

## SHERIFF'S SALES

*By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, March 26, 2025.*

### To all parties in interest and claimants:

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

### First Publication

By virtue of a Writ of Execution **No. 2017-26360**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County Pennsylvania, and described according to a certain plan thereof known as "Plan of Huntingdon Park", made by George B. Mebus, Registered Professional Engineer, dated 1/22/1953, and last revised 11/29/1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Huntingdon Pike (70 feet wide) at the distance of 420.30 feet measured on a bearing of South 41 degrees 20 minutes 30 seconds West along the said side of Huntingdon Pike from a point of tangent in the same, said point of tangent being at the distance of 39.27 feet measured on the arc of a circle, curving to the left, having a radius of 25 feet from a point of curve on the Southwesterly side of Hoyt Road (50 feet wide); thence extending from said point of beginning South 48 degrees 39 minutes 30 seconds East 159.92 feet to a point; thence extending 41 degrees 21 minutes West 100 feet to a point; thence extending North 48 degrees 39 minutes 30 seconds West 159.90 feet to a point on the Southeasterly side of Huntingdon Pike aforesaid; thence extending North 41 degrees 20 minutes 30 seconds East along the said side of Huntingdon Pike 100 feet to the first mentioned point and place of beginning.

BEING the same premises by Deed from Marcella S. Dworkin, dated January 30, 2004, and recorded March 19, 2004, in the Montgomery County Recorder of Deeds, Deed Book 5500 at Page 1282, being Instrument No. 2004056625, conveyed and granted unto Andres Jalon and Regenna Jalon.

Parcel Number: 30-00-31636-00-5.

Location of property: 1221 Huntingdon Pike, Huntingdon Valley, PA 19006.

The improvements thereon are: Commercial, residential, commercial non-conform.

Seized and taken in execution as the property of **Andres Jalon and Regenna Jalon** at the suit of HSBC Bank USA, National Association, as Trustee for Ellington Loan Acquisition Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1. Debt: \$891,320.73, plus \$109.26 per diem interest together with escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees, property preservation fees, and costs accruing from 05/17/24 to the date of sheriff's sale.

**Roger Fay (Albertelli Law)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2018-17740**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING on the Northwest side of DeKalb Street, at the distance of one hundred thirty-five feet, Northeasterly, free Brown Street; having thence, Northeasterly, in front on DeKalb Street, fifty feet and extending of that width, in depth, at right angles to DeKalb Street, two hundred fifty feet, Northwesterly to Willow Street.

BEING the same premises which Abraham A. Hobson, III and Sue Ann Hobson, by Deed dated 08/20/21, and recorded at Montgomery County Recorder of Deeds Office on 08/22/2012, in Deed Book 5845 at Page 2539, granted and conveyed unto Michelle A. Reynolds.

Parcel Number: 13-00-10304-00-6.

Location of property: 1609 DeKalb Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Michelle A. Reynolds** at the suit of Municipality of Norristown. Debt: \$3,709.75.

**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. 2019-02425**, 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, known as #508 E. Oak Street, and described according with a Survey thereof, made by H. & H., Civil Engineers, in September 1930, as follows, to wit:

BEGINNING at a point on the Southwest side of Oak Street, at the distance of two hundred eighty seven and forty one one-hundredths feet, Northwesterly from the Northwest side of High Street, and point of beginning, being also at the distance of one hundred fifty four and six tenths feet, Northwesterly from the Northwest side of a twenty feet wide alley, a corner of this and other land of the said Joseph Calabrese; thence, by said land, South thirty four degrees seventeen minutes West, the line for a portion of the distance passing through the middle of the partition wall between this and the house erected on the adjoining lot, one hundred fourteen and twenty eight one-hundredths feet to a point; a corner of land, now or late of Casper Puche; thence, by the same, North sixty two degrees forty minutes West, twenty five and seventy four one-hundredths feet to a point, a corner of land, now or late of said Caser Puche; thence, still by the same, North thirty four degrees seventeen minutes East, one hundred seventeen and two tenths feet to a point on the Southwest side of Oak Street, aforesaid; thence, along said side of said Oak Street, South fifty five degrees forty three minutes East, twenty five and four tenths feet to the place of beginning.

BEING the same property as conveyed to Paul A.G. Hicks, Jr. from Ola Mae Hicks, by that Deed, dated 7/23/1997, and recorded 07/30/1997, in Book No. 5193 at Page No. 2238, in the Montgomery County Records.

AND the said Paul Hicks, has departed this life, on or about 10/01/2020, thereby vesting title of the mortgaged premises unto Merle Hicks.

Parcel Number: 13-00-28900-00-4.

Location of property: 508 E. Oak Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Merle Hicks, Administratrix of The Estate of Paul A.G. Hicks, Jr., a/k/a Paul A. Hicks, Jr., a/k/a Paul G. Hicks, Jr., a/k/a Paul Hicks, Jr., a/k/a Paul A. Hicks, a/k/a Paul G. Hicks, Deceased** at the suit of Freedom Mortgage Corporation. Debt: \$253,162.46.

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

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

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

By virtue of a Writ of Execution **No. 2021-22531**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, being bounded and described according to a recent Survey thereof, made by Weir and Thieme, Civil Engineers, as the Willow Grove Realty Company Plot, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 782 at Page 600.

SITUATE on the Southeasterly side of Fitzwatertown Road, on said Plan, and the Southwesterly side of Lamott Avenue (forty feet wide).

CONTAINING in front or breadth, measured Southwestwardly, along said side of Fitzwatertown Road, fifty and sixteen one-hundredths feet, and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to said Fitzwatertown Road, one hundred twenty-five feet, the Northeastly side thereof, being the Southwesterly side of Lamott Avenue.

BEING Lots Nos. 18 and 19 in Block 19, in a Certain Plan of Lots, called "Evergreen Manor".

BEING the same premises which Martha M. Marinkovic, by Deed, dated October 6, 1987, and recorded in Montgomery County, Pennsylvania, in Deed Book 4854, at Page 1657, granted and conveyed unto Helga M. Jurczenko, in fee.

THE said Helga M. Jurczenko departed this life on August 20, 2021, leaving title to Natalie Reynolds, Lisa Hughey, Dina Chirinos and Kristina Camchao, Known Heirs of Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased.

Parcel Number: 30-00-21192-00-9.

Location of property: 1619 Fitzwatertown Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Natalie Reynolds, Known Heir of Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased; Lisa Hughey, Known Heir of Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased; Dina Chirinos, Known Heir of Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased; Kristina Camchao, Known Heir of Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased; and Unknown Heirs, Successors and Assigns and all Persons, Firms and Associations Claiming Right, Title and Interest from or under Helga Jurczenko a/k/a Helga M. Jurczenko, Deceased** at the suit of Mortgage Assets Management, LLC. Debt: \$192,743.58, plus interest to Sale Date.

**Kiera McFadden-Roan, Esquire (Pincus Law Group, PLLC)**, Attorney(s). I.D. #205514

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. 2022-07142**, 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 according to a Survey and Plan, made of Oak Lane Manor, Section No. 6A, made by Franklin and Lindsey, Registered Engineers, Philadelphia, on the 19th of May 1950, as follows, to wit:

BEGINNING at a point on the Southwest side of Dewey Road (50 feet wide), which point is measured, on the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 31.416 feet from a point on the Northwest side of Ivinetta Road (50 feet wide); thence, extending along the Southwest side of Dewey Road, North 51 degrees 10 minutes 18 seconds West, 70 feet to a point; thence, extending South 38 degrees 49 minutes 42 seconds West, 115 feet to a point; thence, extending South 51 degrees 18 minutes West, 90 feet to a point, on the Northwest side of Ivinetta Road; thence, extending along the Northwest side of Ivinetta Road, North 38 degrees 49 minutes 42 seconds East, 95 feet to a point of curve; thence, extending along the arc of a circle, curving to the left, having a radius of 20 feet, the arc distance of 31.416 feet to a point on the Southwest side of Dewey Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Erick Juarez and Ana Maria DeLeon, by Deed from Madhavi H. Garala, dated June 29, 2005, and recorded October 18, 2005, in Deed Book 5575 at Page 1447, being Instrument Number 2005150933.

Parcel Number: 31-00-08419-00-1.

Location of property: 22 Dewey Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Erick Juarez and Ana Maria DeLeon** at the suit of U.S. Bank, National Association, as Trustee for the Holders of the Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates Series 2005-HE3. Debt: \$354,513.03.

**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. 2022-11583**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being the Northwesterly portion of Lot #16 and the greater portion of Lot #17, as shown on Plan of Property at Melrose Park - Section 2, made for Stratford Development Co., dated February 6, 1952, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Deed Book 2340 at Page 601, and being more fully bounded and described according to a Plan showing Lot revision on Plan of Property at Melrose Park - Section 2, made for Stratford Development Co., by George B. Mebus, Registered Professional Engineer, dated February 26, 1953, and last revised August 24, 1953, as follows to wit:

BEGINNING at a point on the Southwesterly side of Lenape Avenue (formerly known as Towanda Avenue) (fifty feet wide), at the distance of one hundred fifty-six feet, measured South thirty-five degrees forty minutes East, from the Southeasterly end of a curve, having a radius of twenty feet, which connects the said Southwesterly side of Lenape Avenue with the Southeasterly side of Seminole Avenue (fifty feet wide); thence, from the point of beginning and extending South thirty-five degrees forty minutes East, along the Southwesterly side of Lenape Avenue, a distance of ninety feet to a point; thence, leaving the Southwesterly side of Lenape Avenue and extending South fifty-four degrees twenty minutes West, a distance of one hundred fifty feet to a point; thence, extending North thirty-five degrees forty minutes West, a distance of ninety feet to a point; thence, extending North fifty-four degrees twenty minutes East, a distance of one hundred fifty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Prince H. Austin and Rebecca B. Austin, son and mother, as Joint Tenants with the Right of Survivorship, by Deed from Harry Cutler and Mae Cutler, husband and wife, dated June 28, 2002, recorded August 9, 2002, in the Montgomery County Clerk's/Register's Office in Deed Book 5419 at Page 1338, being Instrument # 017254.

NOTE: Rebecca B. Austin departed this world on 07/19/2006.

Parcel Number: 31-00-17023-00-1.

Location of property: 204 Lenape Avenue, Cheltenham, PA 19027.

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

Seized and taken in execution as the property of **Prince H. Austin** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for Legacy Mortgage Asset Trust 2020-GS2 c/o Selene Finance, L.P. Debt: \$374,456.63.

**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. 2022-24910**, 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 **Trappe Borough**, Montgomery County, Pennsylvania, being a lot in Phase I, shown on Plan of Rittenhouse Square, made by Czop/Specter, Inc., Consulting Engineers and Surveyors for Valley Forge Developers, A.P., dated 3/7/1984 and last revised 6/27/1984, and recorded in Plan Book A-46 at Page 74, being Lot No. 192 on Phase "I", As-built Plan of Rittenhouse Square, dated 9/23/1985, and attached hereto as an exhibit.

TOGETHER with appurtenances to the above-described premises, which encroach into or upon the common area. BEING the same premises, which Michael Dructor and Jeanette Dructor, by Deed, dated 8/28/1997, and recorded at Montgomery County Recorder of Deeds Office, on 9/5/1997, in Deed Book 5198 at Page 2049, granted and conveyed unto Timothy Limbach.

Parcel Number: 23-00-00499-56-7.

Location of property: 112 Lafayette Court, Trappe, PA 19426.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Timothy Limbach** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$23,125.94.

**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. 2023-02708**, 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 Providence Township**, Montgomery County, Pennsylvania, being known as Lot No. 21 on a certain plan of lots of J. Fred Miller, described in accordance with a Plan thereof, made by Earl R. Ewing, Registered Surveyor of Phoenixville, PA, on March 1st, 1949, as follows to wit:

BEGINNING at a point, in the centerline of Hollow Road (33 feet wide), shown as Port Road on said plan, said Hollow Road leading to Port Providence and the Northeasterly side of a certain unnamed street (33 feet wide); thence, along the Northeasterly side of said unnamed street, North 49 degrees 33 minutes West, two hundred feet to a point, a corner of Lot No. 16, belonging to said J. Fred Miller; thence, along said Lot, North 40 degrees 27 minutes East, eighty five feet to a point, a corner of Lot No. 22, belonging to said J. Fred Miller; thence, along said Lot, South 49 degrees 33 minutes East, two hundred feet to a point, in the centerline of Hollow Road, aforesaid; thence, in and through the centerline of said Hollow Road, South 49 degrees 27 minutes West, 85 feet to the place of beginning.

BEING the same premises which Richard M. Fabrizio and Mary Ann Fabrizio, by Deed, dated August 16, 2010, and recorded in the Office of Recorder of Deeds of Montgomery County, on August 19, 2010, in Book 5777 at Page 00302, being Instrument# 2010070032, granted and conveyed unto Richard M. Fabrizio, Mary Ann Fabrizio and Joseph A. Fabrizio, Sr., as Joint Tenants with the Right of Survivorship.

THE SAID Richard M. Fabrizio, having departed this life on March 31, 2020.

THE SAID Mary Ann Fabrizio, having departed this life on August 11, 2021.

Parcel Number: 61-00-02482-00-4.

Location of property: 701 Hollow Road, Phoenixville, PA 19460.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Joseph A. Fabrizio** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust, National Association. Debt: \$210,879.24.

**Matthew C. Fallings**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2023-06229**, 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 **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Final Plan of Subdivision, made for Wynne-Hill Development Corporation and Harriet B. Kravitz, by Urwiler and Walter, Inc., Summeytown, PA, dated 5/5/1976, and last revised 5/28/1976, recorded in Plan Book A-26 at Page 62-B, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ash Lane (50 feet wide), said point of beginning, being measured Southwestwardly and Southeastwardly, along the said Ash Lane, 506.92 feet from the Southwesterly terminus of the radial round corner, which connects the Southeasterly side of Ash Lane and the Southwesterly side of Birch Drive (50 feet wide); thence, extending from said beginning point and along Lot No. 43, North 26 degrees 40 minutes East, 150.00 feet to a point, in the line of Lot No. 68 on said Plan; thence, extending partly along said Lot and partly along Lot No. 69, South 63 degrees 20 minutes East 20 feet to a point, a corner of Lot No. 45; thence, along said Lot No. 45, South 26 degrees 40 minutes West, 150 feet to a point on the said Northeasterly side of Ash Lane; thence, along the same, North 63 degrees 20 minutes West, 20 feet to the first mentioned point and place of beginning.

BEING Lot No.44 on said Plan.

BEING the same premises which Debbi G. Reiss, by Deed, dated December 11, 1997, and recorded at the Montgomery County Recorder of Deeds Office, on December 30, 1997, in Deed Book 5211 at Page 1778, granted and conveyed unto Debbi G. Reiss and William C. Katz, husband and wife.

THE SAID Debbi G. Reiss departed this life on February 16, 2006.

THE SAID William C. Katz departed this life on December 1, 2019.

Parcel Number: 65-00-00185-37-1.

Location of property: 217 Ash Lane, Lafayette Hill, PA 19444.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Sheri Katz a/k/a Sheri Lynn Katz-Schuner, Known Heir of William Katz, Deceased; Kristi B. Katz, Known Heir of William Katz, Deceased; Kenneth A. Katz, Known Heir of William Katz, Deceased; and Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under William C. Katz a/k/a William Katz, Deceased** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCAF Acquisition Trust. Debt: \$367,695.23.

**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. 2023-16340**, 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, bounded and described according to a Survey for Cannon Run West, made for Anthony M. DiLucia Co., (Original Plan titled Carriage Hill Farms) by Yerkes Associates, Inc., Bryn Mawr, PA, dated 11/5/1973, as follows, to wit:

BEGINNING at a point on the Northerly side of Champlain Drive (50 feet wide), which point is located by the 3 following courses and distances from a point of reverse curve on the Northeasterly side of John Hancock Drive: (1) leaving said John Hancock Drive, on the arc of a circle, curving to the left, having a radius of 25 feet, the arc distance of 43.45 feet to a point of reverse curve on the Northerly side of Champlain Drive; (2) thence, along same, on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 53.63 feet to a point of tangent; (3) thence, North 86 degrees 05 minutes East, 186.19 feet to the point of beginning; thence, extending from said point on the Southerly side of Beidler Road; thence, extending along same, the 2 following courses and distances: (1) North 85 degrees 37 minutes East, 66.48 feet to a point, an angle; (2) North 87 degrees 30 minutes East, 13.55 feet to a point, a corner of Lot #81 on said Plan; thence, extending along Lot #81, South 03 degrees 55 minutes West, 148.70 feet to a point on the Northerly side of Champlain Drive; thence, extending along same, South 86 degrees 05 minutes West, 80 feet, to the first mentioned point and place of beginning.

BEING Lot No. 80 on said Plan.

BEING the same premises which Anthony M. Dilucia, Inc., by Deed, dated September 12, 1974, and recorded in the Office of Recorder of Deeds of Montgomery County, on September 13, 1974, in Book 3976 at Page 137, granted and conveyed unto John Joseph Varga and Ruth Louise Varga a/k/a Ruth L. Varga, his wife, as Tenants by Entireties.

Parcel Number: 58-00-02864-61-5.

Location of property: 749 Champlain Drive, King of Prussia, PA 19406-1517.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Ruth Louise Varga a/k/a Ruth L. Varga** at the suit of Mortgage Assets Management, LLC. Debt: \$384,054.21.

**Matthew C. Fallings**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2023-20897**, 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 on the East side of Spring Avenue, Elkins Park, **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Plan and Survey, made by William T. Muldrew, Civil Engineer, on 11/07/1925, as follows, to wit:

BEGINNING at the distance of 207.13 feet, Northwestwardly from the Northwesterly side of Ashbourne Road; thence, extending North, along the East side of said Spring Avenue, 16 feet to a point; thence, extending of that width, in length or depth, Eastwardly, between parallel lines at right angles to Spring Avenue, 101.50 feet to the East side of a certain 10 feet wide driveway, extending Northwardly and communicating at the Northerly end thereof, with a certain other 10 feet wide driveway, extending Westwardly onto Spring Avenue.

TOGETHER with the free and common use, right, liberty and privilege of said driveways at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Alexis S. Littles, Administratrix of the Estate of Marilyn Peed, by Deed from Kenneth M. Brown and Diana Espinal, husband and wife, dated October 1, 2018, and recorded October 9, 2018, in Deed Book 6110 at Page 538, being Instrument Number 2018069703.

THE SAID Marilyn Peed departed this world on 10/28/2020.

Parcel Number: 31-00-24772-00-1.

Location of property: 7825 Spring Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alexis S. Littles, Administratrix of the Estate of Marilyn Peed, Deceased** at the suit of Truist Bank, Successor by Merger to SunTrust Bank. Debt: \$237,755.33.

**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. 2023-21651**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate on the Northwest side of Chestnut Avenue, at the distance of one hundred five feet, Northeastward from the Northeast side of City Line Road, in **Cheltenham Township**, Montgomery County.

CONTAINING in front or breadth on the said Chestnut Avenue, twenty-five feet and extending of that width, in length or depth, Northwestward, between parallel lines at right angles to said Chestnut Avenue, one hundred seventy-two and seven one-hundredths feet on the Northeast line and one hundred sixty-seven and eighty-five one hundredths feet on the Southwest line to the Southeast side of Coventry Avenue, and containing in front or breadth, on the said Coventry Avenue, twenty-five and forty-six one hundredths feet.

BEING the same premises which Walter J. Hartman and Mary R. Hartman, husband and wife, by Deed, dated 8/31/1999, and recorded 10/7/1999, in the County of Montgomery, in Deed Book 5291 at Page 1326, conveyed unto Cordia Mosley, in fee.

BEING the same premises which Walter J. Hartman and Mary R. Hartman, husband and wife, by Deed, dated August 31, 1999, and recorded in the Office of Recorder of Deeds of Montgomery County, on October 7, 1999, in Book 5291, being Instrument #022080, granted and conveyed unto Cordia Mosley.

Parcel Number: 31-00-06082-00-7.

Location of property: 7208 Chestnut Avenue, Elkins Park a/k/a Melrose Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Cordia Mosley** at the suit of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely, as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1. Debt: \$310,384.09.

**Matthew C. Fallings**, Attorney.

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

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

By virtue of a Writ of Execution **No. 2023-23174**, 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 Ashbourne, in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey thereof, made by Joseph W. Hunter, Surveyor, on March 15, 1901, as follows, to wit:

BEGINNING at a point, in the middle line of Mill Road, at the distance of 440.07 feet, Southwestwardly from an iron pin, in the middle line of Chelton Avenue, now Ashbourne Road, measured along the middle line of said Mill Road; thence, extending South 41 degrees 30 minutes West, the front of breadth, along the middle line of said Mill Road, 50 feet and extending of that width, in length or depth, Southeastwardly, between lines bearing South 47 degrees 44 minutes East, 216.05 feet, bounded Northeastwardly and Southeastwardly, by other ground of Samuel Hosfeld, Southwestwardly, by ground of William Myers, and Northwestwardly, half of said Mill Road.

BEING the same premises by Deed from Sarah B. Barrett and Richard Rudin, dated October 26, 2005, and recorded November 16, 2005, in Montgomery County Recorder of Deeds Office, Deed Book 5579 at Page 1188, granted and conveyed unto Robert W. Emblidge and Lisa A. Emblidge, husband and wife, as Tenants by the Entireties.

Parcel Number: 31-00-19033-00-7.

Location of property: 7723 Mill Road, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Robert W. Emblidge and Lisa A. Emblidge** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCAF Acquisition Trust. Debt: \$295,732.64, plus \$48.61 per diem interest together with escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees, property preservation fees, and costs accruing from 04/20/24 to the date of sheriff's sale.

**Roger Fay (Albertelli Law)**, Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2024-03907**, 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, designated as Unit No. E-14, in the "Oaks" Buildings, being a unit in "Spring Mountain Summit", a Condominium, located on Walnut Street and Centennial Street, in **Schwenksville Borough**, Montgomery County, Pennsylvania, as being designated in the Declaration of Condominium of "Spring Mountain Summit", under the Unit Property Act, dated 2/22/1980, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown Pennsylvania, in Deed Book 4503 at Page 443, etc.; and also as being designated on the Declaration Plan of "Spring Mountain Summit", recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 7 at Page 80 etc.

TOGETHER with an .62% undivided interest, in, and the Common Elements as fully set forth, in the aforesaid Declaration of Condominium of "Spring Mountain Summit".

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEING the same property conveyed to David S. Bergey, who acquired title by virtue of a Deed from Carolyn Hettell, dated October 21, 1999, recorded October 28, 1999, being Document ID #024258, and recorded in Book 5294 at Page 2092, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 20-00-00059-53-3.

Location of property: 2234 Forest Lane, E-14, Schwenksville, PA 19473.

The improvements thereon are: Residential, condominium (mid-rise), 4 to 6 stories.

Seized and taken in execution as the property of **David S. Bergey** at the suit of KeyBank, N.A. s/b/m First Niagara Bank, N.A. Debt: \$40,973.15.

**MDK Legal**, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-05248**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at an iron pin, in the Northern line of Belleview Avenue, at a corner of this and Lot No. 6, conveyed to C. Howard Field; thence, along said Lot, at right angles to Belleview Avenue, Northerly, 120 feet to a 20 feet wide alley; thence, along said alley, Easterly, by a line, curved to the left, having a radius of 113 feet, a distance of 36 feet, 4 inches to a corner of this and Lot No. 8; thence, Southeasterly, along the radius of said circle, 120 feet to Belleview Avenue, aforesaid; thence, by a line, curved to the right, having a radius of 233 feet, along said Avenue Westerly 75 feet to the place of beginning, embracing in said description Lot No. 7 in a Plan of Lots known as Belleview Heights.

SUBJECT to all existing rights of way, conditions, easements, restrictions, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Tilden, as Sole Owner, by Deed, from Erin R. Antrobus a/k/a Erin R. Reisman and Michael E. Reisman, wife and husband, dated July 23, 2020, recorded July 29, 2020, in Book No. 6188 at Page 75, being Instrument No. 2020059828.

THE SAID Jennifer Tilden is deceased. Date of death was August 8, 2023.

Parcel Number: 16-00-02208-00-8.

Location of property: 1035 Belleview Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Jennifer Logan Tilden a/k/a Jennifer Tilden, Deceased** at the suit of CMG Mortgage, Inc. Debt: \$236,309.22.

**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. 2024-08250**, 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 "Benson House", located at 930 Montgomery Avenue, corner of Montgomery Avenue and Roberts Road, in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording, in the Office of the Recording of Deeds of Montgomery County; a Declaration, dated April 1, 1974, and recorded September 13, 1974, in Deed Book 3976 at Page 77; Amendment thereto, dated March 28, 1995, in Deed Book 5116 at Page 2039; and First Amendment to the Amended Declaration of Condominium, dated 12/9/1996, and recorded in Deed Book 5175 at Page 1567; and Second Amendment to the Amended Declaration of Condominium, dated 11/30/1998, and recorded in Deed Book 5288 at Page 1611; and Third Amendment to the Amended Declaration of Condominium, dated 4/14/2003, and recorded in Deed Book 5460 at Page 1478; and Declaration Plan, dated April 9, 1974, and recorded September 13, 1974, in Condominium Plan Book 3 at Page 56; and First Amendment to Declaration Plan, dated March 28, 1995, and recorded June 30, 1995, in Deed Book 5116 at Page 2085; and Code of Regulations, dated April 1, 1974, and recorded September 13, 1974, in Deed Book 3976 at Page 96; being and designated on Declaration Plan, as Unit Number 609, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration, as 1.43%.

BEING the same property conveyed to Meryl B. Evantash, who acquired Title by Virtue of a Deed from Susan Y. Kim and Agnes C. Kim, dated May 12, 2005, recorded May 31, 2005, being Document ID 2005074860, and recorded in Book 5555 at Page 2835, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 40-00-39220-00-7.

Location of property: 930 Montgomery Avenue, Unit 609 a/k/a 930 W. Montgomery Avenue, Unit 609, Bryn Mawr, PA 19010.

The improvements thereon are: Residential, condominium (mid-rise), 4 to 6 stories.

Seized and taken in execution as the property of **Meryl B. Evantash** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$70,172.39.

**MDK Legal, Attorneys.**

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

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

By virtue of a Writ of Execution **No. 2024-09170**, 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, together with the dwelling, now thereon erected, known as 254 Reliance Road, situate in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point, in the center line of Reliance Road (44 feet wide), at the distance of ninety two and six hundredths feet (92.06 ft.), measured South forty five degrees twenty-one minutes West (S. 45 deg. 11 min. W.) from a spike, set at the intersection of the center line of Reliance Road with the center line of North Fourth Street, formerly Third Street, (fifty feet wide); thence, extending along land of William G. Kay and Eva M. Kay, his wife, South forty five degrees forty seven minutes East, one hundred sixty-seven and forty one hundredths feet (S. 45 deg. 47 min. E., 167.41 ft.) to a point; thence, still by said land, South forty two degrees thirty-three minutes West, seventy four and twenty-four hundredths feet (S. 42 deg. 33 min. W., 74.24 ft.) to an iron pin; thence, by land, formerly of Louis Scheetz, North fifty two degrees seventeen minutes West, one hundred seventy-two and eighty one hundredths feet (N. 52 deg. 17 min. W., 172.81 ft.) to a point, in the center line of Reliance Road; thence, along the center line thereof, North forty five degrees twenty one minutes East, ninety three and seventy five hundredths feet (N. 45 deg. 21 min. E., 93.75 ft.) to the first mentioned point and place of beginning.



BEING the same premises which Donna L. Santangelo, mother, by Deed, dated April 30, 2004, and recorded at Montgomery County Recorder of Deeds Office, on June 9, 2004, in Deed Book 5511 at Page 319, granted and conveyed unto Robert Shearer, son.

Parcel Number: 21-00-06220-00-5.

Location of property: 254 E. Reliance Road, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert P. Shearer and Sonja D. Shearer** at the suit of U.S. Bank Trust, National Association, as Trustee of the FW Series I Trust. Debt: \$230,664.43 (calculated with interest through 1.29.25).

**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. 2024-09506**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by George B. Mebus, Registered Professional Engineer, dated October 26, 1944, and last revised December 19, 1955, as follows, to wit:

BEGINNING at a point, in the center line of Lindsay Lane (50 feet wide), at the distance of 30.54 feet, measured along said center line of a bearing of South 83 degrees 31 minutes 37 seconds West, from its intersection with the center line of Coates Road (50 feet wide); thence, extending along the said center line of Lindsay Lane, South 83 degrees 31 minutes 37 seconds West, 136 feet to a point; thence, extending North 06 degrees 28 minutes 23 seconds West, 200 feet to a point, in line of the land of Philadelphia and Reading Railway (New York Branch); thence, extending along the same, North 83 degrees 31 minutes 37 seconds East, 77.39 feet to a point; thence, extending South 22 degrees 48 minutes 23 seconds East, 208.41 feet to the first mentioned point and place of beginning.

BEING Part of Lot No. 43 and Part of Lot No. 44 on Plan of the Duell Tract.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING the same premises which Eric J. Gregg and Kathleen M. Gregg, husband and wife, by Deed, dated 09/19/2018, and recorded 10/01/2018, in the Office of the Recorder of Deeds, in and for the County Montgomery, in Deed Book 6109 at Page 364, granted and conveyed unto Jean A. Paul and Yemithsou Cherry, as Tenants by the Entirety.

Parcel Number: 30-00-38800-00-5.

Location of property: 1316 Lindsay Lane, Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jean A. Paul and Yemithsou Cherry** at the suit of NewRez, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$516,074.19.

**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. 2024-16036**, 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 Moreland Township**, Montgomery County, Pennsylvania, and described according to a Plan of Woodhaven Park, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated 7/7/1953, revised 8/10/1953, and last revised 2/23/1954, recorded 2/26/1954, in the Recorder of Deeds Office at Norristown, in Plan Book B-1 at Page 2, as follows, to wit:

BEGINNING at a point on the Southerly side of Kathy Lane (50 feet wide), measured, the 2 following courses and distances along the said Southerly side of said Kathy Lane, from its intersection with the Southwesterly side of Maple Drive (50 feet wide) (both produced): (1) South 79 degrees 17 minutes 20 seconds West, 448.83 feet to a point; (2) on the arc of a circle, along a line, curving to the left, having a radius of 850 feet, the arc distance of 153.87 feet to the first mentioned point and place of beginning; thence, leaving the Southerly side of said Kathy Lane and extending South 21 degrees 05 minutes East, 105.69 feet to a point; thence, extending South 74 degrees 32 minutes 35 seconds West, 73.07 feet to a point; thence, extending North 26 degrees 36 minutes 38 seconds West, 95.01 feet to a point, on the Southerly side of said Kathy Lane; and thence, extending along the same, on the arc of a circle, along a line, curving to the right, having a radius of 850 feet, the arc distance of 82 feet to the first mentioned point and place of beginning.

BEING Lot #44 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Therese McElhaugh, by Deed from Shirley Anne Callahan and Carla Jean Cotton, dated September 26, 2008, and recorded October 6, 2008, in Deed Book 5709 at Page 02985, being Instrument Number 2008099235.

Parcel Number: 41-00-04723-00-6.

Location of property: 3175 Kathy Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Therese McElhaugh** at the suit of Harleysville Bank. Debt: \$159,081.18.

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

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

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

By virtue of a Writ of Execution **No. 2024-19766**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or parcel of land, with the messuage thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey, as made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a point of tangency on Crest View Lane (50 feet wide) and distant along the same from the Northwestern property line intersection, as projected, of the aforesaid Crest View Lane and another street known as Villa Drive (50 feet wide), North 54 degrees 49 minutes West, 30.0 feet; thence, from said point of beginning, continuing along the Northerly side of Crest View Lane, North 54 degrees 49 minutes West, 90.0 feet to a corner other lands Smith and Emes (Lot 7); thence, along the same, North 35 degrees 11 minutes East, 200.0 feet to a corner, on line Lot 10; thence, along the same, and Lot 9, South 54 degrees 49 minutes East, 120.0 feet to a corner on the Westerly property line Villa Drive; thence, along the same, South 35 degrees 11 minutes West, 170.0 feet to a point of curvature; thence, by a curve, curving to the right, having a radius of 30 feet and an arc length of 47.12 feet to the point of tangency on Crest View Lane, and point of beginning.

BEING all of Lot 8 on a Plan of Lots, as laid out by George F. Shaner, R.E., for Smith and Emes; and known as Grand View Manor; and recorded as such at Norristown, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Lisa Charbonneau and Bradley Charbonneau, husband and wife, by Deed from Charles R. Weller, Jr., dated December 28, 2021, and recorded February 3, 2022, in Deed Book 6265 at Page 01252, being Instrument Number 2022013904.

Parcel Number: 42-00-01087-00-5.

Location of property: 889 Crest View Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa Charbonneau and Bradley Charbonneau** at the suit of Lakeview Loan Servicing, LLC. Debt: \$253,208.81.

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

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

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

By virtue of a Writ of Execution **No. 2024-20829**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania and described according to a Survey of properties for Francis F. McAdams, by William W. Reecer, Registered Engineer, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northwest side of Rosemont Avenue (50 feet wide), at the distance of 74.57 feet, measured along the said side of Rosemont Avenue, South 41 degrees, 4 minutes West, from its intersection with the Southwest side of Washington Street (66 feet wide).

CONTAINING in front or breadth on the said Rosemont Avenue, 16 feet and extending of the width, length or depth, North 48 degrees, 56 minutes West, between parallel lines at right angles to the said Rosemont Avenue, the Northeast and the Southwest lines thereof, extending partly through the center of the party walls to the Northeast and Southwest, respectively, 67.25 feet to a certain 25 feet wide driveway, which extends Northeastward and Southwestward from Washington Street to Jackson Street.

BEING No. 52 on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 20 feet wide driveway, as and for a driveway, passageway, and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. Subject, however, to the proportionate share of the cost and expense of maintaining the said driveway in good order, condition, and repair.

BEING the same premises which Cynthia N. Chieffo, by Deed, dated February 23, 2004, and recorded on March 17, 2004, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5500 at Page 468, being Instrument No. 2004053749, granted and conveyed unto Michele L. Garforth.

Parcel Number: 13-00-32728-00-1.

Location of property: 25 Rosemont Avenue, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Michele L. Garforth** at the suit of DLJ Mortgage Capital, Inc. Debt: \$129,574.08.

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

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

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

By virtue of a Writ of Execution **No. 2024-21691**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a record Plan, Minor Subdivision entitled "510 Germantown Pike," drawn by Joseph M. Estock, PE, PLS, of King of Prussia, Pa., dated 5/23/2001, last revised 1/24/2002, and recorded in Plan Book A-60 at Page 290, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the legal right-of-way line of Germantown Pike (SR 3053), said point of beginning is being at a point, a corner of Lot No. 2; thence, extending from said point of beginning and extending along the line of said Lot No. 2, the two following courses and distances, viz: (1) South 41 degrees 26 minutes 39 seconds West, 107.01 feet to a point; and (2) North 48 degrees 33 minutes 21 seconds West, 69.82 feet to a point, in line of lands, now or late of William G. and Diane B. Coates, Block 34, Unit 24, as shown on said Plan; thence, extending along the line of said lands of Coates, North 41 degrees 26 minutes 39 seconds East, 112.08 feet to a point on the Southwesterly side of the legal right-of-way line of Germantown Pike (SR 3053), aforesaid; thence, extending along the said Southwesterly side of the legal right-of-way line of Germantown Pike (SR 3053), South 44 degrees 24 minutes 00 seconds East, 70.00 feet to a point, a corner of Lot No.2, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BEING the same premises which Tucker Herncane and Eileen Herncane, by Deed, dated 7/31/2006, and recorded 8/23/2006, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5613 at Page 2287, granted and conveyed unto Mark C. Deyoc and Laura M. Deyoc.

Parcel Number: 65-00-04591-00-6.

Location of property: 510 Germantown Pike, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Laura Deyoc a/k/a Laura M. Deyoc and Mark Deyoc a/k/a Mark C. Deyoc** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-In-Interest to U.S. Bank, National Association, Successor Trustee to LaSalle Bank, National Association, on behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2007-HE5, Asset-Backed Certificates Series 2007-HE5. Debt: \$305,251.53.

**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. 2024-22279**, 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 ins **Springfield Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made of Wyndmoor Valley, Section 3 and 4, made by George B. Mebus, Inc., Engineers, Glenside, PA, on January 15, 1959, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Plan Book A-5, on May 26, 1960, as follows, to wit:

BEGINNING at a point on the Northeast side of Summit Lane (50 feet wide), which point is measured on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 30.43 feet from a point on the Northwest side of Lantern Lane (50 feet wide); thence, extending along the Northeast side of Summit Lane, along the arc of a circle, curving to the right, having a radius of 1,150.69 feet, the arc distance of 110.19 feet to a point; thence, North 29 degrees 33 minutes 09 seconds East, 120.27 feet to a point; thence, extending South 63 degrees 06 minutes 13 seconds East, 123.58 feet to a point on the Northwest side of Lantern Lane; thence, extending along the Northwest side of Lantern Lane, South 26 degrees 53 minutes 47 seconds West, 100 feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 30.43 feet to a point on the Northeast side of Summit Lane, and the first mentioned point and place of beginning.

BEING Lot No. 46 Summit Lane.

BEING the same premises which David Katz and Judith Katz, by Deed, dated May 31, 1990, and recorded in the Office of Recorder of Deeds of Montgomery County, on June 4, 1990, in Book 4947 at Page 2342, being Instrument #008370, granted and conveyed unto Sandra Johnson Crump, Albert Jones.

Parcel Number: 52-00-09766-00-1.

Location of property: 1901 Lantern Lane, Oreland, PA 19075.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Albert Jones and Sandra Johnson Crump a/k/a Sandra Johnson** at the suit of Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Debt: \$480,316.96.

**Matthew C. Fallings**, Attorneys.

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

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

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

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

**ARTICLE OF DISSOLUTION**

Notice is hereby given to all creditors and claimants of **Matrix/Ashbourne Management Corp**, a Pennsylvania (PA) corporation, which on March 7, 1995, was incorporated in the Commonwealth of Pennsylvania, that said company intends to file Articles of Dissolution with the Department of State under the provisions of Pennsylvania Business Corporation Law. The address of this corporation's current registered office in this Commonwealth is 300 Tournament Drive, Horsham, PA 19044.

**AUDIT LIST**

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

**VIRTUAL AUDIT**

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of March 3, 2025, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Monday, March 3, 2025.**

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

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

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

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON Monday, March 3, 2025. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.**

1. BERMAN, JOAN S., DECEASED, (2023-X3551), First and Partial Account, stated by Michael F. Rogers, Executor.
2. HENRICH, CATHARINE, DECEASED, (2019-X1676), First and Final Account of Michael Henrich, former Executor, as stated by Jennifer Diveterano Gayle, Administratrix DBNCTA and First and Final Account of Jennifer Diveterano Gayle, Administratrix DBNCTA.
3. MERION MEMORIAL PARK INC., PERMANENT LOT CARE FUND FOR 2022, (2022-X4569), Bi-Annual Account for Cemetery Company Merion Memorial Park, Inc., Permanent Lot Care Fund 2022, stated by Rita Costa, formerly Rita White, President of Merion Memorial Park Inc.
4. MERION MEMORIAL PARK INC., PERMANENT LOT CARE FUND FOR 2023, (2022-X4569), Bi-Annual Account for Cemetery Company Merion Memorial Park, Inc., Permanent Lot Care Fund 2023, stated by Rita Costa, formerly Rita White, President of Merion Memorial Park Inc.

5. REID, SHERMAN L, DECEASED (2022-X0922), First and Final Account, filed by LisaAnn Dupee (formerly LisaAnn Rozecki, Executrix.
6. WEST LAUREL HILL CEMETERY COMPANY, TRUST SETTLOR, (1996-X1452), Statement of Account for the Trust established Under Deed dated March 2, 1892, of the West Laurel Hill Cemetery Company, Settlor, The West Laurel Hill Cemetery Permanent Fund, stated by the West Laurel Hill Cemetery Company, Trustee.

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

## CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2025-01597

NOTICE IS HEREBY GIVEN that on January 27, 2025, the Petition of Delaney Matejik was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LAYNE MATEJIK.

The Court has fixed April 2, 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. 2025-03081

NOTICE IS HEREBY GIVEN that on February 12, 2025, the Petition of Nathan John Whealy was filed in the above-named Court, praying for a Decree to change the Petitioner's name to NATHAN JOHN CARR-WHEALY.

The Court has fixed April 2, 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. 2025-02163

NOTICE IS HEREBY GIVEN that on January 30, 2025, the Petition of Ruth Balent LoRegio was filed in the above-named Court, praying for a Decree to change the Petitioner's name to RuthAnn LoRegio

The Court has fixed April 9, 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. 2025-00737

NOTICE IS HEREBY GIVEN that on January 14, 2025, the Petition of Shirley Gallimore-Jones, Grandmother and guardian of Emelia Andrew Gordon, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to EMILIA JOY GALLIMORE-JONES.

The Court has fixed March 19, 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.

## CIVIL ACTION

**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. Tonzczyn, 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. 24-071625

COURT OF COMMON PLEAS  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2025-02393

**PNC Bank, National Association,**  
Plaintiff

vs.

**Troy A. Krupp, known Heir of Victoria A. Krupp, deceased; Todd A. Krupp, known Heir of Victoria A. Krupp, deceased; Thomas A. Krupp, known Heir of Victoria A. Krupp, deceased; Tracey A. Krupp, known Heir of Victoria A. Krupp, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Victoria A. Krupp, deceased,**  
Defendants

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Victoria A. Krupp, deceased:

TAKE NOTICE THAT THE Plaintiff, **PNC Bank, National Association** has filed an action **Mortgage Foreclosure**, as captioned above.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court.

You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

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

Lawyer Referral Service  
Montgomery Bar Association  
100 W. Airy Street  
Norristown, PA 19401  
610-279-9660, ext. 201  
[www.montgomerybar.org](http://www.montgomerybar.org)

## 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

**AMATO, LOIS ANN also known as  
LOIS AMATO, dec'd.**

Late of Upper Moreland Township.  
Executor: ROBERT AMATO,  
c/o Hope Bosniak, Esquire,  
Dessen, Moses & Rossitto,  
600 Easton Road,  
Willow Grove, PA 19090.  
ATTORNEY: HOPE BOSNIAK,  
DESSEN, MOSES & ROSSITTO,  
600 Easton Road,  
Willow Grove, PA 19090

**BAGBY, THOMAS K., dec'd.**

Late of Horsham Township.  
Executrix: LEAH DARLEY,  
6033 Little Brook Court,  
Clifton, VA 20124.  
ATTORNEY: KIRSTEN B. MINISCALCO,  
WINTER & DUFFY LAW,  
190 Bethlehem Pike, Suite 1, P.O. Box 564,  
Colmar, PA 18915

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

Late of Borough of Norristown.  
Executor: JOSEPH BARONE,  
151 W. 8th Avenue,  
Conshohocken, PA 19428.  
ATTORNEY: MICHAEL N. GATTO,  
LAW OFFICE OF MICHAEL N. GATTO,  
102 Linden Court,  
Flourtown, PA 19031

**BARRETT, DEVON J., dec'd.**

Late of Gilbertsville, PA.  
Administrator: NICOLE BARRETT,  
c/o Barbara J. Boyd, Esquire,  
Masselli, Mills & Fornal, P.C.,  
301 S. State Street, Suite N001,  
Newtown, PA 18940.

**EISENHART, FRANK JAMES, dec'd.**

Late of Lansdale, PA.  
Executors: FRANK JAMES EISENHART, III AND  
LINDA A. EISENHART,  
c/o Brook Hastings, Esquire,  
4259 W. Swamp Road, Suite 240,  
Doylestown, PA 18902.  
ATTORNEY: BROOK HASTINGS,  
4259 W. Swamp Road, Suite 240,  
Doylestown, PA 18902

**ENGEL, ALBRECHT P. also known as  
ALBRECHT PAUL ENGEL, dec'd.**

Late of Franconia Township.  
Executrix: NANCY E. ENGEL,  
c/o Nikolaos I. Tsouros, Esquire,  
Valley Forge Square II, Suite 105,  
661 Moore Road,  
King of Prussia, PA 19406.  
ATTORNEY: NIKOLAOS I. TSOUROS,  
LAW OFFICES OF WENDY F. BLECZINSKI,  
Valley Forge Square II, Suite 105,  
661 Moore Road,  
King of Prussia, PA 19406

**FAUT, GARY RAY, dec'd.**

Late of Lower Salford Township.  
Executrix: MICHELE L. KEYSER,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**GAY, DONALD, dec'd.**

Late of Huntingdon Valley, PA.  
Executor: STEPHEN GAY,  
c/o Marvin H. Gold, Esquire,  
Law Offices of Gold & Gold,  
237 S. York Road,  
Hatboro, PA 19040.

**GROSKY, MARSHA C. also known as  
MARSHA GROSKY, dec'd.**

Late of Whippen Township.  
Executors: MEGAN GROSKY-McGOWAN,  
177 Gleneagles Court,  
Blue Bell, PA 19422,  
THOMAS I. SIEGEL,  
825 Norman Drive,  
Lebanon, PA 17042.  
ATTORNEY: FREDERICK S. LONG,  
LONG BRIGHTBILL,  
315 S. Eighth Street,  
Lebanon, PA 17042

**GROSSMAN, HARLYCE also known as  
HARLYCE E. GROSSMAN, dec'd.**

Late of Upper Merion Township.  
Executrices: CATHERINE ELAINE TALBOT,  
3536 Dogwood Drive,  
Garnet Valley, PA 19060,  
CYNTHIA L. EASTMAN,  
275 Westfall Avenue,  
King of Prussia, PA 19406.

**HAYES, BETTY JO also known as**

**BETTY JO BABB HAYES, dec'd.**  
Late of Towamencin, PA.  
Executrix: KELLY LYNN HAYES,  
c/o Kent Conway, Esquire,  
Conway Schadler,  
3245 Ridge Pike,  
Eagleville, PA 19403.

**HUNT, VERNA K. also known as  
VERNA KRAUSE HUNT and  
VERNA HUNT, dec'd.**

Late of Lower Gwynedd Township.

Executrix: ADRIANE LEIGH HUNT,  
1836 Keith Road,  
Abington, PA 19001.

ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785

**KAIGHN, GEORGE L., dec'd.**

Late of Abington Township.

Executrices: BETTY A. MASON,  
306 Elm Avenue,  
Glenside, PA 19038.

CHERYL A. KAIGHN,  
902 York Road, #9,

Willow Grove, PA 19090.

ATTORNEY: ANDREW P. GRAU,  
THE GRAU LAW FIRM,  
911 Easton Road, P.O. Box 209,  
Willow Grove, PA 19090

**KAPP, AROURA ELSA, dec'd.**

Late of Upper Dublin Township.

Administrator: THEODORE G. KAPP,  
c/o The Bainbridge Law Firm, LLC,  
921 Penllyn Blue Bell Pike, Suite A2,  
Blue Bell, PA 19422.

ATTORNEY: JAMES S. BAINBRIDGE,  
THE BAINBRIDGE LAW FIRM, LLC,  
921 Penllyn Blue Bell Pike, Suite A2,  
Plymouth Meeting, PA 19422

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

Late of Montgomery Township.

Administratrix: SUSAN KETTERLINUS,  
c/o Mario DiClerico, Esquire,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038.

ATTORNEY: MARIO DICLERICO,  
DICLERICO & ENNIS,  
2209 Mt. Carmel Avenue,  
Glenside, PA 19038

**KURTZ, ARLENE R., dec'd.**

Late of Whitpain Township.

Executor: DAVID KURTZ,  
507 Monticello Lane,  
Plymouth Meeting, PA 19462.

ATTORNEY: JENNIFER POPELACK,  
MATTIONI, LTD.,  
100 N. Independence Mall West, Suite 5A NW,  
Philadelphia, PA 19106

**LLOYD, ELLEN ASPINALL also known as  
ELLEN A. LLOYD, dec'd.**

Late of Lower Merion Township.

Executor: DONALD B. ASPINALL, JR.,  
c/o Theodore S. Cox, Jr., Esquire,  
919 Conestoga Road,  
Building 3, Suite 214,  
Rosemont, PA 19010-1354.

ATTORNEY: THEODORE S. COXE, JR.,  
919 Conestoga Road,  
Building 3, Suite 214,  
Rosemont, PA 19010-1354

**LONG JR., WAYNE G. also known as  
WAYNE G. LONG, dec'd.**

Late of Limerick Township.

Executor: WAYNE J. LONG.

ATTORNEY: MICHELLE M. FORSELL,  
CROSSON & RICETTI, LLC,  
570 Main Street,  
Pennsburg, PA 18073

**LONG, DONALD V., dec'd.**

Late of Borough of Royersford.

Administrator: JASON C. LONG,  
c/o Jessica R. Grater, Esquire,  
Monastra & Grater LLC,  
740 E. High Street,  
Pottstown, PA 19464.

**LYNCH, RAYMOND C., dec'd.**

Late of Springfield Township.

Executors: DAPHNE L. FIFIELD AND  
RAYMOND C. LYNCH, JR.,  
c/o Maurice D. Lee, III, Esquire,  
1500 Centre Square West, 38th Floor,  
Philadelphia, PA 19102-2186.

ATTORNEY: MAURICE D. LEE, III,  
SAUL EWING, LLP,  
1500 Centre Square West, 38th Floor,  
Philadelphia, PA 19102-2186

**MacNEAL, PRISCILLA C. also known as**

**PRISCILLA CRED PERRY MacNEAL, dec'd.**

Late of Lower Merion Township.

Executrix: CATHERINE W. MacNEAL,  
10425 SW 238th Street,  
Vashon, WA 98070.

ATTORNEY: THOMAS W. FLYNN, III,  
CRAWFORD DIAMOND FLYNN LLC,  
19 Waterloo Avenue,  
Berwyn, PA 19312

**MIESKI, RHONA S., dec'd.**

Late of West Norriton Township.

Executrix: SHARON DiPAOLANTONIO,  
5764 Route 873,  
Schnecksville, PA 18078.

ATTORNEY: PETER E. IORIO,  
FITZPATRICK, LENTZ & BUBBA, P.C.,  
645 W. Hamilton Street, Suite 800,  
Allentown, PA 18101

**MUNIZZA, JOSEPH A. also known as**

**JOSEPH ANTHONY MUNIZZA, dec'd.**

Late of Abington Township.

Executor: JOSEPH E. MUNIZZA,  
c/o Daniella A. Horn, Esquire,  
1 Roberts Avenue,  
Glenside, PA 19038.

ATTORNEY: DANIELLA A. HORN,  
KLENK LAW, LLC,  
1 Roberts Avenue,  
Glenside, PA 19038

**O'DONNELL, KATHLEEN MARIE also known as**

**KATHLEEN BURNS O'DONNELL, dec'd.**

Late of Upper Moreland Township.

Executor: GERARD J. O'DONNELL,  
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

**REMENTER, MARGARET E., dec'd.**

Late of Red Hill, PA.  
 Executrix: MARIGRACE GILBERT.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO ASSOCIATES,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**RHODES, FRANCES J., dec'd.**

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

**ROSENBAUM, STUART W., dec'd.**

Late of Abington Township.  
 Executrix: EVE ROSENBAUM,  
 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

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

Late of Plymouth Township.  
 Executor: EDWARD A. SKILTON,  
 1998 Pulaski Drive,  
 Blue Bell, PA 19422.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, PC,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**SWORA-GOBER, TAMARA, dec'd.**

Late of Springfield Township.  
 Executor: DANIEL MENENDEZ,  
 9526 Crosby Way,  
 Missouri City, TX 77459.

**TRAVALINE, MARIE D., dec'd.**

Late of Abington Township.  
 Executor: DONA M. SCHMIDT,  
 1740 Glenn Lane,  
 Blue Bell, PA 19422.  
 ATTORNEY: DIANE M. ZABOWSKI,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 1001 Conshohocken State Road, Suite 1-210,  
 West Conshohocken, PA 19428

**WALSH, MARK VINCENT, dec'd.**

Late of Borough of Lansdale.  
 Administrators: MADELINE WALSH,  
 7526 Mountain Avenue,  
 Elkins Park, PA 19027.  
 FRANCIS M. WALSH,  
 1001 Arborview Boulevard, Apt. 1537,  
 Collegeville, PA 19426.  
 ATTORNEY: ANDREW P. GRAU,  
 THE GRAU LAW FIRM,  
 911 Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**WEBER, REGINA, dec'd.**

Late of West Norriton Township.  
 Executrix: MARIE CURCIO,  
 c/o Kent Conway, Esquire,  
 Conway Schadler,  
 3245 Ridge Pike,  
 Eagleville, PA 19403.

**WERTHEIMER, HILDA, dec'd.**

Late of Lower Merion Township.  
 Executor: BRAD WERTHEIMER,  
 820 Wickfield Road,  
 Wynnewood, PA 19096.

**WURTS, CLARENCE Z., dec'd.**

Late of Whitmarsh Township.  
 Executors: CHARLES WURTS AND  
 BENJAMIN WURTS,  
 520 Jarden Road,  
 Glenside, PA 19038.  
 ATTORNEY: WILLIAM H. LUNGER,  
 MCCOLLOM D'EMILIO SMITH UEBLER,  
 2751 Centerville Road, Suite 401,  
 Wilmington, DE 19808

**Second Publication****ABRAMS, THELMA W., dec'd.**

Late of Borough of Souderton.  
 Administrator c.t.a.: KEVIN RYAN,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**ALLAKER, KATHLEEN, dec'd.**

Late of Horsham Township.  
 Executrix: KATHY A. WALKER,  
 36 Calvary Drive,  
 Horsham, PA 19044.

**ARMSTRONG III, THOMAS A., dec'd.**

Late of Springfield Township.  
 Administratrix Pendente Lite:  
 STEPHANIE A. HENRICK,  
 1001 Conshohocken State Road, Suite 1-210,  
 West Conshohocken, PA 19428.  
 ATTORNEY: STEPHANIE A. HENRICK,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL, LLP,  
 1001 Conshohocken State Road, Suite 1-210,  
 West Conshohocken, PA 19428

**ASHER, CAROLYN K., dec'd.**

Late of Borough of Ambler.  
 Executors: DAVID B. ASHER,  
 JOHN L. ASHER, III AND  
 SUSAN L. ASHER,  
 c/o Maurice D. Lee, III, Esquire,  
 1500 Centre Square West, 38th Floor,  
 Philadelphia, PA 19102-2186.  
 ATTORNEY: MAURICE D. LEE, III,  
 SAUL EWING LLP,  
 1500 Centre Square West, 38th Floor,  
 Philadelphia, PA 19102-2186

**BULLITT, LAURA L.T., dec'd.**

Late of Lower Merion Township.  
 Executors: PAUL THOMPSON, III AND  
 JULIA THOMPSON GOULD,  
 c/o Margaret E. W. Sager, Esquire,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: MARGARET E. W. SAGER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, Suite 1-300,  
 West Conshohocken, PA 19428

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

Late of Whippain Township.  
 Executor: JOHN L. CONNOLLY, JR.,  
 c/o James F. Crotty, Esquire,  
 P.O. Box 262,  
 Blue Bell, PA 19422.



- ATTORNEY: JAMES F. CROTTY,  
P.O. Box 262,  
Blue Bell, PA 19422,  
215-643-2992
- COSTELLO, MARY, dec'd.**  
Late of North Wales, PA.  
Executrix: JEANNE COSTELLO,  
422A Avenue A,  
Horsham, PA 19044.
- CROSS, ANGELA D., dec'd.**  
Late of Douglass Township.  
Administrator: NATHAN D. CROSS,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: NICOLE C. MANLEY,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512
- DeFRANCESCO, DAVID A., dec'd.**  
Late of West Pottsgrove Township.  
Executor: DENNIS J. DeFRANCESCO,  
5 Shadow Point Court,  
Simpsonville, SC 29681.  
ATTORNEY: JOHN A. KOURY, JR.,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464
- DONOFRIO, ELEANOR C. also known as  
ELEANOR MARAH DONOFRIO, dec'd.**  
Late of New Hanover Township.  
Administrator C.T.A.: ROBERT B. CARLSON,  
2079 Big Road,  
Gilbertsville, PA 19525.  
ATTORNEY: GORDON W. GOOD,  
KEEN KEEN & GOOD, LLC,  
3460 Lincoln Highway,  
Thorndale, PA 19372
- ECKARDT, JANICE E., dec'd.**  
Late of Lower Salford Township.  
Executor: JAMES CHRISTOPHER ECKARDT,  
c/o 298 Wissahickon Avenue,  
North Wales, PA 19454.  
ATTORNEY: DAVID C. ONORATO,  
298 Wissahickon Avenue,  
North Wales, PA 19454
- ENTENMAN, JEROME J., dec'd.**  
Late of Ambler, PA.  
Executor: ERIC S. ENTENMAN,  
c/o Barry M. Miller, Esquire,  
54 E. Penn Street,  
Norristown, PA 19401.  
ATTORNEY: BARRY M. MILLER,  
LAW OFFICES OF BARRY M. MILLER,  
54 E. Penn Street,  
Norristown, PA 19401
- FAZIO SR., ROBERT also known as  
ROBERT FRANCIS FAZIO, SR., dec'd.**  
Late of Borough of Norristown.  
Administrator: ROBERT FRANCIS FAZIO, JR.,  
8132 Walnut Roast Way,  
Las Vegas, NV 89131.  
ATTORNEY: NICHOLAS F. METER,  
METER LAW OFFICES, LLC,  
1401 E. High Street,  
Pottstown, PA 19464
- FOOTE, GRENVILLE H., dec'd.**  
Late of Lower Merion Township.  
Executrix: ANNE S. FOOTE,  
1120 Norsam Road,  
Gladwyne, PA 19035.  
ATTORNEY: PETER J. BIETZ,  
GADSDEN SCHNEIDER & WOODWARD LLP,  
1275 Drummers Lane, Suite 210,  
Wayne, PA 19087-1571
- FRIEL, ELEANORE, dec'd.**  
Late of Whitpain Township.  
Executor: DANIEL F. FRIEL, JR.,  
c/o James F. Crotty, Esquire,  
P.O. Box 262,  
Blue Bell, PA 19422.  
ATTORNEY: JAMES F. CROTTY,  
P.O. Box 262,  
Blue Bell, PA 19422,  
215-643-2992
- GRABUS, PATRICIA JANICE, dec'd.**  
Late of Towamencin Township.  
Executor: SCOTT P. GRABUS,  
c/o Patrick J. McMonagle, Esquire,  
564 Skippack Pike,  
Blue Bell, PA 19422.  
ATTORNEY: PATRICK J. McMONAGLE,  
564 Skippack Pike,  
Blue Bell, PA 19422
- GROSSI, JOHN, dec'd.**  
Late of East Norriton Township.  
Executrix: LAURA GROSSI-TYSON,  
100 Carnaby Circle,  
North Wales, PA 19454.
- HOUSEAL, NAOMI MARION, dec'd.**  
Late of Flourtown, PA.  
Executor: EDWARD M. HOUSEAL,  
c/o John C. Fenningham, Esquire,  
Fenningham, Dempster & Coval LLP,  
Five Neshaminy Interplex, Suite 315,  
Trevose, PA 19053.
- ISTENES, SARA M., dec'd.**  
Late of Limerick Township.  
Administrator: WILLIAM L. REES, JR.,  
3421 Pruss Hill Road,  
Pottstown, PA 19464.  
ATTORNEY: ADAM SAGER,  
SAGER & SAGER ASSOCIATES,  
43 E. High Street,  
Pottstown, PA 19464
- JOHNSON, DYLAN SAMUEL, dec'd.**  
Late of Lower Merion Township.  
Executrix: PATRICIA ANNE WILLIAMS,  
19 Henley Road,  
Wynnnewood, PA 19096.  
ATTORNEY: JOSEPH M. HAYES,  
FLASTER GREENBERG PC,  
1810 Chapel Avenue West,  
Cherry Hill, NJ 08002
- KEENAN, PAUL KEITH, dec'd.**  
Late of Borough of Norristown.  
Administrator: CHRISTOPHER P. WARD,  
633 Wells Street,  
Conshohocken, PA 19428.
- KING, MARGARITA C., dec'd.**  
Late of Borough of Lansdale.  
Executrix: TINA BORRELLI,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.

- ATTORNEY: CARLA TRONGONE,  
LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446
- KLASS, JOAN M. also known as  
JOAN MARY KLASS, dec'd.**  
Late of Upper Moreland Township.  
Executrix: KAREN E. DARREFF,  
c/o Holmberg Law Offices,  
P.O. Box 622,  
Glenside, PA 19038.  
ATTORNEY: GLEN R. HOLMBERG,  
HOLMBERG LAW OFFICES,  
P.O. Box 622,  
Glenside, PA 19038
- KREIDLER, PATRICE R., dec'd.**  
Late of Montgomery Township.  
Executor: JOSEPH P. KREIDLER,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: JAMES C. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
Lansdale, PA 19446
- LEDDY, BRIDGET M., dec'd.**  
Late of Perkiomen Township.  
Executrix: ELLEN WILSON.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426,  
610-489-6170,  
rkeenan@keenanlaw.com
- LoPRETO, RANDI ELLEN also known as  
RANDI LoPRETO, dec'd.**  
Late of Borough of Conshohocken.  
Executor: DR. DANIEL BARRY LoPRETO,  
400 Merion Hill Road,  
Conshohocken, PA 19428.  
ATTORNEY: ROBERT M. SLUTSKY,  
SLUTSKY ELDER LAW, P.C.,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462
- MACK, CAROLYN, dec'd.**  
Late of Borough of Lansdale.  
Administrator CTA: MONTGOMERY COUNTY  
ASSOCIATION FOR THE BLIND,  
c/o Laurie Jo Staph,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: CARLA TRONGONE,  
LAW OFFICES OF CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446
- MAGRUDER, SIARRA LEANN, dec'd.**  
Late of Abington Township.  
Administratrix: CARMEN WILLIAMS,  
c/o Kristen L. Behrens, Esquire,  
1650 Market Street, Suite 1200,  
Philadelphia, PA 19103.  
ATTORNEY: KRISTEN L. BEHRENS,  
DILWORTH PAXSON, LLP,  
1650 Market Street, Suite 1200,  
Philadelphia, PA 19103
- McKAY, MARGUERITE A., dec'd.**  
Late of Horsham Township.  
Executor: JOSEPH P. DUGAN,  
c/o Erin Saulino, Esquire,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ERIN SAULINO,  
SAULINO LAW, LLC,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462
- NAILON, NICOLENE E., dec'd.**  
Late of Lower Pottsgrove Township.  
Executrix: MICHELE M. CAPPELLETTI,  
c/o Kenneth E. Picardi, Esquire,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776.
- NELSON JR., WILLIAM O., dec'd.**  
Late of Lower Gwynedd Township.  
Executor: CHRISTOPHER NELSON,  
c/o Erin Saulino, Esquire,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ERIN SAULINO,  
SAULINO LAW, LLC,  
600 W. Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462
- NESTLER, HELENE A., dec'd.**  
Late of Borough of Green Lane.  
Executor: PAUL R. NESTLER, III,  
c/o Ian W. Peltzman, Esquire,  
716 N. Bethlehem Pike, Suite 303,  
Lower Gwynedd, PA 19002.  
ATTORNEY: IAN W. PELTZMAN,  
LAW OFFICE OF ANDREW B. PELTZMAN,  
716 N. Bethlehem Pike, Suite 303,  
Lower Gwynedd, PA 19002
- RACKOW, DAVID M., dec'd.**  
Late of Cheltenham Township.  
Executrix: NANCY RACKOW,  
c/o Kristen L. Behrens, Esquire,  
1650 Market Street, Suite 1200,  
Philadelphia, PA 19103.  
ATTORNEY: KRISTEN L. BEHRENS,  
DILWORTH PAXSON, LLP,  
1650 Market Street, Suite 1200,  
Philadelphia, PA 19103
- SCHMALBACH, ROSEMARIE S., dec'd.**  
Late of Upper Dublin Township.  
Executor: JOHN M. SCHMALBACH,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: JAMES C. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
Lansdale, PA 19446
- STOTSENBURGH, DAVID C. also known as  
DAVID CHRISTIAN STOTSENBURGH, dec'd.**  
Late of Souderton, PA.  
Administrator: WILLIAM C. STOTSENBURGH, III,  
3320 Center Street,  
Whitehall, PA 18052.  
ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**SUGALSKI, STEPHEN J., dec'd.**

Late of Borough of Conshohocken.  
 Administrator: ANNA M. DARE,  
 c/o Jeremy Z. Mittman, Esquire,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936.  
 ATTORNEY: JEREMY Z. MITTMAN,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936

**SUWAK, JOAN P., dec'd.**

Late of Whippen Township.  
 Executor: LAWRENCE M. SUWAK,  
 c/o George M. Riter, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONY KNOX LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**TURNER, RICHARD M., dec'd.**

Late of Upper Providence Township.  
 Executrix: BONNIE A. TURNER,  
 126 Osprey Way,  
 Phoenixville, PA 19460.  
 ATTORNEY: ILES COOPER,  
 WILLIAMSON, FRIEDBERG & JONES, LLC,  
 Ten Westwood Road,  
 Pottsville, PA 17901

**WALLACE, VICKI ANN, dec'd.**

Late of West Norriton Township.  
 Administratrix: COLLEEN KEHOE,  
 200 Ashburn Road,  
 Phoenixville, PA 19460.  
 ATTORNEY: JEREMY Z. MITTMAN,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936

**WALLACH, DAVID, dec'd.**

Late of Lower Merion, PA.  
 Administrator: STEVEN WALLACH,  
 c/o Debra G. Speyer, Esquire,  
 Two Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: DEBRA G. SPEYER,  
 LAW OFFICES OF DEBRA G. SPEYER,  
 Two Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004

**WEID, CATHERINE MARIE also known as  
CATHERINE M. WARD and  
CATHERINE WEID, dec'd.**

Late of Worcester Township.  
 Executor: BRIAN WEID,  
 402 Lake George Circle,  
 West Chester, PA 19382.

**WHITE, EUGENIE R., dec'd.**

Late of Upper Providence Township.  
 Executrix: NANCY A. HART.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170,  
 rkeenan@keenanlaw.com

**Third and Final Publication****ABRAMS, MITCHEL L., dec'd.**

Late of Souderton Borough.  
 Administrator c.t.a.: KEVIN RYAN,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**APPLEBAUM, BRENDA, dec'd.**

Late of Springfield Township.  
 Executors: JACOB APPLEBAUM AND  
 EMILY APPLEBAUM,  
 207 Paper Mill Road,  
 Oreland, PA 19075.  
 ATTORNEY: RYAN A. KROCKER,  
 ROTHKOFF LAW GROUP,  
 Seven Neshaminy Interplex, Suite 116,  
 Trevese, PA 19053

**BENSON, ROBERT L., dec'd.**

Late of Worcester Township.  
 Executrix: PAMELA A. NOELDNER,  
 c/o Amy Neifeld Shkedy, Esquire,  
 1 Bala Plaza, Suite 623,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: AMY NEIFELD SHKEDY,  
 BALA LAW GROUP, LLC,  
 1 Bala Plaza, Suite 623,  
 Bala Cynwyd, PA 19004

**BERWICK, VIRGINIA also known as  
VIRGINIA G. BERWICK, dec'd.**

Late of Lower Merion Township.  
 Executors: MARK R. BERWICK AND  
 HENRY GLASER,  
 c/o Patrick A. Russo, Esquire,  
 1001 Conshohocken State Road, #1-300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: PATRICK A. RUSSO,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 1001 Conshohocken State Road, #1-300,  
 West Conshohocken, PA 19428

**BRUNELL III, WILLIAM, dec'd.**

Late of Borough of Bridgeport.  
 Executrix: MARGERY J. LEWIS,  
 c/o Carla Trongone, Esquire,  
 333 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: CARLA TRONGONE,  
 LAW OFFICES OF CARLA TRONGONE,  
 333 N. Broad Street,  
 Lansdale, PA 19446

**BUCHENAUER, JENNIE I., dec'd.**

Late of Lower Providence Township.  
 Administratrix: CRIS ANN BUCHENAUER,  
 191 Foxcatcher Lane,  
 Media, PA 19063.  
 ATTORNEY: MICHAEL E. FUREY,  
 FUREY & BALDASSARI, PC,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**BURWELL, DOLORES SERENA, dec'd.**

Late of Roslyn, PA.  
 Administrator: IVAN W. BURWELL,  
 22079 E. Arbor Drive,  
 Aurora, CO 80016.  
 ATTORNEY: DEIRDRE A. AGNEW,  
 LAW OFFICES OF DEIRDRE A. AGNEW,  
 1450 E. Boot Road, Bldg. 400A,  
 West Chester, PA 19380

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

Late of Springfield Township.  
 Executor: JOSEPH T. CALLAHAN, JR.,  
 c/o Andrew L. Miller, Esquire,  
 15 Saint Asaphs Road,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: ANDREW L. MILLER,  
 ANDREW L. MILLER & ASSOCIATES, P.C.,  
 15 Saint Asaphs Road,  
 Bala Cynwyd, PA 19004

**CARROLL, PHILLIP, dec'd.**

Late of Lower Moreland Township.  
 Executrix: ROBIN SCHWARTZ,  
 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

**CARTER, DORCAS A. also known as  
DORCAS ANDERSON CARTER, dec'd.**

Late of Springfield Township.  
 Executors: BEATRICE PHILLIPS AND  
 RONALD J. HARPER,  
 140 W. Maplewood Avenue,  
 Philadelphia, PA 19144-3307.  
 ATTORNEY: RONALD J. HARPER,  
 HARPER, PAUL & HARVEY,  
 140 W. Maplewood Avenue,  
 Philadelphia, PA 19144-3307

**COHEN, ISABEL, dec'd.**

Late of Lansdale, PA.  
 Executor: CHARLES BOOZ,  
 427 Main Street,  
 Harleysville, PA 19438.  
 ATTORNEY: F. CRAIG La ROCCA,  
 F. CRAIG La ROCCA ATTORNEY AT LAW, P.C.,  
 800 N. Broad Street,  
 Lansdale, PA 19446

**CONARD, LILLIAN JEAN, dec'd.**

Late of Souderton, PA.  
 Executor: EDWARD CONARD,  
 P.O. Box 242,  
 Royersford, PA 19468.

**CONICELLI SR., WILLIAM K., dec'd.**

Late of Borough of Norristown.  
 Executors: WILLIAM CONICELLI, JR. AND  
 DANIEL DENNISON,  
 c/o Jeffrey S. Kahn, Esquire,  
 P.O. Box 142,  
 Blue Bell, PA 19422-0142.  
 ATTORNEY: JEFFREY S. KAHN,  
 P.O. Box 142,  
 Blue Bell, PA 19422-0142

**COONEY, HILDA L., dec'd.**

Late of Douglass Township.  
 Executors: KEITH H. MOYER AND  
 CYNTHIA M. RIEGEL,  
 c/o Dennis L. O'Connell, Esquire,  
 P.O. Box 303,  
 Gilbertsville, PA 19525.

**DEAN, MARJORIE A., dec'd.**

Late of Montgomery County, PA.  
 Executrix: SHARON D. SAUL,  
 c/o 298 Wissahickon Avenue,  
 North Wales, PA 19454.

ATTORNEY: DAVID C. ONORATO,  
 298 Wissahickon Avenue,  
 North Wales, PA 19454

**DEKUNCHAK, JACQUELINE E., dec'd.**

Late of Bridgeport, PA.  
 Administratrix: KRISTINA M. DEKUNCHAK,  
 c/o Barry M. Miller, Esquire,  
 54 E. Penn Street,  
 Norristown, PA 19401.  
 ATTORNEY: BARRY M. MILLER,  
 LAW OFFICES OF BARRY M. MILLER,  
 54 E. Penn Street,  
 Norristown, PA 19401

**DiTORE, ANNA ELSIE also known as**

**ANNA E. DiTORE,**  
**ELSIE S. DiTORE and**  
**ELSIE DiTORE, dec'd.**  
 Late of Lower Moreland Township.  
 Executor: LOUIS P. DiTORE,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**FEAREN JR., IVAN LEO also known as**

**IVAN L. FEAREN, JR.,**  
**IVAN LEO FEAREN,**  
**IVAN L. FEAREN and**  
**IVAN FEAREN, dec'd.**  
 Late of Hatfield, PA.  
 Executor: GEORGIA JANIUK,  
 115 Oak Drive,  
 Lansdale, PA 19446.  
 ATTORNEY: WENDY J. ASHBY,  
 314 W. Broad Street, Suite 118,  
 Quakertown, PA 18951

**FLEITZ, MARY CATHERINE, dec'd.**

Late of Wynnewood, PA.  
 Personal Representative: FRED FLEITZ,  
 1550 Wilson Boulevard, Suite 700,  
 PMB263,  
 Arlington, VA 22209.

**GLATTS, JOSEPH M., dec'd.**

Late of Plymouth Township.  
 Executrix: LIZ MAUGLE,  
 3040 Warrior Road,  
 Plymouth Meeting, PA 19462.

**GRUDZIEN, ROMAN, dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: MICHELLE GRUDZIEN,  
 c/o Daniel I. Sager, Esquire,  
 43 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: DANIEL I. SAGER,  
 SAGER & SAGER ASSOCIATES,  
 43 E. High Street,  
 Pottstown, PA 19464

**HAZEL, LINDA, dec'd.**

Late of Lower Salford Township.  
 Administratrix: DIANE HAZEL,  
 c/o Carla Trongone, Esquire,  
 333 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: CARLA TRONGONE,  
 LAW OFFICES OF CARLA TRONGONE,  
 333 N. Broad Street,  
 Lansdale, PA 19446

**HECKLER, HOWARD E., dec'd.**

Late of Hatfield, PA.  
 Executor: RUSSELL S. HECKLER,  
 2 Barbary Lane,  
 Colts Neck, NJ 07722-1521.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**JAKOVASICH, CARRIE also known as CARRIE ANNA JAKOVASICH, dec'd.**

Late of Upper Merion Township.  
 Executrix: DOLORES JAVIC,  
 491 Philadelphia Avenue,  
 King of Prussia, PA 19406.  
 ATTORNEY: GEORGE M. NIKOLAOU,  
 166 Allendale Road,  
 King of Prussia, PA 19406

**KEEGAN III, ROBERT J., dec'd.**

Late of Hatboro, PA.  
 Executrix: MARY McFADDEN,  
 c/o HighPoint Law Offices,  
 200 Highpoint Drive, Suite 211,  
 Chalfont, PA 18914.  
 ATTORNEY: ASHLEY HAN,  
 HIGHPOINT LAW OFFICES,  
 200 Highpoint Drive, Suite 211,  
 Chalfont, PA 18914

**KILGALLON, JOHN J., dec'd.**

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

**KIRPICH, CLAIRE, dec'd.**

Late of Lower Merion Township.  
 Executrix: JUDY F. KIRPICH,  
 7118 Poplar Avenue,  
 Takoma Park, MD 20912.  
 ATTORNEY: STEPHEN C. WALLACE, JR.,  
 ACCELERANT LAW, PLLC,  
 5301 Wisconsin Avenue, NW, Suite 550,  
 Washington, DC 20015

**KOPACH, CATHY A., dec'd.**

Late of Whitmarsh Township.  
 Administratrix: KRISTINA CROCKER,  
 3053 Kerper Road,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: MARYBETH O. LAURIA,  
 LAURIA LAW LLC,  
 3031 Walton Road, Suite C310,  
 Plymouth Meeting, PA 19462

**LEADER SR., DALE K., dec'd.**

Late of Pottstown, PA.  
 Executor: KAREN M. INDENBOM,  
 c/o Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: DOUGLAS L. KAUNE,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**LOMBARDO JR., MICHAEL, dec'd.**

Late of Abington Township.  
 Executor: KEVIN M. LOMBARDO,  
 c/o Joshua S. Ganz, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: JOSHUA S. GANZ,  
 DUFFY NORTH,  
 104 N. York Road,  
 Hatboro, PA 19040

**McDERMOTT, TIMOTHY, dec'd.**

Late of Pennsburg, PA.  
 Administratrix: BRIANNA E. McDERMOTT.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO ASSOCIATES,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**MILLER, GEORGE H., dec'd.**

Late of Upper Frederick Township.  
 Executrix: WENDY VAN WALDRON,  
 c/o Grace E. Gelone, Esquire,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446.  
 ATTORNEY: GRACE E. GELONE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 1684 S. Broad Street, Suite 230,  
 Lansdale, PA 19446

**MOHR, FREDERIC J., dec'd.**

Late of Lower Salford Township.  
 Executrix: DENISE VALERIO,  
 c/o Rosemary R. Ferrino, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012.  
 ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**MORAN, ANNE D., dec'd.**

Late of Montgomery Township.  
 Executor: PATRICK E. MORAN,  
 131 Kati Court,  
 Gilbertsville, PA 19525.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

**MOSAKOWSKI, DENISE M., dec'd.**

Late of Borough of Conshohocken.  
 Executrix: SUSAN R. WELSH,  
 105 Gwynedd Manor Road,  
 North Wales, PA 19454.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 SLUTSKY ELDER LAW, P.C.,  
 600 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**NOVITSKI, CHARLES P. also known as CHUCK NOVITSKI, dec'd.**

Late of Upper Providence Township.  
 Administrator: PATRICK A. DELAHANTY,  
 55 Windsor Place,  
 Collegeville, PA 19426.  
 ATTORNEY: PHILIP E. LEVIN,  
 THE LEVIN LAW FIRM,  
 150 N. Radnor Chester Road, Suite F-200,  
 Radnor, PA 19087

**PRESTIA, CASPER C., dec'd.**

Late of Plymouth Township.  
 Executor: JOHN PRESTIA,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**PRITCHARD, CATHRYN, dec'd.**

Late of Borough of Narberth.  
 Executrix: JACQUELINE BUDEN,  
 c/o Matthew J. McConnell, Esquire,  
 2 Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004.

ATTORNEY: MATTHEW J. MCCONNELL,  
 MATT MCCONNELL LAW,  
 2 Bala Plaza, Suite 300,  
 Bala Cynwyd, PA 19004

**ROBERTS, ALFRED STEWART, dec'd.**

Late of Springfield Township.  
 Personal Representative: HEATHER ROBERTS LERCH,  
 c/o Russell E. Farbiarz, Esquire,  
 64 N. 4th Street,  
 Hamburg, PA 19526.

ATTORNEY: RUSSELL E. FARBIARZ,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**RODGERS, GLENN N., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: KATHLEEN K. RODGERS,  
 c/o Donald Petrille, Jr., Esquire,  
 116 E. Court Street,  
 Doylestown, PA 18901.

ATTORNEY: DONALD PETRILLE, JR.,  
 HIGH SWARTZ, LLP,  
 116 E. Court Street,  
 Doylestown, PA 18901

**ROHLFING JR., FRANCIS A., dec'd.**

Late of Borough of Norristown.  
 Administratrix: MARY KAY ROHLFING-NAPOLI,  
 c/o Joseph T. Mattson, Esquire,  
 1 N. Ormond Avenue, Office,  
 Havertown, PA 19083.

ATTORNEY: JOSEPH T. MATTSON,  
 DONOHUE, MCKEE & MATTSON, LTD.,  
 1 N. Ormond Avenue, Office,  
 Havertown, PA 19083

**SAGUE, ROBERT E., dec'd.**

Late of Whitemarsh Township.  
 Executrix: JENNIFER S. McMENAMIN,  
 2205 Lantern Lane,  
 Lafayette Hill, PA 19444.

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

**SANTORO, ANN J., dec'd.**

Late of Borough of Norristown.  
 Executor: RICHARD G. KONDAN,  
 209 Garfield Road,  
 King of Prussia, PA 19406.

**SCHWARZ, HELEN MARIE, dec'd.**

Late of Souderton, PA.  
 Executrix: SUSAN M. DiSANTO,  
 c/o Maza, David & Hoeffel,  
 507 Salfordville Road, P.O. Box 369,  
 Lederach, PA 19450-0369.

ATTORNEY: JAMES W. MAZA,  
 MAZA, DAVID & HOEFFEL,  
 507 Salfordville Road, P.O. Box 369,  
 Lederach, PA 19450-0369,  
 215-256-0007

**SHANKROFF, HELEN W., dec'd.**

Late of Upper Dublin Township.  
 Executrix: RACHEL B. KAUFMAN,  
 c/o John M. Sweeney, Esquire,  
 1801 Market Street, Suite 2300,  
 Philadelphia, PA 19103.

ATTORNEY: JOHN M. SWEENEY,  
 OFFIT KURMAN, P.C.,  
 1801 Market Street, Suite 2300,  
 Philadelphia, PA 19103

**SIZER, PATRICIA ANNE, dec'd.**

Late of Lower Merion Township.  
 Executor: PAUL J. SIZER,  
 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

**SLONAKER, DORIS J., dec'd.**

Late of Zieglerville, PA.  
 Executor: CARL F. SLONAKER, JR.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO ASSOCIATES,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**STEPHENS, JENNY L. also known as****JENNY LEE STEPHENS, dec'd.**

Late of Lansdale, PA.  
 Administrator: VICTOR J. STEPHENS,  
 525 Perkiomen Avenue,  
 Lansdale, PA 19446.

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

**STOVER, DOROTHY L., dec'd.**

Late of Perkasie, PA.  
 Executrices: CYNTHIA S. CONWELL,  
 506 Highland Drive,  
 Perkasie, PA 18944,  
 SUSAN B. PURSELL,  
 192 Moyer Drive,  
 Dublin, PA 18917.

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

**TOLOMEO, JOANNE F., dec'd.**

Late of Upper Dublin Township.  
 Executor: ROBERT J. TOLOMEO,  
 c/o Joshua S. Ganz, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: JOSHUA S. GANZ,  
 DUFFY NORTH,  
 104 N. York Road,  
 Hatboro, PA 19040

**TORNETTA, HELEN M., dec'd.**

Late of Horsham Township.  
 Executrix: JENNIFER A. TORNETTA,  
 c/o John F. Walsh, Esquire,  
 653 Skippack Pike, P.O. Box 445,  
 Blue Bell, PA 19422-0702.  
 ATTORNEY: JOHN F. WALSH,  
 653 Skippack Pike, P.O. Box 445,  
 Blue Bell, PA 19422-0702

**VAZQUEZ, LUIS ARNALDO, dec'd.**

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

**WEBSTER, DORIS, dec'd.**

Late of Upper Merion Township.  
 Executor: GREGORY J. WEBSTER,  
 c/o Leola M. Hardy, Esquire,  
 500 Officer Center Drive, Suite 400,  
 Fort Washington, PA 19034.  
 ATTORNEY: LEOLA M. HARDY,  
 THE HARDY LAW FIRM LLC,  
 500 Officer Center Drive, Suite 400,  
 Fort Washington, PA 19034

**WHITE, HENRY NICHOLAS BLANCO, dec'd.**

Late of Borough of Collegeville.  
 Administrator, DBN: THE PHILADELPHIA  
 TRUST COMPANY,  
 Attn.: Stephanie Cappabianca, CTFA,  
 1760 Market Street,  
 Philadelphia, PA 19103.

**FICTITIOUS NAME**

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

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing on February 6, 2025, in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for an Application for the conduct of business in Montgomery County, Pennsylvania, under the assumed or fictitious name, style or designation of **Unified Tuning**, with the principal place of business at 8781 Duveen Drive, Wyndmoor, PA 19038, Attn.: Theresa Cohen. The name and address of the party interested in said business is Blue Sky Meditation LLC, 8781 Duveen Drive, Wyndmoor, PA 19038.

**Curtin & Heefner, LLP, Solicitors**

1040 Stony Hill Road, #150  
 Yardley, PA 19067

**TRUST NOTICES****Third and Final Publication**

**DEED OF TRUST OF PATRICIA O. D. WOOD  
 DATED NOVEMBER 11, 1977, AS AMENDED  
 ON DECEMBER 10, 1996, MARCH 12, 1998,  
 SEPTEMBER 2, 2003 AND AMENDED  
 AND RESTATED ON APRIL 9, 2015**

**Patricia O. D. Wood, Deceased  
 Late of Lower Merion Twp.,  
 Montgomery County, PA**

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

**Trustees:** Olivia E. Brady, Alexander V. Otey and  
 The Glenmede Trust Company, N.A.  
 c/o Isabela Alvarez, Esq.  
 1650 Market St., #1200, Phila., PA 19103

**Atty.:** Isabela Alvarez  
 Dilworth Paxson LLP  
 1650 Market St., #1200, Phila., PA 19103

**PATRICIA N. PORTER REVOCABLE LIVING  
 TRUST DTD. 10/01/1991, AS AMENDED**

**Patricia N. Porter, Deceased  
 Late of Upper Dublin Township,  
 Montgomery County, PA**

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

**Trustee:** Susan Rosenbaum  
 c/o Jonathan H. Ellis, Esq.  
 One Tower Bridge, 100 Front St., #100,  
 Conshohocken, PA 19428

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

**THE LOIS M. ADCOCK REVOCABLE LIVING  
 TRUST DATED NOVEMBER 1, 2007,  
 AS AMENDED AND  
 RESTATED SEPTEMBER 9, 2019**

**Lois M. Adcock, Deceased  
 Late of Lower Moreland Twp.,  
 Montgomery County, PA**

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

**Trustee:** Amy MacNeal  
 c/o Jonathan H. Ellis, Esq.  
 100 Front St., #100, Conshohocken, PA 19428

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

**THE RITA CASTOR REVOCABLE  
TRUST AGREEMENT  
DATED NOVEMBER 18, 1996,  
AS AMENDED AND RESTATED  
FEBRUARY 25, 2014 AND MAY 5, 2016  
Rita Castor, Deceased  
Late of Abington Twp.,  
Montgomery County, PA**

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

**Trustee:** Wendy Castor Hess  
c/o Jonathan H. Ellis, Esq.  
100 Front St., #100, Conshohocken, PA 19428

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

## EXECUTIONS ISSUED

**Week Ending February 18, 2025**

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

ASHTON, JENA: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - Palisades Collection, LLC; 201608503; WRIT/EXEC.

ASHTON, MATTHEW: BANK OF AMERICA, N.A., GRNSH. - U.S. Bank, National Association; 202315771.

AXIOM LIFE SCIENCES GROUP, LLC: CITIZENS BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202462371; \$5,845.25.

BALDWIN, BRENDAN: CECELIA - Pottstown Boro. Auth., et al.; 202224655; \$2,445.97.

BEAUMONT, NATASHA: CHASE BANK, GRNSH. - Capital One Bank USA, N.A.; 202427647; WRIT/EXEC.

BENNETT J. SADY & CO., P.C.: CITIZENS BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202461176; \$3,000.00.

BOUDA, MOHAMED: PNC BANK, GRNSH. - Discover Bank; 202212528.

BROWN, WAYNE: PNC BANK, GRNSH. - Cavalry Spv. I, LLC; 202304397.

BUCHHALTER, ERIC - Westover Crossing Homeowners Association; 202501320; \$3,521.23.

COATESVILLE SPORTS BAR, LLC - Gecko Development Corporation; 202420657; WRIT/EXEC.

CONSTRUCTION MAX, LLC - Borough of Bridgeport; 202116725; WRIT/EXEC.

COYLE, THOMAS: CITIZENS BANK, GRNSH. - Cavalry Spv. I, LLC; 202006707.

DOURIS, CHARLES: PNC BANK, GRNSH. - Maple Hill Community Association; 202419136; \$6,394.15.

FORTUNE, BRYANNA: NAVY FEDERAL CREDIT UNION, GRNSH. - Discover Bank; 202217841; \$3,463.64.

FRANK'S DESIGNS, LLC: SCIRICA, FRANK: BANK OF AMERICA, GRNSH. - Eason Horticultural Resources, Inc.; 202502982; \$20,578.34.

GADDY, ANDRE: JASMINE: TD BANK, GRNSH. - Roto-Rooter Services Company; 202212642.

GIAMPAOLO, GIANPAOLO: KEYBANK, GRNSH. - Discover Bank; 202214484.

HAIRSTON, DEREK: DAWN: UNITED STATES OF AMERICA - Lower Pottsgrove Twp. Auth.; 201532533; AMENDED/\$1,463.39.

HALLMAN, SUSAN - West Norriton Township; 202123898; WRIT/EXEC.

JUAREZ, LUIS: MARTINEZ, ROSALVA - Norristown Municipality; 201916666; WRIT/EXEC.

KELLOW, MICHELLE: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, & ASSN. CLAIMING, ET AL.: DIEROFF, SHARON - Wells Fargo Bank, N.A., et al.; 202218232.

LEAKS CONSTRUCTION, LLC: CHASE BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202461175; \$15,516.26.

MENA TRUCKING, LLC: MGUISS, ZOUHAIER: WELLS FARGO BANK, N.A., GRNSH. - Quick Bridge Funding, LLC; 202502489; \$51,264.79.

NESTOR, GEORGE: BANK OF AMERICA, GRNSH. - Trignani, Gina; 202323011.

PERKIOMEN BRIDGE HOTEL, LTD. - Perkiomen Valley School District; 201813594; \$16,909.23.

RICE, DREW - Wyngate Community Association; 202427597; \$3,987.75.

RODENHAUSEN, JANET: DANIEL - U.S. Bank Trust, National Association, not in its Individual Cap., et al.; 202422118.

RONAN, JAMES: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - U.S. Bank, National Association; 202301615; \$6,033.80.

S & W RACE COMPONENTS, INC.: WIBLE, KEN: VICTORY BANK, GRNSH. - Channel Partners Capital, LLC; 202503011; \$211,074.52.

SAIBABA S. AASHIRWAD, INC.: WSFS BANK, GRNSH. - Saibabas Aashirwad, Inc. d/b/a Pennsylvania Tire & Auto of Wi., et al.; 202405120; \$19,456.32.

SAUNDERS, BALFOUR: ALAN: BALFOUR, ET AL. - Bryn Mawr Trust Company, et al.; 202205471.

SCOTT, MADELINE: CYRUS - Wyngate Community Association; 202425488; \$7,069.96.

SLI, LLC - West Norriton Township; 202223740; WRIT/EXEC.

TAT'S HAIR CLUB, LLC - Athene Annuity and Life Company; 202414740.

VENUS ET FLEUR, LLC: JP MORGAN CHASE BANK, N.A.: JP MORGAN CHASE BANK, N.A., GRNSH. - King of Prussia Associates; 202428218; \$62,639.87.

WILLIAMS, BRENDA: WELSS FARGO BANK, N.A., GRNSH. - American Express National Bank; 202101377.

WORTHINGTON, PATTI: QUAKERTOWN NATIONAL BANK, GRNSH. - U.S. Bank, National Association; 202310129.



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**JUDGMENTS AND LIENS ENTERED**
**Week Ending February 18, 2025**
**The Defendant's Name Appears  
First in Capital Letters**

ASPEN HEIGHTS HOLDING, LLC; FUCHS, DAN;  
HENRY, GREG, ET AL. - C.S. Aspen Heights  
General II, LLC; 202503382; Complaint in  
Confession of Judgment; \$2,219,163.80.  
CHESTER IRWIN FOODS, LLC - Citizens Bank, N.A.;  
202503252; Complaint in Confession of Judgment;  
\$3,109,550.52.  
INTELLIMINATION, LLC - Valley Forge  
Business Center Owner, LLC; 202503119;  
Complaint in Confession of Judgment Money;  
\$21,289.21.  
LEIBOWITZ, MICHAEL - Citizens Bank, N.A.;  
202503256; Complaint in Confession of Judgment;  
\$3,109,550.52.  
LEIBOWITZ, MICHAEL - Citizens Bank, N.A.;  
202503254; Complaint in Confession of Judgment;  
\$211,179.44.  
LEIBOWITZ, MICHAEL - Citizens Bank, N.A.;  
202503350; Complaint in Confession of Judgment;  
\$699,854.11.  
WILLIAMS, BARON; MARSHA - Stasen, George;  
202503294; Judgment fr. District Justice; \$6,701.75.

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**LETTERS OF ADMINISTRATION**
**Granted Week Ending February 18, 2025**
**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BENEDICT, EMELYN M. - Cheltenham Township;  
Bowman, Gary W., 6 Surrey Road, Elkins Park,  
PA 19027.  
BONDE, LINDA - Upper Merion Township; Bonde Jr.,  
Edward L., 230 Fox Run Road, King of Prussia,  
PA 19406.  
CARDELL, MARVIN - Springfield Township; Cardell,  
Keith L., 301 E. 69th Street, New York, NY 10021.  
CASEY, MICHAEL E. - North Wales Borough; Kroeger,  
Rose M., 1947 Swamp Road, P.O. Box 301, PA 18925.  
CONRAD, MARY J. - Hatfield Township; Schiller,  
David, 530 Swede Street, Norristown, PA 19401.  
HAYES, MURRIELL - Upper Dublin Township; Bryant,  
Sibyl H., 7905 Glenn Oak Road, Elkins Park, PA 19027.  
HONICKER, SOLON C. - Upper Gwynedd Township;  
Holland, Tamara L., 964 Gravel Pike, Schwenksville,  
PA 19473; Honicker, James L., 117 Hillside Drive,  
Spring City, PA 19475.  
KRASULAK, GLORIA J. - New Hanover Township;  
Thompson, Eric C., 2207 Rabbit Run, Gilbertsville,  
PA 19525.  
LEISTER, DIANNA L. - Norristown Borough; Lynch,  
Centora, 522 Arch Street, Norristown, PA 19401.  
McGRATH, JOSEPH J. - Upper Merion Township;  
McGrath, Michael J., 655 Fawn Circle,  
King of Prussia, PA 19406.  
MORRONE, MICHAEL - Worcester Township;  
Cramer, Lacy M., 4748 Garden Point Trail,  
Wellington, FL 33414.  
REID, MARGARET S. - Cheltenham Township; Hughes,  
Margaret E., 13036 Dorothy Drive, Philadelphia,  
PA 19116.

SEETON, JOHN N. - Towamencin Township; Santos,  
Heather M., 819 Allentown Road, Telford, PA 18969.  
SHAHEED, HANEEF A. - Abington Township;  
Randolph, Carolyn, 2614 Fernwood Avenue, Roslyn,  
PA 19001.  
SHIELDS, RICHARD - Lower Providence Township;  
Shields, Gina E., 109 Woodland Lane, Audubon,  
PA 19403.  
STRAUSS JR., JOHN F. - Norristown Borough;  
Redcay, Karen, 32 Hartranft Avenue, Norristown,  
PA 19401.  
SZOSTAK, DIANA L. - Upper Dublin Township;  
Szostak, John S., 501 Martin Lane, Dresher, PA 19025.

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**SUITS BROUGHT**
**Week Ending February 18, 2025**
**The Defendant's Name Appears  
First in Capital Letters**

AGUILAR DIAZ, MARIA - Del Cid Lopez, Elias;  
202503026; Complaint for Custody/Visitation;  
Mixon, Justin.  
BELLEFIELD, CIERA; KIEFABER, MATTHEW -  
Stoneback, David; 202503356; Complaint for  
Custody/Visitation; Mullaney, Christopher P.  
BOYNES, MIKEYA - Anderson, Marcus; 202503094;  
Complaint for Custody/Visitation.  
CAMPBELL, CHARLES; MAHMOOD, SHAHID -  
O'Brien, John; 202503069; Plaintiffs Appeal from  
District Justice.  
DAVIS, SHARMEEN - Lowry, Keith; 202502261;  
Complaint for Custody/Visitation.  
DENTALEZ, INC. - Professional Sales Associates, Inc.;  
202503295; Foreign Subpoena; Meluney, Sean.  
EVANGELISTA ASCENCION, ARACELI -  
Rubin Chavez, Paulino; 202503008; Complaint for  
Custody/Visitation; Mixon, Justin.  
FORTUNE, DARRYL - Lucas, Lynette; 202503190;  
Complaint for Custody/Visitation.  
GLEASON, CRAIG; REGINA - LaSalle, David;  
202503347; Defendants Appeal from District Justice.  
GOLDBACHER, MARC; JONES, MILAGROS -  
DeSantis, Cynthia; 202503353; Defendants  
Appeal from District Justice.  
HARING, MELISSA - Wilczynski, Katera; 202502994;  
Complaint for Custody/Visitation.  
HARRIS, LAWRENCE - Harris, Tiffany; 202503303;  
Complaint Divorce.  
HASHEM, IYAD; TOWN LINE AUTO CENTER, INC. -  
American Express National Bank; 202503271;  
Civil Action; Felzer, Jordan W.  
HOLZMAN, RICHARD; R & R GRAPHICS, INC. -  
American Express National Bank; 202503291;  
Civil Action; Felzer, Jordan W.  
JOHNS, JINAE - Lindy Property Management Co.;  
202503376; Defendants Appeal from District Justice.  
JOHNSON, BRIANNA - Hathaway, Devon; 202503253;  
Complaint for Custody/Visitation.  
KIM, MIN; GRUB KOREA, INC. - American Express  
National Bank; 202503144; Civil Action; Felzer,  
Jordan W.  
MAIZE, AUDREY - Purtee, Kyle; 202503176;  
Complaint for Custody/Visitation; Weiss, Tova.  
MITCHELL, MICHAEL - American Express  
National Bank; 202503300; Civil Action; Felzer,  
Jordan W.  
MORALES, CINTHIA - Mendez Ramos, Edwin;  
202503012; Complaint for Custody/Visitation;  
Mixon, Justin.

- NACK, JEREMY - American Express National Bank; 202503137; Civil Action; Felzer, Jordan W.
- ORELLANA RIVAS, KATERIN - Centenos Ramos, Mayra; 202503027; Complaint for Custody/Visitation; Mixon, Justin.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bhardwaj, Devashish; 202503028; Appeal from Suspension/Registration/Insp.; Goodman, Michael B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Manzo, Mark; 202503135; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Campbell, Linda; 202503021; Appeal from Suspension/Registration/Insp.; Campbell, Brendan.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bergin, Matthew; 202502914; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Crerand, Jeannine; 202503394; Appeal from Suspension/Registration/Insp.
- PEREZ LUNA, JOSÉ - Luna Flores, Maria; 202502814; Complaint for Custody/Visitation; Negron-Bennett, Luz.
- PERRY, ROBIN - Magloire, Jean; 202503349; Complaint Divorce.
- PIRIL BOCHES, FREDY - Franco Ordenez, Mileidy; 202503007; Complaint for Custody/Visitation; Mixon, Justin.
- POWELL, REBECCA - Powell, Benjamin; 202503393; Complaint Divorce.
- RENO, DAVID - American Express National Bank; 202503183; Civil Action; Felzer, Jordan W.
- RICE, DANIELLE - Rice, Keith; 202503269; Civil Action; Brownstein, Paul.
- SANCHEZ, EBRAIN - Dean, Kyleigh; 202503142; Complaint for Custody/Visitation; Smith Jr., Thomas R.
- SCHMÖYER, JACOB - American Express National Bank; 202503259; Civil Action; Felzer, Jordan W.
- SOLEAU, DANIEL: LIMITLESS WIRELESS, LLC - American Express National Bank; 202503159; Civil Action; Felzer, Jordan W.
- TRAVELERS PERSONAL INSURANCE COMPANY - Pagnanelli, Enrico; 202502924; Petition; Pagnanelli, Enrico.
- TROCHEZ, LUIS - Benitez Raudales, Sohami; 202502882; Complaint for Custody/Visitation; Negron-Bennett, Luz.
- WALKER, BRIAN - American Express National Bank; 202503250; Civil Action; Felzer, Jordan W.
- WIJN, MARIA - American Express National Bank; 202503170; Civil Action; Felzer, Jordan W.
- WILLIAMS, IYZAE - Pegese, Jibril; 202502891; Complaint for Custody/Visitation.
- BECK, ROSE M. - Upper Dublin Township; Beck, Elizabeth, 5 E. 22nd Street, New York, NY 10010.
- BEIDLER, KEITH - Upper Moreland Township; West, Deborah, 2104 Hanford Way, Pennsburg, PA 18073.
- BENGE, HELLA - Montgomery Township; Pennypacker, Britta, 111 Grays Lane, Lansdale, PA 19446.
- BLUMENFELD, IRENE R. - Upper Dublin Township; Blumenfeld, Jason D., 117 Longleat Drive, North Wales, PA 19454; Kanaplu, Candace A., 118 Glen Mawr Drive, Ambler, PA 19002.
- BOND, PATRICIA - West Norriton Township; Bond, Matthew D., 2000 Van Fleet Circle, Sanatoga, PA 19464.
- BREWER, GEORGE B. - Whitemarsh Township; Brewer, Robert G., 77 Franklin Drive, Bridgeton, NJ 08302.
- BULLITT, LAURA L. - Lower Merion Township; Gould, Julia T., 134 Browning Lane, Bryn Mawr, PA 19010; Thompson III, Paul, 9 Overlea Way, Erdenheim, PA 19038.
- BUTLER, G. E. - Lansdale Borough; Weiser, Melanie A., 1013 S. Seventeenth Street, Philadelphia, PA 19146.
- CAMPOLO, ANTHONY - Lower Merion Township; Goodheart, Lisa C., 365 Kent Street, Brookline, MA 02446.
- CAPLAN, JEROME A. - Upper Dublin Township; Caplan, Judith G., 311 Gentry Lane, Ambler, PA 19002.
- COYLE, LUKE P. - Lower Merion Township; Coyle, Judy, 207 Delmont Avenue, Ardmore, PA 19003.
- DAYÖCK, MARGERY R. - Souderton Borough; Schmidt, Dorothy, 135 Bear Foot Trail, Ormond Beach, FL 32174.
- DETTA SR., JOHN F. - Limerick Township; Bozzelli, Lynn A., 321 Morgan Street, Phoenixville, PA 19460.
- DiDOMIZIO, MARIE C. - Lansdale Borough; DiDomizio, Lawrence F., 1603B N. Line Street, Lansdale, PA 19446.
- DUPELL, JEAN T. - Pottstown Borough; Dupell, David B., 6 Kenny Lane, Collegetown, PA 19426.
- EISENHART JR., FRANK J. - Worcester Township; Eisenhart III, Frank J., 346 16th Avenue, E, Seattle, WA 98112; Eisenhart, Linda A., 127 Pepper Drive, Collegetown, PA 19426.
- ENGMANN, DOROTHEA R. - Limerick Township; Engemann, Brian D., 1055 Moscariello Lane, Royersford, PA 19468.
- EVARTS, ROY A. - Pennsburg Borough; Snead, Janet E., 1731 Fels Road, Pennsburg, PA 18073.
- FENSTERMACHER, JOAN L. - Abington Township; Mahon, Maureen, 130 Fitzwatertown Road, Willow Grove, PA 19090.
- FISHER, BARBARA A. - Horsham Township; Ferrino, Rosemary R. Esquire, MontCo Elder Law, LLP, Lansdale, PA 19446.
- GANSMAN, STEPHEN E. - Upper Dublin Township; Gansman, Margaret A., 1029 Bell Lane, Maple Glen, PA 19002.
- GOLDBERG, BURTON SARA - Horsham Township; Goldberg, Bonnie E., 1420 Locust Street, Philadelphia, PA 19102.
- HAGIN, JULIAN S. - Lansdale Borough; Derstine, Wanda G., 460 Landis Road, Harleysville, PA 19438; Hagin, Dorothy L., 153 Cornwall Terrace, Souderton, PA 18964.
- HAHN, ANNETTE C. - Lower Pottsgrove Township; Hahn, Keith R., 122 E. Spring Street, Bechtelsville, PA 19505.
- HARTMAN, MARY ANN - Pottstown Borough; Hartman Jr., Robert H., 1243 Maple Street, Pottstown, PA 19464.

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## WILLS PROBATED

### Granted Week Ending February 18, 2025

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

- ALEXANDER, RICHARD G. - Whitemarsh Township; Knudson, Lorraine H., 666 W. Germantown Pike, Plymouth Meeting, PA 19462.
- AMEY, JOAN T. - Upper Dublin Township; Amey, William A., 405 Stuart Lane, Upper Dublin, PA 19002.
- BARONE, JOSEPH P. - Norristown Borough; Barone, Joseph, 151 W. 8th Avenue, Conshohocken, PA 19428.

- HUNT, VERNA K. - Lower Gwynedd Township; Hunt, Adriane L., 1836 Keith Road, Abington, PA 19001.
- KASTELEIN, WAYNE - Montgomery Township; Kastelein, Dolores M., 3014 Greenwood Court, Mount Laurel, NJ 08054.
- KATZ, JOSEPHINE M. - Upper Pottsgrove Township; Katz, Julia, 623 Dandenog Drive, Wilmington, DE 19808.
- KRAUSE, HARRY M. - Cheltenham Township; Knauf, Deborah E., 4113 Bahia Isle Circle, Wellington, FL 33449.
- LANGDON, ANN - Whitpain Township; Buccafuri, Tracy E., 319 Wild Prairie Court, Ambler, PA 19002.
- LAWRENCE, FREEDMAN T. - Whitpain Township; Freedman, David, 177 E. 75th Street, Apt. 9E, New York, NY 10021.
- LEHMAN, PATRICIA A. - Hatboro Borough; Lehman, Kristoffe D., 6 Royal Court Drive, Spring Lake, NJ 07762.
- LLOYD, ELLEN A. - Lower Merion Township; Aspinall Jr., Donald B., 158 Orchard Way, Berwyn, PA 19312.
- LONG, PAUL W. - Franconia Township; Long, Keith A., 966 Anders Road, Lansdale, PA 19446; Long, Kenneth L., 1826 Supplee Road, Lansdale, PA 19446; Long, Kevin M., 1026 Adams Court, Warrington, PA 18976.
- LYNCH, RAYMOND C. - Springfield Township; Fifield, Daphne L., 36 W. Willow Grove Avenue, Philadelphia, PA 19118; Lynch Jr., Raymond C., 74 Wright Street, Westport, CT 06880.
- MacDONALD, ELIZABETH H. - Narberth Borough; MacDonald, Margaret M., 219 East Road, Doylestown, PA 18901; Porter, Dorothy E., 101 Greentree Drive, New Holland, PA 17557.
- MACKIN, PATRICIA A. - Lower Moreland Township; Stephens, Patricia, 1303 Tidewater Avenue, Rio Grande, NJ 08242.
- MANDELBAUM, DOROTHY R. - Whitmarsh Township; Mandelbaum, David G., 71 Merbrook Bend, Merion Station, PA 19066.
- MARANO, JOSEPH G. - Upper Dublin Township; Marano Jr., Joseph G., 614 Lorraine Avenue, Oreland, PA 19075; Marano-Holena, Mary A., 395 W. Oakland Avenue, Doylestown, PA 18901.
- MARCH, MABLE M. - Upper Providence Township; March, William R., 903 Collegeville Road, Phoenixville, PA 19460.
- MARINACCIO, NICOLA - Upper Merion Township; Eckman, Wayne, 439 Lori Lane, King of Prussia, PA 19406.
- MASON, CHRISTINA B. - Lower Salford Township; Tidball, Christopher L., 772 Jackson Street, Birdsboro, PA 19508.
- MAZESKI, PATRICIA M. - Pottstown Borough; Smolij, Jessica A., 1148 Sanatoga Road, Pottstown, PA 19465.
- MIESKI, RHONA S. - West Norriton Township; Di Paolantonio, Sharon, 645 W. Hamilton Street, Suite 800, Allentown, PA 18101.
- MOCK, SUSAN B. - Pottstown Borough; Mock, Thomas M., 139 Hannon Lane, Saylorburg, PA 18353; Smoyer, Karen H., 224 Wissinger Road, Boyertown, PA 19512.
- MOORE, MARGARET M. - Collegeville Borough; Martinez, Margaret M., 3786 Lewis Road, Collegeville, PA 19426; Moore, Edward J., 2921 Clyston Road, Eagleville, PA 19403.
- MOYER, PRESTON L. - Franconia Township; Glass, Kipp Y., 361 Manor Circle, Harleysville, PA 19438.
- PALMISANO, ANTHONY J. - Abington Township; Palmisano, David A., 3274 Afton Road, Dresher, PA 19025-1802.
- PASCOE, JOHN E. - Lower Providence Township; Forgach, Colette, 1040 Cardinal Road, Audubon, PA 19403.
- PASSEHL, UTE - Towamencin Township; Passehl, Keith S., 6492 84th Place, Middle Village, NY 11379.
- POLIS, JAMES W. - Horsham Township; Freed, Karen L., 2802 Moreland Road, Willow Grove, PA 19090.
- POPKIN, JOEL - Abington Township; Popkin, Elizabeth, 1515 The Fairway, Jenkintown, PA 19046.
- RILING, JUNE R. - Bridgeport Borough; Riling, Joseph L., 4022 Del Rio Way, Sunrise, FL 33351.
- ROMAGNOLE, JOANNE - Whitmarsh Township; Romagnole, Renee, 176 Helios Drive, Unit 310, Jupiter, FL 33477.
- ROSENBAUM, STUART W. - Abington Township; Rosenbaum, Eve, 1536 Washington Lane, Meadowbrook, PA 19046-1230.
- ROSENBERGER, GERALD B. - Franconia Township; Rosenberger, Charles N., 450 Crestview Court, Camp Hill, PA 17011.
- RUTH, JOSEPHINE - Lower Providence Township; DeCamillo, Lillian F., 255 Gay Street, Pottstown, PA 19464.
- SALLY, LESLIE A. - Upper Merion Township; Rodenbaugh, Donna M., 44 Major Road, Limerick, PA 19468.
- SANTER, WALLY - Horsham Township; Compton, Helen, 416 Cloverly Lane, Horsham, PA 19044.
- SCHNEIDER, MARY A. - North Wales Borough; Schneider, Ellen F., 351 S. 8th Street, North Wales, PA 19454.
- SCOTT, MARY E. - Lower Merion Township; Scott III, William, 408 McClenaghan Road, Wynnewood, PA 19096.
- SKILTON, PATRICIA A. - Plymouth Township; Skilton, Edward A., 1998 Pulaski Drive, Blue Bell, PA 19042.
- SMITH, MARY L. - Lower Merion Township; 1600 Market Street, Philadelphia, PA 19103; Havens, Louise A., 250 N. Ithan Avenue, Villanova, PA 19085; McKenna, Deborah J., 701 Conshohocken State Road, Gladwyne, PA 19035.
- THISTLE, ANN C. - Hatboro Borough; Thistle, David J., 1721 Pine Creek Drive, Quakertown, PA 18951.
- THOMAS, THOMAS M. - Lower Gwynedd Township; Thomas, Robert M., 30 Joy Place, Cohasset, MA 02025.
- TINKLEMAN, MURIEL F. - Abington Township; Taddei, Sandra, 541 Baeder Road, Jenkintown, PA 19046.
- TRIOLO, THOMAS M. - Narberth Borough; Doersch, Susan C., 332 Lantwyn Lane, Narberth, PA 19072.
- TUCKER JR., ROBERT J. - Collegeville Borough; Tucker, James F., 196 W. Ashland Avenue, Doylestown, PA 18901.
- TURNER, BLANCHE - Abington Township; Turner, Matthew E., 41-35 56th Street, Woodside, NY 11377; Turner II, Robert F., 1311 Wheatshaf Lane, Abington, PA 19001.
- WALTON, IDA E. - Norristown Borough; Powell, Terry, 559 Wilder Square, Plymouth Meeting, PA 19462.
- WARING, ROY F. - Green Lane Borough; Waring, Steven F., 25 Liberty Avenue, Norristown, PA 19403.
- WILKENS, JOYCE G. - Lower Salford Township; Motzer, Karen, 4 Bradford Drive, Schwenksville, PA 19473.
- ZARZECKI, LENORADA A. - Lansdale Borough; Rosenberg, Robin A., 3002 Filbert Street, Reading, PA 19606.