

## 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, May 28, 2025.*

### To all parties in interest and claimants:

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

### Second Publication

By virtue of a Writ of Execution **No. 2012-07314**, 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 tract of land, situate on the Westerly side of Layfield Road, (State Route 663), in **Upper Hanover Township**, Montgomery County, Pennsylvania, as shown on a Plan of Survey for Janet Thomas, by Brian J. Nixon and Associates, Pennsburg, PA, last dated April 25, 1990, and being more fully described as follows, to wit:

BEGINNING at a point, in the centerline of the said Route 663 (also known as Layfield Road) (SR 663 Seg. 250), said point being a corner, common with other lands, now or formerly of Janet Thomas (DBV 3206 at Page 259); thence, along the aforesaid other lands, now or formerly of Janet Thomas, the following two courses: (1) North 52 degrees 45 minutes 45 seconds West, the distance of 200.00 feet (passing over an iron pin, 23.58 feet from the beginning), to an iron pin; (2) North 57 degrees 47 minutes 43 seconds West, the distance of 200.62 feet to an iron pin; thence, along the lands of John S. & Verna M. Wentz (TMP 57-72-35, DBV 3319 at Page 710), North 36 degrees 45 minutes 00 seconds East, the distance of 167.60 to an iron post; thence, along lands, now or formerly of Karen A. Katrinak (TMP 57-72-37, DBV 4928 at Page 1642), South 52 degrees 45 minutes 45 seconds East, the distance of 400.00 feet (passing over an iron pin 25.77 feet from the end), to a point, in the centerline of the said Route 663; thence, along the centerline of the said Route 663, South 36 degrees 45 minutes 00 seconds West, the distance of 150.00 feet to the point and place of the beginning.

CONTAINING 1 418 acres of land, more or less.

TOGETHER with an easement for a sanitary sewer outfall line, as shown on a Plan of Survey for Janet Thomas, by Brian J. Nixon and Associates, Pennsburg, PA, last dated April 25, 1990, being more fully described as follows, to wit:

BEGINNING at an iron pin, a corner common to lands, now or formerly of John S. & Verna M. Wentz (TMP 57-72-35, DBV 3319 at Page 710), and lands, now or formerly of Janet Thomas (DBV 3350 at Page 606), and to other lands, now or formerly of Janet Thomas (DBV 3206 at Page 259); thence, from the said point of the beginning, along the first mentioned lands, now or formerly of Janet Thomas; South 57 degrees 47 minutes 43 seconds East, the distance of 50.10 feet to a point; thence, through the second mentioned lands, now or formerly of Janet Thomas, the following two courses: (1) South 35 degrees 47 minutes 00 seconds West, the distance of 33.13 feet to a point; (2) North 54 degrees 13 minutes 00 seconds West, the distance of 413.53 feet to a point; thence, along lands, now or formerly of John S. & Verna M. Wentz, the following two courses: (1) North 07 degrees 01 minute 00 seconds East, the distance of 34.22 feet to an iron bar; (2) South 54 degrees 13 minutes 00 seconds East, the distance of 380.00 feet to the point and place of beginning.

ALSO, UNDER and SUBJECT to certain rights and easements of record, as cited Deed Book 3206 at Page 259.

BEING a tract on a Plan of Subdivision for Michael Medvetz, dated August 17, 1961, as prepared by Robert Rodney Huber, P.E.

BEING the same premises which Janet Shaw, by Deed, dated December 19, 2003, and recorded at Montgomery County Recorder of Deeds Office, on December 19, 2003, in Deed Book 5486 at Page 2025, granted and conveyed unto Scott Thomas.

Parcel Number: 57-00-02221-50-3.

Location of property: 3771 Layfield Road, Upper Hanover, PA 18073.

The improvements thereon are: Restaurant without liquor license.

Seized and taken in execution as the property of **Scott Thomas** at the suit of Upper Perkiomen School District. Debt: \$70,851.92.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-00886**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northeast side of Oak Street, measured at the distance of 44 feet, Southeastwardly from the Easterly side of Cherry Street, a corner of this and house and lot of land, now or late of Mary E. Hoff; thence, by the same, passing through the middle of the partition wall, between the house on these premises and the adjoining house of said Mary E. Hoff, Northeastwardly, at right angles to said Oak Street, 110 feet to a corner, a point of the rear end of said lot is used as an alley; thence, Southeastwardly, 14 feet to a corner; thence, Southwestwardly, along land, now or late of John J. Corson, passing through the middle of an alley, between this and said Corson's house, 110 feet to Oak Street; thence, along said Oak Street, Northwestwardly, 14 feet to the place of beginning.

BEING the same premises which Joanne Brown, by Deed, dated 11/09/2018, and recorded at Montgomery County Recorder of Deeds Office, on 11/13/2018, in Deed Book 6114 at Page 2543, granted and conveyed unto Darby W. Callahan and Joanne Brown.

AND THE SAID, Joanna Brown departed this life on December 17, 2018, whereby title to said premises became vested in Darby W. Callahan.

Parcel Number: 13-00-29244-00-2.

Location of property: 19 W. Oak Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Darby W. Callahan** at the suit of Municipality of Norristown. Debt: \$6,143.67.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2018-01096**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN brick message and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as 621 1/2 Walnut Street, bounded and described as follows, to wit:

BEGINNING at a point on the North line of Walnut Street, at the distance of one hundred twenty feet West of Adams Street, at a corner of Lot No. 73, late of Elam Trout; thence, by the same, North 16 degrees East, one hundred forty feet to a twenty feet wide alley; thence, by said alley, South 74 degrees East, fifteen feet, more or less, to land, now or late of Howard Trout; thence, by the same, South 16 degrees West, one hundred forty feet to the North side of Walnut Street, aforesaid; thence, by the same, North 74 degrees West, fifteen feet, more or less to the place of beginning.

BEING the same premises which Charles Kearney, Jr., by Deed, dated December 22, 2006, and recorded at Montgomery County Recorder of Deeds Office, on February 5, 2007, in Deed Book 5634 at Page 924, granted and conveyed unto Todd E. M. Shawell and Theresa L. Shawell.

Parcel Number: 16-00-30876-00-5.

Location of property: 621 1/2 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Todd E. M. Shawell and Theresa L. Shawell** at the suit of Pottstown School District. Debt: \$1,515.35.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2018-04405**, 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 tract of ground, hereditaments and appurtenances, situate in **Telford Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin, in the center line of Main Street (also known as County Line Road), and in line of now or late William Peak's land; thence, along said William Peak's land, South 44.5 degrees West, the distance of 185 feet 6 inches to an iron pin, a corner; thence, along a 15 feet alley way, North 45.25 degrees West, the distance of 39 feet 2 inches to a point, for a corner; thence, along a line, extending through the party wall, dividing the house located at 618 and 620 South Main Street, North 44.5 degrees East, the distance of 185 feet 6 inches to a point, in the center line of Main Street (County Line Road); thence, along the center line of the aforesaid Main Street (County Line Road), South 45.25 degrees East, the distance of 39 feet 2 inches to the point and place of beginning.

BEING the same property conveyed to Raymond L. Farina and Katherine A. Farina, who acquired title, with rights of survivorship, by virtue of a Deed from Mako Realty Holding, L.P., dated October 2, 2012, recorded October 3, 2012, being Instrument Number 2012099514, and recorded in Book 5850 at Page 01852, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 22-02-01455-00-6.

Location of property: 620 S. Main Street, Telford, PA 18969.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Raymond L. Farina and Katherine A. Farina** at the suit of Wells Fargo Bank, N.A. Debt: \$249,335.56.

**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.

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By virtue of a Writ of Execution **No. 2018-15404**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract of land, situate in **Marlborough Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, in the center line of Camp Hart Road, LR46166, said point, being the intersection of herein described lands, about to be conveyed by Margaret E. Higgins and lands of now or late William A. Hoch, said point, being located 580 feet, measured Southeasterly from the intersection of said center line, with the center line of Upper Ridge Road; thence, extending along lands of now or late William A. Hoch, North 35 degrees 14 minutes East, 683.79 feet to an iron pin; thence, continuing along said lands, South 51 degrees 39 minutes East, 125.19 feet to a point; thence, extending through other lands of Margaret E. Higgins, along Lot No. 4, of which this tract was a part of, South 35 degrees 14 minutes West, 652.80 feet to a point, in the center line of Camp Hart Road; thence, extending along the same, North 65 degrees 43 minutes West, 127.32 feet to the point and place of beginning.

BEING the same premises which Sidney J. Peart, Jr. and Charlyn M. Peart, by Deed, dated September 13, 2013, and recorded at Montgomery County Recorder of Deeds Office, on September 25, 2013, in Deed Book 5890 at Page 938, granted and conveyed unto Sidney J. Peart, Jr.

Parcel Number: 45-00-01847-00-7.

Location of property: 1014 Miller Road, Marlborough Township, PA 18073.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Sidney J. Peart, Jr.** at the suit of Upper Perkiomen School District. Debt: \$4,675.70.

**Portnoff Law Associates**, Attorneys.

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

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

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By virtue of a Writ of Execution **No. 2018-26001**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Minor Subdivision, prepared for Estate of Ruth Quinty, drawn by Irick Eberhardt, Inc., of Pennsburg, Pa., Job No. 9943, dated 3/30/2001, last revised 11/13/2001, and recorded in Plan Book A-60 at Page 282, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the ultimate right-of-way line of Chestnut Avenue, said point of beginning, is being at a point, a corner of Lot No. 1, as shown on said Plan; thence, extending from said point of beginning and extending along the said Southwesterly side of the ultimate right-of-way line of Chestnut Avenue, South 47 degrees 03 minutes 00 seconds East, 162.30 feet to a point on the Northwesterly side of Roosevelt Boulevard (not opened as shown on said Plan); thence, extending along the said Northwesterly side of Roosevelt Boulevard, South 55 degrees 45 minutes 00 seconds West, 188.97 feet to a point, a corner of lands, now or late of Alex Friedlander, as shown on said Plan; thence, extending along the line of said lands of Friedlander, for a portion of the distance, and also extending along the line of lands, now or late of Hanover Hills, Inc., as shown on said Plan for the remaining distance, North 41 degrees 10 minutes 00 seconds West, 121.07 feet to a point, a corner of Lot No. 1, aforesaid; thence, extending along the line of said Lot No. 1, North 42 degrees 57 minutes 00 seconds East, 171.86 feet to a point on the Southwesterly side of the ultimate right-of-way line of Chestnut Avenue, aforesaid; being the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

BEING the same premises which Michael J. Judge and Jennifer A. Judge, by Deed, dated April 26, 2007, and recorded at Montgomery County Recorder of Deeds Office, on April 30, 2007, in Deed Book 5644 at Page 2927, granted and conveyed unto Richard Maggio and Susan Maggio.

Parcel Number: 63-00-01171-00-8.

Location of property: 2464 Chestnut Avenue, West Norriton, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Richard Maggio and Susan Maggio** at the suit of West Norriton Township. Debt: \$1,686.75.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2019-16666**, 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 two lots or pieces of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known and designated as Lots Nos. 61 and 62, on a Plan of Lots, on the Cooke Farm, laid out by Hiltner and Hitchcock, bounded and described as follows:

BEGINNING at a point on the Northwestern side Sandy Street, at the distance of two hundred and five feet, Southwesterly from the Northwestern intersection of Sandy and Moore Streets; said point of beginning, being a corner of Lot No. 63; thence, along said side of said Sandy Street, Southwesterly, a distance of forty feet to a line of Lot No. 60; thence, by and along said Lot No. 60, Northwesternly, a distance of one hundred thirty and eighty five hundredths feet to a point on the Southeasterly side of Moore Street, aforesaid; thence, by and along said side of said Moore Street, Southeasterly, forty five and fifty six hundredths feet to a point, in line of Lot No. 63, aforesaid, and by and along said Lot No. 63, aforesaid, and by and along said Lot No. 63, Southeasterly, a distance of one hundred nine and forty-eight hundredths feet to the first named point and place of beginning.

BEING Lot No. 61 and 62 as on said Plan.

BEING the same premises which Raffaele Delli Gatti and Reffaela Delli Gatti, by Deed, dated 03/30/2007, and recorded at Montgomery County Recorder of Deeds Office, on 04/13/2007, in Deed Book 5642 at Page 2810, granted and conveyed unto Luis Juarez and Rosalva Martinez.

Parcel Number: 13-00-33244-00-7.

Location of property: 761 Sandy Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Luis Juarez and Rosalva Martinez** at the suit of Municipality of Norristown. Debt: \$1,592.71.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2019-23042**, 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, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN message, garage and building lot on the Southwest corner of West Broad Street and West Street, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan, dated 6-25-1943, with revision of 8-12-1959, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor of Souderton, Pa., and being Lot #1 on said plan, as follows, to wit:

BEGINNING at the intersection of the West curb line of West Street, 19 feet, between curbs and the North curb line of the original West Broad Street, 33 feet between curbs; thence, along the original West Broad Street curb line, South 46 degrees West, 70.43 feet to a corner; thence, along other lands of now or late Paul Nickolenko, of which this was a part, North 45 degrees, 22 minutes West, 236.90 feet to an iron pin, in the South side of a 20 feet alley; thence, along the same, North 44 degrees 33 minutes East, 70.11 feet to the curb line of West Street; thence, along the same, South 45 degrees 29 minutes East, 238.78 feet to the place of beginning.

BEING the same premises which Alan L. Schadler and Deborah E. Schadler, by Deed, dated 11/23/01, and recorded at Montgomery County Recorder of Deeds Office, on 12/11/01, in Deed Book 5388 at Page 1477, granted and conveyed unto Pauline T. Schulz.

Parcel Number: 21-00-00276-00-9.

Location of property: 203 W. Broad Street, Souderton, PA 18964.

The improvements thereon are: Retail, office, apartments, multi-use.

Seized and taken in execution as the property of **Pauline T. Schulz** at the suit of Souderton Area School District. Debt: \$5,333.19.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2021-23482**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as "Map of Property of Belfort Corporation," made by Yerkes Engineering Company, dated December 30, 1955, and revised May 31, 1956, as follows, to wit:

BEGINNING at a point on the Southeastly side of Longview Road (50 feet wide), said point being the four following courses and distances from a point or curve on the Southeastly side of Gypsy Lane (45 feet wide): (1) leaving Gypsy Lane, on the arc of a circle, curving to the right, having a radius of 13 feet, the arc distance of 19.40 feet to a point of tangent on the Southwesterly side of Longview Road; (2) South 31 degrees 16 minutes East, along the Southwesterly side of Longview Road, 268 feet to a point of curve, in the same; (3) Southeastwardly and Northeastwardly, partly along the Southwesterly, and partly along the Southeastly sides of Longview Road, on the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance or 274.89 feet to a point of tangent on the Southeastly side of Longview Road; and (4) North 54 degrees 44 minutes East, along the Southeastly side of Longview Road, 450 feet to the place or beginning, said point of beginning, being the center line of a certain 20 feet wide Drainage Easement; thence, extending from said point of beginning, North 58 degrees 44 minutes East, along the Southeastly side of Longview Road, 60.39 feet to a point of curve, in the same; thence, extending Northeastwardly, still along the Southeastly side of Longview Road, on the arc of a circle, curving to the right, having a radius of 200 feet, the arc distance of 90.80 feet to a point; thence, extending South 13 degrees 21 minutes 10 seconds East, 188.89 feet to a point, on the center line of a certain 10 feet wide Utility Easement; thence, extending South 58 degrees 44 minutes West, along the center line of said Utility Easement, 90 feet to a point on the aforesaid 20 feet wide Drainage Easement; thence, extending North 31 degrees 16 minutes West, along the center line of said Drainage Easement, 200 feet to the first mentioned point and place of beginning.

BEING Lot Number 44 as shown on the above-mentioned Plan.

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

BEING the same premises which Blanche S. Williams, by Her Attorney-in-Fact Philip C. Ward, by Deed, dated March 22, 2004, and recorded at Montgomery County Recorder of Deeds Office, on May 7, 2004, in Deed Book 05506 at Page 0914, granted and conveyed unto Scott Alexaki. Scott Alexaki departed this world on June 10, 2020.

Parcel Number: 58-00-12895-00-7.

Location of property: 958 Longview Road, King of Prussia, PA 19406.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ryan A. Alexaki, Solely, in His Capacity as Administrator of The Estate of Scott Alexaki, Deceased** at the suit of U.S. Bank Trust, National Association, as Trustee of the Bungalow Series IV Trust. Debt: \$295,521.65.

**Robert Crawley (Friedman Vartolo LLP)**, Attorney. I.D. #319712

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. 2022-05471**, 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, bounded and described according to a Map of Property of Mary Y. Peters, made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, June 26, 1919, and revised as to this piece, May 9, 1947, as follows, to wit:

BEGINNING at a point, set at the intersection of the middle line of Lippincott Avenue (fifty feet wide) and the middle line of County Line Road (forty feet wide); thence, extending along the middle line of Lippincott Avenue, North sixty-one degrees, twelve minutes East, fifty-two and two one-hundredths feet to a point; thence, extending North twenty-eight degrees, forty-eight minutes West, partly passing through a party wall, separating these premises from premises adjoining to the Northeast, one hundred eighty-five feet to a point; thence, extending South sixty-one degrees, twelve minutes West, forty-four and ninety-five one-hundredths feet to a spike, in the middle line of County Line Road; thence, extending along same, South twenty-six degrees, thirty-seven minutes East, one hundred eighty-five and thirteen one-hundredths feet to the first mentioned point and place of beginning.

BEING Block 5B, Unit 305.

BEING the same premises conveyed to Balfour A. Saunders from Curtis D. Hill, by Deed, dated August 22, 2003, and recorded on September 30, 2003, as Instrument Number 2003208788, in Book 5475 at Page 885.

TITLE TO SAID PREMISES IS VESTED IN Balfour A. Saunders, deceased, by Deed from Curtis D. Hill, dated August 22, 2003, and recorded September 30, 2003, in Deed Book 5475 at Page 0885. The said Balfour A. Saunders, died on June 28, 2023. On September 8, 2023, Letters of Administration were granted to Alan M. Saunders, Taylor M. Saunders and Balfour S. Saunders, nominating and appointing him as the Administrator of the Estate of Balfour A. Saunders, deceased.

Parcel Number: 40-00-32788-00-4.

Location of property: 228 Lippincott Avenue, Ardmore, PA 19003.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Balfour S. Saunders, Co-Administrator of the Estate of Balfour A. Saunders, deceased; Alan M. Saunders, Co-Administrator of the Estate of Balfour A. Saunders, deceased; and Taylor M. Saunders, Co-Administrator of the Estate of Balfour A. Saunders, deceased** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$154,419.99.

**Chelsea A. Nixon (McCabe, Weisberg & Conway, LLC), Attorney(s).** I.D. #324130

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

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

By virtue of a Writ of Execution **No. 2022-12400**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

**BEGINNING** at a stake in the Westerly line of Rosedale Drive, distant 275 feet, South of the Southern line of Wilson Road; thence, Westerly at right angles to Rosedale Drive, 130 feet to a point, a corner in line of land of Paul Brooke, et al.; thence, along same, South 87 feet 6 inches to a stake, a point, a corner in line of land of Walter R. Krause; thence, along same, Easterly, 130 feet to Rosedale Drive, aforesaid; thence, by the same, Northerly, 87 feet 6 inches to the place of beginning.

**EMBRACING** in said description the Southern half of Lot 10 and the whole of Lot 11 and the Northern quarter of Lot 12, on a plan of lots known as Rosedale Terrace.

**BEING THE SAME PREMISES** which Christopher C. Wilkes and Susan K. Wilkes, by Deed dated 11/7/2014, and recorded 11/17/2014, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5935 at Page 00528, granted and conveyed unto Donald Wilson, deceased, 4/2/2020.

Parcel Number: 16-00-25104-00-8.

Location of property: 325 Rosedale Drive, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Dewi Wilson, Solely, in His/Her Capacity as Heir of Donald Wilson, Deceased** at the suit of Freedom Mortgage Corporation. Debt: \$256,679.32.

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

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

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

By virtue of a Writ of Execution **No. 2022-16140**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan for Max Chipin and Sons, made by Damon and Foster, Civil Engineers, dated September 29, 1960, and revised October 14, 1960, as follows, to wit:

**BEGINNING** at a point on the Northeasterly side of Waltham Road (50 feet wide) (intended to be dedicated), said point, being the four following courses and distances from a point of curve on the Northeasterly side of Ashbourne Road (46.50 feet wide): (1) leaving Ashbourne Road, on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of reverse curve on the Southeasterly side of Waltham Road; (2) Northeastwardly and Northwestwardly, partly along the Southeasterly and partly along the Northeasterly side of Waltham Road, on the arc of a circle, curving to the left, having a radius of 200.00 feet, the arc distance of 72.14 feet to a point of tangent, on the same; (3) North 11 degrees 23 minutes West, along the Northeasterly side of Waltham Road, 214.26 feet to a point of curve, on the same; and (4) Northwestwardly, still along the Northeasterly side of Waltham Road, on the arc of a circle, curving to the left, having a radius of 300.00 feet, the arc distance of 27.74 feet to the point of beginning; thence, extending from said point of beginning, Northwestwardly, along the Northeasterly side of Waltham Road (partly 50 feet wide and partly of irregular width), on the arc of a circle, curving to the left, having a radius of 300.00 feet, the arc distance of 70.00 feet to a point; thence, extending North 59 degrees 56 minutes 58 seconds East, 148.60 feet to a point; thence, extending South 11 degrees 23 minutes East, 104.17 feet to a point; thence, extending South 73 degrees 19 minutes 07 seconds West, 125.82 feet to the first mentioned point and place of beginning.

**BEING** Lot No. 11, as shown on the above-mentioned Plan.

**BEING** the same premises which Jonathan S. Goldman and Rachel S. Goldman, by Deed, dated 5/8/2014, and recorded 5/19/2014, in Montgomery County, in Deed Book 5913 at Page 1575, conveyed unto Ryan D. Lookabill and Julia P. Lookabill, in fee.

TITLE TO SAID PREMISES IS VESTED IN Victoria Deans and Benjamin Wright, by Deed from Ryan D. Lookabill and Julia P. Lookabill, dated July 21, 2017, and recorded August 2, 2017, in Deed Book 6056 at Page 00088, being Instrument Number 2017057582.

Parcel Number: 31-00-27442-00-4.

Location of property: 7933 Waltham Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Victoria Deans and Benjamin Wright** at the suit of Lakeview Loan Servicing, LLC. Debt: \$410,765.99.

**Chelsea A. Nixon (McCabe, Weisberg & Conway, LLC)**, Attorney(s). I.D. #324130

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

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

By virtue of a Writ of Execution **No. 2022-18232**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan, referred to below as "28 Central Avenue Condominium," situate in **Souderton Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., by the recording of a Declaration, dated January 26, 1990, in Deed Book 4936 at Page 2473, being designated in the Declaration as Unit E, more fully described in said Declaration, together with the proportionate undivided interest in the common elements (as defined in Declaration) of 16.25 percent.

BEING the same premises which Douglas L. Fisher and Lynda D. Fisher, husband and wife, by Deed, dated November 12, 1996, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book No. 5167 at Page 1844, granted and conveyed unto Michelle Kellow.

AND THE SAID Michelle Kellow, departed this life on December 28, 2021.

Parcel Number: 21-00-01196-30-4.

Location of property: 28 E. Central Avenue, a/k/a 28 Central Avenue, Condominium E, a/k/a 28 E. Central Avenue, #E, Souderton, PA 18964.

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

Seized and taken in execution as the property of **Sharon Dieroff, Solely, in Capacity as Heir of Michelle Lee Kellow a/k/a Michelle L. Kellow a/k/a Michelle Kellow, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Michelle Lee Kellow a/k/a Michelle L. Kellow a/k/a Michelle Kellow, Deceased** 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: \$41,608.54.

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

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

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

By virtue of a Writ of Execution **No. 2022-18753**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the messuage or building thereon erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described according to a record Plan "Townhouses at Union Hill," by Momenee and Associates, Inc., Civil Engineers & Land Surveyors, Bryn Mawr, Pennsylvania, dated May 10, 2007, last revised August 28, 2007, and recorded in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Plan Book 29 at Page 332, as follows, to wit:

BEGINNING at a point, at the intersection of the Northwestern side of Grove Street (50 feet wide), and the Northeastern side of Union Avenue (80 feet wide); thence, from said beginning point and continuing along said side of Union Avenue, North 28 degrees 15 minutes 00 seconds West, the distance of 101.00 feet to a point; thence, leaving said side of Union Avenue, North 61 degrees 45 minutes 00 seconds East, the distance of 35.00 feet to a point, having crossed over the Western portion of an access and utility easement; thence, South 28 degrees 15 minutes 00 seconds East, the distance of 101.00 feet to a point, on the Northwestern side of Grove Street, having crossed over the Western portion of an access and utility easement; thence, continuing along said side of Grove Street, South 61 degrees 45 minutes 00 seconds West, the distance of 35.00 feet to the first mentioned point and place of beginning.

BEING Lot 14, as shown on said plan.

BEING the same premises which Joseph Cahill, by Deed, dated July 10, 2017, and recorded at Montgomery County Recorder of Deeds Office, on July 21, 2017, in Deed Book 6053 at Page 2863, granted and conveyed unto Lynette M. Oguntayo.

Parcel Number: 02-00-06144-00-1.

Location of property: 540 Bush Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Lynette M. Oguntayo** at the suit of Borough of Bridgeport. Debt: \$1,791.01.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-23740**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northwestern side of Forrest Avenue, as laid out 50 feet in width, and at the distance of 646.38 feet Northeasterly from the Northwestern side of Ridge Turnpike Road; thence, Northwesternly, 13.12 feet to a point on the Northwestern side of Forrest Avenue, as laid out 66 feet in width; thence, Northwesternly, 20 feet to a point on the Northwestern side of Forrest Avenue, as laid out 66 feet in width; thence, Southwesterly, 13.05 feet to a point on the Northwestern side of Forrest Avenue, as laid out 50 feet in width; thence, Southwesterly, along the Northwestern side of Forrest Avenue, as laid out 50 feet in width, 20 feet to the place of beginning. (The above has been omitted from previous conveyances and said frontage is included in the tax parcel listed below.)

ALL THAT CERTAIN lot or piece of ground, with the messuage thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, on a Plan of Lots, laid out by David H. Ross, in the Township known as the West End Lots, bounded and described as follows to wit:

BEGINNING at a point on the Northwestern side of Forrest Avenue, a corner of this and Lot No. 156 on said Plan, at the distance of 646.38 feet, Northeasterly from the North corner of Main Street and Forest Avenue; thence, along said side of said Forrest Avenue, Northeasterly, 20 feet to a point, a corner of this and Lot No. 152, land now or late of Harry Z. Freed; thence, along the same, and at right angles to Forrest Avenue, and passing through the middle of the party wall of said dwelling house and the one adjoining, Northwesternly, 132.25 feet to a point on the Southeasterly side of 20 feet wide alley; thence, along said side of alley, Southwesterly, 20 feet to a corner of this and Lot No. 156, on said Plan; thence, along the same and parallel with the first line, Southeasterly, 132.25 feet to the place of beginning.

BEING the same premises which HSBC Bank, USA, National Association, by Deed, dated November 4, 2015, and recorded at Montgomery County Recorder of Deeds Office, on December 18, 2015, in Deed Book 5982 at Page 1698, granted and conveyed unto SLI, L.L.C.

Parcel Number: 63-00-02416-00-5.

Location of property: 425 N. Forrest Avenue, West Norriton, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **SLI, L.L.C.** at the suit of West Norriton Township. Debt: \$1,781.55.

**Portnoff Law Associates**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-24655**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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



The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Brendan Baldwin and Cecelia Baldwin** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,445.97.

**Portnoff Law Associates, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2023-04641**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northeasterly side of Beech Avenue (50 feet wide), a front corner of Lots #12 and #13 as shown on a Plan of "Pheasant Valley", approved by the Board of Township Commissioners of Cheltenham Township, on 11/28/60, and recorded in the Office of the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Plan Book A-5 at Page 107, on 12/7/1950, said point, being at the distance of 274.22 feet, measured North 48 degrees 39 minutes West, along the said side of Beech Avenue from a point of tangent of a radius corner, of having a radius of 10 feet, said point of tangent, being at the distance of 10 feet, measured North 48 degrees 39 minutes West from the point of intersection, which the said Northeasterly side of Beech Avenue produced makes with the Northwesterly side of Beech Avenue produced makes with the Northwesterly side of Vernon Road (40 feet wide) produced; thence, from the place of beginning and along the said Northeasterly side of Beech Avenue, North 48 degrees 39 minutes West, 79.00 feet to a point, a corner of Lots 13 & 14; thence, along the Southeasterly Line of Lot #14, North 41 degrees, 21 minutes East, 145 feet to a point in the rear line of Lot #8; thence, partly along the rear line of Lot #8 and partly along the rear line of Lot #9, South 48 degrees 39 minutes East, 79 feet to a point, a rear corner of Lot #12 and #13; thence, along the Northwesterly line of Lot #12, South 41 degrees 21 minutes West, 145 feet to a point on the aforementioned Northeasterly side of Beech Avenue, the place of beginning.

BEING Lot #13 as shown on the above-mentioned Plan.

BEING the same premises which REO Property Corporation, by Select Portfolio Servicing, Inc., its Attorney-in-Fact, by Power of Attorney, by Deed dated August 12, 2008, and recorded at Montgomery County Recorder of Deeds Office on October 16, 2008, in Deed Book 5710 at Page 2764, granted and conveyed unto Stanley Milligan and Delilah Milligan, as tenants by the entirety.

Parcel Number: 31-00-01834-00-7.

Location of property: 1609 Beech Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Stanley Milligan and Delilah Milligan** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Trustee for RMTP Trust, Series 2021 Cottage-TT-V. Debt: \$345,149.11.

**Friedman Vartolo LLP, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2023-05776**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, being Lot #5, Section A of a Plan of Lots known as "Hillcrest", according to a Plan and Survey made thereof, by Herbert H. Metz, Registered Engineer and Land Surveyor, bounded and described as follows, to wit:

BEGINNING at a point, in the center line of Main Street, also known as Welsh Road (fifty-two feet wide), at the distance of one thousand two hundred twenty-one and fifty-one one-hundredths feet Southeastwardly from the center line of Church Road (forty feet wide) in **Lansdale Borough**, said the beginning point, being a corner of this and land of Clayton D. Myers; thence, by land of the said Clayton D. Myers, North forty-six degrees, thirty-nine minutes East, two hundred fifty feet to a point, a corner of this and Lot #15 on said Plan; thence, along the same, South forty-three degrees, twenty-one minutes East, ninety feet to a point, a corner of this and Lot #6 on said Plan; thence, along the same, South forty-six degrees, thirty-nine minutes West, two hundred fifty feet to the center line of Main Street, otherwise known as Welsh Road, aforesaid; thence, along the same, North forty-three degrees, twenty-one minutes West, ninety feet to the place of beginning.

BEING the same premises which Richard Halper and Michael Hernandez, by Deed dated February 9, 2001, and recorded at the Montgomery County Recorder of Deeds Office, on February 27, 2001, in Deed Book 351 at Page 1455, granted and conveyed unto Richard Halper and Maria Halper.

Parcel Number: 11-00-10160-00-8.

Location of property: 609 E. Main Street, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Maria Halper** at the suit of U.S. Bank Trust, National Association, as Trustee of Chalet Series III Trust. Debt: \$176,137.14.

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

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

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

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By virtue of a Writ of Execution **No. 2023-06574**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, dated on the Twenty-eighth Day of June A.D., 1934, as follows, to wit:

BEGINNING at a point on the Southeast side of Euston Road (fifty (50) feet wide), at the distance of one hundred and eight (108) feet measured Northeastward from the point of intersection of the premises Southeast side of Euston Road, with the premises Northeast side of Cheltenham Avenue (to be legally opened and dedicated, sixty-one and five-tenths (61 5/10) feet wide).

CONTAINING in front or breadth on the said Euston Road thirty-five (35) feet six (6) inches and extending of that width, in length or depth, Southeastward, between parallel lines at right angles to the said Euston Road, the Southwest line thereof along the Northeast side of a certain twelve (12) feet wide driveway, one hundred and twelve (112) feet, crossing and including a certain other driveway twelve (12) feet wide, the Northeasterly line of which is at a distance of ninety-six (96) feet four (4) inches, Southeastward and communicated at its Southwesternmost and with the first above-mentioned twelve (12) feet wide driveway, which extends Northeastward along the rear of the Erlan Road and extends into Cedar Lane.

BEING the same premises which Freddie Mac a/k/a Federal Home Loan Mortgage Corporation, by its Attorney-in-Fact, Udran Law Offices, P.C., by Deed, dated December 22, 2014, and recorded on February 5, 2015, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5943 at Page 1461, as Instrument No. 2015008030, granted and conveyed unto Tyrek Cintron.

Parcel Number: 31-00-09616-00-1.

Location of property: 7415 Euston Road, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Tyrek Cintron** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$144,044.72.

**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.

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By virtue of a Writ of Execution **No. 2023-15373**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, or piece of land, with the messuage or tenement thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by James Cresson, Civil Engineer, in the month of May 1911, as follows:

BEGINNING at a point on the Northerly side of Gulf Creek Road, a corner of this and land sold and about to be conveyed unto William McDowell, at the distance of five hundred and ninety-four feet, Northeasterly from the Northeast corner of George L. Pope's land, and the Southwest corner of other lands of the said Conshohocken Woolen Company; thence, North five degrees fourteen minutes West, and passing through the middle of the partition wall of the dwelling, on this and the one on the adjoining premises, one hundred and two and two tenths feet to the Southerly side of an ally laid out for the common use of this and other properties bordering thereon; thence, North eighty-four degrees forty-six minutes East, along the margin of said alley, one hundred and three and four tenths feet to a stake; thence, South five degrees fourteen minutes East, one hundred feet to the Northerly side of the Gulf Creek Road, aforesaid; thence, South eighty-four degrees forty-six minutes West, one hundred and three and four tenths feet to the place of beginning.

BEING the same premises, which Paul D. Labess and Leslie B. Labess, by Deed, dated May 30, 2001, and recorded on July 2, 2001, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5365 at Page 1504, as Instrument No. 2001012101, granted and conveyed unto Michael Schwartz and Nancy Schwartz.

Parcel Number: 58-00-00910-00-4.

Location of property: 258 Balligomingo Road, Gulph Mills, PA 19428 a/k/a 258 Balligomingo Road, Upper Merion, PA 19428.

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

Seized and taken in execution as the property of **Michael Schwartz, Nancy Schwartz, and The United States of America** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-1. Debt: \$401,762.29.

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

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

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

By virtue of a Writ of Execution **No. 2023-16826**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as "Stonybrook Condominiums", a Condominium, located at 333 North York Road, Hatboro, Pennsylvania 19040, in **Hatboro Borough**, Montgomery County, Pennsylvania, which heretofore has been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds, in and for the County of Montgomery, Commonwealth of Pennsylvania, of a Declaration, dated April 21, 1978, and recorded April 24, 1978, in Deed Book 4295 at Page 360; an Amendatory Declaration, dated May 16, 1978, and recorded May 24, 1978, in Deed Book 4801 at Page 550; a Declaration Plan, dated April 14, 1978, and recorded in Condominium Plan Book 3 at Page 9, on April 24, 1978; and a Supplemental Declaration Plan, last revised May 16, 1978, and recorded May 24, 1978, in Plan Book 6 at Page 10; and a Code of Regulations, dated April 21, 1978, and recorded April 25, 1978, in Deed Book 4296 at Page 1, being designated on such Declaration as Unit 18C, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Amendatory Declaration and as shown on such Supplemental Declaration Plan), to wit:

EACH unit in Stonybrook Condominiums shall be possessed of and have Appurtenant to it as percentage interest in the Common Elements of the Condominium. Each Parking Unit in Stonybrook Condominium, shall be possessed of and have Appurtenant to it a percentage interests in the Common Elements of the Condominium.

BEING the same premises which Marty Mojica, by Indenture, dated 11/18/2002, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5437 at Page 611, granted and conveyed unto Edward C. Smith, as Sole Owner, in fee.

Parcel Number: 08-00-00782-17-3.

Location of property: 18 Concord Place, Unit 18C, Hatboro, PA 19040.

The improvements thereon are: Residential, condominium townhouse.

Seized and taken in execution as the property of **Stephen J. Stunder, III** at the suit of The Stony Brook Condominium Association. Debt: \$23,119.79.

**Horn Williamson, LLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-20729**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision, prepared as part of "Sunnybrook Village", made by Gilmore & Associates, Inc., dated May 10, 2001, and last revised June 26, 2002, and recorded in Montgomery County, in Landsite Plan Book L-6 at Page 1-0.

BEING Lot No. 134 as shown on the above-mentioned.

BEING the same premises which Deborah M. Jones and Milton L. Jones, by Deed, dated 08/12/07, and recorded 09/07/07, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5663 at Page 1871, granted and conveyed unto Frank E. Cocuzza and Rita Cocuzza, husband and wife, as tenants by the entirety.

BEING the same premises which Frank E. Cocuzza and Rita Cocuzza, husband and wife, by Deed, dated 02/14/2012, and recorded 02/24/2012, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5828 at Page 505, granted and conveyed unto Sheridan Taylor, in fee.

Parcel Number: 42-00-01101-53-1.

Location of property: 233 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheridan Taylor** at the suit of Wells Fargo Bank, N.A. Debt: \$301,887.35.

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

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

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

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By virtue of a Writ of Execution **No. 2023-25581**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

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

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

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

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By virtue of a Writ of Execution **No. 2024-02746**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract of piece of land, with the buildings and improvements thereon erected, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made 6/1/1961, by David Meixner, Surveyor, Collegeville, Pennsylvania, R.F.D. No. 2 as follows, to wit:

BEGINNING at a point in the center line of 5th Avenue (40 feet wide), said point, being located North 42 degrees 8 minutes 40 second East, 374.88 feet from the intersection of the center line of Borough Line Road (40 feet wide); thence, along the center line of 5th Avenue, North 42 degrees 8 minutes 40 seconds East, 125 feet to a point; thence, along other lands, now or late of Gunnar L. Rambo (of which this is a part), the three (3) following courses and distances, viz: South 48 degrees 2 minutes East, 259.49 feet to an iron pin; thence, South 42 degrees 35 minutes 8 seconds West, 125 feet to an iron pin; thence, North 48 degrees 2 minutes West, 258.53 feet to a point, in the center line of 5th Avenue and the place of beginning.

BEING Lot No. 2.

BEING the same premises which Alan K. Marks, by Deed, dated 1/25/2018, and recorded at Montgomery County Recorder of Deeds Office, on 1/26/2018, in Deed Book 6078 at Page 569, granted and conveyed unto Joshua Schlachterman.

Parcel Number: 23-00-00337-00-9.

Location of property: 258 W. 5th Avenue, Collegeville a/k/a Trappe, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joshua Schlachterman and The United States of America** at the suit of Citizens Bank, N.A. Debt: \$154,859.21.

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

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

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

By virtue of a Writ of Execution **No. 2024-03495**, 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 hereditaments and appurtenances erected thereon, situate in **Royersford Borough**, Montgomery County, Pennsylvania:

BEGINNING at a point, in line of land of Jones Rogers, now deceased, and Annie Kenton, thence, by lands of Annie Kenton and over the proposed extension of Summer Street, North seventy-two degrees East, fifty-five and one-quarter feet to a corner, in line of lands, late of Aaron H. Frantz, deceased, now Peiff, et al.; thence, by their said lands, South eighteen degrees East, one hundred and forty feet to a corner, in line of said Frantz's land, and other lands of the said Mary A. Morey; thence, along said other lands of the said Mary A. Morey, South sixty-one and one-quarter degrees West, fifty-five and one-quarter feet; thence, by the said late Jones Rogers lands, deceased, North eighteen degrees West, one hundred and forty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leona M. Holloway, by Deed from Robert A. Bealer, date recorded January 3, 2003, in Book No. 5441 at Page 220 being Instrument No. 2003054069.

Parcel Number: 19-00-03812-01-2.

Location of property: 220 Summer Street, Royersford, PA 19468.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Leona M. Holloway** at the suit of Specialized Loan Servicing LLC. Debt: \$30,809.43.

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

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

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

By virtue of a Writ of Execution **No. 2024-07642**, 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, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared for Windlestrae Associates, Phase VI, made by Urwiler and Walter Inc., Sumneytown, PA, dated December 8, 1989, and last revised January 31, 2007, as recorded in the Office of the Recorder of Deeds, of Montgomery County, PA, in Plan Book 28 at Pages 237-246, as follows, to wit:

BEING Lot 45.

BEING the same premises which NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated February 29, 2016, and recorded at Montgomery County Recorder of Deeds Office on March 2, 2016, in Deed Book 5990 at Page 2023, granted and conveyed unto Shannon Burghardt

Parcel Number: 47-00-05020-58-1.

Location of property: 200 Tulip Lane, Gilbertsville, PA 19525.

The improvements thereon are: Single-family residence.

Seized and taken in execution as the property of **Shannon Burghardt** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely as Trustee for RMTTP Trust, Series 2021 Cottage-TT-V. Debt: \$274,822.78.

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

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

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

By virtue of a Writ of Execution **No. 2024-09632**, 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 **East Norriton Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as Section No. 1, Norriton Green, made for Michael Volpe, by Donald H. Schurr, Civil Engineer and Surveyor, dated November 1, 1961, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book C-1 at Page 58, as follows, to wit:

BEGINNING at a point on the Southeasterly side of North Wales Road (60 feet wide), in line of lands, now or late of Stanley B. Grabowski; thence, extending from said point of beginning, South 43 degrees 46 minutes 20 seconds East, along aforesaid land of Grabowski, 150.03 feet to a point, a corner of other lands, now or late of Michael Volpe; thence, extending South 44 degrees 57 minutes West, along the aforesaid lands of Volpe, crossing the Northeasterly side of a certain 15 feet wide right-of-way, 100.22 feet to a point, in the center line of same, a corner of Lot No. 38 on said Plan; thence, extending North 43 degrees 45 minutes 50 seconds West, along the center line of the aforesaid 15 feet wide right-of-way, along Lot No. 38, aforesaid, 150.03 feet to a point on the Southeasterly side of North Wales Road; thence, extending North 44 degrees 57 minutes East, along the Southeasterly side of North Wales Road, re-crossing the Northeasterly side of the aforesaid right-of-way, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 39, as shown on the above-mentioned Plan.



BEING the same premises which Marie E. Brzozowski, by Deed dated 12/23/2016, and recorded 01/03/2017, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6029 at Page 01291, granted and conveyed unto Marie E. Brzozowski and Susan Brzozowski, in fee.

Parcel Number: 33-00-06262-00-5.

Location of property: 3004 North Wales Road, East Norriton a/k/a Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marie E. Brzozowski and Susan Brzozowski** at the suit of NewRez, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$143,308.30.

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

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

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

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By virtue of a Writ of Execution **No. 2024-10088**, 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 **Pottstown Borough**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision, made for Interfaith Community Development Corporation, by Ralph E. Shaner and Son Engineering Company, Pottstown PA, dated 6/17/1994, and last revised 9/12/1994, and recorded in Plan Book B-41 at Page 321, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Beech Street (50 feet wide), a corner of lands, now or late of Stephen Petro; thence, extending along said lands, South 15 degrees 15 minutes West, 141.88 feet to a point on the Northerly side of Union Alley (20 feet wide); thence, extending along said Alley, North 74 degrees 34 minutes West, 30.00 feet to a point, a corner of Lot No. 1 on the above-mentioned Plan; thence, extending along the line, dividing this and Lot No. 1, and through the middle of a partition wall, North 15 degrees 15 minutes East, 141.79 feet to a point on the aforesaid side of Beech Street; thence, extending along said side of Beech Street, South 74 degrees 35 minutes East, 30.00 feet to a point, a corner of lands of Petro, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 2.

TITLE IS VESTED WITH Shelia M. Clark, by Deed from Interfaith Community Development Corporation, a Pennsylvania Non-Profit Corporation, dated October 11, 1996, and recorded with the Montgomery County Recorder of Deeds on October 15, 1996, in Book 5164 at Page 868.

Parcel Number: 16-00-01046-40-5.

Location of property: 620 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family residence.

Seized and taken in execution as the property of **Shelia M. Clark and John Clark** at the suit of Interstate TD Investments LLC. Debt: \$36,416.97.

**Jacqueline F. McNally (Padgett Law Group)**, Attorney(s). I.D. #201332

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

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

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By virtue of a Writ of Execution **No. 2024-10415**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point, on the Southeasterly side of Noble Street, at the distance of 125 feet Northeasterly from the Northeast side of Blackberry Alley, laid out 20 feet wide; thence, Southeasterly, parallel with Blackberry Alley, along land, now or late belonging to Morris H. Shoemaker, 170 feet to the Northwest side of Rapp Alley; thence, along said side of said alley, Northeasterly, 21 feet, more or less to a point, a corner of land, now or late belonging to Harry Watson; thence, by the last mentioned land, Northwesterly parallel with the first course, the line part of the distance, passing through the middle of the partition wall of the house on this property and the house on the adjoining property belonging to said Watson, 170 feet to the Southeasterly side of Noble Street, and along said side of said Noble Street, Southwesterly, 21 feet, more or less, to the place of beginning.

BEING the same premises which Timothy E Dyer, Sr., by Indenture, dated December 13, 2000, and recorded on January 26, 2001, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book No. 5348 at Page 1072, granted and conveyed unto Timothy e. Dyer, Jr. in fee.

UNDER AND SUBJECT to restrictions as of record.

TITLE VESTED IN Angela Smith, by Deed from Timothy E. Dyer, Jr., dated August 16, 2005, recorded September 8, 2005, in the Montgomery County Clerk's/Register's Office, in Deed Book 5569 at Page 2470.

Parcel Number: 13-00-27504-00-5.

Location of property: 612 Noble Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Angela Smith** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Trustee of the Truman 2021 SC9 Title Trust. Debt: \$128,220.52.

**Emmanuel J. Argentieri**, Attorney. I.D. #59264

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

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

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By virtue of a Writ of Execution **No. 2024-14740**, 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, described to Survey and Plan thereof, dated the thirty-first day of August, A.D. 1931, as follows to wit:

SITUATE on the Southwest side of Chelsea Road (50 feet wide), at the distance of 288 feet Northwestward from the intersection of the Southwest side of Chelsea Road, as produced, with the Northwest side of Euston Road (50 feet wide), as produced.

CONTAINING in front of or breadth on the said Chelsea Road, 24 feet, and extending of that width, in length or depth, Southwestward between parallel lines at right angles to the said Chelsea Road, 100 feet to the center line of Oak Drive (12 feet wide), which extend Northwestward and Southeastward from the said Euston Road to Cedar Lane.

BEING the same premises which Carol Mitchell-Hamilton by Deed dated November 25, 2019, and recorded at Montgomery County Recorder of Deeds Office on March 18, 2020, in Deed Book 6175 at Page 2299, granted and conveyed unto Tat's Hair Club LLC.

Parcel Number: 31-00-05197-001.

Location of property: 1724 Chelsea Road, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Tat's Hair Club, LLC** at the suit of Athene Annuity and Life Company. Debt: \$299,981.04.

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

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

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

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By virtue of a Writ of Execution **No. 2024-19311**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a certain Plan and Survey thereof, made by Muldrew and Aucott, Civil Engineers, dated September 12, 1914, and revised July 15, 1926, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Short Lane (formerly Lycoming Avenue) (40 feet wide), at the distance of 53.77 feet from a point of curve in the said Southwesterly side of Short Lane, which said point is at the distance of 230.21 feet, measured along the said Southwesterly side of Short Lane, along a course, bearing North 35 degrees 40 minutes West, from the Northwesterly side of New Second Street (33 feet wide); thence, extending along line of Lot No. 229 on said Plan, South 76 degrees 20 minutes 18 seconds West, 104.98 feet to a point; thence, extending North 23 degrees 53 minutes 6 seconds West, along line of Lot No. 226.89 feet to a point; thence, extending North 59 degrees 50 minutes 53 seconds East, along Lot No. 205 on said Plan, 75 feet to a point; thence, extending South 73 degrees 42 minutes 2 seconds East, along Lot No. 206 on said Plan, 77.99 feet to a point on the said Southwesterly side of Short Lane; thence, along the said side of Short Lane, on a curve, bearing to the left, having a radius of 140 feet, the arc distance of 73.21 feet to the first mentioned point and place of beginning.

ALSO, ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by Muldrew and Aucott, Civil Engineers, Jenkintown, Pennsylvania, September 12, 1914, and revised July 15, 1926, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Short Lane (formerly Lycoming Avenue) (40 feet wide), at the distance of 135 feet, Northwestwardly from the Northwesterly side of New Second Street (33 feet wide); thence, extending South 54 degrees 20 minutes West, along Lot No. 233, 105 feet to the line of Lot No. 232; thence, extending along Lots No. 232 and 230, North 35 degrees 40 minutes West, 101.33 feet to a point; thence, extending along Lot No. 228,

North 23 degrees 53 minutes 6 seconds West, 87.51 feet to a point, a corner of Lots No. 226 and 227; thence, extending along Lot No. 227, North 76 degrees 20 minutes 18 seconds East, 104.98 feet to the Southwesterly side of Short Lane; thence, extending along said Short Lane, on the arc of a circle, curving to the left, and having a radius of 140 feet, the arc distance of 53.77 feet to a point; and thence, extending still along the said Southwesterly side of Short Lane, Southeastwardly, 95.21 feet to the first mentioned point and place of beginning.

AND the said Timothy S. Hague, a/k/a Timothy Scot Hague, Deceased, July 31, 2023.

Parcel Number: 31-00-24604-00-7 (single-family, residential dwelling) and 31-00-24607-00-4 (Residential vacant land).

Location of property: 320 Short Lane, Elkins Park, PA 19027 and Lot #227 Short Lane, Elkins Park, PA 19027.

The improvements thereon are: Single-family, residential dwelling and residential vacant land (10,001-20,000 square feet).

Seized and taken in execution as the property of **Olivia Angelina Hague, as Executrix of the Estate of Timothy S. Hague a/k/a Timothy Scot Hague, Deceased** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$254,880.50.

**Leopold and Associates, PLLC**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-22118**, 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.

BEGINNING at a point in the Northeasterly side of the proposed Woodlawn Avenue (40 feet wide), at the distance of two hundred twenty six and fifty five on hundredths feet Southeast from the intersection of the Northeasterly side of the proposed Woodlawn Avenue, with the Southwesterly side of the proposed Kenmore Avenue (forty feet wide); thence, North seventy eight degrees fourteen minutes eighteen seconds East, eighty three and eight one hundredths feet to a point; thence, South thirty one degrees fifty four minutes one second East, ninety and fifty four one hundredths feet to a point; thence, South seventy eight degrees fourteen minutes eighteen seconds West, one hundred fourteen and twenty five one hundredths feet to a point in the Northeasterly side of the proposed Woodlawn Avenue; thence, along the Northeasterly side of the proposed Woodlawn Avenue, North eleven degrees forty five minutes forty two seconds West, eighty five feet to the place of beginning.

TITLE VESTED IN Daniel Rodenhausen and Janet Rodenhausen, husband and wife, by Deed from David A., Eric S. Kretschman and Aimee B. Kretschman, formerly known as Aimee B. Rousseau, dated July 21, 2004, recorded July 29, 2004, in the Montgomery County Clerk's/Register's Office, in Deed Book 301 at Page 336, being Instrument No. 2004165197.

Parcel Number: 30-00-74136-00-3.

Location of property: 2165 Woodlawn Avenue, Glenside, PA 19038.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Janet Rodenhausen and Daniel Rodenhausen** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for REO Trust 2017-RPL1. Debt: \$356,467.29.

**Emmanuel J. Argentieri**, Attorney. I.D. #59264

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. 2024-22504**, 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, limited and described as follows, to wit:

BEGINNING on the South side of Walnut Street, at a point, 30 feet Eastward from Evans Street, a corner of this and land, now or late of Elmer W. Britten; thence, by the same, Southwardly, 98 feet 5 inches to a stake, a point marking a corner on the herein described premises and premises adjoining on the West; thence, Eastwardly, along the same, 6 feet to a stake; thence, Southwardly, 42 feet to the North line of a 20 feet wide alley known as Rowan Alley; thence, by the said alley, Eastwardly, 11 feet 6 inches to a corner; thence, by the same and parallel with the first measured line, Northwardly, 140 feet to Walnut Street, aforesaid; thence, by the same, Westwardly, 17 feet 6 inches to the place of beginning.

BEING the same premises which Louise Gilligan Rogers, by Deed dated June 9, 2022, and recorded at the Montgomery County Recorder of Deeds Office, on June 22, 2022, in Deed Book 6288 at Page 0857, granted and conveyed unto BL Investments, LLC.

Parcel Number: 16-00-29956-00-7.

Location of property: 346 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **BL Investments LLC** at the suit of Athene Annuity and Life Company. Debt: \$120,967.13.

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

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

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

By virtue of a Writ of Execution **No. 2024-22559**, 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, piece or parcel of land, situate in **Douglass Township**, Montgomery County, Pennsylvania, more particularly bounded and described according to a Plan of "Winding Creek" Subdivision, Section "C", prepared for John Gambone, of Gambone Bros. Development Co., by Warren F. Gift, Registered Surveyor of Newbold Engineering Co., dated November 12, 1974, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-24 at Page 63, as follows, viz:

**BEGINNING** at a point on the Northeasterly side of Wren Road (fifty feet wide), a corner of Lot Number 58, as shown on said Plan, which point is at the distance of one hundred feet, measured South thirty degrees, thirty-five minutes, ten seconds East, along the said Northeasterly side of Wren Road from a point, a corner in line of lands, now or late of Lyman W. Moser, as shown on said Plan; thence, extending from said point of beginning, North sixty-three degrees, fifteen minutes, thirty seconds East, along Lot No. 58, the distance of one hundred forty-eight and seventy-eight one-hundredths feet to a point, a corner in line of lands of Moser; thence, extending South thirty-one degrees, fifty-seven minutes, thirty seconds East, along said lands of Moser, the distance of ninety-two and thirty-eight one-hundredths feet to a point, a corner of lands, now or late of John G. Keebler, Jr., as shown on said Plan; thence, extending South sixteen degrees, fifty-two minutes, thirty seconds East, along said lands of Keebler, the distance of thirty-four and seventy one-hundredths feet to a point, a corner of Lot No. 60, as shown on said Plan; thence, extending South seventy-three degrees, seven minutes, thirty seconds West, along Lot Number 60, the distance of one hundred fifty and fifteen one-hundredths feet to a point on the said Northeasterly side of Wren Road; thence, extending along the said side of Wren Road, the 2 following courses and distances viz: (1) extending on the arc of a curve, curving to the left, having a radius of one hundred seventy-five feet, the arc length of thirty-four and seventy-three one-hundredths feet to a point of tangent; and (2) thence, extending North thirty degrees, thirty-five minutes, ten seconds West, the distance of sixty-five and ninety-four one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 59 as shown on the above-mentioned Plan.

BEING the same premises which Gambone Bros. Development Co., by its Attorney-in-Fact, William B. Murdoch, duly constituted and appointed by Power of Attorney, recorded in Montgomery County, in Letter of Attorney, in Book 157 at Page 562, by Deed dated 09/30/1977, and recorded 10/04/1977, in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 4244 at Page 593, granted and conveyed unto James A. Catania and Beverly A. Catania, his wife, as tenants by the entirety. James A. Catania is deceased. Date of death was May 25, 2001.

Parcel Number: 32-00-07880-00-8.

Location of property: 12 Wren Road, Gilbertsville, PA 19525.

The improvements thereon are: Single-family residence.

Seized and taken in execution as the property of **Beverly A. Catania** at the suit of Diamond Credit Union. Debt: \$60,922.87.

**Benjamin Hoen**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2024-23505**, 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 on the Northwestwardly side of North Sylvania Avenue, situate in **Rockledge Borough (formerly described in Abington Township)**, Montgomery County, Pennsylvania, on a Plan of Lots, surveyed and laid out for "The Sylvania Mutual Land Improvement Association," by Joseph W. Hunter, Esq., Surveyor, and filed at Norristown, in the Office of the Recorder of Deeds, in the county and state aforesaid, described as follows:

**BEGINNING** at the distance of 50 feet Southwest from the Southwestwardly side of Montgomery Avenue.

**CONTAINING** in front or breadth on the said North Sylvania Avenue, 49 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to said North Sylvania Avenue, 125 feet.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, ALL THAT CERTAIN lot or piece of ground, situate in **Rockledge Borough (formerly described in Abington Township)**, Montgomery County, Pennsylvania, on a Plan of Lots, surveyed and laid out for "The Sylvania Mutual Land Improvement Associates," by Joseph W. Hunter, Esq., Surveyor, and filed at Norristown, in the Office of the Recorder of Deeds, in the county and state aforesaid, described as follows:

SITUATE on the Northwestwardly side of North Sylvania Avenue.

BEGINNING at the distance of 50 feet, Southwest from the Southwestwardly side of Montgomery Avenue.

CONTAINING in front or breadth on the said North Sylvania Avenue, 24 feet 6 inches and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to said North Sylvania Avenue, 125.00 feet.

BEING the same premises which James H. Creveling and Karen H. Creveling, husband and wife by Deed dated 4/10/1992, and recorded 4/13/1992, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5003 at Page 1979, granted and conveyed unto John R. Ferrau, Jr. and Helen M. Ebner, as joint tenants with the right of survivorship, and not as tenants in common.

Parcel Number: 18-00-02413-00-8.

Location of property: 49 N. Sylvania Avenue, Rockledge, PA 19046.

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

Seized and taken in execution as the property of **John R. Ferrau, Jr. a/k/a John R. Ferrau a/k/a John Ferrau Jr.** at the suit of Athene Annuity and Life Company. Debt: \$195,238.93.

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

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

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

By virtue of a Writ of Execution **No. 2024-23859**, 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 Foxcroft, a Flexible Condominium, situate in **Whitpain Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq., by the Recording of a Declaration of Condominium, dated 7/13/2004, and recorded 7/16/2004, in Deed Book 5517 at Page 1198; and the Plats and Plans attached thereto, and made a part thereof, and a First Amendment thereto, dated 10/4/2004, and recorded 10/6/2004, in Miscellaneous Book 20 at Page 202; and a Second Amendment thereto, dated 11/1/2004, and recorded 12/9/2004, in Deed Book 5536 at Page 1; and a Third Amendment thereto, dated 1/12/2005, and recorded 2/8/2005, in Deed Book 5543 at Page 302.

TOGETHER with all the right, title and interest, being an undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendment thereto.

BEING Unit No 13.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements contained in the aforesaid declaration of Foxcroft, a Flexible Condominium and any amendments to the said Declaration as the same may be made from time to time.

THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for maintenance of, repairs to, replacement of and other expenses in connection with the Common Elements, and any Limited Common Elements appurtenant to said Unit, as may be assessed against him, them or said Unit, from time to time by the Executive Board of Foxcroft, a Flexible Condominium Association, in accordance with the Uniform Condominium Act of Pennsylvania, and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except in so far as Section 3407(c) of said Uniform Condominium Act may relieve a subsequent Unit Owner of Liability for prior unpaid assessments. This covenant shall run with and bind the Unit hereby and all subsequent owners thereof.

BEING the same premises which Foxcroft Land development, Inc., a Pennsylvania Corporation, by Deed dated 03/23/2005, and recorded 05/06/2005, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 05556 at Page 1717, granted and conveyed unto Hyun Ju Hong, in fee.

Parcel Number: 66-00-03791-00-4.

Location of property: 590 Hidden Lair Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hyun Ju Hong a/k/a Hyun J. Hong and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. Debt: \$483,442.11.

**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. 2024-26640**, 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 **West Norriton Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof, known as Subdivision No. 2 of Marshall Manor, and made by Donald H. Schurr, Registered Professional Engineer, Norristown, Pennsylvania, on August 2, 1955, and recorded at Norristown, in the Office of the Recorder of Deeds, in Plan Book A2 at Page 71, as follows, to wit:

**BEGINNING** at a point on the Northwestern side of Colonial Avenue (sixty feet wide), at the distance of two hundred eleven and seventy-five one-hundredths feet Southwesterly from the intersection of the Northwestern side of Colonial Avenue and the Southwesterly side of Cricket Terrace (fifty feet wide) (both lines produced); thence, extending Southwesterly, along Colonial Avenue, on the arc of a circle, curving to the left, with a radius of six hundred fifty two and eighty-seven one-hundredths feet, the arc distance of sixty-eight and thirteen one-hundredths feet to a point of tangent; thence, continuing along Colonial Avenue, South forty-two degrees forty three minutes West, eleven and eight-nine one-hundredths feet to a point; thence, extending North forty-seven degrees seventeen minutes West, one hundred sixty-eight and three one-hundredths feet to a point; thence, extending North forty-two degrees forty-three minutes East, eighty-three and twenty-one one-hundredths feet to a point; and thence, extending South forty-seven degrees seventeen minutes East, one hundred seventy-one and fifty-five one-hundredths feet to the first mentioned point and place of beginning.

**BEING** known as Lot No. 9.

**BEING** the same premises which Jaclyn Abruzzo, by Deed dated 6/13/2019, and recorded 6/17/2019, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6140 at Page 1349, granted and conveyed unto Eileen Murray.

Parcel Number: 63-00-01591-00-2.

Location of property: 105 Colonial Avenue, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Eileen Murray** at the suit of M&T Bank. Debt: \$251,832.80.

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

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

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

By virtue of a Writ of Execution **No. 2024-27425**, 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 dwelling thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the Southwesterly side of Jacoby Street, at the distance of 80 feet Northwestwardly from the West corner of Jacoby and Arch Streets, a corner of this and property, now or late of Barbara Axer; thence, along said property, now or late of Barbara Axer, South 33 degrees 30 minutes West, 140 feet to the Northeastly side of Minor Street; thence, along said side of Minor Street, North 56 degrees 30 minutes West, 20 feet to land, now or late of Samuel Roberts; thence, along said land, now or late of Samuel Roberts, the line passing through the middle of the partition wall, between this and other house, now or late of said Roberts, North 33 degrees 30 minutes East, 140 feet to the Southwest side of Jacoby Street, aforesaid; thence, along said side of Jacoby Street, South 56 degrees 30 minutes East, 20 feet to the place of beginning.

**BEING** the same premises which James E. Fisher, by Deed dated 03/24/1982, and recorded 03/25/1982, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4681 at Page 1144, granted and conveyed unto James E. Fisher and Wilhemena Fisher, in fee.

**AND** the said James E. Fisher, has departed this life on or about 10/31/2009, thereby vesting title of the mortgaged premises unto Wilhemena Fisher.

**AND** the said Wilhemena Fisher, has departed this life on or about 06/04/2021, thereby vesting title of the mortgaged premises unto Pamela Denise Bellamy.

**AND** the said Pamela Denise Bellamy, has departed this life on or about 02/08/2024, thereby vesting title of the mortgaged premises unto Jordan Shane Bellamy Reynolds, and Unknown Heirs.

Parcel Number: 13-00-17104-00-1.

Location of property: 242 E. Jacoby Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James E. Fisher, Deceased, and Wilhelmena Fisher, Deceased; Jordan Shane Bellamy Reynolds a/k/a Jordan Bellamy Reynolds a/k/a Jordan Reynolds, in His Capacity as Heir of Pamela Bellamy a/k/a Pamela D. Bellamy a/k/a Pamela Denise Bellamy, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Pamela Bellamy a/k/a Pamela D. Bellamy a/k/a Pamela Denise Bellamy, Deceased, Executrix of the Estate of Wilhelmena Fisher a/k/a Wilhelmena Bellamy, Deceased** at the suit of U.S. Bank, National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-HE1. Debt: \$74,086.20.

**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.

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

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

**ARTICLE OF AMENDMENT**

NOTICE is hereby given that Articles of Amendment have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of amending the name of the corporation to **Abana Coaching Alliance Corp.**

Articles of Amendment have been filed on: April 23, 2025.

**ARTICLE OF DISSOLUTION**

Notice is hereby given to all creditors and claimants of **Jugito Legacy Partners Inc.**, a Pennsylvania (PA) business corporation, originally incorporated under the Business Corporation Law of 1988, that said corporation has filed Articles of Dissolution under the provisions of PA Business Corporation Law on April 10, 2025. The corporation has never transacted business. The address of the current registered office in the Commonwealth is 3109 W. 9th Street, Chester, PA 19013-1716, Montgomery County.

**ARTICLE OF INCORPORATION  
NON-PROFIT**

Notice is hereby given that **JAA Autism Foundation** has been organized under the provisions of the Nonprofit Corporation Law of 1988 and has filed Articles of Incorporation with the Pennsylvania Department of State. The registered office in this Commonwealth is 228 S. 53rd Street, Philadelphia, PA 19139-4010 in Philadelphia County.

**CERTIFICATE OF ORGANIZATION**

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

The Certificate of Organization for a Domestic Limited Liability Company has been filed on April 11, 2025.

**Eric C. Frey, Esquire**  
**E. Kenneth Nyce Law Office, LLC**  
105 E. Philadelphia Avenue  
Boyetown, PA 19512

**CHANGE OF NAMES**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-04875

NOTICE IS HEREBY GIVEN that on March 6, 2025, the Petition of Bailey Ann Sobieski was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JAYE ANN SOBIESKI.

The Court has fixed June 11, 2025, at 9:00 AM, in Courtroom "G" 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.

**H. Christopher Crocker, Esquire**  
**Crocker & Crocker, P.C.**  
1296 E. High Street  
Pottstown, PA 19464

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-04919

NOTICE IS HEREBY GIVEN that on March 6, 2025, the Petition of Chloe Ann Yordy was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ECHO ANN YORDY.

The Court has fixed May 14, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-05935

NOTICE IS HEREBY GIVEN that on March 21, 2025, the Petition of Christopher Michael Holle was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CHRISTOPHER MICHAEL DONLICK.

The Court has fixed May 21, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-06330

NOTICE IS HEREBY GIVEN that on March 27, 2025, the Petition of Elizabeth Maria Rivera was filed in the above-named Court, praying for a Decree to change the Petitioner's name to Elizabeth Maria PaloSanto.

The Court has fixed June 4, 2025, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-08020

NOTICE IS HEREBY GIVEN that on April 28, 2025, the Petition of Erik P. Vaughn was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ERIKA PATRICIA VAUGHN.

The Court has fixed June 18, 2025, at 9:00 AM, in Courtroom "G" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-08072

NOTICE IS HEREBY GIVEN that on April 28, 2025, the Petition of Jose Vicente Torres, Jr. was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JOSEPH V. TORRES.

The Court has fixed June 18, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-04917

NOTICE IS HEREBY GIVEN that on March 6, 2025, the Petition of Lyla Rose Troutman was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ALEX ROSE TROUTMAN.

The Court has fixed May 14, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-05314

NOTICE IS HEREBY GIVEN that on March 13, 2025, the Petition of Orrie Robinson Watson was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ORRIE PERDENCIL DAVIS WATSON.

The Court has fixed May 21, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-07650

NOTICE IS HEREBY GIVEN that on April 14, 2025, the Petition of Thinzar Aung was filed in the above-named Court, praying for a Decree to change the Petitioner's name to THINZAR AUNG WOOD.

The Court has fixed June 18, 2025, at 9:00 AM, in Courtroom "G" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## ESTATE NOTICES

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

### First Publication

**BAYER JR., WALTER C., dec'd.**

Late of Upper Moreland Township.

Executor: ERIC A. BAYER,

436 Jefferson Drive,

Southampton, PA 18966.

ATTORNEY: KENNETH C. RUSSELL,

RUSSELL LAW, P.C.,

3500 Reading Way,

Huntingdon Valley, PA 19006

**BIANCHINI, JOANNE, dec'd.**

Late of Lower Pottsgrove Township.

Executor: MICHAEL J. BIANCHINI,

c/o Kenneth E. Picardi, Esquire,

1129 E. High Street, P.O. Box 776,

Pottstown, PA 19464-0776.

**BRUGNOLI, ANGELO also known as  
ANGELO P. BRUGNOLI, JR., dec'd.**

Late of Borough of Pottstown.  
Executor: ADAM BRUGNOLI,  
c/o Jamie V. Ottaviano, Esquire,  
Picardi Philips & Ottaviano,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464.

**CLOUSER, CARL C. also known as  
CARL C. CLOUSER, JR., dec'd.**

Late of Borough of Pottstown.  
Executrix: SUSAN M. BAINBRIDGE,  
773 Constitution Avenue,  
Douglassville, PA 19518.  
ATTORNEY: JACQUELINE A. JOHNSON,  
3770 Ridge Pike,  
Collegeville, PA 19426

**DERCHER, SUELLEN, dec'd.**

Late of Upper Merion Township.  
Executor: DAVID JOSEPH DERCHER,  
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

**DOERING, SONIA S., dec'd.**

Late of Borough of Bryn Athyn.  
Executor: GAVIN D. DOERING,  
3829 Meyer Lane,  
Hatboro, PA 19040.  
ATTORNEY: D. BARRY PRITCHARD, JR.,  
LAW OFFICES OF D. BARRY PRITCHARD, JR.,  
P.O. Box 276,  
Narberth, PA 19072-0276

**FACCENDA, PASQUALE JOHN, dec'd.**

Late of Borough of Trappe.  
Executrix: PATRICIA FACCENDA,  
115 Richmond Court,  
Harleysville, PA 19438.  
ATTORNEY: JACQUELINE A. JOHNSON,  
3770 Ridge Pike,  
Collegeville, PA 19426

**FAUST, DANE A., dec'd.**

Late of West Norriton Township.  
Executor: ROBIN L. FAUST,  
c/o Lara A. Bolte, Esquire,  
1260 Bustleton Pike,  
Feasterville, PA 19053.  
ATTORNEY: LARA A. BOLTE,  
DILWORTH PAXSON, LLP,  
1260 Bustleton Pike,  
Feasterville, PA 19053

**FOX, GAIL S., dec'd.**

Late of Lower Merion Township.  
Executor: NORMAN F. FOX,  
c/o Brian R. Gilboy, Esquire,  
Two Logan Square, Suite 1825,  
100 N. 18th Street,  
Philadelphia, PA 19103.  
ATTORNEY: BRIAN R. GILBOY,  
GILBOY & GILBOY LLP,  
Two Logan Square, Suite 1825,  
100 N. 18th Street,  
Philadelphia, PA 19103

**FRANKLIN, CATHARINE KIDD, dec'd.**

Late of Cheltenham Township.  
Executrices: EMILY F. HARMAR AND  
MOIRA B. ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118.  
ATTORNEY: MOIRA B. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118

**GILLESPIE IV, WILLIAM POUNDER, dec'd.**

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

**GRANT, JAMES T., dec'd.**

Late of Limerick Township.  
Executrix: ELAINE M. BRADY,  
c/o Mary C. Crocker, Esquire,  
1296 E. High Street,  
Pottstown, PA 19464.

**HACKENBRACHT, JOSEPH ALLEN also known as  
JOSEPH A. HACKENBRACHT, dec'd.**

Late of Upper Dublin Township.  
Executrix: CAROL GEARHART  
HACKENBRACHT,  
c/o S. Stacy Mogul, Esquire,  
890 Lantern Lane,  
Blue Bell, PA 19422-1614.  
ATTORNEY: S. STACY MOGUL,  
HEILIGMAN AND MOGUL, P.C.,  
890 Lantern Lane,  
Blue Bell, PA 19422-1614

**HAMMERSTONE, VERONICA, dec'd.**

Late of Plymouth Township.  
Executor: IAN HAMMERSTONE,  
c/o Andrew Gavrín, Esquire,  
306 Clairemont Road,  
Villanova, PA 19085.  
ATTORNEY: ANDREW GAVRIN,  
THE LAW OFFICE OF ANDREW GAVRIN,  
306 Clairemont Road,  
Villanova, PA 19085

**HANN, RICHARD E., dec'd.**

Late of Upper Merion Township.  
Executrices: CHRISTINE KRAUSE,  
3026 Melina Court,  
Bensalem, PA 19020, and  
MICHELLE SUESS,  
258 Bernard Drive,  
King of Prussia, PA 19406.  
ATTORNEY: KENNETH C. RUSSELL,  
RUSSELL LAW, P.C.,  
3500 Reading Way,  
Huntingdon Valley, PA 19006

**HILL, WALTER ROTAN, dec'd.**

Late of Jenkintown, PA.  
Administrator: LOIS HILL,  
P.O. Box 21,  
Jenkintown, PA 19046.

**HOLLENBACH, ROBERT R., dec'd.**

Late of Upper Providence Township.  
Executor: PHOENIXVILLE FEDERAL BANK & TRUST,  
c/o Douglas L. Kaune, Esquire,  
Unruh, Turner, Burke & Frees, P.C.,  
120 Gay Street, P.O. Box 289,  
Phoenixville, PA 19460.

ATTORNEY: DOUGLAS L. KAUNE,  
UNRUH, TURNER, BURKE & FREES, P.C.,  
120 Gay Street, P.O. Box 289,  
Phoenixville, PA 19460

**HULL III, KENNETH PRESTON, dec'd.**

Late of Lower Providence Township.  
Executrix: MARY K. HULL,  
c/o Douglas L. Kaune, Esquire,  
Unruh, Turner, Burke & Frees, P.C.,  
120 Gay Street, P.O. Box 289,  
Phoenixville, PA 19460.  
ATTORNEY: DOUGLAS L. KAUNE,  
UNRUH, TURNER, BURKE & FREES, P.C.,  
120 Gay Street, P.O. Box 289,  
Phoenixville, PA 19460

**HUNSICKER, DENNIS DALE, dec'd.**

Late of Montgomery County, PA.  
Administrator: RANDY A. HUNSICKER,  
2119 Georgia Road,  
Temple, PA 19560.  
ATTORNEY: PETER J. DOLAN,  
DOLAN RAY LAW, LLC,  
2500 E. High Street, Building 700,  
Pottstown, PA 19464

**JAMES, JANE ANN, dec'd.**

Late of Upper Moreland Township.  
Executrix: CHRISTINE HINKS,  
766 Blossom Road,  
Warminster, PA 18974.  
ATTORNEY: JOSEPH P. MCGOWAN,  
JOSEPH P. MCGOWAN, P.C.,  
701 Lakeside Park,  
Southampton, PA 18966

**LEVIS, FREDERICK Z., dec'd.**

Late of Borough of Royersford.  
Administratrix: LISA WELDON,  
148 W. Parish Road,  
Concord, NH 03303.  
ATTORNEY: DENNIS C. VONDRAN, JR.,  
LAMB McERLANE, PC,  
24 E. Market Street, P.O. Box 565,  
West Chester, PA 19381-0565

**McFARLANE, DIANE, dec'd.**

Late of Borough of Royersford.  
Administrator: JOHN T. MACK, JR.,  
c/o Hilary A. Fuelleborn, Esquire,  
1260 Bustleton Pike,  
Feasterville, PA 19053.  
ATTORNEY: HILARY A. FUELLEBORN,  
DILWORTH PAXSON, LLP,  
1260 Bustleton Pike,  
Feasterville, PA 19053

**McGETTIGAN, DONNA M., dec'd.**

Late of Borough of Royersford.  
Executor: CONNOR T. AGHILI,  
73 Gleneagles Road,  
Limerick, PA 19468.  
ATTORNEY: GARY P. LEWIS,  
LEWIS & MCINTOSH, LLC,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**MONTAGUE, BONNIE ANN, dec'd.**

Late of Borough of Hatboro.  
Executrix: SUSAN M. BURNS,  
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

**NOTORIS, JOHN M., dec'd.**

Late of Lansdale, PA.  
Executrix: DEBORAH ANN BAKER,  
598 Main Street,  
Red Hill, PA 18076.  
ATTORNEY: CHRISTOPHER MULLANEY,  
598 Main Street,  
Red Hill, PA 18076

**PARKER, RUTH ANN, dec'd.**

Late of Upper Frederick Township.  
Executrix: SHARON WARRINGTON,  
1170 Linda Drive,  
Gilbertsville, PA 19525.  
ATTORNEY: JOSEPH K. KOURY,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

**RADE, DENISE, dec'd.**

Late of Lower Moreland Township.  
Administrator: CHRIS MOOD,  
P.O. Box 1035,  
Glenside, PA 19038.

**REID, DANETTE MICHELLE, dec'd.**

Late of Abington Township.  
Administrator: GEORGE ELLIS REID, JR.,  
743 Hillcrest Avenue,  
Glenside, PA 19038.  
ATTORNEY: LATISHA BERNARD  
SCHUENEMANN,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**SIEGEL, ROSE, dec'd.**

Late of Cheltenham Township.  
Executor: KENNETH N. SIEGEL,  
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

**SLEMMER, BARRY E., dec'd.**

Late of Franconia Township.  
Administratrix: NORMA M. SLEMMER.  
ATTORNEY: MICHELLE M. FORSELL,  
CROSSON & RICHETTI, LLC,  
570 Main Street,  
Pennsburg, PA 18073

**SMITH, DAVID A., dec'd.**

Late of Springfield Township.  
Executor: RALPH F. SMITH,  
c/o Nathan Egner, Esquire,  
Radnor Station Two, Suite 110,  
290 King of Prussia Road,  
Radnor, PA 19087.  
ATTORNEY: NATHAN EGNER,  
DAVIDSON & EGNER,  
Radnor Station Two, Suite 110,  
290 King of Prussia Road,  
Radnor, PA 19087



**SMYNTEK, BARBARA, dec'd.**

Late of Lower Providence Township.  
 Executor: KEVIN SMYNTEK.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**SNAPP, JANE T., dec'd.**

Late of Abington Township.  
 Administrator: ANDREW W. SNAPP,  
 3423 Faulkner Drive,  
 Middletown, DE 19709.  
 ATTORNEY: HARRIET R. LITZ,  
 1495 Alan Wood Road, Suite 102 A,  
 Conshohocken, PA 19428

**STAUFFER, DAVID S. also known as  
DAVID SCOTT STAUFFER, dec'd.**

Late of Upper Hanover Township.  
 Executrix: KRISTEN N. STAUFFER.  
 ATTORNEY: MICHELLE M. FORSELL,  
 CROSSON & RICHETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**TESNO, SHIRLEY M., dec'd.**

Late of Borough of Hatboro.  
 Executrix: MARSHA KRZICH,  
 829 S. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: THOMAS B. BURKHOLDER,  
 P.O. Box 65,  
 Eagles Mere, PA 17731

**UHLL, KEVIN MICHAEL, dec'd.**

Late of Bridgeport, PA.  
 Administratrix: ROSEMARY UHLL,  
 96 Newbury Way,  
 Lansdale, PA 19446.

**WALLACE, INEZ BETTINA, dec'd.**

Late of Cheltenham Township.  
 Administratrix: SHAHIDAH L. ADAMS,  
 c/o F. Scott Donahue, Esquire,  
 1515 Market Street, Suite 1540,  
 Philadelphia, PA 19102.  
 ATTORNEY: F. SCOTT DONAHUE,  
 DONAHUE, BATTLE AND DONAHUE,  
 1515 Market Street, Suite 1540,  
 Philadelphia, PA 19102

**WATSON, DOROTHY M. also known as  
DOROTHY M. CARTER WATSON and  
DOROTHY C. WATSON, dec'd.**

Late of West Pottsgrove Township.  
 Executor: SIDNEY PORTER,  
 500 Swamp Pike,  
 Schwenksville, PA 19473.  
 ATTORNEY: EMORY A. WYANT, JR.,  
 STRONG STEVENS & WYANT, P.C.,  
 650 Sentry Parkway, Suite One,  
 Blue Bell, PA 19422

**WEISS, MARJORIE B., dec'd.**

Late of Borough of West Conshohocken.  
 Executor: ROSS WEISS,  
 c/o Daniel R. Levine, Esquire,  
 1001 Conshohocken State Road, Suite 2-400,  
 West Conshohocken, PA 19428.  
 ATTORNEY: DANIEL R. LEVINE,  
 COZEN O'CONNOR,  
 1001 Conshohocken State Road, Suite 2-400,  
 West Conshohocken, PA 19428

**WELLER, RONALD ALAN, dec'd.**

Late of Lower Merion Township.  
 Administratrix: CHRISTINE E. WELLER,  
 c/o Justin C. Esposito, Esquire,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: JUSTIN C. ESPOSITO,  
 BALLARD SPAHR LLP,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103

**WIERNMAN, JOSEPH D., dec'd.**

Late of Worcester Township.  
 Executor: VINCE J. WIERNMAN,  
 2044 Bethel Road,  
 Lansdale, PA 19446.

**WILSON, SAE N. also known as  
SAE NAKAZAWA WILSON, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: MARY L. BUCKMAN,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD AND BUCKMAN, PC,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**YOUNG, NANCY L., dec'd.**

Late of Plymouth Township.  
 Executrix: CHRISTINE J. YOUNG,  
 c/o Friedman Schuman Layser, P.C.,  
 275 Commerce Drive, Suite 210,  
 Fort Washington, PA 19034.  
 ATTORNEYS: FRIEDMAN SCHUMAN  
 LAYSER, P.C.,  
 275 Commerce Drive, Suite 210,  
 Fort Washington, PA 19034

**Second Publication****AHLBORN, HERVEY D., dec'd.**

Late of Lower Merion Township.  
 Executrix: JENNIFER M. AHLBORN,  
 c/o Joseph A. Bellinghieri, Esquire,  
 17 W. Miner Street,  
 West Chester, PA 19382.  
 ATTORNEY: JOSEPH A. BELLINGHIERI,  
 MacELREE HARVEY, LTD.,  
 17 W. Miner Street,  
 West Chester, PA 19382

**ANDERSON, ROBERT, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: ELIZABETH H. ANDERSON  
 (A/K/A ELIZABETH HEAP),  
 c/o Bradley D. Terebelo, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: BRADLEY D. TEREBELO,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**ANDREE, MARGY L., dec'd.**

Late of Willow Grove, PA.  
 Executor: EDWARD A. ANDREE,  
 301 Inman Terrace,  
 Willow Grove, PA 19090.

**BABBITT, MARCIA M., dec'd.**

Late of Cheltenham Township.  
 Administrator CTA: DAVID C. BABBITT,  
 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

**BAKER, NATHAN W., dec'd.**

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

**BARTMAN, YVONNE M., dec'd.**

Late of Upper Merion Township.  
Executrix: ELIZABETH BARTMAN,  
c/o Kara Chickson, Esquire,  
820 Homestead Road,  
Jenkintown, PA 19046.

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

**BECHTLE, LOUIS C., dec'd.**

Late of Lower Providence Township.  
Executrix: AMY PEACOCK,  
4233 Atlantic Brigantine Boulevard,  
Brigantine, NJ 08203.

**BELÔTE, DANNY, dec'd.**

Late of Cheltenham Township.  
Executrix: DONNA KARBIWNYK-BELOTE,  
c/o Alexander J. Ginsburg, Esquire,  
441 N. 5th Street, Suite 100,  
Philadelphia, PA 19123.

**BINA, MANIJEH, dec'd.**

Late of Lower Merion Township.  
Executrices: GILDA SEDGH AND  
SHIDEH SEDGH BINA,  
c/o Jennifer L. Zegel, Esquire,  
Three Logan Square, 5th Floor,  
1717 Arch Street,  
Philadelphia, PA 19103.

ATTORNEY: JENNIFER L. ZEGEL,  
KLEINBARD LLC,  
Three Logan Square, 5th Floor,  
1717 Arch Street,  
Philadelphia, PA 19103

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

Late of Borough of Pottstown.  
Administratrix DBN-CTA: JENNIFER F. DEETER,  
204 E. Schuylkill Road,  
Pottstown, PA 19465.

ATTORNEY: DAVID E. SCHWAGER,  
183 Market Street, Suite 100,  
Kingston, PA 18704-5444

**BRICKER, MARTHA L., dec'd.**

Late of Upper Gwynedd Township.  
Executrix: MARIE McKEAGE,  
P.O. Box 1151,  
North Wales, PA 19454.

**BULMAN, EVELYN J., dec'd.**

Late of Upper Moreland Township.  
Executrix: CHRISTINA M. BALDASARI,  
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

**CENEVIVA, LAURA, dec'd.**

Late of Borough of Lansdale.  
Executor: JOHN CENEVIVA,  
39 Heather Place,  
Southampton, NJ 08088.

ATTORNEY: MARY KAY KELM,  
2326 N. Broad Street, Suite 200,  
Colmar, PA 18915

**CHERASHORE, LORRAINE, dec'd.**

Late of Abington Township.  
Executor: ANDREW CHERASHORE,  
c/o Maureen L. Anderson, Esquire,  
605 Farm Lane,  
Doylestown, PA 18901.

ATTORNEY: MAUREEN L. ANDERSON,  
MAUREEN L. ANDERSON ELDER LAW,  
605 Farm Lane,  
Doylestown, PA 18901

**CHO, ESTHER also known as**

**ESTHER KIM, dec'd.**

Late of Montgomery Township.  
Administrator: SHAUN CHO,  
7 Hawkswell Circle,  
Oreland, PA 19075.

ATTORNEY: SAM Y. HWANG,  
HWANG & HAAS, P.C.,  
650 Sentry Parkway,  
Blue Bell, PA 19422

**CLEMENS, KATHRYN L. also known as  
ANNA KATHRYN CLEMENS, dec'd.**

Late of Lower Salford Township.  
Executor: P. RANDY CLEMENS,  
648 New Road,  
Gilbertsville, PA 19525.

ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**FILSON, ROBERT B., dec'd.**

Late of Borough of Schwenskillville.  
Executor: SEAN D. FILSON,  
c/o Mullaney Law Offices,  
598 Main Street,  
Red Hill, PA 18076.

ATTORNEY: CHRISTOPHER P. MULLANEY,  
598 Main Street,  
Red Hill, PA 18076

**GAMBARDELLO, IDA INES also known as  
IDA INES DENOFA-GAMBARDELLO, dec'd.**

Late of Horsham Township.  
Executrix: NANCY I. DiFLORIO,  
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

**GRAHAM IV, WILLIAM A., dec'd.**

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

**HARTENBAUM, STACY HOPE, dec'd.**

Late of Huntingdon Valley, PA.  
 Executor: GLEN HARTENBAUM,  
 3982 Martin Road,  
 Huntingdon Valley, PA 19006.

**HINKLE, ANNA MAE, dec'd.**

Late of Borough of North Wales.  
 Executor: ROBERT HINKLE,  
 c/o Amy R. Stern, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**HOFFMANN JR., GEORGE C., dec'd.**

Late of Cheltenham Township.  
 Executors: ANDREW JOHN HOFFMANN AND  
 GEORGE C. HOFFMANN, III,  
 c/o Joan D. Gallagher, Esquire,  
 1600 Market Street, Suite 1320,  
 Philadelphia, PA 19103-4104.  
 ATTORNEY: JOAN D. GALLAGHER,  
 GALLAGHER LAW, P.C.,  
 1600 Market Street, Suite 1320,  
 Philadelphia, PA 19103-4104

**HUTT, DONALD A., dec'd.**

Late of Pottstown, PA.  
 Administratrix: KRISTEN L. CONRAD,  
 c/o Masano Bradley,  
 875 Berkshire Boulevard, Suite 100,  
 Wyomissing, PA 19610.  
 ATTORNEY: PAMELA VanFOSSEN,  
 MASANO BRADLEY,  
 875 Berkshire Boulevard, Suite 100,  
 Wyomissing, PA 19610

**JAMES, ANRAE THOMAS, dec'd.**

Late of Abington Township.  
 Administratrix: BARBARA NOBLES,  
 c/o Kim D. Fetrow, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: KIM D. FETROW,  
 HECKSHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

**KATZ, STEVEN S., dec'd.**

Late of Whitemarsh Township.  
 Executrix: STACY L. GORBERG,  
 c/o 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

**KIRKPATRICK, JACK H., dec'd.**

Late of Lower Merion Township.  
 Executor: JACK H. KIRKPATRICK, JR.,  
 c/o Francis J. Mirabello, Esquire,  
 2222 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: FRANCIS J. MIRABELLO,  
 MORGAN, LEWIS & BOCKIUS LLP,  
 2222 Market Street,  
 Philadelphia, PA 19103

**KNOX, NANCY K., dec'd.**

Late of Montgomery County, PA.  
 Executrix: JOYCE KORNFELD,  
 314 Edgehill Road,  
 Glenside, PA 19038.

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

Late of Upper Moreland Township.  
 Executor: MARK R. SEMISCH,  
 254 Green Street,  
 Doylestown, PA 18901.  
 ATTORNEY: MARK R. SEMISCH,  
 254 Green Street,  
 Doylestown, PA 18901

**LOFFREDA, LORETTA E., dec'd.**

Late of Borough of Lansdale.  
 Executrix: KATHRYN MICHEL,  
 c/o Elizabeth R. Howard, Esquire,  
 301 Gay Street, P.O. Box 507,  
 Phoenixville, PA 19460.

**LOWREY, HANNAH M., dec'd.**

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

**LUBINSKY, BARBARA A. also known as  
BARBARA ANN LUBINSKY, dec'd.**

Late of Borough of Pottstown.  
 Executor: GERARD S. LUBINSKY,  
 c/o Jamie V. Ottaviano, Esquire,  
 Picardi Philips & Ottaviano,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776.  
 ATTORNEY: JAMIE V. OTTAVIANO,  
 PICARDI PHILIPS & OTTAVIANO,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776

**MANEELY, GLENN D., dec'd.**

Late of Glenside, PA.  
 Administrator: BARBARA BREITINGER,  
 18 Woodside Avenue,  
 Chalfont, PA 18914.  
 ATTORNEY: KIMBERLY S. INGERSOLL,  
 LAW OFFICE OF KIMBERLY S. INGERSOLL,  
 325 Sentry Parkway, Building 5W, Suite 200,  
 Blue Bell, PA 19422

**McERLEAN, MARGARET, dec'd.**

Late of Borough of Jenkintown.  
 Executrix: BERNADETTE KOBOL,  
 c/o Kenneth R. Pugh, Esquire,  
 910 Harvest Drive, P.O. Box 3037,  
 Blue Bell, PA 19422.  
 ATTORNEY: KENNETH R. PUGH,  
 KAPLIN STEWART MELOFF REITER & STEIN, PC,  
 910 Harvest Drive, P.O. Box 3037,  
 Blue Bell, PA 19422

**McGLINCY, ANDREW HARRY also known as  
ANDREW H. McGLINCY and  
ANDREW McGLINCY, dec'd.**

Late of Lower Providence Township.  
 Co-Executrices: VIRGINIA REMIS-SMIGO,  
 709 Mockingbird Lane,  
 Audubon, PA 19403,  
 MARY McGLINCY,  
 5113 Brandywine Drive,  
 Eagleville, PA 19403.

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

**McMULLEN, MARIA T., dec'd.**  
Late of Norristown, PA.  
Executor: MARY BETH SIMON,  
1721 Valley Forge Road, Unit 231,  
Valley Forge, PA 19481.

**McQUEEN, LORETTA E., dec'd.**  
Late of Hatfield Township.  
Executrix: PATRICIA LARRABEE,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**MEEKER, ROBERT GRANT, dec'd.**  
Late of Worcester Township.  
Executor: JEFFEREY MEEKER,  
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

**MEYERS, JEAN, dec'd.**  
Late of Whitemarsh Township.  
Executor: THOMAS A. MEYERS,  
c/o Kathleen A. Maloles, Esquire,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446.  
ATTORNEY: KATHLEEN A. MALOLES,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446

**NICKEY, LINDA H. also known as  
LINDA NICKEY ROSENTHAL and  
LINDA NICKEY, dec'd.**  
Late of Lower Merion Township.  
Executor: STEVEN NEAL HAAS,  
c/o Daniel R. Levine, Esquire,  
1001 Conshohocken State Road, Suite 2-400,  
West Conshohocken, PA 19428.  
ATTORNEY: DANIEL R. LEVINE,  
COZEN O'CONNOR,  
1001 Conshohocken State Road, Suite 2-400,  
West Conshohocken, PA 19428

**OHRENSTEIN, BENJAMIN S., dec'd.**  
Late of Lower Merion Township.  
Executor: NICHOLAS C. FISHER,  
c/o David P. Brown, III, Esquire,  
1944 Kimberton Road, P.O. Box 729,  
Kimberton, PA 19442-0729.  
ATTORNEY: DAVID P. BROWN, III,  
1944 Kimberton Road, P.O. Box 729,  
Kimberton, PA 19442-0729

**OPIE, THOMAS P., dec'd.**  
Late of Horsham Township.  
Executrix: JUDITH M. OPIE,  
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

**ORMEROD, PATRICIA KATHLEEN, dec'd.**  
Late of Sanatoga, PA.  
Administratrix: JUDITH ANNE ORMEROD,  
761 Bethel Church Road,  
Spring City, PA 19475-9662.

**PACKMAN, CHARLES JOHN also known as  
CHARLES J. PACKMAN, dec'd.**  
Late of Whitemarsh Township.  
Executor: JOHN JOSEPH ZAHARCHUK,  
8 Devonshires Court,  
Blue Bell, PA 19422.  
ATTORNEY: FRANQUI-ANN RAFFAELE,  
SAXTON & STUMP, LLC,  
100 Deerfield Lane, Suite 240,  
Malvern, PA 19355-2183

**PAPPAS, JILL M., dec'd.**  
Late of Borough of Ambler.  
Executrix: MOLLY ERCOLE,  
c/o Erin Saulino, Esquire,  
600 Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ERIN SAULINO,  
SAULINO LAW, LLC,  
600 Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462

**PATEL, ASHVINKUMAR also known as  
ASHVIN PATEL, dec'd.**  
Late of Upper Merion Township.  
Administrator: BRIJESH PATEL,  
377 Maiden Lane,  
King of Prussia, PA 19406.  
ATTORNEY: EMORY A. WYANT, JR.,  
STRONG STEVENS & WYANT, PC,  
650 Sentry Parkway, Suite One,  
Blue Bell, PA 19422

**PATTERSON, HELEN BITTERMANN, dec'd.**  
Late of Lower Frederick Township.  
Administrators: WILLIAM F. BITTERMANN,  
8219 Chestnut Street,  
Barto, PA 19504,  
JEFFREY G. BITTERMAN,  
1355 County Line Road,  
Huntingdon Valley, PA 19006.  
ATTORNEY: JEFFREY C. KARVER,  
BOYD & KARVER,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**PIERSON JR., JOHN R., dec'd.**  
Late of Perkiomenville, PA.  
Administratrix: KELLIE PIERSON,  
c/o Alice Hart Hughes, Esquire,  
The Atrium - Suite 4,  
4 Terry Drive,  
Newtown, PA 18940.

**POLIS, JAMES W., dec'd.**  
Late of Borough of Hatboro.  
Executrix: KAREN L. FREED,  
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

**POPECK, MARY ANN, dec'd.**  
Late of Abington Township.  
Executor: DAVID POPECK,  
2129 Wayne Avenue,  
Abington, PA 19001.

**ROTH, B. FERN also known as****FERNE B. ROTH, dec'd.**

Late of Borough of Red Hill.

Co-Executors: STEPHEN W. ROTH,

LINDA S. GRIM AND

THOMAS A. ROTH.

ATTORNEY: MICHELLE M. FORSELL,

CROSSON &amp; RICHETTI, LLC,

70 Main Street,

Pennsburg, PA 18073

**SCOTT, MARY ELIZABETH, dec'd.**

Late of Lower Merion Township.

Executor: WILLIAM SCOTT, III,

c/o John A. Wetzel, Esquire,

122 S. Church Street,

West Chester, PA 19382.

ATTORNEY: JOHN A. WETZEL,

WETZEL GAGLIARDI FETTER &amp; LAVIN LLC,

122 S. Church Street,

West Chester, PA 19382

**SHANINGER, EDITH E., dec'd.**

Late of New Hanover Township.

Executrix: BARBARA GEHMAN,

c/o Lee F. Manger, Esquire,

Wolf, Baldwin &amp; Associates,

800 E. High Street,

Pottstown, PA 19460.

**SHOUDT, ROBERT B., dec'd.**

Late of Upper Merion Township.

Executrix: CYNTHIA A. REDDI,

c/o Kenneth E. Picardi, Esquire,

1129 E. High Street, P.O. Box 776,

Pottstown, PA 19464-0776.

**SMITH, NEAL D., dec'd.**

Late of Pottstown, PA.

Executor: JEFFREY T. WOLFF,

510 Spring Street,

Pottstown, PA 19464.

**SNOWDEN, JOAN PACKARD also known as****JOAN P. SNOWDEN, dec'd.**

Late of Whitmarsh Township.

Executor: JUSTIN H. BROWN,

1735 Market Street, 51st Floor,

Philadelphia, PA 19103.

ATTORNEY: JUSTIN C. ESPOSITO,

BALLARD SPAHR LLP,

1735 Market Street, 51st Floor,

Philadelphia, PA 19103

**SNYDER, VALERIE LUCILLE, dec'd.**

Late of Horsham Township.

Executors: RAYMOND M. SNYDER,

408E Butler Avenue, Apt. C351,

Doylestown, PA 18901, and

RONALD T. SNYDER,

166 Crooked Lane,

King of Prussia, PA 19401.

**SONNEBORN, JOHN LESLIE, dec'd.**

Late of Lower Gwynedd Township.

Executor: ERIC GARDNER LINZ,

c/o A. Victor Meitner, Jr., Esquire,

564 Skippack Pike,

Blue Bell, PA 19422.

ATTORNEY: A. VICTOR MEITNER, JR.,

564 Skippack Pike,

Blue Bell, PA 19422

**STEMPOROSKY, JANET C., dec'd.**

Late of East Norriton Township.

Executor: LINDA A. ZARGER.

ATTORNEY: PETER E. MOORE,

NARDUCCI, MOORE, FLEISHER, ROEBERG &amp;

WOLFE, LLP,

589 Skippack Pike, Suite 300,

Blue Bell, PA 19422

**STIGLICH, FLORENCE S. also known as****FLORENCE STIGLICH, dec'd.**

Late of Abington Township.

Executrix: SANDRA M. YECK,

631 Kirkwood Avenue,

Jenkintown, PA 19046.

ATTORNEY: ROBERT C. GERHARD, III,

GERHARD &amp; GERHARD, P.C.,

815 Greenwood Avenue, Suite 8,

Jenkintown, PA 19046,

215-885-6785

**SUBERS, EMMANETA H., dec'd.**

Late of Whitmarsh Township.

Executrix: JANET H. SUBERS,

199 Thorn Hill Road,

Bethlehem, NH 03574.

ATTORNEY: ELIZABETH ZWAAN MILNE,

ELIZABETH ZWAAN MILNE, LLC,

P.O. Box 161,

Berwyn, PA 19312

**VOLPE, SOPHIE M., dec'd.**

Late of Abington Township.

Executrix: DIANE M. GREGORIE,

418 Penn Avenue,

North Hills, PA 19038.

ATTORNEY: ROBERT C. GERHARD, III,

GERHARD &amp; GERHARD, P.C.,

815 Greenwood Avenue, Suite 8,

Jenkintown, PA 19046,

215-885-6785

**WAHL, MARY KATHRYN, dec'd.**

Late of Borough of Ambler.

Executrix: KRISTINA L. WAHL,

c/o Suzanne M. Hecht, Esquire,

Two Villanova Center, Suite 280,

795 E. Lancaster Avenue,

Villanova, PA 19085.

ATTORNEY: SUZANNE M. HECHT,

HANEY &amp; HECHT,

Two Villanova Center, Suite 280,

795 E. Lancaster Avenue,

Villanova, PA 19085

**WALKER, CYNTHIA HYATT, dec'd.**

Late of Lower Moreland Township.

Executrix: MARGARET M. WALKER,

c/o Gilbert P. High, Jr., Esquire,

40 E. Airy Street,

Norristown, PA 19401.

ATTORNEY: GILBERT P. HIGH, JR.,

HIGH SWARTZ LLP,

40 E. Airy Street,

Norristown, PA 19401

**WALSH, PATRICIA L. also known as****PATRICIA WALSH, dec'd.**

Late of Franconia Township.

Administrator: RICHARD J. LeCHETE,

649 Thunderhill Road,

Lincoln University, PA 19352.

ATTORNEY: ANITA M. D'AMICO,

D'AMICO LAW, P.C.,

65 S. Third Street,

Oxford, PA 19363



**WEINSTEIGER, DANIEL L., dec'd.**

Late of Douglass Township.  
 Executrix: CONNIE E. KEHL,  
 c/o Jessica R. Grater, Esquire,  
 Monastra & Grater LLC,  
 740 E. High Street,  
 Pottstown, PA 19464.

**WEISS, TERRI, dec'd.**

Late of Lafayette Hill, PA.  
 Executrix: ELLEN JONES,  
 706 Duncan Avenue,  
 Pittsburgh, PA 15237.

**WHITE, PATRICIA A. also known as****PATRICIA ANN WHITE, dec'd.**

Late of Borough of Pottstown.  
 Executor: PAUL WHITE,  
 c/o William B. Cooper, III, Esquire,  
 P.O. Box 673,  
 Exton, PA 19341-0673.  
 ATTORNEY: WILLIAM B. COOPER, III,  
 FOX ROTHSCHILD, LLP,  
 P.O. Box 673,  
 Exton, PA 19341-0673

**WOLCOTT, MARGARET H., dec'd.**

Late of Upper Merion Township.  
 Executrices: ANNE W. HILLEGASS AND  
 ALLYN W. GREENEY,  
 c/o Heike K. Sullivan, Esquire,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: HEIKE K. SULLIVAN,  
 BALLARD SPAHR LLP,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103

**YEAKEL, FREDERICK L., dec'd.**

Late of Lansdale, PA.  
 Executrix: KIM YEAKEL,  
 c/o Nancy K. Busch, Esquire,  
 4444 Farm Drive,  
 Allentown, PA 18104.  
 ATTORNEY: NANCY K. BUSCH,  
 4444 Farm Drive,  
 Allentown, PA 18104

**Third and Final Publication****ARNOLD, SUSAN ELOISE, dec'd.**

Late of Cheltenham Township.  
 Executrix: KELLY MARIE JOVEL,  
 c/o Strausbaugh Law, PLLC,  
 1201 W. Elm Avenue, Suite #2,  
 Hanover, PA 17331.  
 ATTORNEY: SCOTT J. STRAUSBAUGH,  
 STRAUSBAUGH LAW, PLLC,  
 1201 W. Elm Avenue, Suite #2,  
 Hanover, PA 17331

**BANTOM, PAULINE CATHERINE, dec'd.**

Late of Wynnwood, PA.  
 Executrix: LESLEY BANTOM WASHINGTON,  
 1001 City Avenue, Unit ED216,  
 Wynnwood, PA 19096.

**BENFER, DORIS also known as****DORIS KURZENKNABE BENFER, dec'd.**

Late of Jenkintown, PA.  
 Executor: DAVID ANDREW BENFER, JR.,  
 2003 Easton Road, Suite 300,  
 Doylestown, PA 18901.

ATTORNEY: ASHLEY C. GARRIDO,  
 2003 S. Easton Road, Suite 300,  
 Doylestown, PA 18901

**BILGER, MARILYN, dec'd.**

Late of Horsham, PA.  
 Executor: BERNARD PATTERSON,  
 c/o HighPoint Law Offices, P.C.,  
 200 Highpoint Drive, Suite 211,  
 Chalfont, PA 18914.  
 ATTORNEY: ASHLEY HAN,  
 HIGHPOINT LAW OFFICES, P.C.,  
 200 Highpoint Drive, Suite 211,  
 Chalfont, PA 18914

**BOLGER, BRENDA LOUISE, dec'd.**

Late of Whitpain Township.  
 Administrator: JOHN W. BOLGER, IV,  
 1281 Wick Lane,  
 Blue Bell, PA 19422.  
 ATTORNEY: MICHAELANGELO L.  
 DIPPOLITO,  
 ThePeoplesLawFirm.com, LLC,  
 712 Kimberton Road,  
 Chester Springs, PA 19425

**BROWN, SHELBY, dec'd.**

Late of Jenkintown, PA.  
 Executor: DAVID BROWN,  
 140 Zane Avenue,  
 Jenkintown, PA 19046.

**CATALDI, MARY K. also known as****MARY CATALDI, dec'd.**

Late of Borough of Hatboro.  
 Executrix: ROSEMARY JOSEPHINE CATALDI,  
 591 Ninth Avenue,  
 Warminster, PA 18974.

**CLAYTON, CHRISTINE LAPP also known as****CHRISTINE L. CLAYTON and****CHRISTINE LAPP DONAHOWER, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: PAUL C. HEINTZ,  
 Centre Square West, Suite 3400,  
 1500 Market Street,  
 Philadelphia, PA 19102.  
 ATTORNEY: NINA B. STRYKER,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 Centre Square West, Suite 3400,  
 1500 Market Street,  
 Philadelphia, PA 19102

**CLAYTON, TAMARA L., dec'd.**

Late of Upper Dublin Township.  
 Administrator: NATALIE K. CANUSO,  
 c/o David W. Crosson, Esquire,  
 Crosson & Richetti LLC,  
 609 W. Hamilton Street, Suite 301,  
 Allentown, PA 18101.  
 ATTORNEY: DAVID W. CROSSON,  
 CROSSON & RICHETTI LLC,  
 609 W. Hamilton Street, Suite 301,  
 Allentown, PA 18101

**CORDES SR., JOHN W., dec'd.**

Late of Upper Gwynedd Township.  
 Executors: JOHN W. CORDES, JR. AND  
 LYNNE M. DOMERACKI,  
 c/o Danielle M. Yacono, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.

ATTORNEY: DANIELLE M. YACONO,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
1684 S. Broad Street, Suite 230,  
Lansdale, PA 19446

**DALEY, DANIEL F. also known as**

**DANIEL FREDERICK DALEY, dec'd.**

Late of Upper Providence Township.  
Executrix: ELIZABETH B. DALEY,  
c/o Patricia Leisner Clements, Esquire,  
516 Falcon Road,  
Audubon, PA 19403.  
ATTORNEY: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403

**DERSTINE, BEVERLY A., dec'd.**

Late of Franconia Township.  
Executors: TERRY L. DERSTINE,  
460 Landis Road,  
Harleysville, PA 19438,  
RODNEY S. DERSTINE,  
7581 Franklin Circle,  
Coopersburg, PA 18036.  
ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**DeVITIS, JUDITH L., dec'd.**

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

**EBERT, JANET C. also known as**

**JANET C. HOGUE-EBERT and  
JANET C. HOGUE, dec'd.**

Late of Whippain Township.  
Executrix: PATRICIA G. HOGUE,  
104 Harrison Forge Court,  
Chalfont, PA 18914.  
ATTORNEY: MARK J. DAVIS,  
CONNOR ELDER LAW, LLC,  
644 Germantown Pike, 2-C,  
Lafayette Hill, PA 19444

**EVANS, LINDA JANE, dec'd.**

Late of Montgomery Township.  
Co-Executors: ERIC P. EVANS AND  
BRENT EVANS,  
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

**GANSMAN, STEPHEN E., dec'd.**

Late of Upper Dublin Township.  
Executrix: MARGARET A. GANSMAN,  
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

**GREEN, PATRICK BARRIE, dec'd.**

Late of Pottstown, PA.  
Executor: JUSTIN GREEN,  
1404 Orange Avenue,  
Philadelphia, PA 19125.  
ATTORNEY: RAYMOND BUTTERWORTH,  
1105 Berkshire Boulevard,  
Wyomissing, PA 19610

**HARDING, ANN S., dec'd.**

Late of Telford, PA.  
Executrix: CHERYL LORISH,  
1151 Station Road,  
Palm, PA 18070.  
ATTORNEY: REBECCA M. YOUNG,  
119 E. Main Street,  
Macungie, PA 18062

**HIGHHOUSE, SANDRA M., dec'd.**

Late of Lower Salford Township.  
Executor: CHRISTOPHER W. LONG,  
7761 Chrisman Road,  
Rockingham, VA 22802.  
ATTORNEY: BRIAN D. GOURLEY,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**HINKLE JR., ROBERT T., dec'd.**

Late of Whippain Township.  
Executor: ROBERT W. HINKLE,  
c/o Clemm and Associates, LLC,  
4517 Binfords Ridge Road,  
Charlotte, NC 28226.  
ATTORNEY: KATIE M. CLEMM,  
CLEMM AND ASSOCIATES, LLC,  
4517 Binfords Ridge Road,  
Charlotte, NC 28226

**IKONIAK, JOHN, dec'd.**

Late of Abington Township.  
Administrator: JOSEPH PETER IKONIAK,  
146 Willow Lane,  
Warrington, PA 18976.

**IKONIAK, MARIJA, dec'd.**

Late of Abington Township.  
Executor: JOSEPH PETER IKONIAK,  
146 Willow Lane,  
Warrington, PA 18976.

**JANKAUSKAS, DAVID J., dec'd.**

Late of Huntingdon Valley, PA.  
Executrix: JOYCE LEDERER WALZ,  
c/o Edward T. Rostick, Esquire,  
418 Norristown Road,  
Lower Gwynedd, PA 19002.  
ATTORNEY: EDWARD T. ROSTICK,  
EDWARD T. ROSTICK & ASSOCIATES,  
418 Norristown Road,  
Lower Gwynedd, PA 19002

**KELCHNER, NANCY JULIA also known as  
NANCY J. KELCHNER, dec'd.**

Late of Plymouth Meeting, PA.  
Executor: LISA OLIVIERI,  
605 Mourning Dove Road,  
Eagleville, PA 19403.

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

**KLAUDER, GEORGE, dec'd.**

Late of Lower Salford Township.  
Executrix: CONNIE JOANN LUCCARELLI,  
32 Yellowstone Lane,  
Howell, NJ 07731.  
ATTORNEY: JEFFREY R. BOYD,  
BOYD & KARVER,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**KOZA, LAURA M., dec'd.**

Late of Borough of Conshohocken.  
Executrix: DEBORAH M. McMANUS,  
602 Clay Drive,  
Conshohocken, PA 19428.  
ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, PC,  
1043 S. Park Avenue,  
Audubon, PA 19403

**KRAFT, DEBRA K., dec'd.**

Late of Borough of Pottstown.  
Letters Intestate: RUTH SCHUKRAFT,  
1084 S. Keim Street,  
Pottstown, PA 19465.  
ATTORNEY: PAUL A. PRINCE,  
934 High Street, P.O. Box 696,  
Pottstown, PA 19464

**LAWRENCE, BARBARA J. also known as  
BARBARA LAWRENCE, dec'd.**

Late of Upper Merion Township.  
Executrices: TRACEY AKAMINE AND  
ROBIN CLEMSON,  
c/o Gregory W. Philips, Esquire,  
Picardi Philips & Ottaviano,  
1129 E. High Street,  
Pottstown, PA 19464.

**LEFF, ERIN, dec'd.**

Late of Upper Gwynedd Township.  
Executor: DAVID TUCKER,  
c/o HighPoint Law Offices, P.C.,  
200 Highpoint Drive, Suite 211,  
Chalfont, PA 18914.  
ATTORNEY: ASHLEY HAN,  
HIGHPOINT LAW OFFICES, P.C.,  
200 Highpoint Drive, Suite 211,  
Chalfont, PA 18914

**LINK JR., JOHN F. also known as  
JOHN F. LINK, dec'd.**

Late of Lower Providence Township.  
Executrices: SHARON M. O'SHAUGHNESSY AND  
JENNIFER E. RUSSELL,  
c/o Matthew D. Gilbert, Esquire,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087.  
ATTORNEY: MATTHEW D. GILBERT,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087

**MEDVECKUS, BARBARA LEE, dec'd.**

Late of Lansdale, PA.  
Administrator: MICHAEL MEDVECKUS,  
134 Old Gulph Road,  
Gladwyne, PA 19035.

**MUCHLER, ALLAN JOHN, dec'd.**

Late of Amber, PA.  
Executor: RACHEL WOJCIECHOWSKI,  
29 Country Road,  
Perkasie, PA 18944.

**O'TOOLE, PETER C., dec'd.**

Late of Limerick, PA.  
Executor: GERALYNN BURKE.  
ATTORNEY: SCOTT G. HOH,  
RESOLUTION LAW GROUP, LLC,  
606 N. 5th Street,  
Reading, PA 19601

**PAGLIARO, GRACE ARLENE, dec'd.**

Late of Plymouth Township.  
Executrix: SUSAN GRACE CLARK,  
102 Boulder Road,  
Plymouth Meeting, PA 19462.  
ATTORNEY: MARK J. DAVIS,  
CONNOR ELDER LAW, LLC,  
644 Germantown Pike, 2-C,  
Lafayette Hill, PA 19444

**RDEISINSKI, JOHN ARTHUR, dec'd.**

Late of Upper Dublin Township.  
Executor: ROBERT D'LAURO,  
112 Bridle Lane,  
Ambler, PA 19002.

**REINHARDT, GRACE, dec'd.**

Late of Borough of Souderton.  
Executor: MARK REINHARDT,  
c/o Amy R. Stern, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**RINGER, VICTORIA, dec'd.**

Late of Borough of North Wales.  
Executrix: GRËTCHEN MANMILLER,  
175 Houck Road,  
Fleetwood, PA 19522.  
ATTORNEY: JOACHIM T. ANTZ,  
DALY & CLEMENTE, P.C.,  
1288 Valley Forge Road, Suite 72,  
Phoenixville, PA 19460

**SALVERIAN, JEFFREY HAIG, dec'd.**

Late of Huntingdon Valley, PA.  
Executor: DAVID SALVERIAN,  
5685 Fox Valley Drive,  
Doylestown, PA 18902.

**SCHULTHEISS, PATRICIA A., dec'd.**

Late of Norristown, PA.  
Executrix: ERIKA CLARK,  
c/o Lee R. Allman, Esquire,  
Allman, Kelly & Willner, LLC,  
41 Paoli Plaza, Suite G,  
Paoli, PA 19301.

**SNYDER, MARION H., dec'd.**

Late of Upper Providence Township.  
Administratrix c.t.a.: AMANDA GRIM,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

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

Late of Springfield Township.  
Executrix: ELIZABETH GAVULA,  
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

**VEIT, DOLORES S., dec'd.**

Late of Upper Dublin Township.  
Executor: KENNETH J. VEIT,  
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

**VOZZY, HELEN T. also known as  
HELEN THERESA VOZZY, dec'd.**

Late of Abington Township.  
Executor: DONALD R. VOZZY,  
1963 Susquehanna Road,  
Abington, PA 19001.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785

**WALLACE, CAROL B. also known as  
CAROL BLAINE WALLACE, dec'd.**

Late of Pottstown, PA.  
Executrix: TAMARA J. TAYLOR,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: ERIC C. FREY,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**WASHINGTON, ROBERT EARL, dec'd.**

Late of Borough of Conshohocken.  
Administrators CTA: ERNEST WASHINGTON AND  
ROSE MAKOSKE,  
c/o Karen Conn-Mavros, Esquire,  
One Tower Bridge, Suite 100,  
100 Front Street,  
Conshohocken, PA 19428.  
ATTORNEY: KAREN CONN-MAVROS,  
FLASTER GREENBERG, PC,  
One Tower Bridge, Suite 100,  
100 Front Street,  
Conshohocken, PA 19428

**WEBER, JOSEPH HOWARD, dec'd.**

Late of Penn Valley, Lower Merion Township.  
Administratrix: KATHLEEN WEBER,  
c/o Joel S. Luber, Esquire,  
2929 Arch Street, 13th Floor,  
Philadelphia, PA 19104.  
ATTORNEY: JOEL S. LUBER,  
REGGER RIZZO & DARNALL, LLP,  
Cira Centre, 13th Floor,  
2929 Arch Street,  
Philadelphia, PA 19104

**WHITEHURST, BERWINDALE JOY also known as  
BERMY WHITEHURST, dec'd.**

Late of Pottstown, PA.  
Executrix: ROSLYN E. WHITEHURST,  
33 Kingston Road,  
New Castle, DE 19720.

**WICKERT, NINA MARIA also known as  
NINA MARIE FRANGIOSA WICKERT, dec'd.**

Late of East Norriton Township.  
Administrators: JOHN TYLER WICKERT AND  
GIA WICKERT,  
c/o Bellomo & Associates, LLC,  
3198 E. Market Street,  
York, PA 17402.  
ATTORNEY: JEFFREY R. BELLOMO,  
BELLOMO & ASSOCIATES, LLC,  
3198 E. Market Street,  
York, PA 17402

**WRIGHT, NANCY JANE, dec'd.**

Late of Abington Township.  
Administrator: RICHARD MALONE,  
1431 Wheatsheaf Lane,  
Abington, PA 19001.  
ATTORNEY: MARY KAY KELM,  
2326 N. Broad Street, Suite 200,  
Colmar, PA 18915

**YANEK, JOSEPH J., dec'd.**

Late of Lansdale.  
Executor: FLORENCE MAE KALIN,  
116 Hickory Court,  
Lansdale, PA 19446-4970.

**ZEFF, ILENE CARA also known as  
ILENE C. ZEFF and  
ILENE ZEFF, dec'd.**

Late of Lower Gwynedd Township.  
Executors: KATHLEEN ANN PRICE AND  
DAVID PRICE,  
c/o Matthew A. Levitsky, Esquire,  
980 Jolly Road, P.O. Box 3001,  
Blue Bell, PA 19422-3001.  
ATTORNEY: MATTHEW A. LEVITSKY,  
FOX ROTHSCHILD LLP,  
980 Jolly Road, P.O. Box 3001,  
Blue Bell, PA 19422-3001

**ZELTMAN, DOROTHY E. also known as  
DOROTHY EVA ZELTMAN, dec'd.**

Late of Abington Township.  
Executrix: SHARON L. HARRISON,  
c/o Richard L. Newman, Esquire,  
7 Neshaminy Interplex, Suite 116,  
Trevose, PA 19053.  
ATTORNEY: RICHARD L. NEWMAN,  
ROTHKOFF LAW GROUP,  
7 Neshaminy Interplex, Suite 116,  
Trevose, PA 19053

**ZISIOS, SOPHIA, dec'd.**

Late of Abington Township.  
Executor: PENILOPI ZOGRAFAKIS,  
1267 Turnbury Lane,  
North Wales, PA 19454.

FICTITIOUS NAMES

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 3, 2025, for **Appraise Your Claim**, with a principal place of business located at 355 N. York Road, Willow Grove, PA 19090, in Montgomery County. The individual interested in this business is Felice Morina, also located at 355 N. York Road, Willow Grove, PA 19090. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 21, 2025, for **Imperial Network**, with a principal place of business located at 1274 Fritz Circle, Huntingdon Valley, PA 19006, in Montgomery County. The individual interested in this business is Adam David Alan Martin, also located at 1274 Fritz Circle, Huntingdon Valley, PA 19006. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 14, 2025, for **MFServices**, with a principal place of business located at 553 Haverford Road, Wynnewood, PA 19096, in Montgomery County. The individual interested in this business is Malgorzata Fluder, also located at 553 Haverford Road, Wynnewood, PA 19096. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 18, 2025, for **Rilassare Cigars**, with a principal place of business located at 924 N. Washington Street, Pottstown, PA 19464, in Montgomery County. The entity interested in this business is Kathleen Swider, also located at 924 N. Washington Street, Pottstown, PA 19464. This is filed in compliance with 54 Pa. C.S. Sec. 311.

MISCELLANEOUS NOTICES

NOTICE OF DISBARMENT

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated **April 21, 2025**, **DANIEL LIAM GLENNON (#91862)**, from Plymouth Meeting, PA, has been Disbarred on Consent from the Bar of this Commonwealth, retroactive to October 12, 2023.

Marcee D. Sloan  
Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated April 23, 2025, **Gary P. Lightman (#28529)**, of **Plymouth Meeting, PA**, is Suspended on Consent from this Bar of the Commonwealth for a period of six months, with the suspension stayed in favor of a six-month probation.

Marcee D. Sloan  
Board Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

NOTICE OF ELECTION PURSUANT TO  
THE LOCAL GOVERNMENT UNIT DEBT ACT  
SEEKING VOTER APPROVAL FOR  
THE INCURRENCE OF ELECTORAL DEBT  
FOR THE PURPOSE OF FINANCING  
THE CONSTRUCTION OF A NEW  
ABINGTON MIDDLE SCHOOL

NOTICE OF ELECTION:

An election will be conducted on May 20, 2025, during the Pennsylvania Primary Election for the purpose of obtaining the approval of the electors of the Abington School District to incur electoral debt in the amount of \$285,000,000 for the purpose of financing the construction of a new Abington Middle School. The estimated cost of the project is \$285,000,000. The question that will be submitted to the electors shall be in the following form: "Shall debt in the sum of \$285,000,000 for the purpose of financing the construction of a new Abington Middle School be authorized to be incurred as debt approved by the electors?"

SALE OF REAL ESTATE

**LOGS Legal Group LLP**  
**By: Christopher A. DeNardo, PA I.D. No. 78447**  
**Samantha Gable, PA I.D. No. 320695**  
**Steven Palmer, PA I.D. No. 334553**  
**Leslie J. Rase, PA I.D. No. 58365**  
**Heather Riloff, PA I.D. No. 309906**  
**Kevin T. Tonczyczyn, PA I.D. No. 332616**  
**Elizabeth L. Wassall, PA I.D. No. 77788**  
**Joseph L. LoCastro, IV, PA I.D. No. 314973**  
985 Old Eagle School Road, Suite 514  
Wayne, PA 19087  
Telephone: 610-278-6800  
E-Mail: pahelp@logs.com  
LLG File No. 23-070052

COURT OF COMMON PLEAS  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2023-25580

**BankUnited N.A.,**  
Plaintiff

vs.

**Unknown Heirs, Successors, Assigns and All Person,  
Firms or Associations Claiming Right, Title or Interest  
from or under Robert J. Danweber, deceased; Robert E.  
Danweber, Known Heir of Robert J. Danweber,**



deceased; Troy D. Danweber, Known Heir of Robert J. Danweber, deceased; Sean J. Danweber, Known Heir of Robert J. Danweber, deceased; and Kimberly C. Danweber, Known Heir of Robert J. Danweber, deceased, Defendants

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Person, Firms or Associations Claiming Right, Title or Interest from or under Robert J. Danweber, deceased  
2563 Wasser Road  
East Greenville, PA 18041

Your house (real estate) at:  
**2563 Wasser Road, East Greenville, PA 18041**  
570003610005

is scheduled to be sold at Sheriff's Sale on July 30, 2025, at 1:00 PM, will be sold at a public auction conducted by Bid4Assets, <https://www.bid4assets.com/> to enforce the court judgment of \$154,067.10 obtained by BankUnited N.A. against you.

**NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

The sale will be cancelled if you pay back to BankUnited N.A. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: 610-278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

**TERMINATION OF PARENTAL RIGHTS**

COURT OF COMMON PLEAS  
MONTGOMERY COUNTY, PA  
ORPHANS' COURT DIV.  
NO. 2025-A0052

IN RE: **ADOPTION OF E.L.B.-M. - D.O.B. 8/29/13**

**ORDER SCHEDULING VIRTUAL  
COURT HEARING**

And Now, this 24th day of April, 2025, it is ORDERED that the matter captioned above is scheduled for a Virtual Court Hearing at the date and time specified below. The Virtual Court Hearing shall take place via videoconference, using the Zoom Meeting platform. Counsel shall be familiar with and follow the Montgomery County Court of Common Pleas Protocol for Virtual Court Hearings, a copy of which is attached and incorporated herein by reference, and which can be found on the Court website.

Motion or matter to be heard: Petition for Involuntary Termination of Parental Rights of Birth Father - Date and Time: Tues., 6/10/25 at 11:00 a.m.

The log-in details for the hearing are as follows: Join Zoom Mtg. <https://zoom.us/j/93653439510?pwd=REildkNxMncwO0lyTWljMVYyL2xk:UT09>. Meeting ID: 936 5343 9510 Passcode: 932867. One tap mobile: 12678310333,,93653439510#,,,,\*932867# US (Phila.). Dial by your location: 267.831.0333 US (Phila.) Meeting ID: 936 5343 9510, Passcode: 932867. Find your local number: <https://zoom.us/j/93653439510?pwd=REildkNxMncwO0lyTWljMVYyL2xk:UT09>.

Failure to appear may result in claims or motions being dismissed, or an adverse ruling being entered by the Court. The Court retains the discretion to continue and reschedule the matter if appropriate.

At least ten days' written notice of the hearing shall be given to the following:

1. Parents who have consented in attached petition.
2. Parents who have not consented in attached petition.
3. Parents or guardians of consenting parents who are under the age of 18.

The parents consenting in the attached petition and their parents or guardians if under 18 years of age shall be advised in said notice that their parental rights may be terminated at the aforesaid hearing. Method of providing notice shall conform to PA Orphans' Court Rule No. 15.6.

All exhibits to be considered by the Court must be sent to the following email address: JudgeSterlingVirtualCourtroom@montcopa.org and copied to opposing counsel no later than 5:00 PM on the business day five business days before the date of the hearing. Acceptable formats are PDF, JPG and MP4. No other file types will be accepted.

Each party is responsible for having their witnesses in the Virtual Waiting Rm. 15 mins. before the scheduled time, where they shall remain until admitted by the Court to give testimony. All counsel and parties shall also join the meeting in the Virtual Waiting Rm. at least 15 min. before the scheduled time for the hearing.

SO ORDERED  
Signed on 4/24/25  
/s/ Melissa S. Sterling, J.

**Kathryn A. Meloni, P.C.**  
**Atty. for Petitioners**  
117-119 N. Olive St., 2nd Fl.  
Media, PA 19063610-565-1260

**TRUST NOTICES**

**First Publication**

**THE LORENE NYCE TRUST AGREEMENT  
DATED 8/2/14**

**Lorene Nycce, deceased 2/10/25  
Late of Lansdale, Pennsylvania**

All persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

J. Mark Nycce, **Trustee**  
660 Clemens Rd.  
Telford, PA 18969

**Or his Attorney,  
J. OLIVER GINGRICH, Esquire  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP**

114 East Broad Street, P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

**Third and Final Publication****DENNIS W. URY, JR., LIVING TRUST  
DATED SEPTEMBER 12, 2012**

Upon the death of Dennis W. Ury, Jr., of Lower Gwynedd Township, Montgomery County, Pennsylvania, on March 3, 2025, the Trustee of the Dennis W. Ury, Jr., Living Trust dated September 12, 2012, requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to the decedent to make payment without delay, respectively, to:

**Successor Trustee:** James R. Seils  
1314 Foulkeways, N#14, Gwynedd, PA 19436

**Or its Attorney:** Jay C. Glickman, Esquire  
Rubin, Glickman, Steinberg and Gifford  
P.O. Box 1277, Lansdale, PA 19446

**TRUSTEE'S NOTICE OF  
PETER C. O'TOOLE LIVING TRUST**

All persons having claims or demands against the Peter C. O'Toole Living Trust, dated April 29, 2010, to make known the same and all persons indebted to the Trust to make payment without delay to:

**Trustee:** Geralynn M. Burke  
c/o Resolution Law Group LLC  
606 N. 5th Street, Reading, PA 19601

**Trustee's Attorney:** Scott G. Hoh, Esquire  
Resolution Law Group LLC  
606 N. 5th Street, Reading, PA 19601

**EXECUTIONS ISSUED****Week Ending April 29, 2025****The Defendant's Name Appears  
First in Capital Letters**

ALVAREZ, BARBARA - Borough of Bridgeport;  
202218767; WRIT/EXEC.  
AMENTA, THOMAS - Terrace at  
Montgomery Townhomes; 202428383.  
BARRY, GREGORY: ALENA: ALENA -  
Lower Pottsgrove Township Municipal Authority;  
202120479; WRIT/EXEC.  
BOYLE, JOHN - Wells Fargo Bank, N.A.; 201920336;  
ORDER/IN REM JDMT. \$372,175.28.  
BRENNER, STEPHAN - Upper Moreland  
School District; 202320048; WRIT/ EXEC.  
CAPPS, MARK - Pottsgrove School District;  
202224312; WRIT/EXEC.  
CEMINI, JENNIFER - Mariano, Francis, et al.;  
201822016; ORDER/REASSESSED \$212,712.05.  
CLEVELAND, BEVERLY: CHASE BANK, GRNSH. -  
Sun East Federal Credit Union; 202420125.  
CONNELLY CONSTRUCTION CORPORATION -  
Picon Limited Partnership; 202507404.  
CONNELLY CONSTRUCTION CORPORATION:  
MERCK SHARP & DOHME FEDERAL CREDIT  
UNION, GRNSH. - Univest Bank and Trust Co.;  
202505716; WRIT/EXEC.  
D'ANDREA, CHRIS: SANTANDER BANK, GRNSH. -  
Discover Bank; 202207070.

EDMUNDS, CASEY: DIAMOND CREDIT UNION,  
GRNSH. - Portfolio Recovery Associates, LLC;  
201307053; \$1,085.17.  
EMERGENT BUSINESS GROUP, INC.:  
CITIZENS BANK, GRNSH. - Pennsylvania  
Unemployment Compensation Fund; 202461310;  
\$17,611.67.  
ESSIEN, FRANK: JPMORGAN CHASE BANK, N.A.,  
GRNSH. - Isidro, G.R.; 202508429; \$64,362.70.  
FREEDOM FENCE, LLC: COLLINS, JOSEPH:  
LINDSEY: PNC BANK, N.A., GRNSH. -  
Mid-Atlantic Property Maintenance, LLC; 202505372.  
GAMMAGE, MINNIE - Citizens Bank, N.A.; 202422579.  
GAUN, GABRIELLE: BRETT, DANIELLE - AJAX  
Mortgage Loan Trust 2021-F Mortgage-Backed  
Securities; 202314787; ORDER/JUDGMENT/  
\$140,390.35.  
HUGHES, PARIS: OLIVIA - Upper Dublin  
School District; 201814065; \$16,924.94.  
J.R. CONTRACTING SERVICES, INC.: RAMIREZ,  
JOSE: TD BANK, N.A., GRNSH. - L&W Supply  
Corporation; 202505133.  
JACKSON, MATTHEW: NAVY FEDERAL  
CREDIT UNION, GRNSH. - LVNV Funding, LLC;  
202404907; WRIT/EXEC.  
KAR-TAL TRANSPORT, INC.: BANK OF AMERICA,  
GRNSH. - Penske Truck Leasing Co., L.P., et al.;  
202508295; \$39,071.01.  
KERVICK, BRENDT: NAVY FEDERAL  
CREDIT UNION, GRNSH. - Access Credit Union;  
202403813; \$3,460.27.  
KESTER, GERRY: MINDY - School District of  
Upper Moreland Township; 202322608;  
WRIT/EXEC.  
KLAPP, CHRISTINA - Hampshire at Haverford  
Condominium Owners Association; 202302964;  
WRIT/EXEC.  
LINDER, JOHN: NAVY FEDERAL CREDIT UNION,  
GRNSH. - Sun East Federal Credit Union; 202422475;  
\$5,591.85.  
LONG, BRIONNA: BRIONNA: PNC BANK, GRNSH. -  
Drexel University; 202400030.  
McDONALD, JOSEPH: JEANINE - Deer Run at  
Limerick Homeowners Association; 202428130;  
\$10,372.57.  
MICHELINA, INC.: EVANGELISTA, LUIGI:  
TD BANK, GRNSH. - US Foods, Inc.; 202504021.  
MOLLETTA, KAREEMA: PNC BANK, GRNSH. -  
Jefferson Capital Systems, LLC, et al.; 201214097;  
\$638.19.  
O'CONNELL, ELIZABETH: SANTANDER BANK,  
GRNSH. - Londonbury Borrower, LLC d/b/a Lumina;  
202417952.  
O'TOOLE, KEVIN - Bridgeport Borough; 202115851;  
WRIT/EXEC.  
PACIELLO, RENEE - Lower Pottsgrove Township  
Municipal Authority; 202222279; WRIT/EXEC.  
PALMA, STEVE: TD BANK, GRNSH. - Cavalry  
Spv. I, LLC; 202320408.  
PREFERRED HEALTHCARE REGISTRY, INC.:  
CAPITAL ONE, N.A., GRNSH. - Isidro, G.R.;  
202508433; \$27,934.80.  
RATH, GERALD: CHRISTINE - MTGLQ Investors, L.P.;  
202414644; ORDER/IN REM/\$64,490.37.  
RUBIN, MARCIA: SHAW, CARLY - Wells Fargo  
Bank, N.A.; 202501645; \$555,042.14.

SCHREIBER, WILLIAM: MARY - Lower Pottsgrove Township Municipal Authority; 202120523; WRIT/EXEC.  
 SOLTAN, SEAN: PNC BANK, GRNSH. - NCB Management Services, Inc.; 202320797; WRIT/EXEC.  
 TAUSIF, AHMED - Upper Moreland Township School District; 202309040; WRIT/EXEC.  
 TOTAL COMFORT SOLUTIONS, INC.: JPMORGAN CHASE BANK, GRNSH. - Aircare Heating & Cooling, Inc.; 202307732.  
 TURNER, GREGORY: COLLAZO, KAZMIER - Borough of Bridgeport; 202118528; WRIT/EXEC.  
 WILLIS, SHAUN: NAVY FEDERAL CREDIT UNION, GRNSH. - Sun East Federal Credit Union; 202306624; WRIT/EXEC.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending April 29, 2025**

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

ACCOR, JAMIE: POPLAWSKI, JAY - Mei Mei, LLC; 202508513; Judgment fr. District Justice; \$1,939.89.  
 BUCKINGHAM, THOMAS: HALPHEN, CHRISTINA - Consolo, Richard; 202508185; Judgment fr. District Justice; \$2,206.83.  
 LEMON, BONITA - Mei Mei, LLC; 202508512; Judgment fr. District Justice; \$2,190.85.  
 PRICE, KAYLA - Capital One, N.A.; 202508235; Judgment fr. District Justice; \$3,525.98.  
 RAINONE, ASHLEY - Capital One, N.A.; 202508208; Judgment fr. District Justice; \$2,644.95.  
 WASHINGTON, STACI - Capital One, N.A.; 202508150; Judgment fr. District Justice; \$6,470.58.

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

Bachman & Sons, Inc.; 202570205; \$17,678.43.  
 Beattitude's Home Health Care, Inc.; 202570204; \$24,271.46.  
 Chester Gutter, LLC; 202570207; \$7,854.92.  
 Gabay, Phillippe: Glassman, Paige; 202570206; \$233,308.22.  
 Leak's Construction, LLC; 202570208; \$258,586.65.

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## LETTERS OF ADMINISTRATION

**Granted Week Ending April 29, 2025**

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

CARVIN, LISA A. - Towamencin Township; Segal, Frank S., 126 Walt Whitman Boulevard, Cherry Hill, NJ 08003.  
 CHRISTENSEN, SUSAN A. - Lower Providence Township; Christensen III, George C., 1113 Briar Way, Perkasio, PA 18944.  
 Di SANTO, DOLORES A. - Upper Merion Township; McKinley, Carolann C., 323 Carriage Drive, Mount Royal, NJ 08061.  
 EHRLICH, LANA J. - Abington Township; Resnick, Rhonda, 19 Stoneleigh Close, Scarsdale, NY 10583.

FULLMAN, TAMARA R. - Cheltenham Township; Fullman, Raymond D., 1004 Arboretum Road, Wyncote, PA 19095.  
 GROSSE, BETTY J. - Lower Merion Township; Hoffmann, Jeffrey, 636 Old York Road, Jenkintown, PA 19046.  
 HUNSICKER, DENNIS D. - Royersford Borough; Hunsicker, Randy A., 2119 Georgia Road, Temple, PA 19560.  
 KATZ, LESLEY J. - Abington Township; Katz, Mindy J., 306 Tupelo Grove, Ambler, PA 19002.  
 KLIGMAN, EDITH - Abington Township; Kligman, Linda J., 105 Walnut Street, Jenkintown, PA 19046.  
 MUSSER III, EDWIN G. - Pottstown Borough; Stehman, Crystal, 216 Ashford Drive, Douglassville, PA 19518.  
 O'BLOSSER, MAX D. - Pottstown Borough; Becker, Michele L., 1308 Bunny Lane, Brodheadsville, PA 18322; Oblosser, Matthew, 343 McCoy Lane, Leesport, PA 19533.  
 PERRI, KAREN M. - Norristown Borough; Mullins-Bates, Rachel A., 836 Willowbrook Drive, Norristown, PA 19403.  
 SEIFRIED, JOHN R. - Pennsburg Borough; Seifried, Laura, 201 4th Street, Pennsburg, PA 18073.  
 STRENGER JR., ERNEST J. - Abington Township; Miller, Shane T., 5220 Park Avenue, Minneapolis, MN 55417.  
 UNDERWOOD, ALBERT F. - North Wales Borough; Underwood, Claudia E., 138 Jonathan Drive, North Wales, PA 19454.  
 WALLACE, INEZ B. - Cheltenham Township; Adams, Shahidah L., 5423 Discher Street, Philadelphia, PA 19124.  
 WILKERSON, JAMES - Springfield Township; O'Toole, Shaun, 220 Pine Street, Harrisburg, PA 17101.  
 WRIGHT, ROBERT D. - Ambler Borough; Wright, Patricia, 1984 W. Cheltenham Avenue, Philadelphia, PA 19138.

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## SUITS BROUGHT

**Week Ending April 29, 2025**

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

AJM CONSULTANTS, LLC: MCREA, ANDREA: MEGOW, JASON - Barton, Elisane; 202508184; Civil Action.  
 BARBER, NICOLE - Barber, James; 202508238; Complaint Divorce.  
 BEASLEY, SHENA - Masciantonio, Vincent; 202508179; Complaint in Ejectment.  
 CHOUDHURY, KAZI - Azzad, Mohammed; 202508557; Civil Action.  
 COSTELLO, KEITH: CHRISTA - Spillane, Marc; 202508134; Plaintiffs Appeal from District Justice.  
 DEAN-TUGGLE, MAIYA - King Street Commons; 202508418; Petition to Appeal Nunc Pro Tunc.  
 FAUNTLEROY, YASMEEN: LEWIS, SHAWN - Lewis, Kimberly; 202508118; Complaint for Custody/Visitation.  
 GODSHALL, KIERSTEN: LAVERN - Talkington, Charles; 202508602; Defendants Appeal from District Justice.  
 HICKS, DAVID - Extended Stay America; 202508555; Petition to Appeal Nunc Pro Tunc.

- HIGGINBOTHAM, KENDRA - Sirkin, Tina; 202508600; Complaint in Ejectment.
- JACKSON, CAROLINE: YENSER, RYAN - Wagar, Julie; 202508617; Complaint for Custody/Visitation; Billies, Elizabeth.
- MANSFIELD, GORDON: MARY - Meyers, Jason; 202508144; Petition to Appeal Nunc Pro Tunc.
- MORAN, IAN - Moran, Laura; 202508183; Complaint Divorce.
- MUIR, MATTHEW - Extended Stay America; 202508511; Defendants Appeal from District Justice.
- NELSON, JOHN - Providence Multifamily Associates, L.P.; 202508502; Petition to Appeal Nunc Pro Tunc; Donegan, Joseph.
- OH, MATTHEW - Bank of America, N.A.; 202508579; Civil Action; Cawley, Jonathan Paul.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rafter-Rodin, Ivan; 202508257; Appeal from Suspension/Registration/Insp.; Guyer, Edwin L.
- PORTFOLIO RECOVERY ASSOCIATES - Williams, Shahia; 202508567; Civil Action.
- RESURGENT RECEIVABLES, LLC: LNVV FUNDING, LLC - Williams, Shahia; 202508566; Civil Action.
- RODRIGUEZ, VIVIAN - Portfolio Recovery Associates, LLC; 202508181; Defendants Appeal from District Justice.
- SAMUEL, JERRY - DiFrancesca, Karin; 202508581; Complaint for Custody/Visitation.
- SHANE, DANTE - Shane, Michala; 202508213; Complaint for Custody/Visitation.
- SHORE, CAROL - El Habchi, Abdelkader; 202508507; Complaint Divorce; Bort, Peter E.
- TYNDALE, DONELLA - Johnson, Dale; 202508625; Complaint for Custody/Visitation.
- UDELL, MAURY - Udell, Joel; 202508195; Foreign Subpoena.
- WALTERS, JUSTIN - Wagner, Christin; 202508605; Complaint Divorce.
- WOODSEN, AUTUMN - Edwards, Xavier; 202508588; Complaint for Custody/Visitation.
- WORTHY, AUNYE - Park Square Philly Owner, LLC; 202508202; Defendants Appeal from District Justice.
- XIAO, JINGYI - Battista, Louis; 202508517; Complaint for Custody/Visitation.
- BETTI, JOSEPHINE - Whippain Township; Betti, Marcello, 49 Splitrail Lane, Blue Bell, PA 19422.
- BUSTARD, HELEN V. - Worcester Township; Bustard, Glenn A., 2210 Bustard Road, Lansdale, PA 19446.
- CHIARO, VINCENZO - Red Hill Borough; Minopoli-Chiaro, Nicoletta, 340 Wexford Road, Red Hill, PA 18076.
- CROMMIE, MICHAEL J. - Springfield Township; Mathews, Michelle M., 418 Kingston Road, Oreland, PA 19075.
- DOMANICO, BARBARA F. - Lower Moreland Township; Portone, Barbara L., 1307 Bennett Place, Holland, PA 18966; Simonsen, Andrea K., 209 Forest Park Drive, Chalfont, PA 18914.
- EMERY, LEAH - North Wales Borough; Emery, Kevin P., 603 Gage Lane, North Wales, PA 19454.
- FOX, GAIL S. - Lower Merion Township; Fox, Norman F., 1571 Hagys Ford Road, Penn Valley, PA 19072.
- GALLO, ALFONZO M. - Norristown Borough; Gallo, Richard M., 1820 DeKalb Street, Norristown, PA 19401.
- GOULD, FRANCIS A. - Lower Moreland Township; Huber, Tara, 3485 Bent Road, Huntingdon Valley, PA 19006; McFerran, Dana, 547 Philip Road, Huntingdon Valley, PA 19006; Quirk, Krista, 443 Andrew Road, Huntingdon Valley, PA 19006.
- HAMMERSTONE, VERONICA - Plymouth Township; Hammerstone, Ian, 210 Valley Road, Plymouth Meeting, PA 19462.
- HECKERT, RODNEY R. - Upper Merion Township; Heckert, Dawn A., 232 Prince Frederick Street, King of Prussia, PA 19406.
- HERB, ELLEN C. - Upper Providence Township; Herb, Julie C., 852 Lafayette Drive, Mount Laurel, NJ 08054.
- JAMES, JANE A. - Upper Moreland Township; Hinks, Christine, 766 Blossom Road, Warminster, PA 18974.
- JOHNSON JR., ROBERT M. - Upper Merion Township; McGovern, Jane D., 301 Crossfield Road, King of Prussia, PA 19406.
- JOHNSON, DANIEL J. - Ambler Borough; Johnson, Daniel E., 930 Harvest Drive, Blue Bell, PA 19422.
- KEEN, KATHLEEN M. - Abington Township; Meixsell, Gregory J., 7721 Township Line Road, Nazareth, PA 18064; Meixsell Jr., Ronald R., 407 Krewson Terrace, Willow Grove, PA 19090.
- LaROCCA, RITA M. - Abington Township; Dallara, Maria T., 1036 Rosemarie Lane, Blue Bell, PA 19422; LaRocca-Mahoney, Rita F., 313 Cherry Lane, Glenside, PA 19038.
- MARKS, BONNIE L. - Douglass Township; Gill, Jammie L., 477 Black Matt Road, Douglassville, PA 19518.
- MAZO, ROBERT M. - Lower Gwynedd Township; Mazo, Daniel P., 617 Conshohocken State Road, Bala Cynwyd, PA 19004.
- MESSERLE, MARY P. - Limerick Township; Messerle, Christian S., 2000 Van Fleet Circle, Sanatoga, PA 19464.
- MINETTI, ANGELO J. - Conshohocken Borough; McBride, Angela M., 47 Lisa Lane, Conshohocken, PA 19428.
- MITCHELL, LLOYD E. - Cheltenham Township; Mitchell, Sarah W., 312 Linden Drive, Elkins Park, PA 19027.

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## WILLS PROBATED

### Granted Week Ending April 29, 2025

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

- ANDREE, MARGY - Upper Moreland Township; Andree, Edward A., 301 Inman Terrace, Willow Grove, PA 19090.
- APT, ALAN S. - Norristown Borough; Apt, Scott A., 192 William Penn Drive, Norristown, PA 19403.
- BATCHELER, JOHN I. - Springfield Township; McCarthy, Karen L., 2516 Arlington Boulevard, Arlington, VA 22204.
- BENNING, CHARLOTTE H. - Hatboro Borough; Benning Jr., Jack G., 11 Mountain Road, Barto, PA 19504; Geisz, Carol B., 102 Sourwood Drive, Hatboro, PA 19040.

- MORRIS, JEAN E. - West Norriton Township; Morris, Scott J., 1823 Morgan Lane, Collegeville, PA 19426.
- MORRIS, ELEANOR - Douglass Township; Miller, Jeanne M., 2917 E High Street Pottstown, PA 19464.
- MULDOWNEY, JAMES P. - Cheltenham Township; Sutton-Muldowney, Donna M., 316 Beecher Avenue, Cheltenham, PA 19012.
- MURPHY, MARY H. - Lower Merion Township; Perlick, Sheila B., 134 Hartford Road, Mt. Laurel, NJ 08054.
- RAMSEY, KENNETH - Lower Pottsgrove Township; Ramsey, Ryan T., 309 W. Walnut Street, Pottstown, PA 19464.
- RAWDIN, MARTIN - Anderson, Penny R., 1406 Valley Road, Meadowbrook, PA 19046.
- ROOP, BARRY W. - Whitpain Township; Roop, Bruce A., 24 W. Pine Street, Audubon, PA 08106.
- ROSOHA, SARAH M. - Lower Frederick Township; Granger, Diane M., 259 Main Street, East Greenville, PA 18041.
- RUBIN, GEORGE F. - Lower Providence Township; Rubin, Lorraine, 16416 Shannondell Drive, Audubon, PA 19403.
- RUBIN, ROBERT M. - Lower Moreland Township; Rubin, Marilyn S., 3939 Bradford Road, Huntingdon Valley, PA 19006.
- SABOL, KATHERINE - Douglass Township; Burkhart, Robert J., 5 Bostock Hill West, PAGET PG02.
- SCHAEDIGER, JOAN P. - Whitpain Township; Watts, Beth J., 4656 Ashley Lane, Denver, NC 28037.
- SHANELY, DONALD R. - Upper Frederick Township; Shanley, Thomas A., 5255 Oakland Lake Circle, Fort Pierce, FL 34951.
- SIEGLE II, JOHN H. - East Norriton Township; Siegle, Esther V., 530 N. Burnside Avenue, Norristown, PA 19403.
- SMITH, DAVID A. - Springfield Township; Smith, Ralph F., 118 Drakes Drum Drive, Bryn Mawr, PA 19010.
- SMITH, ISABEL M. - North Wales Borough; Forbes, Julia S., 102 W. Kennedy Road, North Wales, PA 19454.
- SPEELHOFFER, THOMAS J. - Norristown Borough; Brooker, Douglas E., 511 W. Montgomery Avenue, North Wales, PA 19454.
- STAUFFER, DAVID S. - Upper Hanover Township; Stauffer, Kristen N., 2038 Peevy Road, East Greenville, PA 18041.
- TESNO, SHIRLEY M. - Hatboro Borough; Kruzich, Marsha, 829 S. Broad Street, Lansdale, PA 19446.
- THOMAS, FREDERICK S. - Hatboro Borough; Thomas, Margaret A., 37 Buckman Drive, Hatboro, PA 19040.
- WEISS, MARJORIE B. - West Conshohocken Borough; Weiss, Ross, 1015 Riverview Lane, West Conshohocken, PA 19428.
- WILLIAMS, BARBARA J. - Red Hill Borough; Williams, Ronald J., 123 Ellen Way, Harleysville, PA 19438.
- WILLS II, T. E. - Pottstown Borough; Wells, Richard E., 545 N. Roland Street, Pottstown, PA 19464.