
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, **March 25, 2026**.

To all parties in interest and claimants:

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

Second Publication

By virtue of a Writ of Execution No. 2018-27940, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, made of Fair Hills, made for Skippack Village, Inc., by Urwiler & Walter, Inc., dated October 29, 1976, last revised April 19, 1978, recorded in the Office of the Recording of Deeds, in and for the County of Montgomery, at Pennsylvania, in Plan Book A-32 at Page 53, as follows, to wit:

BEGINNING as a point on the Southeasterly side of Fort Bevon Road (50 feet wide), which point is measured, the 2 following courses and distances from a point of curve on the Southeasterly side of Clommel Road (50 feet wide), viz: (1) leaving said side of Clommel Road, on the arc of a curve, curving to the right, having a radius of 25.00 feet, the arc distance of 34.24 feet to point of reverse curve on the said Southeasterly side of Fort Bevon Road; and (2) thence, extending along said side of Fort Bevon Road, on arc of a curve, curving to the left, having a radius of 225.00 feet, the arc distance of 35.00 feet to a point, a corner of Lot Number 79, as shown on said Plan; thence, extending South 73 degrees 37 minutes 31 seconds East, along Lot Number 79, the distance of 200.22 feet to a point, a corner line of land, now or late of Hamilton, as shown on said Plan; thence, extending South 43 degrees 41 minutes 45 seconds West, along Lot Number 81, the distance of 173.16 feet to a point on said Southeasterly side of Fort Bevon Road, being the first mentioned point and place of beginning.

BEING Lot Number 80, as shown on the above-mentioned Plan.

UNDER AND SUBJECT to restrictions and agreements as now appear of record.

BEING the same premises which Gregory Duardo, by Indenture, dated 12/17/2009, and recorded 12/17/2009, at Norristown, in the Office for Recording of Deeds, in and for the County of Montgomery, Deed Book 5754 at Page 302, granted and conveyed unto Christopher Van Thuyne and Katie E. Moyer, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED in Bethany L. Schaeffer, by Deed, dated August 29, 2016, and recorded August 29, 2016, in Deed Book 14194 at Page 2424, being Instrument Number 2016065410.

Parcel Number: 51-00-01694-03-7.

Location of property: 2046 Fort Bevon Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bethany L. Schaeffer** at the suit of Citizens Bank, N.A. Debt: \$347,320.33.

Nathalie Paul (McCabe, Weisberg & Conway, LLC), Attorney(s). I.D. #309118

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

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

By virtue of a Writ of Execution No. 2019-03411, 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 erected thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, being Lot No. 30 on a Subdivision Plan, Section No. 2, Pine Hill Acres, made by C. Raymond Weir, Associates, Inc. of Ambler, PA, dated November 6, 1964, and described as follows:

BEGINNING at a point on the Southwesterly side of Susquehanna Road (65 feet wide), at the distance of 187.94 feet, measured Northwestwardly along the same from its point of intersection with the Northwesterly side of Clemens Avenue (50 feet wide); thence, extending along Lot No. 31 on said Plan, South 36 degrees 04 minutes 40 seconds West, 130.18 feet to a point; thence, extending along Lot No. 17 on said Plan, North 53 degrees 55 minutes 20 seconds West, 93 feet to a point; thence, extending along Lot No. 28 on Plan of Pine Hill Acres, Section 1, North 53 degrees 55 minutes 20 seconds West, 28.65 feet to a point; thence, extending along Lot No. 29 on said Section 1, North 36 degrees 04 minutes 40 seconds East, 130.79 feet to a point on the Southwesterly side of Susquehanna Road, aforementioned; thence, extending along the said Southwesterly side of Susquehanna Road, South 53 degrees 32 minutes 40 seconds East, 93 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mitchell J. Rubenstein and Mary Rubenstein, h/w, by Deed from Mitchell J. Rubenstein, Executor, Estate of Stanley E. Rubenstein, deceased, dated 12/30/2003, recorded 02/05/2004, in Book 5494 at Page 865.

Parcel Number: 54-00-14989-00-5.

Location of property: 3032 Susquehanna Road, Roslyn, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mitchell J. Rubenstein and Mary Rubenstein a/k/a Mary M. Rubenstein** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$120,092.96.

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. 2022-11999**, 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 there on erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

A - BEGINNING at a point on the Northwest side of Arch Street, at the distance of thirty one feet, Northeastwardly from the Northeast side of Nassau Place, a Point, a corner of the other land of the said Matthies L. March; thence, along said other land of the said Matthies L. March, Northwestwardly, passing through the center line of the portion wall, dividing the house erected on this Lot from that on the adjoining Lot, ninety feet, more or less, to a point, a corner of land, now or late of David Allabough; thence, along said land, now or late of the said David Allabough; Northeastwardly, thirty-one feet to a point, in line of land of Matthies L. March; thence, along same, Southeastwardly, ninety feet, more or less to a point, a corner on the Northwest side of Arch Street, aforesaid; thence, along the Northwest side of Arch Street, Southwestwardly, thirty-one feet to the first mentioned point and place of beginning.

B - ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan, thereof, made by Will D. Hilter, Registered Surveyor, in July 1950, as follows, to wit:

BEGINNING at a stake on the Northwest side of Arch Street, at the distance of sixty-two feet, Northeastwardly, from the Northeasterly side of Nassau Place, forty-five feet wide, a corner of other land of Samuel S. Handrock and Roseo, his wife; thence, along said land, Northwestwardly, at right angles to Arch Street; ninety feet and twenty-eight one-hundredths of a foot to a stake; thence, Northeastwardly, parallel with Arch Street, twenty-one feet and nine tenths of a foot to a stake, in line of land, now or late of Norman Egbert; thence, along said land, at right angles to the last mentioned line, Southeastwardly, ninety feet and twenty-eight one-hundredths of a foot to a stake on the Northwesterly side of Arch Street, aforesaid, thence, along said side of Arch Street, Southwestwardly, twenty-one feet and nine tenths of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brietta Nicole Amaouche, Administratrix of the Estate of Helen Dixon a/k/a Helen E. Dixon, by Deed from Donald R. Earle, unmarried, and Jeanne M. Earle, unmarried, dated February 2, 1968, and recorded February 6, 1968, in Deed Book 3500 at Page 928. Helen Dixon a/k/a Helen E. Dixon, date of death April 30, 2023. Robert Dixon a/k/a Robert L. Dixon date of death October 27, 2020.

Parcel Number: 13-00-02464-00-7.

Location of property: 1425 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brietta Nicole Amaouche, Administratrix of the Estate of Helen Dixon a/k/a Helen E. Dixon, deceased; and Robert Dixon a/k/a Robert L. Dixon, deceased** at the suit of Bank of America, N.A. Debt: \$122,078.68.

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

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

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

By virtue of a Writ of Execution **No. 2024-10159**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message or tract of land, situated on the North side of Central Avenue, between School Lane and the County Line Road, in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent Survey and Plan, dated 3/27/1950, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania.

BEGINNING at a spike, in the center line of Central Avenue, 40 feet wide, said spike being 560.79 feet Southwest of the intersection of the center line of Central Avenue and County Line Road, now Main Street; thence, along building lots, now or formerly of Gee Bee Development, North 43 32' West, the distance of 200.21 feet to an iron pin, a corner; thence, along other lands, now or formerly of Arthur H. Fluck of which this was a part, the next 2 courses and distances: (1) North 49 06' East, the distance of 84.20 feet to an iron pin; thence, South 40 54' East, the distance of 200 feet to the center line of Central Avenue; thence, along the same, South 49 06' West, the distance of 75 feet to the place of beginning.

BEING the same premises, which Robert C. Carozza, by Deed, dated 3/26/2020, and recorded 4/22/2020, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Book 6178 at Page 01279, being Instrument Number 2020028299, granted and conveyed unto Zachary T. Maybin and Karissa K. Shisler, as Joint Tenants with Right of Survivorship, in fee.

Parcel Number: 22-02-00388-00-2.

Location of property: 51 Central Avenue, Telford, PA 18969 a/k/a 51 W. Central Avenue, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Zachary T. Maybin and Karissa K. Shisler** at the suit of Freedom Mortgage Corporation. Debt: \$250,004.76.

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

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

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

By virtue of a Writ of Execution **No. 2024-21613**, 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 Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of "Alpine Village", made for Berman Development Corp., by Barsich Assoc., Consulting Engineers, dated 5/13/1987, and last revised 11/2/1987, and recorded 11/6/1987, in Plan Book A-49 at Page 55.

BEING known as Lot No. 213, on the above-mentioned Plan.

BEING the same premises which Jennifer M. Bleau, by Deed, dated June 22, 2005, and recorded at Montgomery County Recorder of Deeds Office, on July 25, 2005, in Deed Book 05563 at Page 1641, et seq., granted and conveyed unto Denise Thomas.

Parcel Number: 38-00-00001-47-4.

Location of property: 25 Aspen Way, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise Thomas** at the suit of U.S. Bank Trust Company, National Association, not in its Individual Capacity, but Solely, as Legal Title Trustee for Truman 2025 SC11 Title Trust. Debt: \$84,847.36.

Yvonne C. Ganley (Friedman Vartolo LLP), Attorney(s). I.D. #337459

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. 2024-28350**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of "Nottingham Woods II", made for Providence Builders, Inc., by Yerkes Engineering Co., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated September 20, 1966, and last revised December 20, 1966, as follows to wit:

BEGINNING at a point on the Northwest side of Brimfield Road (50 feet wide), measured the 3 following courses and distances from a point of curve on the Southwest side of Woodland Avenue, as shown on said Plan: (1) measured along the arc of a circle, curving to the right, having a radius 25 feet, the arc distance of 39.27 feet to a point of tangent on the Northwest side of said Brimfield Road, aforesaid; (2) along said side of Brimfield Road, South 43 degrees 23 minutes 30 seconds West, 127.36 feet to a point of curve; and (3) along the arc of a circle, curving to the left, having a radius of 200 feet, the arc distance of 24.90 feet to the point and place of beginning; thence, extending from said beginning point, along said Northwest side of Brimfield Road, along the arc of a circle, curving to the left, having a radius of 200 feet, the arc distance of 72.02 feet to a point, a corner of Lot #412; thence,

extending along said Lot #412, North 74 degrees 22 minutes 30 seconds West, 313.32 feet to a point, in line of lands offered for dedication to the Supervisors of Lower Providence Township; thence, extending along said lands, North 59 degrees 23 minutes 30 seconds East, 196.70 feet to a point, a corner of Lot #410; thence, extending along said Lot #410, South 53 degrees 44 minutes 30 seconds East, 203.12 feet to a point on the Northwest side of Brimfield Road, being the first mentioned point and place of beginning.

BEING known and designated as Lot 441 on said Plan.

BEING the same property conveyed to Anton Shala and Vjollca Shala, who acquired title, as tenants by the entirety, by virtue of a Deed from Keith Koehler, dated August 11, 2003, recorded August 28, 2003, as Document ID 018345, and recorded in Book 5471 at Page 0271, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 43-00-01687-00-7.

Location of property: 5 Brimfield Road, Norristown, PA 19403.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Anton Shala and Vjollca Shala** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1. Debt: \$190,343.34.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-29103**, 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 **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan, "Cold Point Village", made for ENOAP LLC, by Woodrow & Assoc., Inc., dated December 1, 2009, and last revised April 26, 2011, and recorded in Plan Book 37 at Page 151 and 152, as follows, to wit:

BEING known as Unit 14, Building C.

TOGETHER with and under and subject, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of covenants, easements and restrictions of Cold Point Village, as recorded in the office for the recording of deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5814 Page 1385 and any amendments to the said declaration as the same may be duly adopted from time to time. The grantees, for and on behalf of the grantees, their heirs, personal representatives, successors and assigns, by the acceptance and recordation of this indenture, acknowledge that this indenture is subject in every respect to the aforesaid declaration and any and all amendments and supplements thereto, the rules and regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of cold point village association and is in the best interest and for the benefit of all owners of lots thereon; and covenant agree, as a covenant running with the land, to abide by each and every provision of the aforesaid declaration as the same may be amended or supplemented from time to time.

BEING the same premises which ENOAP LLC, a PA Limited Liability Company and ENOAP LLC, agent for Stronghold Properties LLC, a PA Limited Liability Company, by Deed, dated October 10, 2013, and recorded on October 11, 2013, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5892 at Page 1243, granted and conveyed unto Salvatore A. Scalora and Dara G. Scolora, husband and wife.

Parcel Number: 49-00-01288-42-7.

Location of property: 205 Rittenhouse Square, Plymouth Meeting, PA 19462.

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

Seized and taken in execution as the property of **Dara G. Scolora a/k/a Dara Scolora and Salvatore A. Scalora** 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: \$416,926.09.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-01599**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof, made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated August 9, 1949, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hagy's Ford Road (sixty feet wide), at the distance of sixty-eight feet and nine one-hundredths feet, measured on a bearing of South forty-three-degrees, nineteen minutes, forty-five seconds West, along the said side of Hagy's Ford Road from a point of tangent in the same, said point of tangent, being at the distance of two hundred seventeen feet along the said side of Hagy's Ford Road from a point of curve in the Southeasterly side of Hagy's Ford Road (fifty-five feet wide), said point of curve, being at the distance of two hundred sixty-seven feet and seventy one-hundredths feet, measured on a bearing of South twenty-nine degrees, fifty-four minutes, forty-five seconds West, along the last mentioned side of Hagy's Ford Road from a point of tangent in the same, said point of tangent, being at the distance of two hundred one feet and fifty-nine one-hundredths feet, measured on the arc of a circle, curving to the left, having a radius of one thousand, one hundred seventy feet along the said side of Hagy's Ford Road from a point of curve in the same, said point of curve, being at the distance of one foot and four one-hundredths feet, measured on the bearing of South thirty-nine degrees, forty-seven minutes, five seconds West, along the said side of Hagy's Ford Road from a point of tangent in the same, said point of tangent, being at the distance of eighteen feet and forty-four one-hundredths feet, measured on the arc of a circle, curving to the left, having a radius of ten feet from a point of curve on the Southwesterly side of Fairview Road (fifty feet wide); thence, extending South sixty degrees, and seventy-seven one-hundredths feet, measured on the arc of a circle, curving to the right, having a radius of five minutes, fifteen seconds East, two hundred twenty-two feet and fifty-one one-hundredths feet to a point; thence, extending North twenty-nine degrees, fifty-four minutes, forty-five East, ninety-one feet to a point; thence, extending North five degrees, forty-eight minutes, fifteen seconds West, fifty-six feet and eight one-hundredths feet to a point; thence, extending North eighty-four degrees, eleven minutes, forty-five seconds East, forty feet and twenty-seven one-hundredths feet to a point; thence, extending South sixty degrees, five minutes, fifteen seconds West, one hundred thirty-eight feet and sixty-four one-hundredths feet to an iron pin; thence, extending South twenty-nine degrees, fifty-four minutes, forty-five seconds West, one hundred ninety feet to a point; thence, extending North sixty degrees, five minutes, fifteen seconds West, three hundred sixty-eight feet and thirty-one one-hundredths feet to a point on the Southeasterly side of Hagy's Ford Road (sixty foot wide); thence, extending North forty-three degrees, nineteen minutes, forty-five seconds East, along the last mentioned side of Hagy's Ford Road, thirty feet and eighty-four one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to conditions, covenants and building restrictions now of record.

BEING the same premises which Margaret W. Sossaman, by Deed, dated 5/12/1985, and recorded 10/24/1988, in Montgomery County, in Deed Book 4891 at Page 915, conveyed unto conveyed unto Daniel M. Sossaman, Sr. and Elizabeth M. Sossaman, his wife, as tenants by entireties, in fee.

Parcel Number: 40-00-21996-00-5.

Location of property: 907 Hagys Ford Road, Narberth, PA 19072.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Daniel M. Sossaman, II and Abigail Sossaman** at the suit of Steven Sticco. Debt: \$281,812.91.

John T. Asher, III (Spector Gadon Rosen Vinci P.C.), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-02749**, 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 **Red Hill Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, a corner in Main Street, formerly the Green Lane and Goshenhoppen Turnpike Road, a corner in the line of land, formerly of John P. Kline; thence, along said Main Street, North fourteen degrees ten minutes West, twenty-seven feet and seven and one quarter inches to an iron pin, a corner in said Main Street, in line of land, formerly of John E. Kline, now or late of Carl J. Daugherty; thence, along the same, the line for a portion of the distance, passing through the middle of the partition wall on the house, hereby conveyed and the house of said Carl J. Daugherty, North seventy-six degrees twenty-five minutes East, one hundred and ninety-eight and one half feet to a stake, a corner in the Westerly line of Bitting Alley; thence, along the Westerly line of said Alley, South sixteen and three quarters degrees East, twenty-seven feet seven inches and one quarter of an inch to a stake, a corner in line, formerly of John P. Kline; thence, along the same, south seventy-six degrees twenty-five minutes West, two hundred and one feet and two inches to the place of beginning.

BEING the same property conveyed to Dennis W. Porter and Janet B. Porter, his wife, from Joann L. Folk, an individual, by Deed, dated September 26, 1982, and recorded on December 3, 1982, in Book 4696 at Page 2138, being Instrument No. 13062. Dennis W. Porter passed away on December 21, 2024, leaving title vested solely in Janet B. Porter, by right of survivorship.

Parcel Number: 17-00-00331-00-3.

Location of property: 438 Main Street, Red Hill, PA 18076.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Janet B. Porter and Dennis W. Porter** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Indenture Trustee for CIM Trust 2021-R5. Debt: \$182,974.13.

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

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

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

By virtue of a Writ of Execution **No. 2025-08568**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the South side of Fifth Street, at a corner of this and Lot No. 117, at the distance of 330 feet, Westwardly from the West side of York Street Road; thence, along said Lot No. 117, Southwardly, 1240 feet to a 20 feet wide alley; thence, along said alley, Westwardly, 30 feet to Lot No. 119; thence, along said Lot, Northwardly, 140 feet to Fifth Street, aforesaid; thence, along said Fifth Street, Eastwardly, 30 feet to the place of beginning.

BEING Lot No. 118, as marked and laid out in a Plan of George Van Buskirk's Addition to Borough of Pottstown. BEING the same premises which CKKP Properties, LLC, by Deed, dated 06/26/2009, and recorded 06/30/2009, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5734 at Page 2892, granted and conveyed unto William Chan and Tammy L. Chan, husband and wife, as tenants by the entirety.

TITLE TO SAID PREMISES IS VESTED IN Janae Nixon, as Sole Owner, by Deed from William Chan and Tammy L. Chan, dated April 25, 2017, recorded May 8, 2017, in Book No. 6043 at Page 1696, being Instrument Number 2017032714.

Parcel Number: 16-00-09240-00-5.

Location of property: 14 E. 5th Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Janae Nixon** at the suit of Lakeview Loan Servicing, LLC. Debt: \$144,402.54.

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

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

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

By virtue of a Writ of Execution **No. 2025-15437**, 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 **Jenkintown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Easterly side of Cedar Street, being a corner of land, now or late of George Plunkett, said point, being the center line of a certain eight feet wide driveway, laid out one-half on these premises and one-half on the premises adjoining to the North and extending Eastwardly for a depth of one hundred thirty feet; thence, by the same right angles with said Cedar Street, in an Easterly direction and partly along the center of the said eight feet wide driveway, one hundred twenty eight feet to a corner, in line of land, now or late of George F. Warner; thence, along the same in a Southerly direction, twenty five feet three inches to a corner of land, now or late of John Killian; thence, along the same in a Westerly direction, parallel to the first described course, one hundred thirty two inches to the Easterly side of Cedar Street; thence, along the said thereof, in a Northerly direction, twenty five feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid eight feet wide driveway, as and for a passageway and driveway for the use of the tenants and occupiers of these premises and the premises adjoining to the North and Subject to the proportionate expense of maintaining and keeping said driveway in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Michael Layne by Deed from Michael Layne and Barbara Layne, his wife, dated November 18, 2009, recorded December 21, 2009, in Book No. 5754 at Page 01526.

THE SAID Michael Layne, having departed this life on November 13, 2020.

Parcel Number: 10-00-00140-00-3.

Location of property: 420 Cedar Street, Jenkintown, PA 19046.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Matthew M. Layne, in his capacity as Heir of Michael Layne, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest from or under Michael Layne, Deceased; and United States of America** at the suit of Seattle Bank. Debt: \$435,142.88.

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

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

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

By virtue of a Writ of Execution **No. 2025-15940**, 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 **North Wales Borough**, Montgomery County, Pennsylvania, described in accordance with a lot location Survey Plan, made for Olin D. Leidy, Jr., by Herbert Metz, Inc., Registered Engineers, Lansdale, Penna., dated July 23, 1964, and revised July 23, 1964, as follows, to wit:

BEGINNING at a point, on the Southeasterly side of Church Street (fifty feet wide), at the distance of one hundred twenty nine and five tenths feet, measured North forty two degrees, eighteen minutes East from the intersection of the Southeasterly side of Church Street, with the Northeasterly side of Sixth Street (fifty feet wide); thence, extending along the said side of Church Street, North forty two degrees, eighteen minutes East, fifty feet to an iron pin set for a corner of land, now or late of Guy L. Reed, Jr., also a corner of Lot No. 111 on a plan of lots known as "Perry's Addition to North Wales Heights", which plan is recorded at Norristown, in Deed Book No. 472 at Page 500; thence, along the said land of Guy L. Reed, Jr., also being Lot No. 111 on said Plan, South forty seven degrees forty-two minutes East, one hundred fifty feet to an iron pin set, in line of land, now or late of Robert E. White, et ux, also being Lot No. 106 on said Plan of Perry's Addition; thence, along said land of Robert E. White, also being Lot No. 106 on said Plan, South forty two degrees, eighteen minutes West, forty three and three tenths feet to an iron pin, a corner of other land of Robert E. White, et ux., also being Lot No. 109 on said Plan of Perry's Addition; thence, along said land, the two following courses and distances: (1) North fifty two degrees, thirteen minutes West, eighty three and ninety five one-hundredths feet to an iron pin; and (2) North forty-seven degrees forty two minutes West, sixty six and thirty two one-hundredths feet to the first mentioned point and place of beginning.

BEING the same property conveyed to James Rittenhouse, Jr. and Debbie J. Rittenhouse, who acquired title, as tenants by the entirety, by virtue of a deed from Ruth P. Poter a/k/a Ruth P. Lawrence, dated November 24, 2003, recorded November 28, 2003, being Document ID 2003629325, and recorded in Book 5483 at Page 1361, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 14-00-00148-00-9.

Location of property: 699 Church Street, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Debbie J. Rittenhouse and James Rittenhouse, Jr.** at the suit of JPMorgan Chase Bank, National Association. Debt: \$198,540.56.

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. 2025-16627**, 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 to be erected, hereditaments and appurtenances, situate in **East Norriton Township**, Montgomery County, Pennsylvania, described according to a Subdivision Plan, known as "Norristown Garners", made by Donald E. Schurr, Registered Professional Engineer, dated 2-25-56, said Plan, being recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-2 at Page 24, on 3-25-55, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Michele Drive (50 feet wide), at the distance of 335.73 feet, measured on a bearing of North 23 degrees 10 minutes East, along the said side of Michele Drive, from a point of tangent, in the same said point and tangent, being at the distance of 22.01 feet, measured 15 feet from a point of a curve on the Northeasterly side of Barbara Drive (50 feet wide).

CONTAINING in front or breadth on the said side of Michele Drive, 75 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to Michele Drive, 125 feet.

TITLE IS VESTED IN Thomas E. Delone and Michelle S. Delone, husband and wife, by Deed from Thomas E. Delone and Michelle S. Mucha, dated February 15, 2001, and recorded on March 5, 2001, in the Montgomery County Clerk's/ Register's Office as Book 5352 at Page 0164.

Parcel Number: 33-00-05527-00-2.

Location of property: 2921 Michele Drive, Norristown a/k/a East Norriton, PA 19403.

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

Seized and taken in execution as the property of **Michelle S. Delone and Thomas E. Delone** at the suit of U.S. Bank Trust Company, National Association, not in its Individual Capacity, but Solely, as Indenture Trustee of CIM Trust 2022-R2. Debt: \$264,329.85.

Dylan Chess (McCalla Raymer Leibert Pierce LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-16679**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, and described according to a Certain Subdivision Plan of Property Ofs. Logan Kerr, made by C. Raymond Weir Associates, Inc., dated March 14, 1963, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book C-2 at Page 51, as follows, to wit:

BEGINNING at a point on the title line in the bed of Bethlehem Pike (60 feet wide), being the Westerly side of the former Chestnut Hill and Springhouse Turnpike Road (as proposed 60 feet wide), a corner of lands, now or late of Edward W. Heller (also shown on said Plan), said point being the two following courses and distances, measured along the aforesaid title line through the bed of Bethlehem Pike, being the aforesaid Westerly side of the former Chestnut Hill and Springhouse Turnpike Road, from its point of intersection with the center line of Mathers Lane (45 feet wide): (1) leaving Mathers Lane, North 01 degree 35 minutes East, crossing the Northerly side of Mathers Lane, 165 feet to a point; and (2) North 01 degree 48 minutes East, 146 feet to the point of beginning; thence, extending from said point of beginning, North 87 degrees 20 minutes West, along the aforesaid lands of Heller Crossing, the Westerly side of Bethlehem Pike (present width 60 feet wide) (as shown on said Plan), crossing the Easterly side of Wissahickon Creek, 285.53 feet to a point in the bed of same, a corner of Parcel No. 3 (on said Plan); thence, extending North 04 degrees 09 minutes 50 seconds East, along the aforesaid Parcel No. 3 through the bed of the aforesaid Wissahickon Creek, 162.48 feet to a point in the bed of same, a corner of Parcel No. 2 (on said Plan); thence, extending South 88 degrees 12 minutes East, partly along the aforesaid Parcel No. 2, re-crossing the Easterly Side of Wissahickon Creek and partly along lands, now or late of Stanley Grossman and Sabra Grossman, re-crossing the Westerly side of Bethlehem Pike (present width 60 feet wide), aforesaid 278.79 feet to a point on the Westerly side of the former Chestnut Hill and Springhouse Turnpike Road (as proposed 60 feet wide); thence, extending South 01 degree 48 minutes West along the Westerly side of the former Chestnut Hill and Springhouse Turnpike Road (as proposed 60 feet wide), 166.66 feet to the first mentioned point and place of beginning.

BEING Parcel No. 1 as shown on said Plan.

BEING all, and the same lands, and premises conveyed to RAD Diversified Reit, Inc., by Christopher M. Green and Junho Kim, in a Deed, dated 12/28/2021, and recorded 03/25/2022, being Instrument No. 2022036978, in the Clerk's Office of The Circuit Court of Montgomery, Pennsylvania.

Parcel Number: 65-00-00808-00-9.

Location of property: 552 S. Bethlehem Pike, Fort Washington, PA 19034.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **DDH Fund, LLC and Brandon Mendenhall** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$488,821.79.

Joseph Foley (LaRocca Hornik Greenberg Kittedge 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.

By virtue of a Writ of Execution **No. 2025-19187**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and known as Lot No. 75 on the Plan of Rowland Park, made by William T. Muldrew, Civil Engineer, on September 4, 1924, and approved by Commissioners of Cheltenham Township, on October 7, 1924, and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Croyden Road (40 feet wide), at the distance of 240 feet, Northwestwardly of the Westerly radius corner of Croyden Road and Walden Road (40 feet wide); thence, along Lot No. 97, South 51 degrees, 45 minutes East, 50 feet to a corner of Lot No. 76 on said Plan; thence, along the Northwestery line of Lot No. 76, North 38 degrees, 15 minutes East, 125 feet to the Southwesterly line of Croyden Road; thence, extending along the same, North 51 degrees, 45 minutes West, 50 feet, mentioned point and place of beginning.

BOUNDED on the Northwest by Lot No. 74, Southeast by Lot No. 76, Northeast by Croyden Road, and Southwest by Lot No. 97 on said Plan.

BEING the same premises which Scott A. Parker and Lorraine Parker, husband and wife, by Deed, dated August 29, 2019, and recorded on September 16, 2019, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 6153 at Page 01159, being Instrument No. 2019063987, granted and conveyed unto Linda Bounsanga and Phetsakhone Bounsanga.

Parcel Number: 31-00-07837-00-7.

Location of property: 616 Croyden Road, Cheltenham, PA 19012.

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

Seized and taken in execution as the property of **Linda Bounsanga a/k/a Linda Sysomphou and Phetsakhone Bounsanga** at the suit of Lakeview Loan Servicing, LLC. Debt: \$240,356.13.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

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

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

BEING known as 860 East Swedesford Road, Unit 2, a Unit in 1111 Corporate Center, a Condominium.

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

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

The improvements thereon are: Commercial - Office: Condominium.

Seized and taken in execution as the property of **Sieps Properties, LLC; Surgical Eye Care, Ltd.; Steven B. Siepsper; and Susannah Small a/k/a Susannah M. Small** at the suit of MMG Investments VI, LLC. Debt: \$3,826,915.81.

Christopher P. Schueller, Attorney.

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

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

By virtue of a Writ of Execution **No. 2025-19846**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, known as Unit 630-Oaktree Court, Maple Glen Village, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on an "As-Built" Plan of House 630 Oaktree Court, prepared by Bursich Associates, Inc., of Pottstown, Pennsylvania, Drawing No. 061334-630, dated May 9, 1989, said Lot being more fully bounded and described, as follows:

BEGINNING at a point, the Southwesterly corner of Unit 630, said point, situated, the six following courses and distances from the center of the 25-foot radius turn-around of Oaktree Court: (1) North 14 degrees 00 minutes 00 seconds West, 12.500 feet; (2) South 76 degrees 00 minutes 00 seconds West, 32.138 feet; (3) along a curve concave Southerly, having a radius of 200.00 feet and an arc distance of 86.103 feet; (4) South 51 degrees 20 minutes 00 seconds West, 110.027 feet; (5) North 05 degrees 51 minutes 43 seconds West, 64.920 feet; (6) North 51 degrees 22 minutes 08 seconds East, 58.000 feet; thence, from said point of beginning and extending through the party wall between Units 629 and 630, North 38 degrees 37 minutes 52 seconds West, 43.33 feet; thence, extending along lands of Maple Glen Village, the three following courses and distances: (1) North 51 degrees 22 minutes 08 seconds East, 3.000 feet; (2) South 38 degrees 37 minutes 52 seconds East, 8.000 feet; (3) North 51 degrees 22 minutes 08 seconds East, 17.000 feet; thence, extending through the party wall between Units 630 and 631, and partly along lands of Maple Glen Village, South 38 degrees 37 minutes 52 seconds East, 35.330 feet; thence, extending along lands of Maple Glen Village, South 51 degrees 21 minutes 08 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 630 Oaktree Court on the above-mentioned "As-Built Plan".

BEING the same premises that Stanley A. Szpindor and Lisa Z. Szpindor, husband and wife, by Deed, dated May 20, 2016, and recorded May 24, 2016, in the Office of the Recorder of Deeds, of Montgomery County, Pennsylvania, in Deed Book 5999 at Page 2644, granted and conveyed unto Joseph P. Hatfield, in fee.

Parcel Number: 42-00-03239-14-8.

Location of property: 630 Oaktree Court, Pottstown, PA 19464.

The improvements thereon are: Townhouse, single-family.

Seized and taken in execution as the property of **Joseph P. Hatfield** at the suit of Maple Glen Village Homeowners' Association. Debt: \$7,574.28.

Brady & Cissne Law, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-19908**, 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 **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of "Carriage Run", made for Harry D. Kratz, by Urwiler & Walter, Inc., dated September 12, 1978, last revised October 14, 1981, recording in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-40 at Page 55, as follows, to wit:

BEGINNING at a point, at or near the Southeasterly side of Seneca Court (at variable widths), at a corner of Lot No. 268, as shown on said Plan; thence, extending from said point of beginning, South 16 degrees, 38 minutes, 30 seconds East, along Lot No. 268, aforesaid, the distance of 80 feet to a point, a corner; thence, extending South 73 degrees, 21 minutes, 30 seconds West, the distance of 20 feet to a point, a corner; thence, extending North 16 degrees, 38 minutes, 30 seconds West, the distance of 80 feet to a point, at or near the said Southeasterly side of Seneca Court; thence, extending 73 degrees, 21 minutes, 30 seconds East, along or near the said side of Seneca Court, the distance of 20 feet to the first mentioned point and place of beginning.

BEING the same premises which John P. Durante, Sheriff of the County of Montgomery, by Deed, dated February 9, 2007, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on February 20, 2007, in Deed Book 5636 at Page 00107, et seq., granted and conveyed unto Nikolay Kolev and Veselka Kolev, in fee.

Parcel Number: 51-00-03034-67-7.

Location of property: 3917 Seneca Court, Skippack, PA 19474.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Nikolay Kolev and Veselka Kolev** at the suit of Carriage Run Phase 4 Homeowners' Association. Debt: \$4,390.30.

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

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

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

By virtue of a Writ of Execution **No. 2025-20442**, 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.

PARCEL A:

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

BEGINNING at a point, in the line of land of Albert J. Brett and Oscar B. Kottler, which point is situate South 43 degrees 47 minutes East, 160.61 feet from the Southeasterly side of Joshua Road; thence, extending along the following courses and distances: North 45 degrees 13 minutes East, 75 feet to a point; thence, being line of land of John Guiman; thence, South 43 degrees 47 minutes East, 173.58 feet to a point; thence, South 65 degrees 50 minutes West, 79.65 feet to a point; thence, North 43 degrees 47 minutes West, 146.87 feet to a point the place of beginning.

PARCEL B:

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made in March 1946, by Will D. Hiltner, R.E., as follows to wit:

BEGINNING at a point, said point, being a corner of land of John Guiman and Oscar A. Kottler, said point, being at a distance of 133.5 feet on a course, South 43 degrees 47 minutes East from a point on the Southeast side of Joshua Road; thence, extending along land of John Guiman, South 43 degrees 47 minutes West, 25 feet to a point;

thence, South 46 degrees 13 minutes West, 75 feet to a point, along land owned by Albert J. Brett; thence, extending along said land of Albert J. Brett, North 43 degrees 47 minutes West, 25 feet to a point, being a corner of land of Albert J. Brett and Oscar A. Kottler; thence, extending along land of Oscar A. Kottler, North 46 degrees 13 minutes East, 75 feet to the point and place of beginning.

PARCEL C:

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, in the middle of Joshua Road, otherwise known as the Road, from Spring Mill to Fort Washington, at the distance of 327 feet from the line of property of William Dick; thence, by and along other land of said Ward, South 44 degrees 07 minutes East, 150 feet; thence, by other land of the Ward, South 45 degrees 53 minutes West, 75 feet and North 44 degrees 07 minutes West, 150 feet to the middle of the said Joshua Road; thence, by and along the same, North 45 degrees 53 minutes East, 75 feet to place of beginning.

BEING the same property conveyed to Paul A. Yaeger, Jr., who acquired title by virtue of a deed from American Escrow and Closing Company, dated May 5, 2016, recorded June 3, 2016, as Instrument Number 2016039036, and recorded in Book 6001 at Page 373, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 65-00-06163-00-9.

Location of property: 2176 Joshua Road, Lafayette Hill, PA 19444.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Paul A. Yaeger, Jr.** at the suit of Aurora Financial Group, Inc. Debt: \$353,263.64.

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. 2025-20586**, 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, being known as Lot No. 42, as shown on a Plan of Roslyn Homesteads, which Plan is recorded at Norristown, in Deed Book 855 at Page 600, and described according thereto, as follows, to wit:

SITUATE on the Southeasterly side of Arnold Avenue (50 feet wide), at the distance of 168 feet 1 3/4 inches, Northeastwardly from the intersection, which the said side of Arnold Avenue makes with the Northeastly side of Woodland Road (formerly Tyson Lane) (33 feet wide).

CONTAINING in front or breadth on the said side of Arnold Avenue, 50 feet, and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to the said Arnold Avenue, 175 feet. Edmund Micciolo died testate on January 22, 2020.

TITLE IS VESTED IN Donna M. Micciolo, Executrix of The Estate of Edmund Micciolo, deceased, by Deed from Donna M. Micciolo, as a tenant-in-common of an undivided one-third interest, dated December 2, 2024, and recorded on December 4, 2024, in the Montgomery County Clerk's/Register's Office as Book 6385 at Page 401.

Parcel Number: 30-00-02220-00-9.

Location of property: 1355 Arnold Avenue, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **Debra Cooper, Michael Micciolo, and Donna Micciolo, Executrix of The Estate of Edmund Micciolo, deceased** at the suit of Carrington Mortgage Services, LLC. Debt: \$191,075.54.

Dylan Chess (McCalla Raymer Leibert Pierce LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-22770**, 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, messuage, tenement and lot of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northeastern side of Marshall Street, in the middle of the partition wall between the house on these premises and the adjoining house, No. 929 West Marshall Street, at the distance of 58 feet, 8-3/4 inches, Southeastwardly from the East corner of Marshall and Noble Streets; thence, Northeastwardly, through the middle of said partition wall and at right angles to Marshall Street, 140 feet, more or less to the Southwestern side of Blackberry Alley; thence, along said side of Blackberry Alley, Northwestwardly, 21 feet to a point, in line of land,

now or late of William Brueckmann; thence, Southwestwardly, by land of said Brueckmann and parallel with the first course, 140 feet, more or less to the Northeastern side of said Marshall Street, aforesaid; and thence, along said side of Marshall Street, Southeastwardly, 21 feet to the place of beginning.

BEING the same premises which Timothy J. Curran and Barbara A. Curran, by Deed, dated September 26, 2020, and recorded December 22, 2020, in Montgomery County, in Deed Book 6206 at Page 2160, conveyed unto Norristown Homes, LLC, a Pennsylvania Limited Liability Company, in fee.

BEING the same premises which Timothy J. Curran and Barbara A. Curran, by Deed, dated September 26, 2020, and recorded at Montgomery County Recorder of Deeds Office, on December 22, 2020, in Deed Book 6206 at Page 02160, granted and conveyed unto Norristown Homes LLC.

Parcel Number: 13-00-25732-00-4.

Location of property: 931 W. Marshall Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Norristown Homes LLC** at the suit of Morgan Stanley Residential Mortgage Loan Trust 2024-NQM4. Debt: \$238,719.61.

Nicole Francese (Friedman Vartolo LLP), Attorney(s). I.D. #332253

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. 2025-24223**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, and bounded and described according to a Survey and Plan thereof, made by Barton and Martin, Engineers, Philadelphia, Pennsylvania, on October 30, 1948, as follows, to wit:

BEGINNING at a point, on the Northeast side of Beech Lane (50 feet wide), at the distance of five hundred fifty-seven and twenty-eight one-hundredths feet Northwestward from the Northwest side of Mermaid Avenue (50 feet wide); thence, extending North fifty degrees, fourteen minutes thirty seconds West, along the said Northeast side of Beech Lane, forty-two feet to a point; thence, extending North thirty-nine degrees, forty-five minutes thirty seconds East, one hundred twenty-two and twenty-eight one-hundredths feet to a point; thence, extending South fifty-one degrees, forty-two minutes East, forty-two and one one-hundredths feet to a point; thence, extending South thirty-nine degrees, forty-five minutes thirty seconds West, one hundred twenty-three and thirty-five one-hundredths feet to a point on the said Northeast side of Beech Lane, the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain eight feet wide driveway, laid out on these premises and the premises adjoining to the Northwest and for a driveway and passageway, and at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots and ground adjoining to the Northwest and entitled to the use thereof.

BEING the same premises which Joseph Romano and Liberata I. Romano, his wife, by Indenture bearing date the 30th day of April A.D. 1964, and recorded at Norristown, Pa., in Deed Book 3328 at Page 670, granted and conveyed unto Joseph Romano and Liberata I. Romano, his wife, in fee.

UNDER AND SUBJECT to certain Rights as now appear of record.

UNDER AND SUBJECT as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Bryan J. Torpey and Jeanette M. Torpey, his wife, as Tenants by the Entireties by Deed from Joseph Romano and Liberata L. Romano, his wife, dated 01/31/1973, recorded 02/02/1973, in Book No. 3825, at Page 127.

THE SAID Jeanette M. Torpey having departed this life on 03/11/2025.

THE SAID Bryan J. Torpey having departed this life on 03/07/2004.

Parcel Number: 52-00-01153-00-1.

Location of property: 7803 Beech Lane, Wyndmoor, PA 19038.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Brendan Torpey, in his Capacity as Executor and Heir of The Estate of Jeanette M. Torpey, deceased; James Torpey, in his Capacity as Heir of Jeanette M. Torpey, deceased; and Bryan J. Torpey, deceased** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCAF Acquisition Trust. Debt: \$142,903.49.

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

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

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

By virtue of a Writ of Execution **No. 2025-25130**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northwest corner of Meeting House Road (33 feet wide) and Lenox Road (50 feet wide); thence, extending along the Northeasterly side of Lenox Road, curving to the right and having a radius of 400 feet, for a distance of 155 feet 1 inch to a point of reverse curve; thence, still by the same, curving to the left, with a radius of 728 feet 10 inches, for a distance of 46 feet 11 inches to a point; thence, North 43 degrees 34 minutes East, 215 feet 6-1/8 inches to a stone; thence, South 46 degrees 20 minutes East, 198 feet 2-5/8 inches to a point in Meeting House Road; thence, South 44 degrees 10 minutes West, along the Northwest side of Meeting House Road, 263 feet 8 inches to the place of beginning.

BEGINNING on the Southwest by Lenox Road, on the Northwest by property, now or late of Mrs. V.B. Springer, on the Northeast by land, now or late of the Abington Friends; and on the Southeast by Meeting House Road, being Lots "I" and "K", as shown on Plan, dated February 11, Old York Road Development Co.

BEING the same premises which Jose P. Garcia, by Deed, dated April 14, 2023, and recorded at Montgomery County Recorder of Deeds Office on April 25, 2023, in Deed Book 6323 at Page 02858, granted and conveyed unto Swayze Properties, LLC.

Parcel Number: 30-00-37548-00-6.

Location of property: 1209 Lenox Road, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Swayze Properties LLC and Destiny Swayze** at the suit of U.S. Bank Trust Company, National Association, not in its Individual Capacity, but Solely, as Trustee on behalf of PRPM 2025-NQM2. Debt: \$953,170.00.

Friedman Vartolo LLP, Attorneys.

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

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

To all parties in interest and claimants:

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

ARTICLES OF 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.

North End Florist, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Eric C. Frey, Esquire
Dischell, Bartle & Dooley, P.C.

224 King Street
Pottstown, PA 19464

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-02144

NOTICE IS HEREBY GIVEN that on February 19, 2026, the Petition of Avigail Nir, Mother, on behalf of Etai Fitoussi and Roi Fitoussi, both minor children, was filed in the above-named Court, praying for a Decree to change their names to ETAI NIR AND ROI NIR.

The Court has fixed April 8, 2026, at 9:00 AM, in Courtroom "11" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-02536

NOTICE IS HEREBY GIVEN that on February 6, 2026, the Petition of Chelsea Lynn Rousey was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CHELSEA LYNN FREDERICK.

The Court has fixed April 8, 2026, at 9:00 AM, in Courtroom "11" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-01202

NOTICE IS HEREBY GIVEN that on January 21, 2026, the Petition of David Suh, Father, on behalf of his son, David Jr. Thorin Niba, a minor child, was filed in the above-named Court, praying for a Decree to change the Child’s name to THORIN DAVID SUH.

The Court has fixed April 1, 2026, at 9:00 AM, in Courtroom “11” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-02131

NOTICE IS HEREBY GIVEN that on February 5, 2026, the Petition of Jacqueline Hazel Pearson was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JACQUELINE H. CAIN.

The Court has fixed April 8, 2026, at 9:00 AM, in Courtroom “11” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-01148

NOTICE IS HEREBY GIVEN that on January 20, 2026, the Petition of John Elias pardovanni was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to John Brooklyn Elias pardovani.

The Court has fixed April 1, 2026, at 9:00 AM, in Courtroom “11” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-02287

NOTICE IS HEREBY GIVEN that on February 6, 2026, the Petition of Lauren Holzman, on behalf of Lenore Mullen, a minor, was filed in the above-named Court, praying for a Decree to change the Child’s name to LENORE HOLZGERMAN.

The Court has fixed April 8, 2026, at 9:00 AM, in Courtroom “11” 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.

Amy R. Stern, Esquire
2605 N. Broad Street, P.O. Box 1277
Lansdale, PA 19446

CIVIL ACTION - NOTICES

Timothy F. Rayne, Esquire
Attorney I.D. #75589
MacElree Harvey, Ltd.
17 W. Miner Street
West Chester, PA 19382
P610-840-0124
F610-430-7885
Eltrayne@macelree.com
Attorney for Plaintiffs

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
NO. 2025-28598

JURY TRIAL DEMANDED
JURY OF TWELVE REQUESTED

Shannon Brown and Aaron Brown (W/H),
Plaintiffs

vs.

Robert Flippines,
Defendant

**SERVICE PURSUANT TO SPECIAL ORDER
OF COURT**

This is a civil action by Plaintiffs against Defendant Robert Flippines for personal injury damages related to a motor vehicle accident.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you without further notice for the relief requested 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, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

NOTICE

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - MORTGAGE FORECLOSURE NO. 2024-25879

Navy Federal Credit Union, Plaintiff

vs.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Anthony P. Muni, Deceased, Defendant(s)

NOTICE TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Anthony P. Muni, Deceased

You are hereby notified that on February 4, 2026, Plaintiff, Navy Federal Credit Union, filed a Writ of Execution (Mortgage Foreclosure) with a Notice of Sheriff's Sale against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2024-25879 therefore Plaintiff seeks to enforce its rights.

Since your current whereabouts are unknown to the Court by Order dated October 15, 2025, ordered notice of said facts to be served upon you as provided by R.C.P. 430(b). You are hereby notified to plead to the above referenced Writ of Execution and Notice on or before 20 days from the date of this publication or property 1818 Pine Street, Norristown, PA 19401, Parcel Number 13-00-30436-00-7 will go to auction on May 27, 2026.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Writ 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 property will go to auction without further notice to you for any money claimed in the Writ of Execution or for any other claim or relief requested by Plaintiff(s). 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, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

Ashleigh Levy Marin, Esq. Fein, Such, Kahn & Shepard, P.C. 7660 Imperial Way, Suite 121 Allentown, PA 18195 610-395-3535

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

ABELE, LILIAN, dec'd.

Late of Harleysville, PA. Executor: PETER ABELE, c/o Mullaney Law Offices, 598 Main Street, P.O. Box 24, Red Hill, PA 18076-0024. ATTORNEY: CHRISTOPHER P. MULLANEY, MULLANEY LAW OFFICES, 598 Main Street, P.O. Box 24, Red Hill, PA 18076-0024

ADAMS, KAREN, dec'd.

Late of Skippack Township. Executor: JOSEPH W. ADAMS. ATTORNEY: ROWAN KEENAN, KEENAN, CICCITTO & ASSOCIATES, LLP, 376 E. Main Street, Collegeville, PA 19426, 610-489-6170

ADAMS, RUBY B., dec'd.

Late of Whitemarsh Township. Executrix: PATRICIA B. ADAMS, 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

ALCOTT, MICHAEL CHARLES, dec'd.

Late of Hatfield Township. Administrator: EARL C. ALCOTT, 160 Thomas Penn Avenue, Hatfield, PA 19440. ATTORNEY: JAMES P. BENSTEAD, BENSTEAD, MABON & MITSCH, P.C., 124 E. Court Street, Doylestown, PA 18901

ALLES, FRANCES J., dec'd.

Late of Cheltenham Township. Executrix: JACKIE MORRIS, 521 General Patterson Drive, Glenside, PA 19038. ATTORNEY: MELANIE S. HOFF, ROTHKOFF LAW GROUP, 425 Route 70 W., Cherry Hill, NJ 08002

BANYAI, BETTY E., dec'd.

Late of Royersford, PA. Executor: DENNIS FRANCIS DEMPSEY, IV, 107 Hickon Road, Quakertown, PA 18951.

- ATTORNEY: GARY P. LEWIS,
LEWIS & McINTOSH, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468
- BERKO, EILEEN, dec'd.**
Late of Lower Merion Township.
Administratrix: WENDY FEIN COOPER, ESQUIRE,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: WENDY FEIN COOPER,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006
- BORGHETTI, VIRGINIA, dec'd.**
Late of Wyncote, PA.
Executor: PETER BORGHETTI,
7816 Washington Lane,
Wyncote, PA 19095-2210.
ATTORNEY: PHILIP KLEIN DEILY,
MORELLA & ASSOCIATES,
A PROFESSIONAL CORPORATION,
706 Rochester Road,
Pittsburgh, PA 15237
- BRODSKY, SANDRA HOPE also known as
SANDRA BRODSKY and
SANDRA H. BRODSKY, dec'd.**
Late of Whitpain Township.
Executor: ALLEN BRODSKY,
c/o Maury B. Reiter, Esquire,
910 Harvest Drive, Suite 200,
Blue Bell, PA 19422.
ATTORNEY: MAURY B. REITER,
KAPLIN STEWART MELOFF REITER & STEIN, PC,
910 Harvest Drive, Suite 200,
Blue Bell, PA 19422
- CLARKE, LINDA also known as
MARIA LINDA CLARKE, dec'd.**
Late of Jenkintown, PA.
Executor: CHARLES CLARKE,
506 Runnymede Avenue,
Jenkintown, PA 19046.
ATTORNEY: ANGELA MARTINEZ,
P.O. Box 1921,
Media, PA 19063
- COLEMAN, STEPHANIE S., dec'd.**
Late of Borough of Norristown.
Executrix: TERRI C. JONES,
227 Hillside Avenue,
Plymouth Meeting, PA 19462.
ATTORNEY: THOMAS J. BARNES,
EGBERT & BARNES, P.C.,
349 York Road, Suite 100,
Willow Grove, PA 19090
- CURRIE, JULIE also known as
JULIE P. CURRIE and
JULIE PATTON CURRIE, dec'd.**
Late of Whitmarsh Township.
Executor: JOHN HEIDENRY,
c/o Neal G. Wiley, Esquire,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103.
ATTORNEY: NEAL G. WILEY,
ALEXANDER & PELLI, LLC,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103
- DePALMA, ROSE J., dec'd.**
Late of Limerick, PA.
Executrix: DENISE DePALMA,
154 Petal Drive,
Pottstown, PA 19464.
ATTORNEY: HARVEY FRIEDLAND,
1717 Swede Road, Suite 200,
Blue Bell, PA 19422
- DiRUSSO, JOHN V., dec'd.**
Late of Collegeville, PA.
Executrix: SUZANNE DiRUSSO,
c/o Kent Conway, Esquire,
Conway Schadler,
3245 Ridge Pike,
Eagleville, PA 19403.
- EVANS, GRACE ANN, dec'd.**
Late of Lower Salford Township.
Executor: BRUCE C. WILSON,
c/o Ian W. Peltzman, Esquire,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002.
ATTORNEY: IAN W. PELTZMAN,
LAW OFFICE OF ANDREW B. PELTZMAN,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002
- FRAUENDORF, ANNA L., dec'd.**
Late of Towamencin Township.
Administrator: CARL FRAUENDORF,
2581 Summer Valley Road,
New Ringgold, PA 17960.
ATTORNEY: SCOTT G. HOH,
RESOLUTION LAW GROUP, LLC,
606 N. 5th Street,
Reading, PA 19601
- FRIDAY, STANLEY C., dec'd.**
Late of Hatfield Township.
Executor: MATTHEW ZBYSZINSKI,
c/o Ronald R. Bolig, Esquire,
301 N. Main Street,
Telford, PA 18969.
ATTORNEY: RONALD R. BOLIG,
301 N. Main Street,
Telford, PA 18969
- GRUBER, BARBARA A., dec'd.**
Late of Lower Merion Township.
Executrix: JULIANA GRUBER-MAY,
c/o Jeffrey R. Bellomo, Esquire,
Bellomo & Associates, LLC,
3198 E. Market Street,
York, PA 17402.
ATTORNEY: JEFFREY R. BELLOMO,
BELLOMO & ASSOCIATES, LLC,
3198 E. Market Street,
York, PA 17402
- HELWIG, AUGUST CARL, dec'd.**
Late of Lower Merion Township.
Executors: TERENCE HELWIG AND
JUSTIN M. O'DONOGHUE,
c/o Leigh A. Segal, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.
ATTORNEY: LEIGH A. SEGAL,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323

HOFFMAN, MARY ANN, dec'd.

Late of Whippen Township.
 Executors: THOMAS KARL HOFFMAN AND
 SHARON E. HOFFMAN,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 LAW OFFICES OF CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

KAPLAN, ELAN J., dec'd.

Late of Cheltenham Township.
 Administratrix: LORI KAPLAN,
 1 Surry Road,
 Elkins Park, PA 19027.
 ATTORNEY: DAVID W. BIRNBAUM,
 HOWLAND HESS BIRNBAUM,
 2444 Huntingdon Pike,
 Bethayres, PA 19006

LINQUIST, RICHARD CHARLES, dec'd.

Late of Huntingdon Valley, PA.
 Executrix: LINDA S. HILL,
 58 Hilltown Pike,
 Line Lexington, PA 18932.
 ATTORNEY: ANDREW P. GRAU,
 THE GRAU LAW FIRM,
 911 Easton Road, P.O. Box 209,
 Willow Grove, PA 19090

LORENZO, HELEN, dec'd.

Late of Lower Gwynedd Township.
 Executor: MICHAEL F. LORENZO,
 c/o Bernard J. McLafferty, Jr., Esquire,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

MANCUSO, CYNTHIA D., dec'd.

Late of Borough of Hatfield.
 Executrix: TAMMY MANCUSO,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

**MOYER, PATRICIA B. also known as
PATRICIA ANN MOYER, dec'd.**

Late of Upper Frederick Township.
 Executrix: JILL K. MOYER,
 208 Jacob Drive,
 Pittsburgh, PA 15235.
 ATTORNEY: CAROLYN M. MARCHESANI,
 WOLF, BALDWIN, AND ASSOCIATES, P.C.,
 800 E. High Street,
 Pottstown, PA 19464

OBERTHOLTZER, JUDITH L., dec'd.

Late of Borough of Pennsylvania.
 Co-Executors: THOMAS OBERTHOLTZER AND
 DREW OBERTHOLTZER,
 c/o Mullaney Law Offices,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024

PAPPAS, NICHOLAS C., dec'd.

Late of Upper Merion Township.
 Executors: GEORGE NICHOLAS PAPPAS AND
 DON N. PAPPAS,
 c/o Harry J. Karapalides, Esquire,
 42 Copley Road,
 Upper Darby, PA 19082.
 ATTORNEY: HARRY J. KARAPALIDES,
 LAW OFFICES OF HARRY J. KARAPALIDES, PC,
 42 Copley Road,
 Upper Darby, PA 19082

PHIFER, CRAIG G., dec'd.

Late of Hatfield, PA.
 Executor: NOAH PHIFER,
 c/o Kent Conway, Esquire,
 Conway Schadler,
 3245 Ridge Pike,
 Eagleville, PA 19403.

PILEGGI, ANGELA, dec'd.

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

RINES, WENDY CAROL, dec'd.

Late of Horsham Township.
 Executrix: DENISE M. HARRIS,
 c/o Bernard J. McLafferty, Jr., Esquire,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

ROSE, GERALDINE, dec'd.

Late of Borough of Telford.
 Executor: VICTOR LANE ROSE,
 c/o Ronald R. Bolig, Esquire,
 301 N. Main Street,
 Telford, PA 18969.
 ATTORNEY: RONALD R. BOLIG,
 301 N. Main Street,
 Telford, PA 18969

SAUNDERS, RICHARD, dec'd.

Late of Lower Gwynedd Township.
 Administratrix Pendente Lite: 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

**SCHAEFFER, CAROL RUTH also known as
CAROL R. SCHAEFFER, dec'd.**

Late of Borough of North Wales.
 Executrix: DEBRA B. SCHAEFFER,
 c/o Kara Chickson, Esquire,
 820 Homestead Road,
 Jenkintown, PA 19046.

- ATTORNEY: KARA CHICKSON,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046
- SCHWARZ, PAMELA P., dec'd.**
Late of Lower Merion Township.
Executors: ROBERT SCHWARTZ, JR. AND
ELIZABETH SCHECHTER,
c/o Jenna R. Millman, Esquire,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103.
ATTORNEY: JENNA R. MILLMAN,
BALLARD SPAHR LLP,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103
- SHILLING, MARTHA JANE MacKINNON also known as
MARLENE MacKINNON SCHILLING and
MARLENE M. SLEVIN, dec'd.**
Late of Lower Salford Township.
Administrator: BRIAN F. LEVINE.
ATTORNEY: BRIAN F. LEVINE,
LEVINE LAW, LLC
22 E. Grant Street,
New Castle, PA 16101-2279
- SITARZ, JAMES J., dec'd.**
Late of Lower Pottsgrove Township.
Executrix: SUSAN K. SITARZ,
c/o David G. Garner, Esquire,
2129 E. High Street,
Pottstown, PA 19464.
- SMILEY, JOHN D., dec'd.**
Late of Borough of Lansdale.
Co-Executors: RANDOLPH J. SMILEY AND
ALEXANDER P. SMILEY,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: JAMES C. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446
- STEWART, BRUCE GILBERT, dec'd.**
Late of Whitpain Township.
Administratrix DBN/CTA: ANNE M. KONOWAL,
c/o Howard M. Solomon, Esquire,
1819 JFK Boulevard, Suite 303,
Philadelphia, PA 19103.
ATTORNEY: HOWARD M. SOLOMAN,
1819 JFK Boulevard, Suite 303,
Philadelphia, PA 19103
- TATE SR., PHILLIP E. also known as
PHILLIP E. TATE, dec'd.**
Late of Borough of Ambler.
Executrix: NIGELLE BUTLER
(A/K/A NIGELLE BUTLER),
c/o Bernard F. Siergiej, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: BERNARD F. SIERGIEJ,
TIMONEY KNOX LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544
- TRAY, NICKOLE R., dec'd.**
Late of Green Lane, PA.
Executrix: COLEEN NICKOLE TRAY.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554
- TROUT, ELIZABETH MARIE, dec'd.**
Late of Dresher, PA.
Executor: WAYNE P. TROUT,
1301 Pine Avenue,
Voorhees Township, NJ 08043-3626.
- WERTHEIMER, BARBARA M., dec'd.**
Late of Abington Township.
Executrix: JULIE M. WERTHEIMER,
c/o Friedman Schuman Laysner, P.C.,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034.
ATTORNEYS: FRIEDMAN SCHUMAN
LAYSNER, P.C.,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034
- WILSON SR., CALVIN LOUIS, dec'd.**
Late of Montgomery County, PA.
Administratrix: ETHEL WILSON,
627 Wayland Road,
Plymouth Meeting, PA 19462.
- WOJDON JR., EDWARD P., dec'd.**
Late of Lower Providence Township.
Executrix: DANIELLE K. MARTINO,
3010 Penn View Lane,
Norristown, PA 19403.
ATTORNEY: ANTHONY J. ROCCA,
LAW OFFICES OF ANTHONY J. ROCCA, P.C.,
1528 Walnut Street, Suite 1507,
Philadelphia, PA 19102
- WORDINGER, RICHARD BURNHAM, dec'd.**
Late of Huntingdon Valley, PA.
Administrator: ROBERT ALAN BIELER,
56 Hibiscus Drive,
Marlton, NJ 08053.
- ZIEGLER, MARILYNN, dec'd.**
Late of Borough of Norristown.
Administrator: GERALD D. ZIEGLER,
433 W. Sterigere Street,
Norristown, PA 19401.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403
- ZLOTNIK JR., HENRY ERNEST, dec'd.**
Late of Montgomery County, PA.
Executor: MARK A. ZLOTNIK,
640 Serrill Drive,
Hatboro, PA 19040.

Second Publication

- BONNER, SUSAN A., dec'd.**
Late of Borough of Hatboro.
Executor: PATRICK BLAISE BONNER.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422
- BOYD, CHARLES B., dec'd.**
Late of Telford, PA.
Co-Executors: CHARLES E. BOYD,
616 Avenue C,
Feasterville, PA 19053,
LISA MARIE BOYD,
412 Woodbine Avenue,
Feasterville-Trevoze, PA 19053.

- ATTORNEY: SOPHIA H. DUFFY,
WINTER & DUFFY LAW,
190 Bethlehem Pike, Suite 1, P.O. Box 564,
Colmar, PA 18915-0564
- BOYK SR., WILLIAM W., dec'd.**
Late of Lower Moreland Township.
Executors: PATRICIA A. BOYK AND
THE GLENMEDE TRUST CO., N.A.,
Attn.: Tara Singer,
1650 Market Street, Suite 400,
Philadelphia, PA 19103.
ATTORNEYS: DILTS, MACARY & CALVIN LLC,
455 Pennsylvania Avenue, Suite 220,
Fort Washington, PA 19034
- BRANDES, MARCELLE ZINA, dec'd.**
Late of Springfield Township.
Executrix: DANA BRANDES-SIMON,
191 17th Street, Apt. 3,
Brooklyn, NY 11215.
ATTORNEY: LINDSEY HOELZLE,
HOELZLE LAW LLC,
P.O. Box 98,
Birchrunville, PA 19421
- CAHILL, STEPHEN, dec'd.**
Late of Borough of Trappe.
Administratrix: MARY CAHILL,
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
- COLGAN, KEVIN CHARLES, dec'd.**
Late of Lower Merion Township.
Executrix: FLAVIA M. COLGAN,
c/o M. Howard Vigderman, Esquire,
1735 Market Street, 19th Floor,
Philadelphia, PA 19103.
ATTORNEY: M. HOWARD VIGDERMAN,
MONTGOMERY, McCracken, Walker &
Rhoads, LLP,
1735 Market Street, 19th Floor,
Philadelphia, PA 19103
- CORRADO, PASQUALE A., dec'd.**
Late of Montgomery Township.
Administrator: SABRINA TARLO,
c/o Alexander M. Gusikoff, Esquire,
Friedman Schuman Laysner, P.C.,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034.
ATTORNEY: ALEXANDER M. GUSIKOFF,
FRIEDMAN SCHUMAN LAYSNER, P.C.,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034
- DAVIS, DORENE LESLEY, dec'd.**
Late of Springfield Township.
Administrator: DONALD BRUCE DAVIS, JR.,
c/o Kevin D. Birkhead, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: KEVIN D. BIRKHEAD,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544
- DeVICO, ELLEN, dec'd.**
Late of Borough of Lansdale.
Administrator: ROBERT J. DeVICO, JR.,
c/o Robert J. Iannozzi, Jr., Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: ROBERT J. IANNOZZI, JR.,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446
- DONOFRY, MAURA ANNE, dec'd.**
Late of Springfield Township.
Executors: JAMES C. DONOFRY,
302 Spruce Road,
Flourtown, PA 19031,
STEPHEN DONOFRY,
300 Suffolk Road,
Flourtown, PA 19031.
ATTORNEY: BRIAN P. McVAN,
McVAN and WEIDENBURNER,
162 S. Easton Road,
Glenside, PA 19038
- FAZIO SR., CHARLES B., dec'd.**
Late of Plymouth Township.
Executor: CHARLES B. FAZIO, JR.,
35 Sandalwood Drive,
Warren, NJ 07059.
ATTORNEY: NEIL M. HILKERT,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462
- GALLO, ALFONZO M. also known as
ALFONZO GALLO, dec'd.**
Late of Borough of Norristown.
Executor: RICHARD M. GALLO,
c/o Wendy F. Bleczinski, Esquire and
Nikolaos I. Tsouros, Esquire,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406.
ATTORNEYS: WENDY F. BLECZINSKI AND
NIKOLAOS I. TSOUROS,
LAW OFFICES OF WENDY F. BLECZINSKI,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406
- GERKIN, MARILYN J. also known as
MARILYN K. GERKEN, dec'd.**
Late of Collegeville, PA.
Executrix: SUSAN FARELL,
1411 N. Gravel Pike,
Perkiomenville, PA 18074.
ATTORNEY: JUDITH STUTMAN IZES,
30 W. Airy Street,
Norristown, PA 19401
- GOLDBERG, RHODA, dec'd.**
Late of East Norriton Township.
Executor: MICHAEL J. GOLDBERG,
5510 Hoover Street,
Bethesda, MD 20817.
ATTORNEY: JOACHIM T. ANTZ,
DALY & CLEMENTE, P.C.,
1288 Valley Forge Road, Suite 72,
Phoenixville, PA 19460
- HANSON, PAUL E., dec'd.**
Late of Limerick Township.
Executrix: RACHEL WEEDEN,
c/o Thomas G. Wolpert, Esquire,
527 Main Street,
Royersford, PA 19468.

- ATTORNEY: THOMAS G. WOLPERT,
WOLPERT SCHREIBER McDONNELL P.C.,
527 Main Street,
Royersford, PA 19468
- HASTON, LENORA R. also known as
LENORA HASTON and
LENORA ROSELLE HASTON, dec'd.**
Late of Skippack Township.
Executrix: RHONDA L. HASTON,
c/o Kenneth R. Pugh, Esquire,
910 Harvest Drive, Suite 200,
Blue Bell, PA 19422.
- ATTORNEY: KENNETH R. PUGH,
KAPLIN STEWART MELOFF REITER & STEIN, PC,
910 Harvest Drive, Suite 200,
Blue Bell, PA 19422
- HOEHING JR., EDWARD also known as
EDWARD HOEHING, dec'd.**
Late of Worcester Township.
Executors: JEFFREY B. HOEHING,
18 Picadilly Circle,
Marlton, NJ 08053-4233,
STEPHANIE L. TORCHIA,
31 Timbercrest Drive,
Sewell, NJ 08080.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464
- KELLY, DOREEN E., dec'd.**
Late of West Norriton Township.
Executor: STEVEN L. KELLY,
c/o Richard T. Frazier, Esquire,
1200 Liberty Ridge Drive, Suite 200,
Wayne, PA 19087-5569.
ATTORNEY: RICHARD T. FRAZIER,
SAUL EWING, LLP,
1200 Liberty Ridge Drive, Suite 200,
Wayne, PA 19087-5569
- KELLY-ROSS, CARMELLA GERTRUDE, dec'd.**
Late of Ambler, PA.
Executrix: CHRISTINE SULLIVAN,
P.O. Box 822,
Gwynedd Valley, PA 19437.
- KRANICK, CYRIL R. also known as
CYRIL ROBERT KRANICK and
CY KRANICK, dec'd.**
Late of Lower Salford Township.
Executor: MICHAEL F. ROGERS,
301 E. Germantown Pike, Suite 100,
East Norriton, PA 19401.
ATTORNEY: GAIL P. ROTH,
SALVO ROGERS ELINSKI & SCULLIN,
301 E. Germantown Pike, Suite 100,
East Norriton, PA 19401
- KRECHMER, MEREDITH A., dec'd.**
Late of Upper Merion Township.
Administratrix CTA: KAREN M. STOCKMAL,
ESQUIRE,
1235 Westlakes Drive, Suite 320,
Berwyn, PA 19312.
ATTORNEY: KAREN M. STOCKMAL,
KMS LAW OFFICES, LLC,
1235 Westlakes Drive, Suite 320,
Berwyn, PA 19312
- LEDDER, HELGA P. also known as
HELGA LEDDER, dec'd.**
Late of Lansdale, PA.
Executor: CRAIG LEDDER,
351 Oxford Road,
Plymouth Meeting, PA 19462.
- MROZ, JOHN, dec'd.**
Late of Douglass Township.
Executrix: MICHAELINE MROZ,
140 Hoffman Road,
Barto, PA 19504.
- NIXON-WILLIAMS, BARBARA J., dec'd.**
Late of Montgomery Township.
Executrix: MIA A. NIXON,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.
ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446
- OSBORNE, PAUL LABON, dec'd.**
Late of East Norriton, PA.
Executrices: LINDA S. STEVENSON,
179 Deer Run Road,
Townsend, DE 19734,
BRENDA A. RILEY,
172 Ivy Lane,
Zieglerville, PA 19492.
- OTIS JR., ORVILLE M., dec'd.**
Late of Borough of Royersford.
Executrix: ADRIENNE M. PASTELLA,
4 Tara Drive,
Royersford, PA 19468.
ATTORNEY: CAROLYN M. MARCHESANI,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 E. High Street,
Pottstown, PA 19464.
- PITOFSKY, BARBARA, dec'd.**
Late of Borough of Ambler.
Executrix: KATIE KIRSZENBLAT,
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
- RIDGWAY, PEGGY J., dec'd.**
Late of Philadelphia, PA.
Executor: SEAN RIDGWAY,
c/o Everett K. Sheintoch, Esquire,
Sheintoch Law PC,
415 Horsham Road,
Horsham, PA 19044.
- SCHEUTZ, NANCY also known as
NANCY J. SCHEUTZ, dec'd.**
Late of North Wales, PA.
Executrix: SANDRA SKETCHLEY,
2161 Schaefer Road,
Abington, PA 19001.
ATTORNEY: ANDREW P. GRAU,
THE GRAU LAW FIRM,
911 Easton Road, P.O. Box 209,
Willow Grove, PA 19090

SEN, OINDRILA, dec'd.

Late of Lower Merion Township.
 Administrator: ROBERT SLUTSKY,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT M. SLUTSKY,
 SLUTSKY ELDER LAW, P.C.,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

SHANER JR., RONALD PRESTON also known as RONALD P. SHANER, JR., dec'd.

Late of Borough of Pottstown.
 Executrix: LAURA YAGHOBIAN,
 22 E. Rivers End Drive,
 Claymont, DE 19703.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

SHOLLENBERGER, GARY A., dec'd.

Late of Pottstown, PA.
 Executrix: CATHY A. KNAPP,
 813 N. Adams Avenue,
 Pottstown, PA 19464.
 ATTORNEY: PHILIP L. GAZAN,
 GAZAN & JOHN, P.C.,
 30 W. Airy Street,
 Norristown, PA 19401

SMITH, STEPHEN R., dec'd.

Late of Whippen Township.
 Executrix: GERALDINE S. SMITH,
 c/o Kenneth R. Pugh, Esquire,
 Kaplin Stewart Meloff Reiter & Stein, PC,
 910 Harvest Drive, Suite 200,
 Blue Bell, PA 19422.
 ATTORNEY: KENNETH R. PUGH,
 KAPLIN STEWART MELOFF REITER &
 STEIN, PC,
 910 Harvest Drive, Suite 200,
 Blue Bell, PA 19422

SPEIDEL, ROSE, dec'd.

Late of Upper Moreland Township.
 Executrix: SUSAN J. HAAS,
 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

STAHL, LYNDA also known as

LYNDA RAE STAHL, dec'd.
 Late of Lower Frederick Township.
 Executrix: SHELLY STOCKMAL,
 c/o Karen M. Stockmal, Esquire,
 1235 Westlakes Drive, Suite 320,
 Berwyn, PA 19312.
 ATTORNEY: KAREN M. STOCKMAL,
 KMS LAW OFFICES, LLC,
 1235 Westlakes Drive, Suite 320,
 Berwyn, PA 19312

STINE, SONJA Z. also known as SONJA ZEIGLER STINE and SONJA STINE, dec'd.

Late of Lower Frederick Township.
 Executrix: TANYA L. ZEIGLER-MALEC,
 c/o Catherine T. Duffy, Esquire,
 300 W. State Street, Suite 300,
 Media, PA 19063.

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

THOMAS, BRIAN EDWARD, dec'd.

Late of Lower Providence Township.
 Executor: DEREK B. THOMAS,
 18 Fieldcrest Drive,
 Collegeville, PA 19426.
 ATTORNEY: LINDSEY HOELZLE,
 HOELZLE LAW LLC,
 P.O. Box 98,
 Birchrunville, PA 19421

TOMPKINS, KAREN D., dec'd.

Late of Horsham Township.
 Executrix: DEBORAH A. SMITH,
 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

VITI, ROSA, dec'd.

Late of Upper Merion Township.
 Administrator: ARCULEO GIOACCHINO,
 510 General Steuben Road,
 King of Prussia, PA 19406.
 ATTORNEY: JAMES R. FREEMAN,
 OWM LAW,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

WALKER, JAMES THOMAS also known as JAMES T. WALKER and JAMES WALKER, dec'd.

Late of Upper Providence Township.
 Administrators: JAMES T. WALKER, JR. AND
 KRISTEN A. WALKER,
 c/o Daniel P. Ward, Esquire,
 400 Berwyn Park, Suite 320,
 899 Cassatt Road,
 Berwyn, PA 19312.
 ATTORNEY: DANIEL P. WARD,
 TOSCANI, STATHES & ZOELLER, LLC,
 400 Berwyn Park, Suite 320,
 899 Cassatt Road,
 Berwyn, PA 1931

WEBB, JANET S., dec'd.

Late of Jenkintown, PA.
 Executrix: CATHY WEBB,
 c/o The Roth Law Firm,
 P.O. Box 4355,
 Allentown, PA 18105.
 ATTORNEY: ROBERT B. ROTH,
 THE ROTH LAW FIRM,
 P.O. Box 4355,
 Allentown, PA 18105

WELLER, COLIN D., dec'd.

Late of Upper Providence Township.
 Administratrix: KIM W. LORING,
 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

WIDMEIER, ANNA MAY, dec'd.

Late of Rockledge, PA.
 Executrix: KATHLEEN FURPHY,
 6225 Lawndale Street,
 Philadelphia, PA 19111.

ATTORNEY: MATTHEW G. SCHNELL,
 STRUBINGER LAW, P.C.,
 505 Delaware Avenue,
 Palmerton, PA 18071-0158

YOUNGBLOOD, JOAN M. also known as JOAN MARIE YOUNGBLOOD, dec'd.

Late of Lower Merion Township.
 Executor: WILLIAM C. YOUNGBLOOD,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

Third and Final Publication**ANDREWS, DOROTHY, dec'd.**

Late of Springfield Township.
 Administrator: KEITH ALAN ANDREWS,
 28 Vance Avenue,
 Sicklerville, NJ 08081.

ATTORNEY: ADAM J. COHEN,
 METTE,
 7 Interplex Drive, Suite 400,
 Trevoose, PA 19053

BACASTOW, RAELYNN, dec'd.

Late of Montgomery County, PA.
 Executor: ROBERT BACASTOW,
 604 Coatesville Road,
 West Grove, PA 19390.

BANGOR, ROSEBETTY, dec'd.

Late of Abington Township.
 Executor: NEIL BANGOR,
 1515 St. James Place,
 Roslyn, PA 19001.

ATTORNEY: D. ADDISON MURRAY,
 RUSSELL LAW, P.C.,
 3500 Reading Way,
 Huntingdon Valley, PA 19006

BARRY, WILLIAM J., dec'd.

Late of Cheltenham Township.
 Executor: DAVID F. BARRY,
 c/o Stephen M. Specht, Esquire,
 2332 S. Broad Street,
 Philadelphia, PA 19145.

ATTORNEY: STEPHEN M. SPECHT,
 GREEN & SCHAFLE, LLC,
 2332 S. Broad Street,
 Philadelphia, PA 19145

BISOL, CHRISTINE L., dec'd.

Late of Lower Salford Township.
 Executrix: ANDREA M. DAUPHINEE,
 c/o Stephen M. Howard, Esquire,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446.

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

DELLHEIM, ERNEST J., dec'd.

Late of Lower Merion Township.
 Executrix: JANE DELLHEIM,
 c/o Rebecca Rosenberger Smolen, Esquire,
 1 Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004.

ATTORNEY: REBECCA ROSENBERGER SMOLEN,
 BALA LAW GROUP, LLC,
 1 Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004

EISENHART, GERALD L., dec'd.

Late of Douglass Township.
 Executor: ROBERT A. EISENHART,
 207 S. Beech Street,
 Fleetwood, PA 19522.

ATTORNEY: MARK E. HALBRUNER,
 HALBRUNER HATCH & GUISE LLP,
 3435 Market Street,
 Camp Hill, PA 17011

FAGAN, RICHARD M. also known as RICHARD MARTIN FAGAN, dec'd.

Late of Cheltenham Township.
 Executor: RONALD S. FAGAN,
 c/o Kara Chickson, Esquire,
 820 Homestead Road,
 Jenkintown, PA 19046.

ATTORNEY: KARA CHICKSON,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Road,
 Jenkintown, PA 19046

FEOLA, JOSEPH A., dec'd.

Late of Abington Township.
 Executor: ANTHONY A. FEOLA,
 c/o Karen M. Stockmal, Esquire,
 1235 Westlakes Drive, Suite 320,
 Berwyn, PA 19312.

ATTORNEY: KAREN M. STOCKMAL,
 KMS LAW OFFICES, LLC,
 1235 Westlakes Drive, Suite 320,
 Berwyn, PA 19312

GARATE, JOHN ARMAND, dec'd.

Late of Lower Providence Township.
 Executrix: KATHERINE TRIEST,
 c/o G. Elias Ganim, Esquire,
 P.O. Box 494,
 Paoli, PA 19301-0494.

ATTORNEY: G. ELIAS GANIM,
 McLAUGHLIN GANIM, LTD.,
 P.O. Box 494,
 Paoli, PA 19301-0494

GILLESPIE, EARL T. also known as EARL T. GILLESPIE, JR., dec'd.

Late of Upper Dublin Township.
 Administratrix: TAMARA L. ECHEVARRIA,
 c/o Joshua S. Ganz, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.

ATTORNEY: JOSHUA S. GANZ,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

HALLOWELL, LOUISE ANGEL, dec'd.

Late of Lansdale, PA.
 Executor: JUDY BICKING,
 301 Manchester Drive,
 Bushkill, PA 18324.

HANSEN, PAUL R., dec'd.

Late of Upper Merion Township.
 Executrix: BEVERLY B. HANSEN,
 c/o Guy F. Matthews, Esquire,
 300 W. State Street, Suite 300,
 Media, PA 19063.

- ATTORNEY: GUY F. MATTHEWS, ECKELL, SPARKS, LEVY, AUERBACH, MONTE, SLOANE, MATTHEWS & AUSLANDER, P.C., 300 W. State Street, Suite 300, Media, PA 19063
- HARPER, NANCY C., dec'd.**
Late of Whitpain Township.
Executor: PETER M. CASTNER, c/o Michael W. Mills, Esquire, 131 W. State Street, P.O. Box 50, Doylestown, PA 18901.
ATTORNEY: MICHAEL W. MILLS, ANTHEIL, MASLOW & MacMINN, LLP, 131 W. State Street, P.O. Box 50, Doylestown, PA 18901
- HAWKINS, VALORIE J., dec'd.**
Late of Flourtown, PA.
Administrator: MICHAEL W. HAWKINS, c/o Brook Hastings, Esquire, Hastings Law, LLC, 4259 W. Swamp Road, Suite 240, Doylestown, PA 18902.
- HILLE, ERIC JOSEPH, dec'd.**
Late of Collegeville, PA.
Executor: THOMAS EUGENE HILLE, 1790 Wrightstown Road, Newtown, PA 18940.
- HODKINSON, ALBERT W., dec'd.**
Late of Oreland, PA.
Executor: DAVID HODKINSON, 1007 Edann Road, Oreland, PA 19075.
- HRYSCHYSHYN, MICHAEL H. also known as MICHAEL HARRY HRYSHCHYSHYN and MICHAEL HRYSHCHYSHYN, dec'd.**
Late of Springfield Township.
Executrix: THEODORA HRYSHCHYSHYN (A/K/A THEODORA HRYSHCHYSHYN-NEMETH), 2103 Grace Lane, Flourtown, PA 19031.
ATTORNEY: EDWARD A. ZETICK, P.O. Box 414, Jenkintown, PA 19046
- HUSTON, CAROL E., dec'd.**
Late of Towamencin Township.
Executrices: JUDITH A. HYNOSHOCK AND BARBARA ROWAND, c/o John T. Dooley, Esquire, 1800 Pennbrook Parkway, Suite 200, Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY, DISCHELL, BARTLE & DOOLEY, PC, 1800 Pennbrook Parkway, Suite 200, Lansdale, PA 19446
- JACOBSON, BARBARA also known as ANNA BARBARA JOHNSON, dec'd.**
Late of Dresher, PA.
Executor: MARK S. HARRIS, ESQUIRE, c/o Warren, McGraw & Knowles, LLC, 920 Lenmar Drive, Blue Bell, PA 19422.
ATTORNEY: MARK S. HARRIS, WARREN, MCGRAW & KNOWLES, LLC, 920 Lenmar Drive, Blue Bell, PA 19422
- JANSON, KATHLEEN TERESA, dec'd.**
Late of Borough of Ambler.
Administrator: RICHARD MORITZ, 620 Creek Lane, Flourtown, PA 19031.
- JOHNSTON, JOANNA J., dec'd.**
Late of Lower Providence Township.
Executor: THOMAS M. JOHNSTON, 15426 Queen Angel Way, Bonita Springs, FL 34135.
ATTORNEY: STEPHEN T. ELINSKI, SALVO ROGERS ELINSKI & SCULLIN, 301 E. Germantown Pike, Suite 100, East Norriton, PA 19401
- KAUFMAN, NORMA FLORENCE, dec'd.**
Late of Harleysville, PA.
Executrix: JANET L. PINKOS, 134 Thames Drive, North Wales, PA 19454.
- LaFLAMME, STEPHEN J. also known as JAMES STEPHEN LaFLAMME, dec'd.**
Late of Whitemarsh Township.
Executor: SEAN DAVID LaFLAMME, c/o Marc H. Jaffe, Esquire, 15 W. Front Street, Media, PA 19063.
ATTORNEY: MARC H. JAFFE, CARROLL & KARAGELIAN LLP, 15 W. Front Street, Media, PA 19063
- LANDIS, ROBIN B. also known as ROBIN B. LANDIS, SR. and ROBIN BLAINE LANDIS, dec'd.**
Late of Lower Salford Township.
Administratrix: TRISHA C. SNYDER, 676 Allentown Road, Telford, PA 18969.
ATTORNEY: J. OLIVER GINGRICH, LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP, 114 E. Broad Street, P.O. Box 769, Souderton, PA 18964
- LEARY, JOHN JOSEPH, dec'd.**
Late of Borough of Pottstown.
Administratrix: MARY ANN LEARY, 742 Willow Street, Pottstown, PA 19464.
ATTORNEY: REBECCA A. HOBBS, OWM LAW, 1503 Sunset Drive, Suite 201, Pottstown, PA 19464
- LELII, VICTOR ROBERT, dec'd.**
Late of Harleysville, PA.
Administrator: LINDA LELII, 699 Main Street, Apt. 1117, Harleysville, PA 19438.
- MANGUM SR., GLYN D. also known as GLYN D. MANGUM, dec'd.**
Late of Harleysville, PA.
Executor: G. DOUGLAS MANGUM, JR., 604 Fairway Drive, Telford, PA 18969.
ATTORNEY: CHARLOTTE A. HUNSBERGER, LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP, 114 E. Broad Street, P.O. Box 769, Souderton, PA 18964

MORAWSKI, LEONARD J., dec'd.

Late of Upper Gwynedd Township.
 Executor: MICHAEL JOHN MORAWSKI,
 c/o Joseph Vaccaro, Esquire,
 541 E. Landis Avenue,
 Vineland, NJ 08360.
 ATTORNEY: JOSEPH VACCARO,
 541 E. Landis Avenue,
 Vineland, NJ 08360

RABENOLD, ANNE F., dec'd.

Late of Upper Providence Township.
 Executor: THOMAS E. WINNICK,
 c/o Elizabeth R. Howard, Esquire,
 301 Gay Street, P.O. Box 507,
 Phoenixville, PA 19460.

RICH SR., JOHN HENRY, dec'd.

Late of Royersford, PA.
 Executrix: HEIDI L. WALTON,
 320 Quarry Road,
 Spring City, PA 19475.
 ATTORNEY: GARY P. LEWIS,
 LEWIS & McINTOSH, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

RITTENHOUSE, ROYDEN R., dec'd.

Late of Lansdale, PA.
 Executors: ROBERT L. RITTENHOUSE,
 1330 Michael Way,
 Lansdale, PA 19446,
 PATRICIA J. FREED,
 427 Camp Rockhill Road,
 Quakertown, PA 18951.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

ROBBINS, ALAN, dec'd.

Late of Cheltenham Township.
 Executrix: NANCY LEVENBERG,
 c/o Jonathan H. Ellis, Esquire,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428

ROSENBERGER, MARVEL L., dec'd.

Late of Green Lane, PA.
 Executrix: BONNIE RAE SEFING,
 5365 Hoppenville Road,
 Green Lane, PA 18054.
 ATTORNEY: BRIAN D. GOURLEY,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

ROYTMAN, MARK, dec'd.

Late of Lower Moreland Township.
 Administrator: MICHAEL ROYTMAN,
 2 Jamies Court,
 Warminster, PA 18974.
 ATTORNEY: DAVID J. SOWERBUTTS,
 CURTIN & HEEFNER, LLP,
 1040 Stony Hill Road, Suite 150,
 Yardley, PA 19067

RUTLEDGE, HELGA A., dec'd.

Late of East Norriton and Lower Providence Townships.
 Executor: JAMES A. RUTLEDGE,
 c/o John F. Walsh, Esquire,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702.
 ATTORNEY: JOHN F. WALSH,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702

SAHLER, KELLIEANN, dec'd.

Late of West Norriton Township.
 Administrators: EMILY A. SAHLER AND
 JUSTIN MICHAEL DeSALVO,
 c/o Samuel J. Juliani, Esquire,
 2003 S. Easton Road, Suite 108,
 Doylestown, PA 18901-7100.
 ATTORNEY: SAMUEL J. JULIANI,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL LLP,
 2003 S. Easton Road, Suite 108,
 Doylestown, PA 18901-7100

SCOTT III, WILLIAM M., dec'd.

Late of Lower Merion Township.
 Administratrix: SARAH SCOTT MOSER,
 c/o John A. Wetzel, Esquire,
 122 S. Church Street,
 West Chester, PA 19382.
 ATTORNEY: JOHN A. WETZEL,
 WETZEL GAGLIARDI FETTER & LAVIN LLC,
 122 S. Church Street,
 West Chester, PA 19382

STAMM, KEITH R., dec'd.

Late of Borough of Royersford.
 Administratrix: LAURA NICOLE STAMM,
 c/o Plank Frankowski,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610.
 ATTORNEY: NICOLE PLANK,
 PLANK FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

TIFFANY, JOHN R., dec'd.

Late of Lower Merion Township.
 Executrix: LINDA TOBY POTEMKEN,
 c/o Melissa B. Paszamant, Esquire,
 2001 Market Street, Suite 1700,
 Philadelphia, PA 19103.
 ATTORNEY: MELISSA B. PASZAMANT,
 FOX ROTHSCHILD LLP,
 2001 Market Street, Suite 1700,
 Philadelphia, PA 19103

TIPPENS, MICHELE, dec'd.

Late of Upper Dublin Township.
 Executor: JUSTIN TIPPENS,
 315 Garden Road,
 Oreland, PA 19075.

TROUT, JOHN, dec'd.

Late of Borough of Horsham.
 Administratrix: TRACEY M. TROUT,
 c/o David P. Carson, Esquire,
 2013 State Street, Suite 203,
 East Petersburg, PA 17520.
 ATTORNEY: DAVID P. CARSON,
 2013 State Street, Suite 203,
 East Petersburg, PA 17520

VELNICH, NANCY, dec'd.

Late of Cheltenham Township.
 Administratrix: ANGELA ZÓGRAFOS,
 6 Teaberry Drive,
 Medford, NJ 08055.

WATERS, CHRISTIAN J., dec'd.

Late of North Wales, PA.
 Administrator: ROBERT V. WATERS,
 c/o David C. Onorato, Esquire,
 298 Wissahickon Avenue,
 North Wales, PA 19446.
 ATTORNEY: DAVID C. ONORATO,
 HLADIK, ONORATO & FEDERMAN, LLP,
 298 Wissahickon Avenue,
 North Wales, PA 19454

WEXLIN, MARTI, dec'd.

Late of Lower Merion Township.
 Executor: MICHAEL IPPOLITI,
 405 Memphis Street,
 Philadelphia, PA 19125.
 ATTORNEY: JOSHUA P. RUBINSKY,
 BRODIE & RUBINSKY, P.C.,
 121 S. Broad Street, Suite 1710,
 Philadelphia, PA 19107

WEYMAN, DARRELL MARK, dec'd.

Late of Borough of Pottstown.
 Executrix: DONNA L. LONG,
 129 Carriage Drive,
 Birdsboro, PA 19508.
 ATTORNEY: MATTHEW R. KESSLER,
 KESSLER LAW OFFICES, L.L.C.,
 8 Church Lane,
 Douglassville, PA 19518

WHYTE, THERAIZ, dec'd.

Late of Whippen Township.
 Executor: KARL J. ZIELINSKI.
 ATTORNEY: JAMES F. CARNEY,
 715 Twining Road, Suite 208,
 Dresher, PA 19025

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

Late of East Norriton Township.
 Administrator: ANTHONY J. YABLONSKI, III,
 c/o Robin S. Holmes, Esquire,
 Law Office of Robin S. Holmes,
 57 S. Main Street, P.O. Box 338,
 Yardley, PA 19067.
 ATTORNEY: ROBIN S. HOLMES,
 LAW OFFICE OF ROBIN S. HOLMES,
 57 S. Main Street, P.O. Box 338,
 Yardley, PA 19067

FICTITIOUS NAMES

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

Back Range Inc with its principal place of business at 408 E. Fourth Street, Suite 209, Bridgeport, PA 19405.

The names all persons owning or interested in said business are: Raymond Scott Winters, Matthew Craig Marlowe and Philip David Kolodziej.

The application was filed on February 18, 2026.

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing on February 18, 2026, in the Office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for an Application for the conduct of business in Montgomery County, Pennsylvania, under the assumed or fictitious name, style or designation of **CertaPro Painters of Blue Bell/Greater Philadelphia** with the principal place of business at 910 N. York Road, Willow Grove, PA 19090. The name and address of the entity interested in said business is Eastern Montco Painting, LLC, 910 N. York Road, Willow Grove, PA 19090-2128.

Cooper Schall & Levy, P.C., Solicitors

1204 Township Line Road
 Drexel Hill, PA 19026

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on January 21, 2026, for **POTENTIAL ASSETZ**, with a principal place of business located at 885 N. Easton Road, Apt. 13A3, Glenside, PA 19038, in Montgomery County. The individual interested in this business is William McKinney, also located at 885 N. Easton Road, Apt. 13A3, Glenside, PA 19038. This is filed in compliance with 54 Pa. C.S. § 311.

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing on February 11, 2026, in the Office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for an Application for the conduct of business in Montgomery County, Pennsylvania, under the assumed or fictitious name, style or designation of **Word One New York** with the principal place of business at 7801 Mill Road, Elkins Park, PA 19027. The name and address of the individual interested in said business is Shirley Guy, 7801 Mill Road, Elkins Park, PA 19027.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 24, 2025, by **Rabdos AI Inc**, a foreign business corporation formed under the laws of the State of Delaware, where its principal office is located at 4 Wingate Court, Flourtown, PA 19031, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at 4 Wingate Court, Flourtown, PA 19031, in Montgomery County.

TRUST NOTICES
First Publication

**LIVING TRUST OF
WILLIAM J. HOLNICK AND
MARTHA G. HOLNICK
DATED NOVEMBER 22, 2000**
William J. Holnick, Deceased
Late of Lansdale Borough,
Montgomery County, PA

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

Trustees: Stephen R. Holnick and Michael W. Holnick
c/o Brook Hastings, Esquire
4259 W. Swamp Pike, Suite 240
Doylestown, PA 18902

**THE JOSEPH A. DEMBROSKY &
JOAN B. DEMBROSKY
REVOCABLE LIVING TRUST**
Joan B. Dembrosky, Deceased
Late of Upper Gwynedd Township,
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: Donna M. Callodonato
c/o Charice D. Chait, Esquire
Peckman Chait LLP
29 Mainland Road, Suite 1, Harleysville, PA 19438

Trustee's Attorney: Charice D. Chait, Esquire
Peckman Chait LLP
29 Mainland Road, Suite 1, Harleysville, PA 19438

Second Publication

**MORRIS D. WEISS REVOCABLE
TRUST DATED AUGUST 7, 2024,
AS AMENDED AND RESTATED**
Morris D. Weiss, Dec.'d.
Late of Upper Moreland Twp.,
Montgomery County, PA

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

Trustees: Elizabeth H. Weiss and Stacey W. DeMichele
c/o Jonathan H. Ellis, Esq.
Flaster Greenberg, PC
One Tower Bridge, 100 Front St., #100,
Conshohocken, PA 19428

**THE RITA WILHELM REVOCABLE
TRUST DATED JAN 30, 2007**
Rita K. Wilhelm, Dec.'d.
Late of Lansdale Boro,
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: Heinz Wilhelm
c/o Lowell F. Raeder, Esq.
600 W. Germantown Pike, #400,
Plymouth Mtg., PA 19462

Third and Final Publication

**DEED OF TRUST OF ROBIN D. GOOTEE
DTD 8/27/2021, AS AMENDED 1/11/2022**
Robin D. Gootee, Dec.'d.
Late of Lower Merion Twp.,
Montgomery County, PA

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

Trustee: Geoffrey M. Duffine
c/o Kim D. Fetrow
Heckscher, Teillon, Terrill & Sager, P.C.
1001 Conshohocken State Rd., #1-300,
W. Conshohocken, PA 19428

EXECUTIONS ISSUED
Week Ending February 24, 2026**The Defendant's Name Appears
First in Capital Letters**

600 MEETINGHOUSE RD., LLC - Cheltenham School District; 202414116; WRIT/EXEC.
BROWN, ANTHONY: NAVY FEDERAL CREDIT UNION, GRNSH. - M&T Bank; 202602513; \$26,397.35.
BUTLER, RYAN - PennyMac Loan Services, LLC; 202525697.
FOXHUNT REALTY CO., L.P.: ELKINS PARK ABSTRACT COMPANY, GRNSH. - Situs Properties, Inc.; 202020502; ORDER/JUDGMENT/ \$38,247.65.
GAASCHE, JAMES - Brighthouse Life Insurance Company; 202516511.
HOFFMAN, BRUCE: THERESA - Wells Fargo Bank, N.A., et al.; 202416892; ORDER/IN REM \$257,094.84.
JJE, INC.: LEE, SUNG - Key Bank, et al.; 202602537; \$59,188.66.
JOSEPHSON, DANIEL: ANDREA - U.S. Bank, National Association, et al.; 201429320.
NOT SO JENSENS, LLC: UNIVEST BANK AND TRUST CO., GRNSH. - MFS Providence, LLC, et al.; 202602953; \$20,572.91/POSSESSION.
NOWACK, ALLAN: HEILER NOWACK, DIANE: CITIZENS BANK, GRNSH. - The Gwynedd Club Condominium Association; 202603067; \$7,919.30.
PATEL, PRITESH: MANOJ: ASHA: BANK OF AMERICA, N.A., GRNSH., ET AL. - King of Prussia Guru, LLC, et al.; 202000504; ORDER/ JDMT. STRICKEN.

PEETE, TEARRAN: NAVY FEDERAL CREDIT UNION, GRNSH. - Navy Federal Credit Union; 202518224; WRIT/EXEC.
 PRESTON, NANCY: PRESTON-RUFIBACH, PATRICIA - Abington Township; 202120472; WRIT/EXEC.
 RAHMAN, MOHAMMED: BANK OF AMERICA, GRNSH. - Westlake Services, LLC; 202516969; WRIT/EXEC.
 SCHNEIDER, KURT - PennyMac Loan Services, LLC; 202526046.
 STEPHENS, RYAN: PNC BANK, GRNSH. - Westlake Services, LLC; 202428509; WRIT/EXEC.
 THE HELPING COMPANY, LLC: FREES, TRAVIS: BANK OF AMERICA, GRNSH. - Hoffman, Melanie; 202603253; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED

Week Ending February 24, 2026

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

ALLABACH, MATTHEW - Capital One, N.A.; 202603044; Certification of Judgment; \$6,683.71.
 ALLEN, JONATHAN - Capital One, N.A.; 202603125; Certification of Judgment; \$8,220.36.
 ANDERSON, ARTHUR - Camana-Camana, Maria; 202602966; Foreign Judgment; \$55,751.71.
 ANDRE, SHERBY - Capital One, N.A.; 202603118; Certification of Judgment; \$9,104.84.
 ARGO DEVELOPMENT GROUPM LLC: ROSS, DAVID - Carter Lumber Co.; 202603250; Foreign Judgment; \$334,170.32.
 B GETS IT TRUCKING, LLC - Del-Val International Trucks, Inc.; 202602990; Complaint in Confession of Judgment; \$3,418.75.
 BALD BIRDS BREWING COMPANY, LLC: FEERRAR, JOSEPH - MSM 970 Rittenhouse Rd., LLC; 202603287; Complaint in Confession of Judgment Money; \$1,515,623.33.
 BOOKER, JESSE - Capital One, N.A.; 202603050; Certification of Judgment; \$2,936.82.
 BROWN, ALBERT: SPENCER, KLARISSA - Andale Green HOA; 202602950; Judgment fr. District Justice; \$5,277.89.
 BROWN, LILEITH - Capital One, N.A.; 202603054; Certification of Judgment; \$4,780.08.
 CONKEY, KENNETH - Capital One, N.A.; 202603052; Certification of Judgment; \$4,100.57.
 CONWAY, SEAN - Capital One, N.A.; 202603030; Certification of Judgment; \$3,392.75.
 DIXON, ELIZA - Westlake Services, LLC; 202603026; Certification of Judgment; \$6,049.09.
 FEASTER, KURT - Capital One, N.A.; 202603039; Certification of Judgment; \$5,793.68.
 GLENN, MARCELLUS - Capital One, N.A.; 202603024; Certification of Judgment; \$8,899.78.
 GRANT, SAMANTHA - Barclays Bank Delaware; 202602996; Certification of Judgment; \$7,316.33.
 GROSE, SYREETA - Second Round, L.P.; 202603053; Certification of Judgment; \$2,293.03.
 GYLE, SARAH - Capital One, N.A.; 202603022; Certification of Judgment; \$3,679.76.
 HASLIP, SCOTT - LVNV Funding, LLC; 202603036; Judgment fr. District Justice; \$9,607.51.

JILLAMY, INC. - Robert W. Nappen Revocable Trust; 202603288; Complaint in Confession of Judgment; \$212,564.09.
 KEENER, JOHN - Capital One, N.A.; 202603040; Certification of Judgment; \$3,415.80.
 LAKE, SHAMEAN - Capital One, N.A.; 202603018; Certification of Judgment; \$4,343.43.
 MAYO, TIFFANY - Capital One, N.A.; 202603121; Certification of Judgment; \$3,896.05.
 McQUEEN, SELENA - Warman, Shawn; 202603343; Judgment fr. District Justice; \$6,297.75.
 MELTON, RONALD - Autovest, LLC; 202603058; Certification of Judgment; \$19,019.00.
 MORALES, JOSE - Capital One, N.A.; 202603074; Certification of Judgment; \$3,967.12.
 N. VISION GROUP, INC.: HEFFNER, WILLIAM: NORWOOD, RICK - TD Bank, N.A.; 202603346; Complaint in Confession of Judgment; \$102,130.99.
 NOT SO JENSENS, LLC - MFS Providence, LLC; 202602953; Complaint in Confession of Judgment Money; \$20,572.91/POSSESSION.
 PHILLIPS, ELAINA - Capital One, N.A.; 202603055; Certification of Judgment; \$2,413.50.
 POY, MICHELE - Capital One, N.A.; 202603028; Certification of Judgment; \$4,791.92.
 SHORT, TARA - Mariner Finance, LLC; 202603027; Judgment fr. District Justice; \$7,447.41.
 STEADMAN, CHARLES - Capital One, N.A.; 202603116; Certification of Judgment; \$3,450.00.
 THE DAVE GRAUEL AGENCY, INC.: GRAUEL, DAVE - KeyBank, National Association; 202603063; Complaint in Confession of Judgment; \$79,740.63.
 THE HELPING COMPANY, LLC: FREES, TRAVIS - Hoffman, Melanie; 202603253; Certification of Judgment; \$WRIT/EXEC.
 TREPANIER, SEAN - Capital One, N.A.; 202603168; Certification of Judgment; \$5,544.14.
 WILLIAMS, AMANDA - Westlake Services, LLC; 202603034; Certification of Judgment; \$9,182.35.

UNITED STATES INTERNAL REV. - entered claims against:

Anastasia Care Services, LLC; 202670081; \$356,681.86.
 Chambers, Sharay; 202670088; \$112,130.91.
 Frain, Ryan: Ashling; 202670075; \$85,618.75.
 Giordano, Joseph: Marlene; 202670086; \$89,998.94.
 Gulati, Akash: Patel, Sejal; 202670084; \$89,288.51.
 Leaf Lion Investments, Inc.; 202670076; \$14,198.09.
 MacPhee, Donald: Angela; 202670083; \$258,202.12.
 Mason, Scott; 202670077; \$2,353,355.00.
 Miller Landscaping Corporation; 202670080; \$6,514.48.
 Onda Philly, Inc.; 202670082; \$5,756.54.
 Recigno, Daniel; 202670078; \$7,040.33.
 Staley, Anthony; 202670089; \$28,892.71.
 Staten, Samuel: Banks, Antoinette; 202670079; \$85,314.02.
 Treadworld Corporation; 202670085; \$5,996.87.
 Watson & Moore Learning Academy; 202670087; \$958.30.

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

Ashe, Claude: Tierra; 202603075; \$501.33.
 Beyer, Kirk; 202603076; \$533.48.
 Bozzola, John: Renee; 202603077; \$705.04.
 Brooks, Bryan: Stephanie; 202603078; \$368.23.
 Calloway, Raymond; 202603079; \$363.88.
 Cowden, George: Bethann; 202603080; \$964.48.

Coyle, Jonathan; 202603081; \$339.77.
 D'Alessio, Jessica; Nickolas; 202603082; \$357.65.
 DiGiuseppe, Steven; Patricia; 202603083; \$657.06.
 Doodan, Dennis; Susan; 202603084; \$344.62.
 Durham, Desmond; 202603085; \$394.83.
 Garofano, Thomas; Patricia; 202603086; \$460.97.
 Gaw, John; Madelyn; 202603087; \$670.24.
 Hartley, Matthew; 202603088; \$350.49.
 Hatsis, Laura; 202603089; \$345.63.
 Herrman, Jonathan; Sarah; 202603090; \$384.13.
 Hoitela, Keith; Dana; 202603091; \$482.09.
 Ludlow, Scott; Michelle; 202603093; \$383.55.
 Marcotte, Donna; 202603094; \$395.01.
 Marinari, Marc; 202603095; \$338.76.
 MCAP Willow Grove, L.P.; 202603110; \$7,473.09.
 McDermott, Russell; Laura; 202603096; \$431.01.
 Muth, Daniel; Hartzell Muth, Karen; 202603097;
 \$793.50.
 Nikparvar Family Trust; 202603098; \$335.15.
 Osborne, Michael; Lentz, Melissa; 202603099; \$420.96.
 Papadopoulos, Thomas; 202603100; \$773.72.
 Parec Easton Road Associates; 202603101; \$800.11.
 Pellegrino, Frank; 202603102; \$593.05.
 Prodoehl, Sarah; Gerad; 202603103; \$341.27.
 Prychka, Scott; Houck, Erin; 202603092; \$497.98.
 Rush, Jason; 202603104; \$749.21.
 Smikle, Delmarie; 202603105; \$367.40.
 Smith, Darrell; Laura; 202603106; \$667.92.
 Soutions International Staffing, LLC; 202603107;
 \$521.09.
 Stone, Angela; 202603108; \$510.36.
 Sullivan, Matthew; 202603109; \$417.89.

LETTERS OF ADMINISTRATION

Granted Week Ending February 24, 2026

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

ALCOTT, MICHAEL C. - Hatfield Township;
 Alcott, Earl C., 160 Thomas Penn Avenue,
 Hatfield, PA 19440.
 BELL, STEPHEN R. - Bell, Kathleen,
 915 Germantown Pike, Plymouth Meeting,
 PA 19462.
 BURDEN, CHRISTOPHER M. - Horsham Township;
 Burden, Theresa M., 181 Kinsey Road, Harleysville,
 PA 19438.
 FARALDO, EILEEN A. - Horsham Township; Faraldo,
 John T., 8 Claremont Circle, Horsham, PA 19044.
 FELDMAN, PAIGE L. - Montgomery Township;
 Feldman, Virginia P., 118 Castle Drive,
 North Wales, PA 19454.
 KUSHNER, STEVEN - Whippain Township; Kushner,
 Caroline M., 957 Netherwood Drive, Blue Bell,
 PA 19422.
 MOSER, EDWIN C. - Moser, Kelley, 2809 Colony Drive,
 Audubon, PA 19403.
 MOUNTAIN JR., JOSEPH R. - Skippack Township;
 Mountain, Shane J., 905 Mesa Lane, Collegetown,
 PA 19426.
 PETERSON, TYRONE M. - Upper Dublin Township;
 Peterson, John A., 2201 SW Stella Way, Troutdale,
 OR 97060.

RITTER, SYDNEY F. - Norristown Borough; Ritter,
 Audra L., 712 Buttonwood Street, Norristown,
 PA 19401.
 WILLIAMS JR., LLOYD B. - Lansdale Borough;
 Williams, Deborah J., 11 Brookside Drive,
 Lansdale, PA 19446.
 YORGEY, ROBERT - East Norriton Township; Yorgey,
 Sandra L., 3309 Knoeller Road, East Norriton,
 PA 19403.
 ZIEGLER, MARILYNN - Norristown Borough; Ziegler,
 Gerald D., 433 W. Sterigere Street, Norristown,
 PA 19401.

SUITS BROUGHT

Week Ending February 24, 2026

The Defendant's Name Appears First in Capital Letters

AAA CLUB ALLIANCE, INC.: GRAB
 AUTOMOTIVE CONCEPTS - Corl, Charles;
 202602955; Civil Action.
 ADEL FAHMY, KAMILIA - Gerber, John; 202603321;
 Complaint Divorce.
 AVILES-GARCIA, SANTOS - Kern, Kara; 202602987;
 Complaint Divorce; Bort, Peter E.
 BAIG, MIRZA - LVNV Funding, LLC; 202602978;
 Civil Action; Carfagno, Christopher B.
 BEY BROWN, KENNETH; GRIGGS, TANISHA -
 Sylvan Homes, LLC; 202602872; Defendants
 Appeal from District Justice.
 BLUE, HAFSAH - Cooper, Haneef; 202603259;
 Complaint for Custody/Visitation.
 BOULTZ, EMIR - Margolin, Jacqueline; 202603221;
 Petition for Protection from Sexual Viol.
 BPJ, LLC - Fahy, William; 202602962;
 Foreign Subpoena.
 CAIRL, RAYMOND - Tsarfati, Yael; 202602875;
 Complaint for Custody/Visitation.
 CEDENO, SARAH; THOMAS, FRANCENA -
 Morgan Properties; 202602992; Petition to Appeal
 Nunc Pro Tunc.
 CENTERLINE LOGISTICS CORPORATION -
 Velazquez, Maria; 202603344; Foreign Subpoena.
 CHAKRAVARTY, VIVEK - Roley, Francesca;
 202602952; Complaint Divorce.
 COLANTONIO, MARK - Bank of America, N.A.;
 202603111; Civil Action; Cawley, Jonathan Paul.
 DANCER, MICHAEL - Bank of America, N.A.;
 202603043; Civil Action; Cawley, Jonathan Paul.
 DePRIMEO, ANTHONY - Buck, Laurence; 202603256;
 Complaint Divorce.
 DOUGHERTY, TOBIN - Dougherty, Jennifer;
 202602974; Complaint Divorce.
 DUFFANY, THOMAS - Midland Credit Management, Inc.;
 202603065; Civil Action; Betzenberger, Kara G.
 DUFFANY, THOMAS - Midland Credit Management, Inc.;
 202603069; Civil Action; Betzenberger, Kara G.
 DUNAIEF, ROBERT - Ackerman, Crystal; 202603064;
 Civil Action.
 DUONG, PEI - Kuklachev, Michael; 202602651;
 Complaint for Custody/Visitation; Caya, Dale Edward.
 E & J LANDSCAPING, LLC - Sullivan, Katrina;
 202603062; Plaintiffs Appeal from District Justice.
 ERMANCIA, MABIALA - Louis Seghond, Ngami;
 202603073; Complaint Divorce.

- EWING, STEVEN - Ewing, Michelle; 202603323;
Complaint for Custody/Visitation.
- FARRELL, PATRICK - LVNV Funding, LLC; 202602970;
Civil Action; Carfagno, Christopher B.
- GARY, KILENA - RG-Propco, LLC c/o McMonagle,
Perri; 202602989; Petition to Appeal Nunc Pro Tunc.
- GLOBAL TEL-LINK CORPORATION: GLOBAL
TEL-LINK CORPORATION - Merritt, Monroe;
202603061; Civil Action.
- HALL, JEFFREY - Bank of America, N.A.; 202603114;
Civil Action; Cawley, Jonathan Paul.
- HEINZ, PHILIP - Spencer, Leah; 202603230;
Complaint Divorce.
- HERNANDEZ GONZALEZ, ADOLFO - Ponce, Flora;
202602888; Complaint for Custody/Visitation.
- HIMES, LINDA - Good Will Steam Fire Engine
Company No. 1; 202602917; Civil Action; Bonner,
Kimberly A.
- JAMES, GABRIEL - Woodson, Bryana; 202602967;
Complaint for Custody/Visitation.
- JOHNSON, BRIAN - Midland Credit Management, Inc.;
202603122; Civil Action; Betzenberger, Kara G.
- KATES, JOHN - Copestick, Gillian; 202603322;
Petition for Protection from Sexual Viol.
- KIM, DANA - Burnett, Tyreke; 202602977;
Complaint for Custody/Visitation.
- KIMTAL, REGAN - Thomas, Juniya; 202603329;
Complaint Divorce.
- LESNIEWSKI, KEITH - Bank of America, N.A.;
202603120; Civil Action; Cawley, Jonathan Paul.
- LICWINKO, BENEDETTA - Licwinko, Benjamin;
202602979; Complaint Divorce.
- LUCAS, FRANCIS - Lucas, Taylor; 202603272;
Foreign Subpoena.
- MACAULEY, LAUREN - Hanna, Helena; 202602947;
Petition for Protection from Intimidation.
- MASSEY, AMANDA - Massey, Christopher; 202602972;
Complaint Divorce.
- MAZZARELLA, JOAN - LVNV Funding, LLC;
202602973; Civil Action; Carfagno, Christopher B.
- MONTGOMERY COUNTY TAX CLAIM BUREAU:
COUNTY OF MONTGOMERY - Sheffield
North Hills, L.P.; 202602959; Petition; Mitts,
Maurice R.
- MOYER, DENIS - Moyer, Erika; 202602833;
Complaint for Custody/Visitation; Shaney, Joelle.
- PARSONS, CAITLIN - Bank of America, N.A.;
202603070; Civil Action; Cawley, Jonathan Paul.
- PENNSYLVANIA DEPARTMENT OF
HUMAN SERVICES BUREAU, ET AL. -
Eichelberger, Dave; 202602345; Petition.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Dayer-Lyness, Deborah;
202602933; Appeal from Suspension/Registration/
Insp; Beck III, Basil D.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Bowers, Matthew; 202603211;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Chaples, Gregory; 202603354;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Brown, Mark; 202603338;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Block, Adam; 202603009;
Appeal from Suspension/Registration/Insp.;
Brittenburg, Matthew Scott.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Kleinfelder, Barry; 202603017;
Appeal from Suspension/Registration/Insp.; Kelly,
Joseph.
- PINNACLE ROOFING EXPERTS - Miller, Reginald;
202603345; Defendants Appeal from District Justice.
- RAY, SHERALD - Zachary, Vincenzo; 202603032;
Defendants Appeal from District Justice.
- REED, TYLER - Roberts, Isabelle; 202603292;
Complaint Divorce.
- RODRIGUEZ ULLOA, LIZETH - Buonomo, Dean;
202602943; Complaint Divorce.
- SAKUNTHALA, KARTHIKEYAH -
Bank of America, N.A.; 202603068; Civil Action;
Cawley, Jonathan Paul.
- SANABRIA MENDOZA, JOSE - Alcaraz Perez,
Karen; 202603033; Complaint Divorce.
- SCHIERI, TYLER - Schieri, Gabriella; 202603310;
Complaint for Custody/Visitation.
- SELLERS, IAN - LVNV Funding, LLC; 202602980;
Civil Action; Carfagno, Christopher B.
- SHOUP, CHRISTOPHER - Shoup, Sara; 202602930;
Complaint for Custody/Visitation.
- SIXT RENT A CAR, LLC: SUMMIT A*^R, INC. -
Williams, Elijah; 202602985; Civil Action.
- STINSON, RAHSUL - Stinson, Leonnae; 202603335;
Complaint Divorce; Daly, Katie Lin.
- TESNO, PAULETTE: CHARLES - Good Will
Steam Fire Engine Company No. 1; 202602910;
Civil Action; Bonner, Kimberly A.
- TSICHLIS, CHRISTINA: MUSNOFF, WILLIAM -
Good Will Steam Fire Engine Company No. 1;
202602916; Civil Action; Bonner, Kimberly A.
- VALVANO, CRAIG - Valvano, Amanda; 202603332;
Complaint Divorce.
- WOOD, COLLIN - Midland Credit Management, Inc.;
202603115; Civil Action; Betzenberger, Kara G.

WILLS PROBATED

Granted Week Ending February 24, 2026

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

- BURT, BEVERLY J. - East Norriton Township;
Baltrus, Laurie B., 3023 Taft Road, East Norriton,
PA 19403.
- CHRISTIAN, PEGGY J. - Upper Merion Township;
Christian, Rodney, 1021 Penn Circle,
King of Prussia, PA 19406.
- DAWSON, RICHARD E. - Cheltenham Township;
Dawson, Sharon Y., 204 Barclay Circle,
Cheltenham, PA 19012.
- DeWEES, RICHARD G. - Norristown Borough;
Shick, Stacy H., 338 Thistle Lane, Perkasio,
PA 18944.
- DiPIERO, ROSE M. - Whitmarsh Township;
DiPiero, Nicholas J., 7315 Hiola Road,
Philadelphia, PA 19128; DiPiero, Richard S.,
939 Caledonia Street, Philadelphia, PA 19128.
- DORMAN, DREW G. - Lower Merion Township;
Dorman, Hollis R., 41 E. Dartmouth Road,
Bala Cynwyd, PA 19004; Dubrow, Barry J.,
261 Old York Road, Jenkintown, PA 19046.

- FAZIO SR., CHARLES B. - Montgomery Township; Fazio Jr., Charles B., 35 Sandalwood Drive, Warren, NJ 07059.
- FRASSENEI, ROGERS J. - Lower Providence Township; Frassenei, Michael J., 46 King Way, Limerick, PA 19468; Frassenei, Vincent D., 2742 Lantern Lane, Audubon, PA 19403.
- GAST, BETTY J. - North Wales Borough; Gast, William R., 101 Cheston Lane, Ambler, PA 19454.
- GENERALE, ROSEMARIE - Hatboro Borough; Farney, Alfreda, 627 Graisbury Avenue, Haddonfield, NJ 08033; Farney, Raymond M., 627 Graisbury Avenue, Haddonfield, NJ 08033.
- GOODMAN, MORTON - Ambler Borough; Goodman, Debra S., 319 St. Andrews Place, Blue Bell, PA 19422.
- GREANEY, ELIZABETH J. - North Wales Borough; Galenkamp, Elizabeth J., 426 Mount Hope Road, Rockaway, NJ 07866.
- KALADY, MARIA E. - Upper Dublin Township; Eisler, Lisa, 400 E. Waverly Road, Wyncote, PA 19095.
- KOKOLUS, JOHN J. - Lower Merion Township; Kokolus, Cathleen C., 575 S Goddard Boulevard, King of Prussia, PA 19406.
- LODISE, POLLY A. - Montgomery Township; Leh, Richard, 16 Meetinghouse Road, Hatboro, PA 19040; Lodise, Katharine, 7300 Union Court, North Wales, PA 19454.
- MARCOZZI, LOUIS J. - Conshohocken Borough; Cobourn, Donna M., 300 E. 10th Avenue, Conshohocken, PA 19428.
- MARINO, CONCETTA P. - Lansdale Borough; Marino, Michael W., 1770 Crocker Lane, Jamison, PA 18929.
- MONEGLIA, IRMA - Montgomery Township; Gaines, Mandi, 113 Northam Drive, Slidell, LA 70458.
- MOUNTAIN, JOHNNA D. - Skippack Township; Mountain, Shane J., 905 Mesa Lane, Collegetown, PA 19426.
- O'CONNELL, MARY M. - Limerick Township; Pence, Maureen T., 1565 Brett's Way, Pottstown, PA 19465.
- O'NEILL, KENNETH S. - East Norriton Township; O'Neill, GERALYN, 2819 Breckenridge Boulevard, Eagleville, PA 19403.
- PEKOL, ELIZABETH J. - Lansdale Borough; Conniff, Deborah E., 5075 Redfield Road, Doylestown, PA 18902.
- PISANO, JEANNINE - Whitmarsh Township; Glemser, Margaret, 341 Oak Avenue, Woodbury, NJ 08096.
- RIGNEY, MARY E. - Abington Township; Rigney, Thomas G., 515 Highland Avenue, Jenkintown, PA 19046.
- RUBENSTEIN, SONDRRA - East Norriton Township; Rubenstein, Barry, 7436 Woodhollow Road, Spring Hill, FL 34606.
- SALIBA, THEA E. - Lower Merion Township; Schireson, Henry J., 237 N. Ithan Avenue, Bryn Mawr, PA 19010.
- SCHWARTZ, NANCY M. - Abington Township; Thompson, Katie L., 419 Maple Street, Warminster, PA 18974.
- SKEANS, DONALD W. - Lansdale Borough; Towsey, Karen J., 83 Harlow Circle, Lower Gwynedd, PA 19002.
- TATE SR., PHILLIP E. - Ambler Borough; Butler, Nigelle, 1745 Fairview Avenue, Willow Grove, PA 19090.
- VAVRECK, MARY J. - Montgomery Township; Small, Kathleen, 830 Spring House Farm Lane, Lower Gwynedd, PA 19002.
- WALTER, KATHARINA - Horsham Township; Walter, Robert A., 8 Sweet Gum Lane, Horsham, PA 19044.
- WILSON, CHRISTOPHER M. - Wilson, Christina, 2141 Bryn Mawr Place, Ardmore, PA 19003.
- WILSON, ELLEEN S. - Collegetown Borough; Wilson, Christina R., 2141 Bryn Mawr Place, Ardmore, PA 19003.