMAN-CLEMENTE, GLORIA: ANTONIO, ENRIQUE: MILES, MARTIN - Carter, William; 202526544; Civil Action; Picker, Jonathan A.

HAMILTON, MARY - Bank of America, N.A.; 202526588; Civil Action; Cawley, Jonathan Paul.

HAMMOND, GREGORY - LVNV Funding, LLC; 202526379; Civil Action; Carfagno, Christopher B.

HANCOCK, MAKAYLA - Joseph, Jonathan; 202526717; Complaint for Custody/Visitation; Clark IV, Lucas A.

HARRIS, INDIA: TAHIR: WAYNE - Wellington Apartments; 202526587; Petition to Appeal Nunc Pro Tunc.

HENRY, ROBERT - Medina, Kristina; 202526697; Complaint In Partition.

JONES, MARQUEZ - Brown, Monique; 202526665; Complaint for Custody/Visitation.

KELLY, JENNIFER - Bank of America, N.A.; 202526542; Civil Action; Cawley, Jonathan Paul.

KWACZYNSKI, LUKE - Bank of America, N.A.; 202526394; Civil Action; Cawley, Jonathan Paul.

KWACZYNSKI, LUKE - Bank of America, N.A.; 202526575; Civil Action; Cawley, Jonathan Paul.

La PORTA, HALINA - Bank of America, N.A.; 202526592; Civil Action; Cawley, Jonathan Paul.

LEWIS, JOSEPH: ROYAL CUSTOMS, LLC - Groff, William; 202526820; Civil Action; Vangrossi, Vincent M.

LOMAURO, NICOLE - Iberer, Robert; 202526715; Complaint In Partition; White, Leo Thomas.

MATHYSEN-GERST, STEPHANIE - Bank of America, N.A.; 202526574; Civil Action; Cawley, Jonathan Paul.

MONTGOMERY COUNTY SHERIFF'S OFFICE - Colmon, Ronald; 202523588; Petition.

OHLE, JOHN - Ohler, Kimberly; 202526333; Complaint for Custody/Visitation.

PHILLIPS, TYLYNNE - Cave, Herman; 202526341; Complaint for Custody/Visitation.

POWELL, YVONNE - Regency Towers; 202526409; Petition to Appeal Nunc Pro Tunc.

PREOBRAZENSKI, IGOR - Bank of America, N.A.; 202526560; Civil Action; Cawley, Jonathan Paul.

RANDALL JOHNSON, MARY - 313 Prospect Partners, L.P.; 202526464; Petition to Appeal Nunc Pro Tunc.

RICEVUTO, JOANNE - Bank of America, N.A.; 202526563; Civil Action; Cawley, Jonathan Paul.

RIOS, RICHARD - Escalera, Milagros; 202526557; Complaint Divorce.

RIPPERT, ROSEMARIE - LVNV Funding, LLC; 202526386; Civil Action; Carfagno, Christopher B.

ROBERTSON, EARL - Long, Gabrielle; 202526344; Complaint for Custody/Visitation.

ROGERS, DENISE - Martin, Joseph; 202526224; Petition to Appeal Nunc Pro Tunc.

SCHIEIRER, MICHAEL - Scheirer, Nicole; 202526664; Complaint Divorce.

SCHIAVONE, ALICIA - Bryant, Kevin; 202526040; Complaint for Custody/Visitation.

SCI-PHOENIX MEDICAL DEPT.: LETIZIO, ANTHONY: WELLPATH, LLC - Moon- LS-1259, Darryl; 202526385; Civil Action.

SCOWDEN, SPENCER - Scowden, Jaime; 202526663; Complaint Divorce.

SHEIKH, NUR - Bank of America, N.A.; 202526391; Civil Action; Cawley, Jonathan Paul.

SHEIKH, NUR - Bank of America, N.A.; 202526581; Civil Action; Cawley, Jonathan Paul.

SMITH, BENJAMIN - Bank of America, N.A.; 202526568; Civil Action; Cawley, Jonathan Paul.

TE, BRENDEN - Te, Anna; 202526869; Complaint Divorce.

TERRA, JOSEPH: DOE, JOHN: JOHN, ET AL. - Atwell, Joseph; 202526543; Civil Action.

THADISSETTY, RAMAKIRSHNA - Robinson, Celeste; 202526513; Defendants Appeal from District Justice.

TROCHE, ALEXANDER - Kramer, Felicia; 202526681; Complaint Divorce.

UNDERWOOD, ALYSON - Underwood, Geoffrey; 202526396; Complaint for Custody/Visitation; Boyd, Melissa M.

USMAN, MUHAMMAD - Midland Credit Mgmt., Inc.; 202526362; Civil Action; Polas, Bryan J.

WILSON, LAURISSA - Bank of America, N.A.; 202526393; Civil Action; Cawley, Jonathan Paul.

WILSON, LAURISSA - Bank of America, N.A.; 202526580; Civil Action; Cawley, Jonathan Paul.

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## WILLS PROBATED

### Granted Week Ending November 3, 2025

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

ADLER, RICHARD H. - East Norriton Township; Adler, Eric J., 2 Lakeview Court, Rock Hill, NY 12775; Amchin, Lori G., 1241 Laura Lane, North Wales, PA 19454.

- ANGELUCCI, LOUIS A. - Royersford Borough;  
Angelucci, Patricia, 234 Franklin Court, Royersford,  
PA 19468.
- BEN, ESTELLE - Highbloom, Lawrence A.,  
1205 Andover Road, Wynnewood, PA 19096.
- BENSON, STEPHEN A. - Abington Township; Benson,  
Kelly, 114 High School Road, Elkins Park, PA 19027.
- BERNSTEIN, JUDITH K. - Ambler Borough; Kind,  
Andrea L., 151 N. 2nd Street, Philadelphia, PA 19106.
- BOVE, PHYLLIS A. - Lower Salford Township;  
Aimone, Susan M., 401 Green Street, Green Lane,  
PA 18054.
- BRESCIA, WILLIAM M. - Lower Providence Township;  
Brescia, Michael W., 479 Crosstown Highway,  
Union Dale, PA 18470.
- CHERRY, GEORGE A. - Upper Providence Township;  
Russo, Dolores M., 338 Brandon Road, Norristown,  
PA 19403.
- CUDRIN, HARRIET - Abington Township; Dargenio,  
Rachel, 1231 Barrow Dale Road, Rydal, PA 19046;  
Sadinsky, Lisa, 38 Bishop Road, West Hartford,  
CT 06119.
- De BOTTON, CLAUDE I. - Montgomery Township;  
De Botton, Paul, 1330 Partridge Lane, Villanova,  
PA 19085; De Botton Pecoraro, Yvette,  
30 Boot Road, Newtown Square, PA 19073;  
De Botton Robinson, Nicole, 818 Summit Road,  
Narberth, PA 19072.
- DEEBEL, WALTER J. - Skippack Township; Recla III,  
Joseph L., 1063 Moser Road, Breinigsville,  
PA 18031.
- FORSYTHE, SARAH R. - Forsythe, Keith A.,  
318 S. 9th Street, Quakertown, PA 18951.
- GAMBONE, SALVATORE R. - Lower Providence  
Township; Gambone, Gian C., 2 Hillside Street,  
Red Bank, NJ 07701.
- GOLDBLUM, JAY I. - Worcester Township; Griffis,  
Jodi, 406 Anthony Drive, Plymouth Meeting,  
PA 19462.
- HICKS, GRACE E. - Norristown Borough; Carr,  
Geraldine G., 1005 Barbaras Court, North Wales,  
PA 19454; Tagliamonte, Linda L., 1518 Sullivan Drive,  
Blue Bell, PA 19422.
- HUBER, BARBARA A. - Abington Township; Magiera,  
Carolyn, 247 Runner Street, Jenkintown, PA 19046.
- JAVSICAS, ANNE E. - Lower Gwynedd Township;  
Javscas, Aaron M., 132 Walnut Street, Jenkintown,  
PA 19046; Javscas, Laura H., 44 Fraleigh Street,  
Red Hook, NY 12571.
- KENT, GWINN G. - Perkiomen Township; Kent, Eben,  
250 W. Spring Street, Columbus, OH 43215; Sacks,  
Melesandra, 1400 N. Gravel Pike, Zieglerville,  
PA 19492.
- LINGG, MARY A. - Souderton Borough; Lingg, Robert C.,  
7713 Virginia Oaks Drive, Gainesville, VA 20155.
- MACKIE, JAMES W. - Lower Merion Township;  
Mackie, Clare F., 122 Pennsylvania Avenue,  
Bryn Mawr, PA 19010; Robinson, David M.,  
501 West Street Road, West Chester, PA 19382.
- MAKROS, MARY A. - Pottstown Borough; Pickrell,  
Linda E., 2870 Thistle Belle Court, Sparks,  
NV 89436; Robinson, Marie M., 7480 Lacosta Street,  
Sparks, NV 89436.
- MALLOY, SHIRLEY J. - Worcester Township; Roberts,  
Lisa, 3767 Mill Road, Collegeville, PA 19426.
- MANZO, MARIE - Pennsburg Borough; Constable,  
Kathleen P., 96 Pebble Beach Drive, Linfield,  
PA 19468.
- McALLISTER, MERLE - Narberth Borough; Rosenberg,  
Sarah, 727 Yale Avenue, Swarthmore, PA 19081;  
Verderame, Karen, 1441 Sandy's Lane, North Wales,  
PA 19454.
- McGRATH JR., EDWARD V. - Abington Township;  
McGrath, Edward A., 468 Roslyn Avenue, Glenside,  
PA 19038.
- McGREGOR, MARGARET G. - Upper Providence  
Township; McGregor, William H., 19 Cheyenne Road,  
Royersford, PA 19426.
- MILLER, DENNIS E. - Lower Providence Township;  
Miller, Eric T., 728 Market Street, Philadelphia,  
PA 19106.
- MONSAY, NANCY B. - Montgomery Township;  
Dunn, Susan A., 131 Bobbin Mill Road, Media,  
PA 19063; Gundy, Sandra W., 2084 Sturbridge Drive,  
Jamison, PA 18929.
- MORRILL, DIANE L. - Upper Merion Township;  
Morrill, Michael J., 230 Delaware Avenue, W.,  
Pittston, PA 18643; Morrill, Robert S.,  
440 Willow Way, West Chester, PA 19380.
- MURRAY, PHILIP J. - Abington Township; Murray,  
Robert F., 3806 Green Meadow Drive, Collegeville,  
PA 19426; Steinberg, Claire M., 152 Cliveden Avenue,  
Glenside, PA 19038.
- NEWTON, MARIAN J. - Hatboro Borough; Newton,  
Barbara J., 229 W. County Line Road, Hatboro,  
PA 19040.
- OSTER, LORRAINE D. - Lower Providence Township;  
Rollins, Shannon, 405 Chester Road, Devon,  
PA 19333.
- PESIN, FREDDIE M. - Upper Merion Township;  
Harpell, Staci P., 610 Winston Lane, West Chester,  
PA 19382.
- QUINN, ELIZABETH A. - Abington Township; Shiel,  
Elizabeth A., 4915 Somers Avenue, Feasterville,  
PA 19053.
- REINHARDT, MARY C. - Abington Township;  
Reinhardt, James M., 805 N. Hills Avenue, Glenside,  
PA 19038.
- SCIOVATI, CATHERINE C. - Springfield Township;  
Sciovati, Peter A., 11 Arlington Road, Devon,  
PA 19333.
- SEROTA, BERNARD H. - Upper Dublin Township;  
Simons, Ellen, 1413 Ringneck Loop, Dresher,  
PA 19025.
- SMITH, JAMES S. - Upper Gwynedd Township; Smith,  
Craig L., 50 Ivy Lane, Lansdale, PA 19446.
- TAMARKIN, KLARA - Lower Moreland Township;  
Tamarkin, Vladimir, 3573 Daylily Way,  
Huntingdon Valley, PA 19006.
- TOMOSKY, ELSIE - Lower Merion Township; Norton,  
Janet, 9 Woodside Avenue, Narberth, PA 19072.
- WASSEL, DIANNE P. - Royersford Borough; Wassel,  
Joseph B., 103 Compton Court, North Wales, PA 19454.
- WILKINSON, NOEL H. - Lower Pottsgrove Township;  
Wilkinson, Kevin E., 2146 Foxtail Drive, Pottstown,  
PA 19464.
- WILLIS, WILLHELMENA A. - Abington Township;  
Wright, Denise L., 210 Dayton Drive, North Wales,  
PA 19454.
- WYSONG, LEONA E. - New Hanover Township;  
Wysong, Kim, 237 Congo Road, Gilbertsville,  
PA 19525.
- ZELOV, PETER E. - Lower Merion Township; Zelov,  
Suzanne W., 520 N. Spring Mill Road, Villanova,  
PA 19085.