
SHERIFF'S SALES

*By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, **December 3, 2025.***

To all parties in interest and claimants:

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

First Publication

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, *A Florida professional limited liability company*; Attorneys. DOWN MONEY: Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office, Norristown, PA.

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

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

By virtue of a Writ of Execution **No. 2022-13179**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point in the center line of Tennis Avenue (33 feet wide, as widened to 41.5 feet, by the addition

of 8.5 feet on the Southeastwardly side thereof), which point is located by the 3 following courses and distances:

(1) South 52 degrees 24 minutes, 30 seconds West from the point of intersection a stone and the center line of Limekiln Pike (45 feet wide), with the center line of Tennis Avenue (33 feet wide), 514.01 feet to another stone in said Tennis Avenue, and; (2) South 52 degrees 25 minutes, 30 seconds West (still along the center line of said Tennis Avenue), 1,142.53 feet to a point; thence, extending South 52 degrees 25 minutes, 30 seconds West (along said center line of Tennis Avenue), 175 feet to the said point of beginning; thence, from said beginning point, South 39 degrees 28 minutes East (crossing Tennis Avenue), 400 feet to a point; thence, extending South 52 degrees 25 minutes 30 seconds, West 175 feet, more or less to a point; thence, extending North 39 degrees 28 minutes, West 400 feet, more or less to the center line of Tennis Avenue, aforesaid; thence, extending North 52 degrees 29 minutes 30 seconds East, 175 feet, more or less to the first mentioned point and place of beginning.

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

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

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

The improvements thereon are: Residential property.

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

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-01009**, 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 **Upper Merion Township**, Montgomery County, Pennsylvania, and described according to a Plan of Lots, entitled "the Candlebrook Company - Section G and H," made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, on March 30, 1956, and revised October 24, 1956, and recorded in Plan Book A3 at Page 11, and described as follows:

BEGINNING at a point on the Easterly side of Springhouse Road (50 feet wide), at the distance of 141.48 feet measured South 24 degrees 5 minutes West, along same from a point of tangent thereon, which is at the distance of 176.91 feet measured along the arc of a circle, curving to the right, in a Southerly direction on a radius of 200 feet from a point of curve on the Easterly side of Springhouse Road, which last mentioned point is at the distance of 40.64 feet, measured South 26 degrees 35 minutes 40 seconds East, along said side of Springhouse Road from the Southerly terminus of its radius intersection with the Southeast side of Keebler Road (60 feet wide); thence, extending South 65 degrees 55 minutes East, along the Southwest line of Lot #11 on said Plan and crossing the Westerly line of a certain ten feet wide utility easement, 125 feet to a point, in the centerline thereof; thence, extending South 24 degrees 5 minutes West, along the same 41.64 feet to a point; thence, extending North 85 degrees 20 minutes West, re-crossing the Westerly line of said utility easement and passing along the Northerly line of Lot #13 on said Plan, 118.35 feet to a point of curve on the Easterly side of Springhouse Road, aforesaid; thence, extending along same, line along the arc of a circle, curving to the right, in a Northerly direction on a radius of 195 feet, the arc distance of 72.66 feet to a point tangent thereon; thence, extending North 24 degrees 5 minutes East, still along said ten feet to the first mentioned point or place of beginning.

BEING the same premises which Noble J. Hanley, Jr. and Jacqueline Marie DeStefano, now known as Jacqueline M. Hanley, by Deed, dated April 12, 2005, and recorded in the Office of Recorder of Deeds of Montgomery County, on April 28, 2005, in Deed Book 05551 at Page 2578, being Instrument# 2005058129, granted and conveyed unto Nobel J. Hanley, Jr. and Jacqueline M. Hanley.

Parcel Number: 58-00-17596-00-4.

Location of property: 418 Springhouse Road, King of Prussia, PA 19406.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jacqueline Hanley and Noble Hanley, Jr.** 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-HE2, Asset-Backed Certificates Series 2007-HE2. Debt: \$311,553.91.

Caroline P. Aprahamian, 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. 2023-06689**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-18319**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared as part of 'Fairbrook', prepared for Rouse/Chamberlin Homes, by Richard C. Mast Associates, P.C., dated May 24, 2004, last revised October 11, 2007, and recorded in Plan Book 30 at Pages 210 thru 213, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fairbrook Drive (52 feet wide), said point being a corner of Lot No. 27 as shown on the above-mentioned Plan; thence, extending from said point of beginning, along the Northeasterly side of Fairbrook Drive, the two (2) following courses and distances: (1) North 36° 50' 55" West, 4.02 feet to a point of curve; and (2) on the arc of a circle, curving to the right, having a radius of 225 feet, the arc distance of 143.52 feet to a point, a corner of Lot No. 25, as shown on the above-mentioned Plan; thence, extending along same,

North 89° 41' 50" East, 212.78 feet to a point, in line of Lot No. 34, as shown on the above-mentioned Plan; thence, extending along the same, South 24° 4' 41" East, 11.58 feet to a point, a corner of Lot No. 27, as shown on the above-mentioned Plan; thence, extending along same, South 53° 9' 5" West, 212.62 feet to the first mentioned point and place of beginning.

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2023-21681**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract, or parcel of ground, situate in **Souderton Borough**, Montgomery County, Pennsylvania, being shown on Record Plan 38 at Page 136, Facility Expansion Zion Mennonite Church, prepared by Horizon Engineering Associates, LLC, as dated August 31, 2011, and last revised January 25, 2012, and being more fully described as follows:

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2023-25534**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Plan of "Cottage Lots" at Willow Grove, made by Joseph W. Hunter, Registered Surveyor, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown Pennsylvania, in Deed Book 403 at Page 500, as one Lot, as follows, to wit:

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

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

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

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

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

AND THE SAID Richard E. Powell (a/k/a Richard Powell), has since departed this life on 09/25/2020, whereby Letters Testamentary were granted to Clarence Maleek Duncan Powell on 2/16/2021 in File Number 46-2021-X0523. Parcel Number: 30-00-63964-00-5.

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

The improvements thereon are: Single-family.

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

Nelson Diaz (LaRocca Hornik Greenberg Kittredge Carlin & McPartland LLP), Attorney(s).

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

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

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

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

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

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-28138**, 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, plot or parcel of land, with message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designed as Unit No. 3806 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office of the Recorder of Deeds, of Montgomery County, in Plan Book A-26 at Page 19-4, and described according to a "Situation Survey" of the 3800 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Co., as follows:

BEGINNING at a point, a corner of this and Unit No. 3807 as shown on said Plan, which point is measured the nine following courses and distances from the point of intersection of the centerline of Main Drive, and the title lien in the bed of Buchert Road, as shown on said Plan: (1) leaving said point of Intersection, South 28 degrees, 23 minutes 35 seconds West, 169.39 feet to a point; (2) South 69 degrees 00 minutes 50 seconds East, 80.77 feet to a point; (3) South 26 degrees 18 minutes 00 second East, 148.06 feet to a point of curve; (4) on the arc of a curve, curving to the right, in a Southeastwardly to Southerly direction, having a radius of 209.34 feet, the arc distance of 186.58 feet to a point of tangent; (5) South 24 degrees 46 minutes 00 seconds West, 1.35 feet to a point of curve; (6) on the arc of a curve, curving to the right, in a Southerly to Southwestwardly direction, having a radius of 270.33 feet, the arc distance of 108.52 feet to a point of tangent; (7) South 47 degrees, 46 minutes 00 seconds West, 62.70 feet to a point; (8) South 74 degrees 13 minutes 00 second East, 46.83 feet; and (9) South 15 degrees 47 minutes 00 seconds West, 56.92 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning, on a course measured South 74 degrees 13 minutes 00 seconds East, 18.00 feet, and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles thereto, 38.00 feet.

BEING the same premises which 3806 Walnut Ridge, LLC, by Deed, dated December 30, 2020, and recorded at Montgomery County Recorder of Deeds Office, on May 17, 2021, in Deed Book 6225 at Page 1880, granted and conveyed unto Starshea Saviour.

Parcel Number: 42-00-05119-81-5.

Location of property: 3806 Walnut Ridge Estate, Lower Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Starshea Saviour** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,771.85.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-16067**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, described according to a Plan of a Proposed Development in **Norristown Borough**, Montgomery County, Pennsylvania, for Adam B. McClathery, made 4/12/1954, revised 12/15/1954, by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

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

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

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

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

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

BEGINNING at a point on the Southeasterly side of High Avenue (50 feet wide), said point, being at the distance of 275.00 feet, measured North 44 degrees 05 minutes East, along the Southeasterly side of High Avenue, from its point of intersection with the Northeasterly side of Rubicum Avenue (50 feet wide); thence, extending from said beginning point, along the Southeasterly side of High Street, North 44 degrees 05 minutes East, 50.00 feet to a point; thence,

extending South 45 degrees 55 minutes East, 125.00 feet to a point; thence, extending South 44 degrees 05 minutes West, 50.00 feet to a point; thence, extending North 45 degrees 55 minutes West, 125.00 feet to the first mentioned point and place of beginning.

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-06882**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot of ground, being known as Lot No. 110 on Map or Plan of Clearview in the 9th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows to wit:

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-08569**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

PREMISES 1: ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according with a Survey thereof, made August 29, 1945, by Will D. Hiltner, Registered Engineer, as follows, to wit:

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

PREMISES 2: ALL THAT CERTAIN brick message and lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

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

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

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

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

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

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

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

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

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

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-08594**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as set forth in a Survey dated May 1, 1973, prepared by George F. Mebus, II, Professional Engineer, more particularly described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glenside Avenue, said point, being a distance of 140.80 feet from the intersection of the Southwesterly side of Glenside Avenue and the Northwesterly side of Linwood Avenue; thence, extending the following courses and distances: South 39 degrees, 19 minutes West, 200.00 feet to a point; thence,

North 50 degrees, 41 minutes West, 20.21 feet to a point; thence, extending North 37 degrees, 58 minutes 6 seconds East, partly through a party wall to an existing two-party dwelling, 200.06 feet to a point in the said Southwesterly side of Glenside Avenue; thence, extending South 50 degrees, 41 minutes East, 24.92 feet to the point and place of beginning.

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

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-10237**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message and lot or piece of land, situate in **North Wales Borough**, Montgomery County, Pennsylvania, being a part of a Certain Plan of Lots, laid out by the North Wales Land Association, bounded and described as follows, to wit:

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Samantha J. Koopman, Attorney.

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

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

To all parties in interest and claimants:

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

ACTION IN DIVORCE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
NO. 2024-09249
IN DIVORCE

Jason Kriebel,
Plaintiff

vs.

Jennifer Thomas,
Defendant

A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children. When the ground for divorce is indignities or irretrievable breakdown of marriage, you may request marriage counseling. A list of marriage counselors is available in the

Office of the Prothonotary
Montgomery County Courthouse

Swede and Airy Streets, Norristown, PA 19401

If you do not file a claim for alimony, marital property, counsel fees, or expenses before the final decree of divorce or annulment is entered, you may lose the right to claim any of them.

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 St.
Norristown, PA 19401
610-279-9660, ext. 201
www.montgomerybar.org

COMPLAINT IN DIVORCE NOTICE TO DEFEND AND CLAIM RIGHTS

Notice is hereby given that a divorce action has been filed between Jason Kriebel, Plaintiff and Jennifer Thomas, Defendant on May 6, 2024, in the Court of Common Pleas of Montgomery County, PA.

If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you, and a decree of divorce or annulment may be entered against you by the Court.

ACTION TO QUIET TITLE

First Publication

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

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

PRELIMINARY DECREE

AND NOW, on this 7th day of Oct. 2025, upon consideration of the Petition to Quiet Title to Real Estate located at **438 W. Montgomery Ave., North Wales Borough, Montgomery County, PA (Property description below)**. Citations are issued upon **BRENDAN HUMMEL, CARL WRIGHT, III, ERIN HUMMEL, JOSEPH WRIGHT and TARA McCLINTOCK**, to show cause, if any they may have, why the relief requested in the petition should not be granted. Citations returnable thereon are scheduled for Weds., 11/19/25 at 2:15 p.m. by Zoom videoconferencing. The Zoom Invitation is below: Topic: 2024 Judge Murphy's General Hearings, Conference, Misc List Time: This is a recurring meeting Meet anytime Join Zoom Meeting <https://zoom.us/j/91066802610?pwd=THklQ0djSUxkTmcwZDFkSlpQLlh2QT09> Meeting ID: 910 6680 2610/Passcode: 783871. One tap mobile - +12678310333,91066802610# US (Phila.). Dial by your location • +1 267 831 0333 US (Phila.). Meeting ID: 910 6680 2610 Find your local number: <https://zoom.us/ad321PRn77> Respondents shall file an Answer to the Petition on or before 11/19/25.

PROPERTY DESCRIPTION

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

BEGINNING at a stone set at the intersection of the Northwest side of Montgomery Ave., Fifty ft. wide, with the Northeast side of West St., Forty ft. wide; thence along the Northeast side of West St., North fifty two degrees, twenty two mins. West, One hundred thirty-six ft. and five one-hundredths of a ft. to an iron pin on the Southeast side of an alley laid out Fourteen ft. in width; thence along said side of said alley, North thirty-seven degrees, thirty-eight mins. East, Sixty-eight ft. to an iron pin; thence extending South fifty-two degrees, twenty-two mins. East, One hundred thirty-six ft. and five one-hundredths of a ft. to an iron pin set on the Northwest side of Montgomery Avenue aforesaid; and thence along the Northwest side of Montgomery Ave., South thirty-seven degrees, thirty eight mins. West, Sixty-eight ft. to the place of beginning. Parcel #14-00-01920-00-1.

BEING KNOWN AS 438 W. Montgomery Ave.

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

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

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

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

ARTICLES OF DISSOLUTION

DISSOLUTION/TERMINATION

Pursuant to the requirements of the Pennsylvania Limited Liability Company Act of 2016, as amended, notice is hereby given that **B&L Living LLC** has filed its Certificate of Termination, effective October 14, 2025.

Kenneth P. Milner, Esquire, Solicitor
Warren McGraw & Knowles LLC
920 Lenmar Drive
Blue Bell, PA 19422

NOTICE IS HEREBY GIVEN that **Fusaro Brothers, Inc.**, a Pennsylvania corporation with a registered office at 9 West Athens Avenue, Ardmore, PA 19003, has elected to dissolve and wind up its affairs pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

All persons having claims against the corporation are requested to present them in writing to the corporation at the following address:

Fusaro Brothers, Inc.
c/o Law Offices of Joel B. Albert, P.C.
1124 Gainsboro Road
Bala Cynwyd, PA 19004
Email: joel@albertlaw.com

Each claim must include the following information:

- Claimant's full legal name and address
- Amount of the claim
- Basis of the claim (description of goods/services provided, debt, or obligation)
- Any supporting documentation

All claims must be submitted on or before December 31, 2025, after which date the assets of the corporation will be distributed to the shareholders, and all claims not timely received will be barred.

By Order of the Board of Directors, Fusaro Brothers, Inc.

ARTICLES OF INCORPORATION FOR PROFIT

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

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Ferrero Fuel Sales, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.
Timoney Knox LLP, Solicitors
 400 Maryland Drive
 Fort Washington, PA 19034

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

Jay C. Glickman, Esquire, Solicitor
Rubin, Glickman, Steinberg and Gifford
 2605 N. Broad Street, P.O. Box 1277
 Lansdale, PA 19446

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2025-25444

NOTICE IS HEREBY GIVEN that on October 16, 2025, the Petition of Francene Peters a/k/a Francine Stevenson Payton a/k/a Francine S. Payton was filed in the above-named Court, praying for a Decree to change the Petitioner's name to FRANCINE STEVENSON.

The Court has fixed December 17, 2025, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2025-25293

NOTICE IS HEREBY GIVEN that on October 15, 2025, the Petition of Jessica Rees, on behalf of Dakota Lua Jane Rees, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to LUA JANE REES.

The Court has fixed December 17, 2025, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2025-25255

NOTICE IS HEREBY GIVEN that on October 14, 2025, the Petition of Kimberly Ann Fuller was filed in the above-named Court, praying for a Decree to change the Petitioner's name to IVY FOX.

The Court has fixed December 17, 2025, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2025-23860

NOTICE IS HEREBY GIVEN that on September 25, 2025, the Petition of Marsa Samir was filed in the above-named Court, praying for a Decree to change the Petitioner's name to MARSA YOUSSEF FARAH AYOUB.

The Court has fixed December 17, 2025, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2025-25306

NOTICE IS HEREBY GIVEN that on October 15, 2025, the Petition of My Diem Chu, Mother, on behalf of minor child, Vi Vi An Gutierrez Pereda, was filed in the above-named Court, praying for a Decree to change the Child's name to VIVIAN VI AN GUTIERREZ.

The Court has fixed December 17, 2025, at 9:00 AM in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2025-24165

NOTICE IS HEREBY GIVEN that on September 30, 2025, the Petition of Noah David Kirkbride was filed in the above-named Court, praying for a Decree to change the Petitioner's name to NOAH DAVID LUCAS.

The Court has fixed December 17, 2025, at 11:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION NOTICES

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

Navy Federal Credit Union,
Plaintiff

vs.

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

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

You are hereby notified that on November 11, 2024, Plaintiff, Navy Federal Credit Union, filed a Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2024-25879, which has been reinstated, wherein.

Plaintiff seeks to enforce its rights under its loan documents.

Since your whereabouts are unknown, the Court by Order dated October 15, 2025, ordered Notice of said facts and the filing of the Complaint to be served upon you as provided by R.C.P. 430(b).

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or Judgment will be entered against you.

NOTICE

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

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

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

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

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

COURT OF COMMON PLEAS
MONTGOMERY COUNTY, PA
CIVIL ACTION - LAW
NO. 2025-21278

MORTGAGE FORECLOSURE

Pennsylvania Housing Finance Agency,
Plaintiff

vs.

Yuniah S. Acholla,
Defendant

To: Yuniah S. Acholla, Defendant

You are hereby notified that on 8/20/25, Plaintiff filed a Complaint in Mortgage Foreclosure with Notice to Defend, against you in the Court of Common Pleas of Montgomery County, PA, docketed to No. 2025-21278, wherein Plaintiff seeks to foreclose its mortgage securing your property located at: 204 Elm Ave., North Wales, PA 19454, whereupon the Sheriff of Montgomery County would sell your property.

You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an 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. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR
LAWYER AT ONCE. IF YOU DO NOT HAVE
A LAWYER OR CANNOT AFFORD ONE, GO TO
OR TELEPHONE THE OFFICE SET FORTH BELOW
TO FIND OUT WHERE YOU CAN GET LEGAL
HELP.**

Lawyer Referral Service
Montgomery Bar Assn.
100 W. Airy St.
Norristown, PA 19401
610-279-9660, x201

Leon P. Haller, Atty. for Plaintiff
1719 N. Front St.
Harrisburg, PA 17102
717-234-4178

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

ABBRUZZI, SARA S., dec'd.
Late of Upper Merion Township.
Executrix: SARA ABBRUZZI,
975 Mayberry Road,
Conshohocken, PA 19428-2621.

ATTORNEY: DAVID W. BIRNBAUM,
HOWLAND HESS BIRNBAUM,
2444 Huntingdon Pike,
Bethayres, PA 19006

BAKER, JOHN C. also known as

JOHN CHESTER BAKER, dec'd.

Late of Lower Merion Township.

Executor: JOHN MICHAEL BAKER,
c/o Erica A. Russo, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.

ATTORNEY: ERICA A. RUSSO,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

BENESH, BRUCE L. also known as

BRUCE LEONARD BENESH, dec'd.

Late of Borough of Norristown.

Executrix: ANJANETTE N. BURNS,
c/o Jonathan H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.

ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

CENTRELLA, KAREN RHOADS, dec'd.

Late of Royersford, PA.

Executor: WILLIAM CENTRELLA,
1646 Camara Court,
Grand Prairie, TX 75051.

CLIBANOFF, JERALD, dec'd.

Late of Plymouth Township.

Executors: ANDREW CLIBANOFF AND
JAMES CLIBANOFF,

c/o Arthur G. Krevitz, Esquire,
4230 Bensalem Boulevard,
Bensalem, PA 19020-2032.

ATTORNEY: ARTHUR G. KREVITZ,
KREVITZ & ASSOCIATES, P.C.,
4230 Bensalem Boulevard,
Bensalem, PA 19020-2032

DAY, MARY E., dec'd.

Late of Upper Gwynedd Township.

Executrix: JULIE T. BEDNAR,
c/o Diane H. Yazujian, Esquire,
P.O. Box 1099,
North Wales, PA 19454.

ATTORNEY: DIANE H. YAZUJIAN,
P.O. Box 1099,
North Wales, PA 19454

EVANS, ROBERT HAROLD, dec'd.

Late of Lansdale, PA.

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

FREED, WILLIAM B., dec'd.

Late of Franconia Township.

Executrices: SHERYL F. DERSTINE,
1 Woodlawn Drive, P.O. Box 335,
Blooming Glen, PA 18911,
SHARLENE D. IMMEL,
1110 Orchard Road,
Sellersville, PA 18960.

ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

FREEZE, BARBARA W., dec'd.

Late of Towamencin Township.

Executrices: PAMELA F. FISCHER AND
Jo ANN BARLOW,
c/o Diane H. Yazujian, Esquire,
P.O. Box 1099,
North Wales, PA 19454.

ATTORNEY: DIANE H. YAZUJIAN,
P.O. Box 1099,
North Wales, PA 19454

FRESE SR., VINCENT ANTHONY, dec'd.

Late of North Wales, PA.

Executor: VINCENT A. FRESE, JR.,
4 Paisley Road,
Richboro, PA 18954.

GAVINS, BRIAN MICHAEL, dec'd.

Late of Hatfield Township.

Administratrix: KATHLEEN CARR,
364 New Britain Road,
Doylestown, PA 18901.

ATTORNEY: MARK FEINMAN,
8171 Castor Avenue,
Philadelphia, PA 19152

HAIG, CHARLES G. also known as

CHARLES GEORGE HAIG, dec'd.

Late of New Hanover Township.

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

HUGHES, THOMAS F., dec'd.

Late of Glenside, PA.

Administrator: EDWARD HUGHES,
123 Stanley Avenue,
Glenside, PA 19038.

ATTORNEY: DAVID T. SIEGEL,
LAW OFFICE OF DAVID T. SIEGEL, LLC,
36 Dartmouth Lane,
Richboro, PA 18954

JAVSICAS, ANNE E also known as

ANNE B. JAVFSICAS and

ANNE JAVSICAS, dec'd.

Late of Lower Gwynedd Township.

Executors: AARON JAVSICAS,
132 Walnut Street,
Jenkintown, PA 19046,
LAURA JAVSICAS,
44 Fraleigh Street,
Red Hook, NY 12571.

ATTORNEY: KATHERINE B. COMMONS,
COMMONS & COMMONS LLP,
30 Pelham Road,
Philadelphia, PA 19119

JIMENEZ, MARIA A., dec'd.

Late of East Norriton Township.

Administrator: RODNEY TORRES,
4141 Penn Avenue,
Sinking Springs, PA 19608.

ATTORNEY: ROBIN J. MARZELLA,
R.J. MARZELLA ASSOCIATES,
3513 N. Front Street,
Harrisburg, PA 17110

KEISLING, EILEEN M., dec'd.

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

KEYT, JOAN T., dec'd.

Late of Upper Gwynedd Township.
 Executor: JULIA KEYT,
 846 Jackson Street,
 Lansdale, PA 19446.
 ATTORNEY: HARRIET R. LITZ,
 1495 Alan Wood Road, Suite 102A,
 Conshohocken, PA 19428

LABY, GILDA RADBORD, dec'd.

Late of Lower Merion Township.
 Executor: ARTHUR B. LABY,
 c/o Lisa M. Nentwig, Esquire,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103.
 ATTORNEY: LISA M. NENTWIG,
 DILWORTH PAXSON LLP,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103

LAPP, DANIEL W., dec'd.

Late of Lansdale, PA.
 Executors: DERWOOD D. LAPP,
 7506 N. Hoover Road,
 Hesston, KS 67062, and
 JULIA R. LAPP HARRIS,
 4237 Brook Road,
 Richmond, VA 23227.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

**LARE, CAROLYN A. also known as
CAROLYN LARE, dec'd.**

Late of Salford Township.
 Executrix: BARBARA THOMAS,
 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

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

Late of Lower Frederick Township.
 Executor: JEFFREY K. LANDIS, ESQUIRE,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964.

LUKSA, RUTH N., dec'd.

Late of Plymouth Township.
 Executor: STEVEN M. LUKSA,
 4457 Devonshire Drive,
 Center Valley, PA 18034.
 ATTORNEY: EMORY A. WYANT, JR.,
 STRONG STEVENS & WYANT, PC,
 650 Sentry Parkway, Suite One,
 Blue Bell, PA 19422

MAYER, TERRY M., dec'd.

Late of Borough of East Greenville.
 Co-Executors: TODD M. MAYER AND
 KELLY L. GLINSKI,
 c/o Mullaney Law Offices,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024

McMAHON, DONNA ELIZABETH, dec'd.

Late of Lower Providence Township.
 Executor: DANIEL McMAHON,
 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

MELO, FLORENCE, dec'd.

Late of Springfield Township.
 Executor: RONALD FRANCIS SMITH,
 c/o Karen L. Wolfe, Esquire,
 30 Pelham Road,
 Philadelphia, PA 19119.
 ATTORNEY: KAREN L. WOLFE,
 COMMONS & COMMONS LLP,
 30 Pelham Road,
 Philadelphia, PA 19119

MISCHINSKI, CAROLE LINDA, dec'd.

Late of Telford, PA.
 Executrix: KELLY COLLIER,
 c/o Joseph J. Baldassari, Esquire,
 1043 S. Park Avenue,
 Audubon, PA 19403.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

MOHL, CLEO ALMA, dec'd.

Late of Hatboro PA.
 Administrator: DAVID MOHL,
 110 Faulkner Circle,
 Greer, SC 29651.

MOLETTIERE, STELLA S., dec'd.

Late of Borough of Lansdale.
 Co-Executors: DEBORAH GARGES AND
 THOMAS A. MOLETTIERE,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

O'RIORDAN, EILEEN, dec'd.

Late of Lower Moreland Township.
 Executrix: MARILYN FLIS,
 102 Liberty Drive,
 Bensalem, PA 19020.
 ATTORNEY: EDWARD J. GILSON, JR.,
 4 Neshaminy Drive, Suite 105,
 Trevose, PA 19053

OLEKSA, JANET A., dec'd.

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

OVERHOLTZER, ROYDEN, dec'd.

Late of Borough of Lansdale.
 Executor: JAMES OVERHOLTZER,
 c/o Eric Ladley, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446.
 ATTORNEY: ERIC LADLEY,
 MONTCO ELDER LAW LLP,
 608 W. Main Street,
 Lansdale, PA 19446

RAMIREZ, ALEX ANDRADE, dec'd.

Late of Borough of Norristown.
 Administratrix: 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

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

Late of Lower Merion Township.
 Executrix: MOLLY T. SCHILLER,
 c/o Paul C. Heinz, Esquire,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101.
 ATTORNEY: PAUL C. HEINZ,
 OBERMAYER, REBMANN, MAXWELL &
 HIPPEL, LLP,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101

SCHWILLE, REGINA M., dec'd.

Late of Upper Gwynedd Township.
 Executor: VINCENT P. FREEMAN,
 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

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

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

SZCZUREK, GENEVIEVE L., dec'd.

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

TAMER, PINAR, dec'd.

Late of Upper Providence Township.
 Executor: JEFFREY R. BOYD, ESQUIRE,
 Boyd & Karver, P.C.,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512.

ATTORNEY: JEFFREY R. BOYD,
 BOYD & KARVER, P.C.,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

THORNE, DOLORES ELIZABETH, dec'd.

Late of Springfield Township.
 Executrix: CONSTANCE MARIE THORNE-
 McALARY,
 524 Ramsey Road,
 Oreland, PA 19075.
 ATTORNEY: BRIAN P. McVAN,
 McVAN & WEIDENBURNER,
 162 S. Easton Road,
 Glenside, PA 19038

TOEPEL, RICHARD H., dec'd.

Late of Lower Pottsgrove Township.
 Executor: MARK A. TOEPEL,
 307 Hampton Circle,
 Gilbertsville, PA 19525.
 ATTORNEY: JEFFREY C. KARVER,
 BOYD & KARVER, P.C.,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

TRUMBORE, DIANE C., dec'd.

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

VOLK, THOMAS WILLIAM, dec'd.

Late of Upper Moreland Township.
 Administrator: DAVID VOLK,
 c/o David M. Hollar, Esquire,
 161 Washington Street, Suite 400,
 Conshohocken, PA 19428.
 ATTORNEY: DAVID M. HOLLAR,
 DAVID M. HOLLAR, PLLC,
 161 Washington Street, Suite 400,
 Conshohocken, PA 19428

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

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

BARON, ANNETTE LOUISE, dec'd.

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

BECHTEL, MARIE E., dec'd.

Late of Franconia Township.
 Executors: LAUREN S. DAVISON,
 18 Palo Lane,
 Newark, DE 19702,
 JULEEN M. HAGAR,
 221 N. Penrose Street,
 Quakertown, PA 18951,

JOEL R. BECHTEL,
301 Buckingham Circle,
Harleysville, PA 19438,
LISA GRACE CARROLL,
165 Eric Drive,
Beaver, PA 15009.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

BLASTIC, EILEEN A., dec'd.

Late of Upper Moreland Township.
Executrix: SHARON T. BLASTIC,
c/o Laura M. Mercuri, Esquire,
104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040

BROWN, REGINALD P., dec'd.

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

CARROLL, SAUL, dec'd.

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

COOPERBERG, BARRY, dec'd.

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

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

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

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

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

HAIGH, DAVID E., dec'd.

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

HEIL, KEVIN S., dec'd.

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

JACKSON, SHIRLEY MAE, dec'd.

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

JOHNSON, DANIEL JAMES, dec'd.

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

KONOPKA, STANLEY A., dec'd.

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

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

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

LUDWIG, MURIEL L. DAVIS, dec'd.

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

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

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

MATRO, BRIAN PATRICK, dec'd.

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

McGUIRK, THOMAS M., dec'd.

Late of Skippack Township.
 Administratrix: KRISTINA S. McGUIRK,
 c/o Bess M. Collier, Esquire,
 820 Homestead Road,
 Jenkintown, PA 19046.
 ATTORNEY: BESS M. COLLIER,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Road,
 Jenkintown, PA 19046

MELLON, THOMAS G., dec'd.

Late of Upper Merion Township.
 Administrators: CHRISTINE A. KOLBMANN,
 1333 South Street,
 Pottstown, PA 19464,
 THOMAS A. MELLON,
 106 Muirfield Drive,
 Royersford, PA 19468.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

MILLER, DOLORES M., dec'd.

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

PARK, REGINA M., dec'd.

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

ROTHSCHILD, ANTHONY, dec'd.

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

STERNER, THOMAS ANDREW, dec'd.

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

TAKACH, ARLENE E., dec'd.

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

WEISS, CHARLES S., dec'd.

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

WINTHER, JOAN C., dec'd.

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

Third and Final Publication**ADAMSON, MARY K., dec'd.**

Late of Lower Merion Township.
 Executor: PETER K. STOREY,
 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

ANTONIO, MARIA C., dec'd.

Late of Cheltenham Township.
 Administrator: JENNIFER K. LIM,
 225 Church Road,
 Elkins Park, PA 19027.

BRAUNING, PAUL RICHARD also known as RICHIE BRAUNING, dec'd.

Late of Hatboro, PA.
 Executor: RICHARD J. BRAUNING,
 10800 Ellicott Road,
 Philadelphia, PA 19154.

BURGOS, AURA AMALIA, dec'd.

Late of Borough of Pottstown.
 Administrator: WILLIAM BURGOS,
 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

**BURNS, SHIRLEY R. also known as
SHIRLEY ROSALIE BURNS, dec'd.**
Late of Lower Pottsgrove Township.
Co-Executors: ROBERT A. BURNS AND
BARBARA A. NOVITSKI.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

CARRICK, VESTA MARION, dec'd.
Late of Blue Bell, PA.
Executor: ROBERT J. CARRICK, JR.,
7020 Blu Rail Way, Unit A,
Pineville, NC 28134.

CLARK, DONALD EUGENE, dec'd.
Late of East Norriton Township.
Executor: JOSEPH P. CLARK.

**CONNER, ANITA T. also known as
ANITA THORNE CONNER, dec'd.**
Late of Cheltenham Township.
Executor: JOHN K. CONNER,
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

COOPER, BELINDA SUE, dec'd.
Late of Borough of Pottstown.
Executrix: ROXANNE ROBERTO,
c/o Stephanie A. Henrick, Esquire,
1001 Conshohocken State Road, Suite 1-210,
Conshohocken, PA 19428.
ATTORNEY: STEPHANIE A. HENRICK,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
1001 Conshohocken State Road, Suite 1-210,
Conshohocken, PA 19428

DENLINGER, CYNTHIA W., dec'd.
Late of East Norriton Township.
Executors: CRYSTAL SHEREEN DENLINGER,
300 W. Elm Street, Suite 2129,
Conshohocken, PA 19428,
CRAIG WESTLEY DENLINGER,
18 King View Drive,
Fletcher, NC 28732.
ATTORNEY: RACHEL SHAFFER GERSIE,
FENDRICK MORGAN, LLC,
1950 Route 70 E., Suite 200,
Cherry Hill, NJ 08003

**FUSCO, ANTOINETTE also known as
ANTOINETTE E. FUSCO, dec'd.**
Late of Upper Salford Township.
Co-Executors: JOSEPH FUSCO,
4888 Farrcroft Drive,
Easton, PA 18040,
ALICE FUSCO CORT,
152 Carriage Court,
Harleysville, PA 19438.
ATTORNEY: CAROLYN M. MARCHESANI,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 E. High Street,
Pottstown, PA 19464

GIOVINAZZO, DAVID, dec'd.
Late of Borough of Pennsburg.
Administratrix: JUNE MORRIS,
c/o Lindsey J. Conan, Esquire,
Conan Law Offices LLC,
755 N. Monroe Street,
Media, PA 19063.

**GOOD, MARGARET JEAN also known as
M. JEAN GOOD, dec'd.**
Late of Borough of Royersford.
Executor: TIMOTHY A. GOOD,
c/o Patrick D. McDonnell, Esquire,
527 Main Street,
Royersford, PA 19468.
ATTORNEY: PATRICK D. McDONNELL,
WOLPERT SCHREIBER McDONNELL P.C.,
527 Main Street,
Royersford, PA 19468

**GRACE, JONATHAN also known as
JONATHAN C. GRACE, dec'd.**
Late of Abington Township.
Administrator: RICHARD W. STEVENS,
794 Penllyn Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: RICHARD W. STEVENS,
794 Penllyn Pike, Suite 100,
Blue Bell, PA 19422

GREENWOOD JR., ROBERT J., dec'd.
Late of Hatboro, PA.
Executrix: STEPHANIE O'BRIEN,
c/o Suzanne Bender, Esquire,
216 Bridge Street,
Phoenixville, PA 19460.
ATTORNEY: SUZANNE BENDER,
216 Bridge Street,
Phoenixville, PA 19460

HANLON JR., MARK Z., dec'd.
Late of Lower Providence Township.
Executor: MICHAEL JAMES HANLON,
1508 Silverbark Lane,
West Chester, PA 19380.
ATTORNEY: ANN DUKE,
DUKE LAW OFFICES, PC,
228 Dean Street,
West Chester, PA 19382-3319

HILL, CHRISTOPHER JAMES, dec'd.
Late of Lansdale, PA.
Executor: DAWN MACY,
2312 Brittany Pointe,
Lansdale, PA 19446.

HOPKINS, LORRAINE M., dec'd.
Late of Hatfield Township.
Executor: JOSEPH P. HOPKINS,
6 Hellberg Avenue,
Chalfont, PA 18914.
ATTORNEY: NICOLAS F. METER,
METER LAW OFFICES, LLC,
1401 E. High Street,
Pottstown, PA 19464

**KALBFLEISCH, CHARLOTTE M. also known as
CHARLOTTE KALBFLEISCH, dec'd.**
Late of Franconia Township.
Executrix: EVA THEURKAUF,
1350 Elbow Lane,
Chester Springs, PA 19425.
ATTORNEY: JOSEPH K. KOURY,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

KRANZDORF, NORMAN M. also known as**NORMAN KRANZDORF, dec'd.**

Late of Lower Merion Township.
Executrix: HERMINA KRANZDORF,
c/o Lawrence S. Chane, Esquire,
One Logan Square,
130 N. 18th Street,
Philadelphia, PA 19103-6998.
ATTORNEY: LAWRENCE S. CHANE,
BLANK ROME LLP,
One Logan Square,
130 N. 18th Street,
Philadelphia, PA 19103-6998

KRAUS, JOHN EDWARD, dec'd.

Late of Plymouth Meeting, PA.
Executrix: DONNA KRAUS,
8 Traverse Drive,
Plymouth Meeting, PA 19462.

KWIECINSKI, HENRY R., dec'd.

Late of Upper Dublin Township.
Executrix: BARBARA R. KWIECINSKI,
c/o Karen Schecter Dayno, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: KAREN SCHECTER DAYNO,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

LANCIANO, VINCENT M., dec'd.

Late of Borough of Rockledge.
Executor: VINCENT LANCIANO,
830 N. Cedar Road,
Jenkintown, PA 19046.
ATTORNEY: SUSAN A. KAMENITZ,
LAW OFFICE OF SUSAN A. KAMENITZ, LLC,
7 Larkspur Lane,
Newtown, PA 18940

LEISTER, HARRY M., dec'd.

Late of Borough of Royersford.
Executrix: MARY JO WINZ,
c/o Bernard F. Siergiej, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: BERNARD F. SIERGIEJ,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

LEVENGOOD, LARRY LEE, dec'd.

Late of Borough of Pottstown.
Administratrix: MARYANN RAYSOR,
3554 W. Beech Street,
Pottstown, PA 19464.
ATTORNEY: BRIAN F. BOLAND,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

LISS, JANET, dec'd.

Late of Borough of West Conshohocken.
Administrator: ALEXANDER LISS,
c/o Mark T. Carlidge, Esquire,
620 W. Germantown Pike, #350,
Plymouth Meeting, PA 19462-2219.
ATTORNEY: MARK T. CARLIDGE,
NACHMIAS MORRIS & ALT, LLC,
620 W. Germantown Pike, #350,
Plymouth Meeting, PA 19462-2219

MILLER, GEORGE E., dec'd.

Late of East Norriton Township.
Executrix: BARBARA MAERZ,
315 W. 6th Street,
Red Hill, PA 18076.
ATTORNEY: FRANK L. CAIOLA,
OLIVER & CAIOLA, LLC,
1904-06 Swede Road,
East Norriton, PA 19401

MOYER, HOWARD J., dec'd.

Late of Lower Pottsgrove Township.
Executors: BRENDA M. RATH,
206 Tulip Lane,
Gilbertsville, PA 19525,
SCOTT H. MOYER,
2401 Sycamore Lane,
Gilbertsville, PA 19525.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

PAN, LOIS ELIZABETH also known as**LOIS E. PAN and****LOIS PAN, dec'd.**

Late of Lower Gwynedd Township.
Executrix: DOREEN C. CASE,
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

PANAMARENKO, MICHAEL DENNIS also known as**MICHAEL D. PANAMARENKO and****MICHAEL PANAMARENKO, dec'd.**

Late of Lower Salford Township.
Co-Executors: MICHAEL P. PANAMARENKO AND
KATIE C. GENC,
c/o Michael P. Gottlieb, Esquire,
319 Swede Street,
Norristown, PA 19401.
ATTORNEY: MICHAEL P. GOTTLIEB,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401

PATEL, KIRTI M. also known as**KIRTI MANGALBHAI PATEL, dec'd.**

Late of Lower Providence Township.
Executor: PRASHANT K. PATEL,
1207 Sugarberry Lane,
Collegeville, PA 19426.
ATTORNEY: JACQUELINE A. JOHNSON,
3770 Ridge Pike,
Collegeville, PA 19426

RAHMAN, PONEI, dec'd.

Late of Upper Gwynedd Township.
Administratrix: ROKHSANA HOSSAIN,
c/o E. Nego Pile, Esquire,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422.
ATTORNEY: E. NEGOS PILE,
PILE LAW FIRM,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422

REST JR., STANLEY, dec'd.

Late of Lower Salford Township.
 Executor: STANLEY JAMES REST,
 c/o Mary E. Podlogar, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446-2012.
 ATTORNEY: MARY E. PODLOGAR,
 MONTCO ELDER LAW, LLP,
 608 W. Main Street,
 Lansdale, PA 19446-2012

ROIZMAN, SARA, dec'd.

Late of Whitemarsh Township.
 Executor: ISRAEL ROIZMAN,
 c/o Heike K. Sullivan, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: HEIKE K. SULLIVAN,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103

RUTH, BONITA also known as**BONNIE RUTH and
BONITA A. RUTH, dec'd.**

Late of Lower Pottsgrove Township.
 Administratrix: BOBBI JO KAZMIERCZAK,
 431 Walnut Road,
 Birdsboro, PA 19508.
 ATTORNEY: ROBERT R. KREITZ,
 KREITZ GALLEN SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

SAIN, DAMONA P., dec'd.

Late of Upper Gwynedd Township.
 Executor: STEFAN S. LOPUSZANSKI,
 c/o Sally A. Farrell, Esquire,
 17 W. Miner Street,
 West Chester, PA 19382.
 ATTORNEY: SALLY A. FARRELL,
 MACELREE HARVEY, LTD.,
 17 W. Miner Street,
 West Chester, PA 19382

SYKES, ANITA, dec'd.

Late of Harleysville, PA.
 Executor: KENNETH J. SYKES,
 732 Hillview Drive,
 Collegeville, PA 19426.
 ATTORNEY: BRIAN D. GOURLEY,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

TIBBS SR., AUGUSTUS R., dec'd.

Late of Montgomery Township.
 Executor: AUGUSTUS R. TIBBS, JR.,
 c/o E. Nego Pile, Esquire,
 930 Harvest Drive, Suite 360,
 Blue Bell, PA 19422.
 ATTORNEY: E. NEGO PILE,
 PILE LAW FIRM,
 930 Harvest Drive, Suite 360,
 Blue Bell, PA 19422

TJARKS, VIRGINIA also known as**VIRGINIA F. TJARKS, dec'd.**

Late of Lansdale, PA.
 Executor: DAVID W. KOENIG,
 234 Chatham Court,
 Souderton, PA 18964.

ATTORNEY: DOROTHY K. WEIK-HANGE,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

**WILSON, CHRISTOPHER MARK also known as
CHRISTOPHER M. WILSON, dec'd.**

Late of Borough of Collegeville.
 Executrix: EILEEN WILSON,
 304 Stratford Avenue,
 Collegeville, PA 19426.
 ATTORNEY: ANITA M. D'AMICO,
 D'AMICO LAW, P.C.,
 65 S. Third Street,
 Oxford, PA 19363

WOOLFORD, LOIS JAKOB, dec'd.

Late of Worcester Township.
 Executor: PETER SCOTT WOOLFORD,
 12 Sheffield W.,
 Winchester, MA 01890.
 ATTORNEY: STEPHEN J. OLSEN,
 GAWTHROP GREENWOOD PC,
 17 E. Gay Street, #100,
 West Chester, PA 19381

YARMUSH, DORIS, dec'd.

Late of Borough of Pottstown.
 Executor: MARC J. YARMUSH,
 417 Center Street,
 Stowe, PA 19464.
 ATTORNEY: CAROLYN M. MARCHESANI,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 800 E. High Street,
 Pottstown, PA 19464

ZUGAY, GREGORY T., dec'd.

Late of Upper Merion Township.
 Administratrix: ANN MARIE DELANEY,
 740 Wheatland Street, 209,
 Phoenixville, PA 19460.
 ATTORNEY: DAVID J. SCHILLER,
 530 Swede Street,
 Norristown, PA 19401

FICTITIOUS NAMES

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

Ben Franklin Landscape Group with its principal place of business at 1616 Fitzwatertown Road, Willow Grove, PA 19090.

The name and address of the person owning or interested in said business is: James P. Farr, 1616 Fitzwatertown Road, Willow Grove, PA 19090.

David G. Ennis, Esquire
 2209 Mt. Carmel Avenue
 Glenside, PA 19038

Phil Gabranth with its principal place of business at 1412 Morris Court, North Wales, PA 19454.

The name and address of the person owning or interested in said business is: Phillip Nuding, 1412 Morris Court, North Wales, PA 19454.

The application was filed on October 23, 2025.

TERMINATION OF PARENTAL RIGHTS

TO: Douglas Mills-Mitchell (Parent of A.M.M.)

Notice is hereby given that a hearing to Involuntarily Terminate your Parental Rights to your child, A.M.M., born February 23, 2014, is scheduled for November 12, 2025, at 1:30 P.M., Montgomery County Courthouse, Norristown, PA, via "ZOOM". You are warned that if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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 St.
Norristown, PA 19401
610-279-9660, ext. 201
www.montgomerybar.org

Ian Musselman, Esquire

P.O. Box 19
Eagleville, PA 19408

TRUST NOTICES**First Publication**

**JOANN COX REVOCABLE LIVING TRUST
JOANN COX, DECEASED
Late of Pennsburg, Montgomery County, PA**

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

Trustee: Johnny Lee Cox, Jr.
c/o Mullaney Law Offices
598 Main Street, P.O. Box 24
Red Hill, PA 18076-0024

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

Third and Final Publication

**YVETTE AND DONALD HOAGLAND
IRREVOCABLE TRUST
DATED SEPTEMBER 2, 2021**

**Donald Clark Hoagland, Deceased
Late of Lansdale Borough, Montgomery County, PA**

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

Trustee: Alison B. Kauffman
511 Winter Green Cir., Harleysville, PA 19438

Atty.: Rebecca A. Hobbs
OWM Law
1503 Sunset Dr., #201, Pottstown, PA 19464

EXECUTIONS ISSUED**Week Ending October 28, 2025****The Defendant's Name Appears
First in Capital Letters**

789 MAIN STREET, LLC: EBERLY MYERS, LLC:
MYERS, BENJAMIN: NORTHWEST BANK,
GRNSH., ET AL. - O'Brien, Todd; 202522136;
\$725,576.14.

789 MAIN STREET, LLC: EBERLY MYERS, LLC:
MYERS, BENJAMIN: NORTHWEST BANK,
GRNSH., ET AL. - Alecxih, Peter; 202522140;
\$725,576.14.

ANDERSON, NICOLE: JEANNINE: UNKNOWN
SURVIVING HEIRS OF SANDRA J. ANDERSON -
Police and Fire Federal Credit Union; 202423088;
ORDER/IN REM/\$179,694.88.

APPOUGH, JENNIE: WELLS FARGO, GRNSH. -
One Main Financial Group, LLC; 202201840;
WRIT/EXEC.

BADDO, VICTOR: VICTORIA - U.S. Bank, N.A.,
as Trustee on Behalf of the Holders of the JPM, et al.;
202301628; ORDER/REASSESS/\$176,122.85.

BERGEY, DAVID - KeyBank, N.A.; 202403907;
ORDER/JDMT. \$39,132.71.

BREHMAN, SCOTT: WSFS BANK, GRNSH. -
Wright, Charles; 202514995.

BROWN SKINNED, LLC: CONEY, MARQUES: NIXON,
TIFFANY: CHASE BANK, GRNSH. - Timepayment
Corporation; 202502860.

CHELEDEN, MILES: PNC FINANCIAL SERVICES
GROUP, INC., GRNSH. - Sky Warrior US, LLC;
202422479; \$60,000.00.

COBBLEPOT SERVICES, LLC: SHEELEY, EARL -
KeyBank, N.A.; 202514243; \$47,740.19.

DEAN, JAMAAL: WELLS FARGO, GRNSH. -
Capital One, N.A.; 202401310; WRIT/EXEC.

DYAD ENTERPRISES, LLC: CLINICAL
PATHOLOGY LABORATORIES, INC.: WSFS
BANK, GRNSH. - Remel, Inc.; 202522302.

GOVAGED, INC.: CAPITAL ONE BANK, GRNSH. -
Storage and Ergonomic Equipment Company, et al.;
202502905.

GUISBURG, JOANNE: UNKNOWN HEIRS AND
OR ADMINISTRATORS TO THE ESTATE
OF EDWARD - Nationstar Mortgage, LLC;
202521019.

HALPIN ESQUIRE, CHARLES - Citizens Bank, N.A.;
202521149.

HOLLOMAN, BRITT: KEYBANK, GRNSH. -
Capital One Bank USA, N.A.; 202116398;
WRIT/EXEC.

JACKSON, TYLER: TYLER: NAVY FEDERAL
CREDIT UNION, GRNSH. - Sun East Federal
Credit Union; 202510120; \$18,293.41.

JOSEPH, ULRICK: ULRICK: CITIZENS BANK,
GRNSH. - Change Capital Holdings I, LLC;
202102318; \$471,406.51.

KELLEY, JEFFREY - Santander Bank, N.A.; 202002182; \$290,031.61.

KLYVER, DAVID: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCS., ET AL. - Select Portfolio Servicing, Inc., et al.; 202402273.

KNOWLEDGE PRESERVATION, LLC: BANK OF AMERICA, GRNSH. - Peopleshare, LLC; 202517905.

LAWLOR, CAROL: JOHN: UNITED STATES OF AMERICA - U.S. Bank Trust, National Association, not in its Individual Cap., et al.; 202514583.

MALLOY, JENNIFER: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202521142.

MASON, THOMAS: POLICE AND FIRE CREDIT UNION, GRNSH. - Capital One, N.A.; 202319153; WRIT/EXEC.

McGOWAN, JAMES: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202403100.

NORMAN, LISA: POLICE AND FIRE FCU, GRNSH. - One Main Financial Group, LLC; 202125003; WRIT/EXEC.

NORRISTOWN HOMES, LLC - Morgan Stanley Residential Mortgage Loan Trust 2024-NQM4; 202519158.

OTW BUILDERS, LLC: KEY BANK, GRNSH. - United Rentals North America, Inc.; 202309870; WRIT/EXEC.

POGHARIAN, ROSS: CITIZENS BANK, GRNSH. - Capital One Bank USA, N.A.; 202203368; WRIT/EXEC.

ROSSI, CHRISTINA: MATTHEW - Berkshire Bank; 202525473; \$2,466,823.93.

RUBIN, MARCIA: SHAW, CARLY - Wells Fargo Bank, N.A.; 202501645; \$555,042.14.

SMOLCYNski, ANDREW: ACCORD MECHANICAL AND MANAGEMENT SERVICES, INC.: ACCORD MECHANICAL, LLC: CITIZENS BANK, GRNSH., ET AL. - Change Capital Holdings I, LLC; 202102400; WRIT/EXEC.

SMOLEYNSKI, PATRICIA: SMOLCYNski, PATRICIA: CITIZENS BANK, GRNSH. - Change Capital Holdings I, LLC; 202102393; WRIT/EXEC.

SORIANO, DAVID: TD BANK, GRNSH. - OneMain Financial Group, LLC; 202200951; WRIT/EXEC.

STEINMETZ, MARIA - KeyBank, N.A.; 201913901; ORDER/REASSESS/\$89,921.11.

THOMPSON-STAPLES, ANIKA - Martin Elfant, Inc., Real Estate; 202525576; \$15,995.56.

UPSAL WEST, LLC - Wilmington Trust, N.A., not in its Individual Capacity, but Soley, et al.; 202424395.

VANDERGEEST ELECTRICAL CONTRACTORS, P.C.: TD BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202560169; \$8,266.34.

WACHIRA, FRANCIS: MAGERA MBUI, MARIE: WAMAMU MANAGEMENT CO. - U.S. Bank Trust, National Association, not in its Individual Cap., et al.; 202315315.

WALLACE, DONALD: TD BANK, GRNSH. - OneMain Financial Group, LLC; 202200755; WRIT/EXEC.

WINTERS, JAIME: KEYBANK, GRNSH. - Capital One Bank USA, N.A.; 202215891; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED

Week Ending October 28, 2025

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

ALWYN, AMIRAH - Capital One, N.A.; 202526259; Judgment fr. District Justice; \$2,810.29.

ANEEDA PUP, LLC: NEUSCHWANDER, BETHANN - TD Bank, N.A.; 202525762; Complaint in Confession of Judgment; \$166,640.62.

BASEMENT SOLUTIONS 911 - Wieder, Linda; 202525837; Judgment fr. District Justice; \$4,319.65.

CHELTON RETAIL PARTNERSHIP, L.P.: PHILADELPHIA REVOLUTION, LLC: PULLEY, PHILIP - First Northern Bank and Trust Co.; 202525877; Complaint in Confession of Judgment; \$4,173,339.86.

COOK, ANNA - Jefferson Capital Systems, LLC; 202526243; Judgment fr. District Justice; \$6,420.18.

CORLEY, LENORA - Capital One, N.A.; 202525840; Judgment fr. District Justice; \$4,932.22.

DAWKINS, YOLANDA - LVNV Funding, LLC; 202525867; Judgment fr. District Justice; \$908.81.

DELONE, THOMAS - Barclays Bank Delaware; 202525859; Judgment fr. District Justice; \$7,371.52.

DeSHIELDS, TANISHA - LVNV Funding, LLC; 202526282; Judgment fr. District Justice; \$3,944.81.

FERRELL, MALIK - LVNV Funding, LLC; 202526285; Judgment fr. District Justice; \$1,603.81.

FITZPATRICK, BRENDAN - Capital One, N.A.; 202525838; Judgment fr. District Justice; \$3,579.23.

GALLAGHER, JAMES - Jefferson Capital Systems, LLC; 202526254; Judgment fr. District Justice; \$1,564.75.

GARDNER, LAUREN - Apostolou, Konstantinos; 202526252; Judgment fr. District Justice; \$3,000.00.

GLASGOW, JAYLEN - Williams, Sandra; 202525860; Judgment fr. District Justice; \$2,433.85.

JOHNSTON, DIANE - LVNV Funding, LLC; 202526348; Judgment fr. District Justice; \$1,626.33.

JONES, CHRISTOPHER - Barclay Bank Delaware; 202526279; Judgment fr. District Justice; \$2,732.20.

JONES, SHAWN - Autovest, LLC of Pennsylvania; 202525850; Judgment fr. District Justice; \$2,660.59.

KNERR, KRISTE - LVNV Funding, LLC; 202526284; Judgment fr. District Justice; \$1,601.66.

KNIGHT, MATTHEW - Jefferson Capital Systems, LLC; 202526233; Judgment fr. District Justice; \$11,760.27.

KOZLOSki, BRYAN - LVNV Funding, LLC; 202526274; Judgment fr. District Justice; \$9,852.82.

LAPPAS, MATTHEW - LVNV Funding, LLC; 202526283; Judgment fr. District Justice; \$1,626.92.

LEE, JEFFREY - Capital One, N.A.; 202525830; Judgment fr. District Justice; \$7,136.76.

MANNING, STEPHEN - LVNV Funding, LLC; 202526281; Judgment fr. District Justice; \$4,715.60.

MARRERO, CHRISTINA - Capital One, N.A.; 202526234; Judgment fr. District Justice; \$4,877.80.

McCLURE, MAUREEN - Mariner Finance, LLC; 202525756; Judgment fr. District Justice; \$4,505.35.

McKENNA, JOSEPH - Capital One, N.A.; 202526266; Judgment fr. District Justice; \$6,156.49.

RODRIGUEZ, LINDA - Barclays Bank Delaware; 202525861; Judgment fr. District Justice; \$6,132.24.

SALEH, NARMIN - Capital One, N.A.; 202526269; Judgment fr. District Justice; \$11,997.53.

SCATTAREGIA, MARK - Westlake Services, LLC
d/b/a Westlake Financial Services; 202525836;
Judgment fr. District Justice; \$3,536.07.
SMITH, BREANNA - Jefferson Capital Systems, LLC;
202526216; Judgment fr. District Justice; \$11,587.25.
SWAFFORD, ANTONIETTA - Capital One, N.A.;
202525834; Judgment fr. District Justice; \$4,368.87.
WALTER, HILLARY - Barclays Bank Delaware;
202526244; Judgment fr. District Justice; \$2,261.95.
WHALING, DEBBRA - Jefferson Capital Systems, LLC;
202526223; Judgment fr. District Justice; \$1,062.56.
YANNI, BRIDGET - Barclays Bank Delaware;
202526253; Judgment fr. District Justice; \$8,968.87.
ZOUSOUMAS, MATTHEW - Progressive Northern
Insurance Company; 202525755; Foreign Judgment;
\$17,619.48.

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

AAA Unique Construction & Designs, Inc.; 202570594;
\$19,552.53.
Bailey, Jason: Michelle; 202570591; \$116,194.34.
Bennetch, Norma: Craig; 202570585; \$75,235.90.
Bragg, Lenny: Laurie; 202570584; \$26,847.72.
Britton, Robert: Jone-Britton, D.; 202570583; \$76,822.88.
Decaro Construction Co., Inc.; 202570598; \$17,302.05.
Diller, Sharon; 202570582; \$43,206.97.
Diorjon, Inc.; 202570579; \$15,548.31.
El Taquito, Inc.; 202570592; \$12,671.65.
Fleig, John; 202570589; \$243,852.39.
Galka Outdoor Design, LLC: Galka, Susan; 202570597;
\$1,006.51.
Globus Medical North America, LLC; 202570593;
\$377,957.30.
Hayes, Kathleen; 202570580; \$54,682.06.
La Forte, Joseph; 202570588; \$10,487,481.00.
MacPhee Services, Inc.; 202570595; \$173,611.95.
Myers, Adam: Bauer, Bonnie; 202570599; \$41,501.32.
Newton, Gemone; 202570587; \$459,586.19.
Perez, Juan; 202570586; \$10,716.80.
Proton Therapy Partners, Inc.; 202570578; \$159,443.52.
Salaman, Drew; 202570590; \$135,758.62.
Scott, Brandly: Kevin; 202570581; \$13,393.40.
Tokio Marine North America, Inc.; 202570596;
\$14,104.03.

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

Ball, Kevin: Joseph; 202526218; \$461.98.
Baumher, Samantha: Fletcher, Robert; 202526219;
\$337.26.
Bennett, Leslie: Sedgwick, Stephen; 202526220; \$500.17.
Caligiuri, Joseph: Eileen; 202526221; \$362.37.
Canepa, Adriana; 202526225; \$334.75.
Curry, Daniel; 202526226; \$370.72.
Doorley, Robert: Eileen; 202526227; \$362.41.
Heiler, Kayleigh: Anthony; 202526229; \$341.86.
Hoffman, Timothy: Mary Sue; 202526237; \$342.11.
I808, LLC; 202526217; \$345.28.
Jaworski, Rita; 202526238; \$486.27.
Kleidon, John: Laura; 202526228; \$344.79.
Martin, Robby; 202526239; \$379.96.
Mulvey, Steven; 202526240; \$551.56.
Oakwood Real Estate, LLC; 202526241; \$466.79.
Precise Real Estate I, LLC; 202526247; \$387.16.

Precise Real Estate I, LLC; 202526248; \$420.39.
Ramos, Olvin: Perez Hernandez, Lidian; 202526246;
\$506.35.
Reichner, John: Nicole: Walter; 202526249; \$470.27.
Reid, Nicole: Myers, Marsha; 202526250; \$375.77.
Rosales-Peralta, Samuel; 202526255; \$381.63.
Shepherd, Christina; 202526256; \$325.54.
Snee, Jessica: Timothy; 202526257; \$350.30.
Souder, Christopher: Thome, Ashley; 202526258;
\$542.35.

LETTERS OF ADMINISTRATION

Granted Week Ending October 28, 2025

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

ALMOND, LINDA V. - Lansdale Borough; Almond,
Christopher, 231 N. Main Street, Richlandtown,
PA 18955.
BOWEN JR., MICHAEL P. - Lansdale Borough;
Bowen Sr., Michael P., 757 Wisteria Drive,
Warrington, PA 18976.
DRAYTON, CAROLE L. - Cheltenham Township;
Drayton Sr., Byron A., 1130 Herkness Drive,
Jenkintown, PA 19046.
HALE II, RAYMOND J. - Norristown Borough;
Hale III, Raymond J., 202 Nata, Newport Beach,
CA 92660.
HOOPES, RALSTON R. - Montgomery Township;
Hoopes, Cindy, 1110 Industrial Avenue, Pottstown,
PA 19464.
LEE, KUIWON - Montgomery Township; Lee, Heewon,
105 Willow Wood Court, North Wales, PA 19454.
MOCK, GEOFFREY A. - Collegeville Borough;
Mock, Danica M., 27 Hunt Club Road, Collegeville,
PA 19426.
MOHL, CLEO A. - Hatboro Borough; Mohl, David B.,
110 Faulkner Circle, Greer, SC 29651.
PASCHALL, BARBARA - Pottstown Borough; Scott,
Jessica, 31 Sycamore Drive, Reading, PA 19606.
STORTI, MARGARET I. - Conshohocken Borough;
Storti III, John A., 1201 Jones Street, Conshohocken,
PA 19428.
VOLK, THOMAS W. - Upper Moreland Township;
Volk, David, 161 Washington Street, Conshohocken,
PA 19428.
WHITE, FANNIE - Whitemarsh Township; Persico,
Selena, 108 Alexander Avenue, Montclair, NJ 07043.
WILKINSON, MATTHEW - Abington Township;
Wilkinson, Bernadette S., 1245 Bockius Avenue,
Abington, PA 19001.

SUITS BROUGHT

Week Ending October 28, 2025

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

ABOU MOUSA, MOSTAFA - Bank of America, N.A.;
202525793; Civil Action; Cawley, Jonathan Paul.
ARMSTRONG, MARCUS - Boynes, Lotofanyame;
202526020; Complaint for Custody/Visitation.

BARDEN, ROBERT - Bank of America, N.A.; 202525797;
Civil Action; Cawley, Jonathan Paul.

BOARDWALK 1000, LLC - Kehoe, Joseph; 202526231;
Foreign Subpoena.

CRYOR-HOWARD, ELIZABETH - Bank of America, N.A.;
202525879; Civil Action; Cawley, Jonathan Paul.

DIEHL, MINDY - Horvath, Robert; 202525765;
Complaint for Custody/Visitation.

DO, JESSICA - Bank of America, N.A.; 202525876;
Civil Action; Cawley, Jonathan Paul.

DORSETT, SADE - Garcia, Michael; 202525715;
Complaint for Custody/Visitation.

FROM, STRYCHR - Gonsalves, Alexis; 202525845;
Complaint Divorce.

GALLAGHER, SHARON - Gallagher, Timothy;
202525781; Complaint Divorce.

GAROPPO, MARK - Garoppo, Jessica; 202526031;
Complaint Divorce.

GEICO SECURE INSURANCE COMPANY - Fields,
Thomas; 202525784; Civil Action.

GOLSTON, JAMES - Moran, Shatasha; 202526017;
Complaint for Custody/Visitation.

HEINERICI, AUGUSTO - Heinerici, Courtney;
202525780; Complaint Divorce.

HOGUE, CODY - Bank of America, N.A.; 202526278;
Civil Action; Cawley, Jonathan Paul.

HUTCHINSON, LILLIAN - Midland Credit
Management, Inc.; 202525777; Civil Action;
Polas, Bryan J.

JACKSON, ISHMAEL - Jackson, Brittany; 202526242;
Complaint Divorce.

JAMES, JORDAN - Bank of America, N.A.; 202525789;
Civil Action; Cawley, Jonathan Paul.

JONES, RHONDA - Bank of America, N.A.; 202526272;
Civil Action; Cawley, Jonathan Paul.

JORNA, CHRISTIAN - Stille, Victoria; 202525795;
Complaint for Custody/Visitation; Testa, Maria.

KAKACHIA, IRAKLI - Bank of America, N.A.;
202526264; Civil Action; Cawley, Jonathan Paul.

KAZIMI, MOHAMMAD - Omari, Safia; 202525848;
Complaint Divorce.

KIRSHNER, DREW - Bank of America, N.A.;
202526260; Civil Action; Cawley, Jonathan Paul.

LEE, BRANDON - Bank of America, N.A.;
202526271; Civil Action; Cawley, Jonathan Paul.

LEWIS-MORRIS, KEYSA - Bank of America, N.A.;
202525873; Civil Action; Cawley, Jonathan Paul.

LIVINGSTON JAMES, ANTHONY - Abdul Rahim,
Kiarah; 202526012; Complaint in Annulment.

LOPEZ GONZALEZ, CARLOS - De La Luz Lopez,
Blanca; 202525869; Complaint for Custody/
Visitation; Atzert, Karen.

LUCAS, RAYMOND - Bank of America, N.A.;
202525794; Civil Action; Cawley, Jonathan Paul.

MANN, TYRIK - Hairston, Selina; 202526122;
Complaint Divorce.

MARINO, JULIETTE - Marino, Amber; 202525798;
Complaint Divorce.

MIRACOLA, CHARLES; JENNIFER - Knaeffler,
Lawrence; 202525740; Complaint for Custody/
Visitation; Meter, Nicolas F.

MOHN, LEONARD - Mohn, Erin; 202525799;
Complaint Divorce; Marinari, Guy.

OGDEN EQUITY, LLC - Newmar Properties, Inc.;
202526336; Foreign Subpoena.

ORR, HEATHER - Haby, Justin; 202526036;
Complaint for Custody/Visitation.

PASTELLA, DOMINIC - DelGado, Arizona;
202525734; Complaint for Custody/Visitation;
Zillhardt, Melissa.

PETITTI, PATRICIA - Pettiti, Christopher; 202526245;
Defendants Appeal from District Justice.

SPRING, OLIVER - Edelblut-Frantz, Easton; 202526212;
Complaint Divorce.

STUBBS, LARRY - Bank of America, N.A.; 202525783;
Civil Action; Cawley, Jonathan Paul.

THE CITY OF NEWPORT BEACH - Holiday, Adam;
202525772; Foreign Subpoena.

THOMAS, TEKIA - Thomas, Ricardo; 202526107;
Complaint Divorce.

VOLD, REBECCA - Bank of America, N.A.; 202526277;
Civil Action; Cawley, Jonathan Paul.

WILLIAMS, TIFFANY - Henderson, Jerome;
202525856; Complaint for Custody/Visitation.

WOODS, JOHN - Weber, Brittany; 202525901;
Complaint for Custody/Visitation; Peters, Danielle A.

WILLS PROBATED

Granted Week Ending October 28, 2025

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

ADAMS, KAREN - Skippack Township; Adams,
Joseph W., 4218 Elm Court, Collegeville, PA 19426.

BENESH, BRUCE L. - Norristown Borough; Burns,
Anjanette N., 326 Glenn Rose Circle, King of Prussia,
PA 19406.

BERENBAUM, MARK H. - Springfield Township;
Barth, Linda R., 909 E. Willow Grove Avenue,
Wyndmoor, PA 19038.

BERRY, BRIAN P. - Jenkintown Borough; Clay, Alvin,
309 York Road, Jenkintown, PA 19046.

BOCCUTI, CAROL M. - Rockledge Borough;
Boccuti, Rocco W., 4210 Tersher Drive,
Doylestown, PA 18902.

BRUNI, ANGELINA - Abington Township; Evans,
Maria, 311 Daniel Drive, Ambler, PA 19002;
Frankenfield, Patrizia B., 708 Merrill Road, Ambler,
PA 19002; Troilo, Josephine, 801 Grayson Lane,
Ambler, PA 19002.

CADWALLADER, JEANNE K. - Souderton Borough;
Cadwallader, James K., 35 Chancery Court, Souderton,
PA 18964; Copeland, Wendy J., 422 Clemens Drive,
Dillsburg, PA 17019.

CASTOR, DEAN R. - Whitpain Township; Castor,
Douglas R., 8029 Fair View Lane, Eagleleville,
PA 19403.

COWDRICK JR., CHESTER V. - Upper Providence
Township; Guarna, Juliana M., 808 Dickinson Court,
Limerick, PA 19468.

DeSANTO, RITA - West Norriton Township; DeSanto Jr.,
John A., 135 Swamp Road, Newtown, PA 18940.

DORF, MYRA - Upper Merion Township; Dorf,
Howard N., 3829 Marsh Road, Garnet Valley,
PA 19060.

EVANS, ROBERT H. - Montgomery Township; Evans,
Linda J., 107 Kent Drive, North Wales, PA 19454.

FASCIONE, DANIEL R. - Lower Merion Township;
Fascione, Dell L., 1301 Woodmont Road, Gladwyne,
PA 19035.

- FISCHER, PATRICIA A. - Lower Moreland Township; DePetris, Patricia F., 219 Saxony Drive, Newtown, PA 18940.
- FREEZE, BARBARA W. - Towamencin Township; Barlow, Jo Ann, 26 N. Provence Circle, The Woodlands, TX 77382; Fischer, Pamela F., 2029 Clover Mill Road, Quakertown, PA 18951.
- GIANNINI, ANTHONY D. - Franconia Township; Trout, Deborah M., 757 Indian Field Lane, Telford, PA 18969.
- GREENBERG, MARSHALL G. - Whitemarsh Township; Greenberg, David S., 777 W. Germantown Pike, Plymouth Meeting, PA 19462.
- GRIMES, BARBARA E. - Lower Providence Township; Grimes III, Albert T., 3 Little Brook Drive, Wilmington, DE 19807; Thomas, Gregory P., 1008 Harry Street, Conshohocken, PA 19428.
- HARNER, STEVEN G. - Plymouth Township; Kelly, Dorothy B., 307 Roesch Avenue, Oreland, PA 19075-2029.
- HAUGHTON, JOHN P. - Lansdale Borough; Haughton, Blanche E., 1901 Armstrong Drive, Lansdale, PA 19446.
- JOHNSON JR., HERCULES L. - Cheltenham Township; Johnson, Regina A., 7627 Front Street, Cheltenham, PA 19012.
- KERVER, MARGARET - Souderton Borough; LaRue III, John A., 103 Hunters Way, Souderton, PA 18964.
- LEHMAN, KAY L. - Towamencin Township; Lehman, Drew S., 330 Bradford Lane, Lansdale, PA 19446; Lehman, Joel A., 65 Dorchester Road, Collegeville, PA 19426; Lehman, Todd A., 20384 River Run Lane, Boca Raton, FL 33434.
- LEONARD, LYNN S. - Whitemarsh Township; Leonard, William C., 505 Brook Lane, Conshohocken, PA 19428.
- LESTER, RUTH A. - Springfield Township; Lester Jr., Robert R., 828 Elbow Lane, Warrington, PA 18976.
- LEVIN, SELMA - Hatfield Borough; Geslao, Ilene S., 672 Wimbledon Lane, Hatfield, PA 19440.
- LUKSA, RUTH N. - Plymouth Township; Luksa, Steven M., 4457 Devonshire Drive, Center Valley, PA 18034.
- MARTIN JR., DONALD C. - Collegeville Borough; Martin, Donald C., 1650 Sheffley Lane, Collegeville, PA 19426; Martin, Michael J., 3115 Dobbs Court, Eagleville, PA 19403.
- MARTIN, SYLVIA R. - Collegeville Borough; Martin, Donald C., 1650 Sheffley Lane, Collegeville, PA 19426; Martin, Michael J., 3115 Dobbs Court, Audubon, PA 19403.
- MERCKEL, NANCY K. - Lansdale Borough; Merckel, Elizabeth A., 1545 Quince Avenue, Boulder, CO 80304.
- OVERHOLTZER, ROYDEN - Lansdale Borough; Overholtzer, James, 834 W. 4th Street, Lansdale, PA 19446.
- PICHELMAN SR., JON R. - Limerick Township; Pichelman, Dorothy L., 10 Presidential Drive, Limerick, PA 19468.
- POMEROY SR., JOHN R. - Whitpain Township; Pomeroy, Julia, 1502 Pulaski Drive, Blue Bell, PA 19422.
- POSTERNACK, DIANE - Lower Merion Township; Posternack, Gary, 101 Central Park, West, New York, NY 10023.
- RHODY, DOLORES - Lower Moreland Township; McElroy, Nancy C., 1805 Hale Circle, Jamison, PA 18929.
- RIZZARDI, LOT J. - Norristown Borough; Rizzardi, Christina M., 26 Glenwood Avenue, Norristown, PA 19403.
- RUPERT JR., RAYMOND - Abington Township; Alexander, Judy, 100 West Avenue, Jenkintown, PA 19046.
- SCHWILLE, REGINA M. - Upper Gwynedd Township; Freeman, Vincent P., 10 E. Ridge Mews, Newtown, PA 18940.
- STOUT, DORIS - Telford Borough; Stout, Randy K., 604 Newmarket Drive, Souderton, PA 18964.
- STRAUB, MARY L. - Lower Moreland Township; Straub II, John G., 221 Ellis Road, Havertown, PA 19083.
- SULLIVAN, CAROL S. - Norristown Borough; Sullivan, Lee J., 31 Birchrun Terrace, Chester Springs, PA 19425.
- THORNE, DOLORES E. - Springfield Township; Thorne-McAlary, Constance M., 524 Ramsey Road, Oreland, PA 19075.
- TOEPEL, RICHARD H. - New Hanover Township; Toepel, Mark A., 307 Hampton Circle, Gilbertsville, PA 19525.
- TRAINOR, KATHY A. - Abington Township; Trainor, Joseph E., 334 Monroe Avenue, Glenside, PA 19038.
- TZIPOWITZ, ROBERT - Lansdale Borough; Walsh, John H., 210 Oreland Mill Road, Oreland, PA 19075.
- WALSH, MAUREEN L. - Upper Dublin Township; Walsh, Timothy M., 414 Madison Avenue, Fort Washington, PA 19034.
- WASSERMAN, SUSAN K. - Lower Merion Township; Huebner, Kathryn, 1 Sunrise Terrace Lane, Deerfield, NH 03037; Wasserman, Alan, 7880 N. Mount Carroll Street, Dalton Gardens, ID 83815.
- WEISNER, ROBERT J. - Royersford Borough; Weisner, John T., 130 Abbey Drive, Royersford, PA 19468.
- WOODS, MICHAEL C. - Red Hill Borough; Sharp, Patricia L., 2322 Fairway Road, Huntingdon Valley, PA 19006.
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