

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, August 27, 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.

Third and Final Publication

By virtue of a Writ of Execution **No. 2011-16634**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in Fox Ridge Estates, **Limerick Township**, Montgomery County, Pennsylvania, designed as Unit #80 on a Certain Plan of Subdivision, prepared for Gambone Bros. Development Co., by Urwiler & Walter, Inc., dated January 12, 1989, revised June 1, 1989, as recorded in the Office of the Recorder of Deeds, for Montgomery County, in Plan Book A-51 at Pages 462 and 463, with subsequent revisions thereto, through April 27, 1990, described in accordance therewith, as follows:

BEGINNING at an inter or point, a corner of Lot #79 on said Plan, thence along Open Space Area, the following three courses and distances: (1) South 39 degrees 15 minutes 57 seconds West, 36.00 feet to a corner of Lot #79 on said Plan; thence, along the same, South 50 degrees 44 minutes 03 seconds East, 100.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ryun J. Yun and Ju S. Yun, by Deed from James H. Stewart, dated July 20, 2004, and recorded August 26, 2004, in Deed Book 5523 at Page 466, being Instrument Number 2004172513.

Parcel Number: 37-00-00742-13-9.

Location of property: 80 Forrest Court, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ryun J. Yun and Ju S. Yun** at the suit of Wells Fargo Bank, N.A., as Trustee for The Holders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WCW2. Debt: \$281,070.34.

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

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

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

By virtue of a Writ of Execution **No. 2018-20582**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northerly side of Green Street, at the distance of eighty-two feet, three inches Easterly, from Elm Street, a corner of this and the house and lot, now or late of Charles W. Wagner; thence, Northerly, and passing through the middle of the partition wall, between this and said Wagner's adjoining house, and passing along the line of said Wagner's lot, one hundred feet to an alley; thence, along the Southerly side of said Alley, Easterly, twenty-two feet, three inches, to a corner of land, now or late of George Mourey; thence, by the same, Southerly, one hundred feet to the Northerly side of Green Street, aforesaid; thence, along the said side of said Green Street, Westerly, twenty-two feet, three inches to the place of beginning.

BEING the same premises which Genesis Housing Corporation, A Pennsylvania Non-Profit Corporation, by Deed, dated 7/28/2014, and recorded 7/28/2014, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5921 at Page 2161, granted and conveyed unto Ebony Staten.

Parcel Number: 13-00-14524-00-7.

Location of property: 1009 Green Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Ebony Staten** at the suit of Pennsylvania Housing Finance Agency. Debt: \$67,430.39.

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. 2020-13853**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point, in the North line of High Street, at the distance of 185 feet West from the Northwest corner of High Street and Hazel Avenue, a corner of this and land, now or late of Luther Weston Turner; thence, in a line at right angles, with said High Street, North 140 feet to a 20 feet wide alley; thence, by the same, West 40 feet to a point, a corner of this and land, now or late of William M. Bunting; thence, by the same, South 140 feet to High Street, aforesaid; thence, East 40 feet to the place of beginning.

BEING the same premises which Robert Plotts, Mark Plotts, and Tanya Plotts Yeoman, by Deed, dated May 30, 2003, and recorded at Montgomery County Recorder of Deeds Office, on June 6, 2003, in Deed Book 5458 at Page 2141, granted and conveyed unto Jose Colon and Lindsay Colon.

Parcel Number: 16-00-15188-00-6.

Location of property: 1027 High Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jose Colon and Lindsay Colon** at the suit of Pottstown School District. Debt: \$3,523.50.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-13667**, 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 buildings and improvements thereon erected, situate in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots of "Harristowne", made by David M. Meixner, Registered Professional Engineer, Collegeville, PA, on 8/18/1967, and revised on 3/20/1968, which Plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, PA, in Plan Book A-12 at Page 7, as follows, to wit:

BEGINNING at a point on the Northwesterly side of the Northerly branch of Legat Lane (50.00 feet wide, as shown on said Plan), which point is at the distance of 364.66 feet, measured North 42 degrees 17 minutes 35 seconds East, along the said side of the Northerly branch of Legat Lane, from a point of tangent, which point of tangent is at the arc distance of 39.14 feet, measured along the arc of a curve, curving to the left, having a radius of 25.00 feet from a point of curve on the Northeasterly side of Barbara Road (50.00 feet wide, as shown on said Plan); thence, extending from said beginning point and along line of Lot No. 7 on said Plan, the two (2) following courses and distances to wit: (1) North 48 degrees 51 minutes West, the distance of 238.32 feet to a point; (2) North 29 degrees 22 minutes 20 seconds West, the distance of 101.94 feet to a point; thence, extending along line of Lot No. 13 on said Plan, North 42 degrees East, crossing the Southwesterly side line of a certain utilities and drainage easement, as shown on said Plan, the distance of 123.52 feet to a point in the bed of said easement; thence, extending along line of Lot No. 14 on said Plan, South 54 degrees 26 minutes 30 seconds East, crossing the Northeasterly side line of said Easement, the distance of 92.94 feet to a point; that is extending along line of land, now or late of Albert Marzano, as shown on said Plan, the two (2) following courses and distances to wit: (1) South 35 degrees 04 minutes 30 seconds West, the distance of 16.67 feet to a point on the Northeasterly side line of said easement; (2) along the Northeasterly side line of said easement, South 48 degrees 51 minutes 10 seconds East, the distance of 241.32 feet to a point, the Northeasterly terminus point of the Northwesterly side of the Northerly branch of Legat Lane, as shown on said Plan; thence, extending along the said side of the Northerly branch of Legat Lane, South 42 degrees 17 minutes 35 seconds West, recrossing said easement, the distance of 150.00 feet to the first mentioned point and place of beginning.

BEING known and designated at Lot No. 6 on said Plan.

UNDER AND SUBJECT to restrictions of record.

BEING the same premises which Anne B. Ifert and Progeny, a Limited Partnership, Anne B. Ifert, General Partner, by Indenture dated February 27, 2001, and recorded March 2, 2001, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5351 at Page 2300, granted and conveyed unto James A. Pecsí and Theresa A. Pecsí, husband and wife, and the said James A. Pecsí, Deceased, died in 2017, leaving the property to Theresa A. Pecsí, by operation of law.

Parcel Number: 51-00-02284-00-5.

Location of property: 2029 Legat Lane, Cedars, PA 19423.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Theresa A. Pecsí and James A. Pecsí, Deceased** at the suit of Keith E. Miller, Executor of the Estate of Anne B. Ifert. Debt: \$222,130.90.

Kevin J. Sommar (Sommar, Tracy & Sommar), 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. 2021-15131**, 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 tenement house and lot of land, situate 253 Chestnut Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 98 on the North side of Chestnut Street; thence, by said Lot No. 98, Northwardly, 140 feet to a stake, a corner on Rowan's alley; thence, along the same, Westwardly, and parallel to said Chestnut Street, 25 feet to a corner of land, now or late of George Miller, G. Kratz, and M. Wean; thence, Southwardly, along the same, 140 feet to said Chestnut Street; thence, along the same, Eastwardly, 25 feet to the place of beginning.

BEING the same premises which The Secretary of Housing and Urban Development of Washington, DC, by Deed, dated August 26, 2019, and recorded at Montgomery County Recorder of Deeds Office, on September 3, 2019, in Deed Book 6151 at Page 1770, granted and conveyed unto Donald Smith.

Parcel Number: 16-00-06036-00-5.

Location of property: 253 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Duplex.

Seized and taken in execution as the property of **Donald Smith** at the suit of Pottstown School District. Debt: \$19,218.77.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-16361**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at the South line of Walnut Street, at a point, the middle of a four-inch brick division wall, dividing this from property, now or late of George B. and Joshua B. Lessig; thence, Southwardly, and through the middle of said division wall, one hundred and forty (140) feet to a twenty (20) feet wide alley; thence, by said alley, Eastwardly, fifteen (15) feet and six (6) inches to land, now or late of H. A. Shenton; thence, by the same, Northwardly, and parallel with the first described line, seventy-six (76) feet to a point; thence, East eighteen (18) inches at right angles with last described line to a point; thence, Northwardly, still along said Shenton's land, sixty-four (64) feet to the South line of Walnut Street, aforesaid; and thence, by said Walnut Street, Westwardly, seventeen (17) feet, more or less to the place of beginning.

BEING known as Tract No. 1.

BEING the same premises which Marguerite M. Clifford, Administratrix of the Estate of Thomas H. Jackson, Deceased, by Deed, dated July 22, 1977, and recorded at Montgomery County Recorder of Deeds Office, on August 3, 1977, in Deed Book 4224 at Page 410, granted and conveyed unto Gary P. Clifford.

Parcel Number: 16-00-30208-00-7.

Location of property: 560 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Gary P. Clifford** at the suit of Borough of Pottstown. Debt: \$1,952.20.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-20485**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at the intersection of the Northwesterly side of Hamilton Street, and the Northeasterly side of Linwood Avenue; thence, along the said side of Hamilton Street, Northeastwardly, 50 feet 4 1/2 inches to land of J. Norman Cassel; thence, by and along said land, Northwestwardly, 150 feet to the Southeasterly side of a 20 feet wide alley called Fornace Alley; thence, by and along said side of said alley, Southwestwardly, 50 feet 4 1/2 inches to the Northeasterly side of Linwood Avenue; thence, by and along the same, Southeastwardly, 150 feet to the place of beginning.

BEING the same premises which Michael J. Thomas and Roberta A. Thomas, by Deed, dated August 24, 2018, and recorded at Montgomery County Recorder of Deeds Office, on September 6, 2018, in Deed Book 6106 at Page 128, granted and conveyed unto Wayne Charleston.

Parcel Number: 13-00-15044-00-9.

Location of property: 523 Hamilton Street, Norristown, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Wayne Charleston** at the suit of Municipality of Norristown. Debt: \$1,328.16.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-12332**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, and described according to a Survey of Properties for Frank McAdams, on 4-27-1951, by Boeder, Magarity and Bryant, Professional Engineers, Upper Darby, Pennsylvania, as follows to wit:

BEGINNING at a point on the Southeast side of Stanbridge Street (sixty-six feet wide), at the distance of two hundred ninety and fifty one-hundredths feet, measured along the said side of Stanbridge Street, South forty-five degrees forty-one minutes thirty seconds West, from its intersection with the Southwest side of Washington Street (fifty feet wide); thence, extending South forty-four degrees eighteen minutes thirty seconds East, partly through a party wall, between these premises and the premises adjoining to the Northeast, ninety-nine and twenty-six one-hundredths feet to a point, in the Northeast line of Schuylkill Valley Division Penna. Railroad; thence, extending along the said line of said Railroad, North Seventy degrees forty-five minutes West, one hundred ten and eighty-five one hundredths feet to a point on the Southeast side of Stanbridge Street; thence, along said side of Stanbridge Street, North forty-five degrees forty-one minutes thirty seconds East, forty-nine and thirty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #19 on said Plan.

BEING the same premises which Tammy Beto, Executrix of the Estate of Kathryn M. Grant, by Deed, dated March 24, 2015, and recorded at Montgomery County Recorder of Deeds Office, on March 24, 2025, in Deed Book 5947 at Page 2013, granted and conveyed unto Tammy Beto.

Parcel Number: 13-00-34336-00-4.

Location of property: 2 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Tammy Beto** at the suit of Municipality of Norristown. Debt: \$1,542.57.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-12553**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northeast side of Elm Street, at a distance of 138 feet and 2 inches West from Park Alley, a corner of this and the house of George Geiss; thence, Easterly, through the middle of the alley and partition wall, between this and said Geiss' house, 100 feet to an alley; thence, Westerly, along said alley, 16 feet to land of B. Tinkler; thence, Southerly, along the same, and passing through the middle of the partition wall of this and said Tinkler's house, 100 feet to Elm Street, aforesaid, and along the Northerly side thereof, Easterly, 16 feet to a place of beginning.

BEING the same premises which Tax Claim Bureau, of the County of Montgomery, Pennsylvania, by Deed, dated January 08, 2019, and recorded at Montgomery County Recorder of Deeds Office, on March 15, 2019, in Deed Book 6128 at Page 2404, granted and conveyed unto Noel Thomas.

Parcel Number: 13-00-10564-00-7.

Location of property: 127 W. Elm Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Noel Thomas** at the suit of Municipality of Norristown. Debt: \$1,714.10.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-04836**, 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 "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Plumlyn Park", as shown on Survey made 8/30/1948, by H.D. Herbert, as follows, to wit:

BEGINNING at a stake on the Northeasterly margin line of Germantown Pike, at the distance of 436.5 feet, Northwestwardly from the intersection of Germantown Pike (50 feet wide) and School Lane (33 feet wide); thence, along the Northeasterly margin line of Germantown Pike, North 45 degrees 30 minutes West, 100 feet to a stake; thence, along a line through Lot No. 9 in Block "A", North 44 degrees 30 minutes East, 250 feet to a stake, a corner on rear line of Lot No. 27 in Block "A", and also in the center line of a 20 feet wide alley; thence, along same, South 45 degrees 30 minutes East, 100 feet to a stake, a corner of Lot No. 7 Block "A"; thence, along Lot No. 7, South 44 degrees 30 minutes West, 250 feet to the place of beginning.

BEING Lot No. 8 and 40 feet of Lot No. 9, Block "A" on said Plan.

PREMISES "B"

ALL THAT CERTAIN lot or piece of land, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made by James Cresson, C.E., 2/2/1928, as follows:

BEGINNING at a point on the Northeast side of Germantown Pike, at the distance of 360 feet from the intersection of the Northeast side of said Germantown Pike, with the Northwest side of a public road known as School Lane, being a corner of Lot No. 6 on the said Plan; thence, along the Northeast side of said Germantown Pike, North 45 degrees 30 minutes West, 60 feet to a corner of Lot No. 8 on said Plan; thence, along said Lot No. 8, North 44 degrees 30 minutes East, 250 feet to a point, a corner in the middle of a 20 foot wide alley; thence, along the middle of said alley, South 45 degrees 30 minutes East, 60 feet to a corner of Lot No. 6; thence, along Lot No. 6, South 44 degrees 30 minutes West, 250 feet to the place of beginning.

BEING Lot No. 7, Section "A" upon a plan of lots, laid out by Harvey S. Plummer.

PREMISES "C"

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

BEGINNING at a point of intersection of the Northeast side of Germantown Pike (50 feet wide) and the Southeast side of Markley Avenue (50 feet wide); thence, along the said side of Markley Avenue, North 44 degrees 30 minutes East, 250 feet to a point, a corner of land, formerly of Harvey S. Plummer; thence, along the same, South 45 degrees 30 minutes East, 90 feet to a point, a corner of land of Robert J. Cantando, et ux; thence, along the same, South 44 degrees 30 minutes West, 250 feet to a point on the Northeast side of Germantown Pike, aforesaid; thence, along the said side thereof, North 45 degrees 30 minutes West, 90 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN lot or piece of land, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point of intersection of the Northeasterly side of Germantown Pike (50 feet wide) and the Southeasterly side of Markley Avenue (50 feet wide); thence, along the said side of Markley Avenue, North 44 degrees 30 minutes East, 250 feet to a point, a corner of land, formerly of Harvey S. Plummer; thence, along the same, South 45 degrees 30 minutes East, 60 feet to a point, a corner of other land of Robert J. Cantando, et ux, of which this was a part; thence, along the same, South 44 degrees 30 minutes West, 250 feet to a point, on the Northeasterly side of Germantown Pike, aforesaid; thence, along the said side thereof, North 45 degrees 30 minutes West, 60 feet to the place of beginning.

BEING the same premises which Stephen D. Cantando, Executor of the Estate of Robert J. Cantando, by Deed, dated 8/31/2006, and recorded at Montgomery County Recorder of Deeds Office, on 9/8/2006, in Deed Book 5615 at Page 2068, granted and conveyed unto Reda Morkos and Sara Morkos. Reda Morkos departed this life on January 15, 2015.

Parcel Number: 67-00-01438-00-7.

Location of property: 3117 W. Germantown Pike a/k/a 3117 Germantown Pike, Norristown, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Sara Morkos a/k/a Sara F. Morkos, Individually and Sara Morkos a/k/a Sara F. Morkos, Personal Representative of the Estate of Reda Morkos a/k/a Reda Awny Morkos, Deceased** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$119,257.25.

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. 2023-07084**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lot #35 according to a Plan, made for Sunnybrook, Inc., by C. Raymond Weir, Registered Professional Engineer, on April 14, 1951, and recorded June 19, 1951, in the Office at the Recording of Deeds, at Norristown, PA., in Deed Book 2175 at Page 601, which plan shows revisions of Roslyn Valley #3 and portions of Roslyn Park, Section #1 and #2, said Lot being more fully bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Barnes Avenue (40 feet wide), at the arc distance of 68.54 feet, measured along the arc of a curve, deflecting to the left, having a radius of 90 feet from a point of reverse curve on the said Northeasterly side of Barnes Avenue, said point of reverse curve, being at the arc distance of 22.86 feet, measured along the arc of a curve, deflecting to the right, having a radius of 25 feet from the point of curve on the said Northeasterly side of Barnes Avenue, said point of curve, being at the distance of 583.65 feet, measured North 68 degrees, 11 minutes 05 seconds West from the intersection of the said Northeasterly side of Barnes Avenue, with the Northwesterly side of Johnson Avenue (40 feet wide) (both lines produced); thence, from the point of beginning, along the Northeasterly side of Barnes Avenue and along the arc of a curve, deflecting to the left, having a radius of 90 feet, the arc distance of 41.88 feet to a point; thence, along Lot #46 on said Plan and along the center line of a certain right-of-way for Township Drainage (40 feet wide); North 03 degrees, 53 minutes, 55 seconds East, 144.00 feet to a point; thence, along the rear of Lots #38 and #39, on said plan, and partly in and along the aforementioned right-of-way for Township Drainage, South 68 degrees, 11 minutes 05 seconds East, 106.23 feet to a point; thence, along Lot #34, on said plan, South 30 degrees, 33 minutes, 30 seconds West, 135.24 feet to the first mentioned point and place of beginning.

BEING the same premises which Michael J. Mower, Administrator of the Estate of Deborah Chieffo-Mower, by Deed dated March 10, 2008, and recorded March 10, 2008, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 5686 at Page 607, Instrument No. 2008035477, granted and conveyed unto Michael Mower, in fee.

AND THE SAID Michael J. Mower departed this life on or about November 5, 2019, thereby vesting title unto Earl Mower, Sarah Andrew, Edward Mower, Steven Mower, Ruth Mower, Helen Mower, Lorraine Mower, Maryann Chieffo, known heirs of Michael J. Mower and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Michael J. Mower, deceased.

Parcel Number: 30-00-03480-00-9.

Location of property: 2653 Barnes Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maryann Chieffo, Administratrix of the Estate of Michael J. Mower a/k/a Michael Mower, Deceased** at the suit of Nationstar Mortgage LLC. Debt: \$134,765.59.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-18100**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made by George B. Mebus, Registered Professional Engineer, of Glenside, Pa., on May 15, 1952, as follows, to wit:

BEGINNING at a point of tangency on the Northeasterly side of Asbury Avenue (50 feet wide); thence, extending on the arc of a circle, curving to the right, with a radius of 10.00 feet, and the arc distance of 15.72 feet to a point of tangency on the Southeasterly side of Oak Lane Road (51.50 feet wide); thence, extending along the said Southeasterly side of Oak Lane Road, North 59 degrees 45 minutes East, 69.06 feet to a point; thence, extending South 30 degrees 15 minutes East (leaving said side Oak Lane Road), 115.00 feet to a point; thence, extending South 70 degrees 28 minutes 50 seconds West, 94.48 feet to a point on the Easterly side of Asbury Avenue, aforesaid; thence, along said side of Asbury Avenue, on the arc of a circle, curving to the left, with a radius of 175.00 feet, the arc distance of 69.69 feet, to a point on the Northeasterly side of Asbury Avenue, aforesaid; thence, extending still along the same, North 30 degrees 15 minutes West, 19.36 feet to a point of tangency, being the first mentioned point and place of beginning.

BEING Lot No. 18 on Plan of Lots, entitled part of Ferguson's Melrose Park Lots, made for James D. Scully.

UNDER AND SUBJECT, nevertheless, to the easements, rights and privileges of the Township of Lower Merion with respect to public sewers upon and along the Dove Hill (or Lake) Road.

ALSO, UNDER AND SUBJECT within the limits of public roads, to any existing privileges of easement with regard to water and gas main, electric and telephone wires and lines, and sewers.

ALSO, UNDER AND SUBJECT to the condition and restrictions that any building now or hereafter erected on any part of the premises hereby granted and conveyed shall be used only for residential purposes or the necessary outbuildings appurtenant thereto and that no part of said premises shall be used for any offensive use or occupation.

TOGETHER with the right-of-way or passage in common with the Grantors, their heirs, successors and assigns, and Charles J. McIlvain, Jr., his heirs and assigns, over the road and lanes abutting on the above described premises as such roads and lanes are laid out and existing at the date hereof, and over any roads or lanes which may hereafter be located by Charles J. McIlvain, Jr., his heirs and assigns, over the premises granted and conveyed to him by Deed dated September 23, 1924. Excepting, however, that portion of any private road or lane within the boundaries of the premises granted and conveyed to Rodman K. Griscom and Fidelity Trust Company, Trustees for Frances C. Griscom, Jr. by Deed dated September 29, 1924.

TOGETHER with the rights of the Grantors, in common or with others, to the use of the private road extending from Rose Lane to Gulph Road, and now known as "Gulf Road" referred to in Deed recorded in Deed Book 410 at Page 219 and Deed Book 418 at Page 464 of Montgomery County.

BEING the same property conveyed to Assembly of Self Inquiry Meditation Inc., who acquired title by virtue of a Deed from Henry A. Wilson, dated April 11, 2022, recorded May 4, 2022, being Instrument Number 2022050473, and recorded in Book 6280 at Page 00893, Office of the Recorder of Deeds, Montgomery County, Pennsylvania

Parcel Number: 31-00-21121-00-7.

Location of property: 7315 Oak Lane Road, Melrose Park, PA 19027.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Henry A. Wilson; Assembly of Self Inquiry Meditation Inc.; and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2004-RP1. Debt: \$151,359.75.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-02339**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Gwynedale, prepared for The Cutler Group, Inc., made by Urwiler and Walter, Inc., dated December 8, 1986, and last revised March 30, 1987, said Plan, being recorded in Plan Book A-48 at Pages 363 and 364, as follows, to wit:

BEGINNING at an interior point in the bed of a 20 feet wide water easement "E", said point being a corner of Lot 231; thence, extending from said point of beginning, North 79 degrees 29 minutes 19 seconds West, through the bed of said 20 feet wide water easement "E", 28.00 feet to a point, a corner of Lot 229; thence, extending along same, North 10 degrees 30 minutes 41 seconds East, crossing the Northerly side of said 20 feet wide water easement "E", 109.00 feet to a point, thence, extending South 79 degrees 29 minutes 19 seconds East, 28.00 feet to a point, a corner of Lot 231, thence, extending along same, South 10 degrees 30 minutes 41 seconds West, recrossing the Northerly side of said 20 feet wide water easement "E", 109.00 feet to the first mentioned point and place of beginning.

BEING Lot 230 as shown on said Plan.

BEING the same premises which Catherine DiGuglielmo, dated 11/21/2003, and recorded on 1/7/2004, in the Office for the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 05488 at Ppage 2478, granted and conveyed to Sylvannya C. Walters, in fee.

Parcel Number: 56-00-04556-20-3.

Location of property: 1174 Kipling Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sylvannya C. Walters** at the suit of AJX Mortgage Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB Trustee. Debt: \$298,811.91.

Michael J. Clark (Pincus Law Group, PLLC), Attorney(s). I.D. #202929

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. 2024-06320**, 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, known and designated as Lot #17 on Plan of Maple Terrace, with the buildings and improvements thereon erected, situate in **Hatfield Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made October 17 1949, and revised March 17, 1950, by Herbert H. Metz, Registered Engineers, as follows to wit:

BEGINNING at a point in the Northwest side line of West School Street, 40 feet wide, at the distance as measured along the Northwest side line of said street, 512.07 feet, Southwest of the Southwest side line of Main Street, 46 feet wide; thence, continuing along the Northwest side line of West School Street, by curved line, curving to the left, with a radius of 392.64 feet, a distance of 60.88 feet to a point, in line of Lot No. 18; thence, along the line of Lot No. 18, North 30 degrees 13 minutes West, 151.45 feet to a point, in line of land of Hatfield Consolidated School; thence, along said land, North 59 degrees 47 minutes East, 60 feet to a point, the line of Lot 16; thence, along the line of Lot No. 16, South 30 degrees 13 minutes East, 161.38 feet to the place of beginning.

BEING the same premises which Biblical Theological Seminary, a Pennsylvania non-profit corporation, by Deed, dated 4/27/2017, and recorded 4/28/2017, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6042 at Page 00739, granted and conveyed unto Richard M. Davis and Joan E. Luther, Deceased 02/26/2020, as tenants by the entirety.

Parcel Number: 09-00-01633-00-5.

Location of property: 119 W. School Street, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Richard M. Davis** at the suit of MidFirst Bank. Debt: \$206,898.27.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-08682**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Lot or pieces of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, described according to a Townhouse Residential Layout and Paving Plan Area "B", of Hillcrest Glen, made by D.S Winokur Associates, Inc., dated 7/28/2001, last revised 4/30/2003, and recorded in Plan Book A-61 at Page 254 and 255, as follows to wit:

BEING Lot 31, as shown on the above-mentioned Plan.

BEING the same premises which Hillcrest Glen, L.P., by Deed, dated March 24, 2005, and recorded at Montgomery County Recorder of Deeds Office on April 7, 2005, in Deed Book 05549 at Page 1577, granted and conveyed unto Marcia Robinson.

Parcel Number: 49-00-03091-56-8.

Location of property: 105 Cricket Drive, Conshohocken, PA 19428.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Marcia Robinson** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Trustee of LSRMF MH Master Participation Trust II. Debt: \$258,795.47.

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

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

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

By virtue of a Writ of Execution **No. 2024-14715**, 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 **Whitemarsh Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Revised Plan of Sub-division, Whitemarsh Country Club Estates, made for Jonnez Corp., by Haggerty, Boucher and Hagan, Inc., Engineers, dated August 10, 1956, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-3 at Page 57, as follows, to wit:

BEGINNING at a point on the Northwestern side of Presidential Drive (of irregular width), said point being the four following courses and distances from a point of curve on the Westerly side of Thomas Road (forty-one and five-tenths feet wide): (1) leaving Thomas Road, on the arc of a circle, curving to the right, having a radius of twenty-five feet, the arc distance of thirty-seven and thirty-seven one-hundredths feet to a point of tangent on the Northwestern side of Presidential Drive, (fifty feet wide); (2) South eighty-four degrees twenty-two minutes thirty seconds West, along the Northwestern side of Presidential Drive, one thousand thirty-six and twenty-five one-hundredths feet to a point of curve, on same; (3) Westwardly and Northwestwardly, along the Northwestern side of Presidential Drive (of irregular width), on the arc of a circle, curving to the right, having a radius of eighty feet, the arc distance of fifty and forty-four one-hundredths feet to a point of reverse curve; and (4) Northwestwardly, along the Northwestern side of Presidential Drive (of irregular width), on the arc of a circle, curving to the left, having a radius of fifty feet, the arc distance of thirty-one and fifty-three one-hundredths feet to the point of beginning;

thence, extending from said point of beginning, along the Northwesterly side of Presidential Drive, the three following courses and distances: (1) Westwardly and Southwestwardly, along the Northwesterly side of Presidential Drive (of irregular width), on the arc of a circle, curving to the left, having a radius of fifty feet, the arc distance of thirty-one and fifty-three one-hundredths feet to a point of reverse curve, on same; (2) Southwestwardly and Westwardly, along the Northwesterly side of Presidential Drive (of irregular width), on the arc of a circle, curving to the right, having a radius of eighty feet, the arc distance of fifty and forty-four one-hundredths feet to a point of tangent on the Northwesterly side of Presidential Drive (fifty feet wide); and (3) South eighty-four degrees twenty-two minutes thirty seconds West, along the Northwesterly side of Presidential Drive, forty-eight and thirty-five one-hundredths feet to a point; thence, extending North five degrees thirty-seven minutes thirty seconds West, two hundred eighty-five feet to a point; thence, extending North eighty-four degrees twenty-two minutes thirty seconds East, one hundred twenty-five feet to a point, a corner of Lot No 12 on said Plan; thence, extending along the same, South five degrees thirty-seven minutes thirty seconds East, two hundred sixty feet to the first mentioned point and place of beginning.

BEING Lot Number 11 as shown on the above-mentioned Plan.

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

TOGETHER with all and singular the buildings, improvements, ways, waters, watercourses, driveways, rights, liberties, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TITLE TO SAID PREMISES IS VESTED IN Mark M. Haber and Patricia Geppert Haber, by Deed from Patricia Thomas-Geppert, dated July 22, 2004, recorded July 22, 2004, in Book No. 5518 at Page 1118.

Parcel Number: 65-00-09214-00-9.

Location of property: 4125 Presidential Drive, Lafayette Hill, PA 19444.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Classic Flooring; Mark M. Haber; and Patricia G. Haber a/k/a Patricia Geppert Haber** at the suit of Wells Fargo Bank, N.A. Debt: \$258,090.90.

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

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

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

By virtue of a Writ of Execution **No. 2024-15301**, 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 Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan prepared for Fore Site Land Services, Inc., North Wales, Pennsylvania, entitled "Preliminary/Final Minor Subdivision Plan", dated February 6, 2015, last revised February 4, 2016, and recorded March 7, 2016, in the Office for the Recording of Deeds of Montgomery County, Pennsylvania, in Plan Book 43, at Page 348.

BEGINNING at a point, an iron pin on the South right-of-way line of Sumneytown Pike (65 feet wide), a corner of Lot 2 and Tax Map Block 33 Unit 17; thence, from said point of beginning, along lands of Tax Map Block 33 Unit 17; South 29 degrees 48 minutes 00 seconds West, 285.30 feet to an iron pin, in line with lands of Tax Map Block 33 Unit 91; thence, partly along lands of Tax Map Block 33 Unit 91 and Tax Map Block 33 Unit 92; North 60 degrees 12 minutes 00 seconds West, 244.19 feet to an iron pin, in line of lands of Tax Map Block 34 Unit 25; thence, partly along lands of Tax Map Block 34 Unit 25 as well as Block 34 Units 24 and 6; North 49 degrees 05 minutes 00 seconds East, 127.13 feet to an iron pin, a corner of Lot 1 and Lot 2 and in line of lands of Tax Map Block 34 Unit 6; thence, along lands of Lot 1, the following two courses: (1) South 60 degrees 12 minutes 00 seconds East, 177.21 feet to an iron pin; (2) North 29 degrees 48 minutes 00 seconds East, 164.65 feet to a point on the South right-of-way line of Sumneytown Pike; thence, along said South right-of-way line of Sumneytown Pike; South 61 degrees 42 minutes 7 seconds East, 25.01 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

BEING the same premises which The Robert Robinson Amended and Restated Revocable Indenture Trust by Indenture bearing date 4/17/2017, and recorded 4/18/2017, at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 6040 at Page 02882 etc., granted and conveyed unto Adele C. Beckman Trust, in fee.

AND the said Adele C. Beckman, departed this life 5/17/2003.

AND the said Richard Robinson is the Successor Trustee under the Adele C. Beckman Revocable Trust U/A November 23, 1994, as amended.

Parcel Number: 56-00-08374-01-2.

Location of property: 626 Sumneytown Pike, North Wales, PA 19454.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jonathan Mitchell, Lilianna Mitchell and United States of America c/o United States Attorney's Office of Eastern District of Pennsylvania** at the suit of Kevin Cunningham and Larae Cunningham. Debt: \$458,317.38, plus interest from April 19, 2024, in the amount of \$50,708.83 for a total amount of \$509,026.21.

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.

By virtue of a Writ of Execution **No. 2024-17178**, 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 **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of May Street, at a distance of 115 feet 1 inch, Eastwardly from the East line of Franklin Street, a corner of the hereby granted premises and a ten foot wide alley; thence, Eastwardly, 24 feet along said May Street to a point, in the dividing line of the hereby granted premises and the premises, now or late of Horace W. Skean; thence, Southwardly, 138 feet, more or less to a stake, a point passing in said course and direction through the dividing wall of a double brick dwelling, now or late of Frederick H. Keiser and Irvin W. Riegner; thence, Westwardly, 18 feet to the private alley, aforesaid; thence, Northwardly, along said alley, 138 feet to place of beginning.

BEING the same premises which Roxanne M. Faison, Executrix of the Estate of Dawn L. Rubright Butler a/k/a Dawn L. Butler, by Deed, dated November 19, 2014, and recorded December 2, 2014, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5936 at Page 2131, granted and conveyed unto Twisted Willow, LLC, in fee.

TITLE TO SAID PREMISES IS VESTED IN Marlon L. Rodriguez Maradiaga, as Sole Owner, by Deed from Twisted Willow, LLC, dated December 31, 2019, recorded January 6, 2020, in Book No. 6167 at Page 01118.

Parcel Number: 16-00-20836-00-1.

Location of property: 414 May Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marlon L. Rodriguez Maradiaga** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$93,395.14.

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

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

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

By virtue of a Writ of Execution **No. 2024-17766**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being Lot No. 69 on a Plan of Country Club Homes, by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on the 29th day of September AD 1952, and revised on the 23rd day of January A.D. 1953, bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Northwest side of Galbraith Avenue, 50 feet wide, at the distance of 10 feet, measured Southwestwardly, along a curved line, bearing to the right, having a radius of 135 feet from a point on said side of Galbraith Avenue, which last mentioned point is at the distance of 65 feet, measured Southwestwardly, along the Northwest side of Galbraith Avenue, from the point of tangent of the radius round corner of Galbraith Avenue and Chestnut Avenue, 41.5 of a foot wide, as shown on said Plan; thence, from said point of beginning, along the Northwest side of Galbraith Avenue, Southwestwardly, on a line, curving to the right, having a radius of 135 feet, the arc distance of 51.51 of a foot, to a point of tangent; thence, continuing along the said side of Galbraith Avenue, South 28 degrees 40 minutes West, 79 feet to a point, a corner of Lot No. 76 on said Plan; thence, along Lot No. 76, North 21 degrees 15 minutes West, 160 feet to a point, in line of land of Anna Banyish; and thence, along said land, North 68 degrees 45 minutes East, 42 feet to a point, a corner of Lot No. 68 on said Plan; thence, along Lot No. 68, South 49 degrees East, 175.78 of a foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary A. Kardick and James Manion, by Deed from Mary A. Kardick, dated December 18, 2006, recorded January 5, 2007, in Book No. 5630 at Page 01074, being Instrument No. 2007003050. James Manion is deceased, date of death was June 1, 2016.

Parcel Number: 63-00-02512-00-8.

Location of property: 61 Galbraith Avenue, Eagleville a/k/a Norristown, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Mary A. Kardick, Individually and in her Capacity as Heir of James Manion; Nicholas Manion, in his Capacity as Heir of James Manion; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under James Manion, Deceased** at the suit of CSMC 2019-RPL7 Trust. Debt: \$157,590.83.

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

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

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

By virtue of a Writ of Execution **No. 2024-17943**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Southeast side of Astor Street, at the distance of 298 feet, Northeasterly, from Marshall Street, being a corner of this and a house and lot conveyed to Sarah Anderson; and thence, Southeasterly, at right angles to Astor Street, the line passing through the middle of the partition wall, between this and the adjoining house of said Sarah Anderson, 110 feet to a stake, in or near the middle of Baker Alley; thence, parallel with said Astor Street, along the middle of said Baker Alley, Northeasterly 14 feet, more or less to a stake, a corner of this and other property formerly of said Henry H. Hobensack, now of Robert K. Ward and wife; thence, along same, Northwesterly, parallel with the first line, passing through the middle of the partition wall between this and the adjoining house of said Henry H. Hobensack, 110 feet to Astor Street, aforesaid; and along the Southeast side thereof, Southwesterly, 14 feet, more or less, to the place of beginning.

BEING the same premises which Louis Sambrick, by Deed, dated 2/13/1989, and recorded at Montgomery County Recorder of Deeds Office, on 2/16/1989, in Deed Book 4902 at Page 2049, granted and conveyed unto John Caruso and Kathleen Caruso. Kathleen Caruso departed this life on August 15, 2002.

Parcel Number: 13-00-02736-00-5.

Location of property: 636 Astor Street Place a/k/a 636 Astor Street, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **John Caruso** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$58,117.38.

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. 2024-20740**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a point on the Northwesterly side of Willow Street at the distance of 200.00 feet measured Northeastwardly from Furnace Street, a corner of this and property now or late of Maria Butler, thence at right angles to said Willow Street, Northwestwardly along Maria Butler's land, 118.00 feet, more or less to the Southeasterly side of a 20 foot wide public alley; thence along said side of said alley, Northeastwardly, 20.00 feet to a corner of other lands now or late of Saville P. Moore; thence along said Moore's land, Southeastwardly parallel with the first course, 118.00 feet, more or less to the Northwesterly side of Willow Street, aforesaid; thence along said side of Willow Street, Southeastwardly 20.00 feet to the place of beginning.

TOGETHER with rights as set forth in Deed, recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 647 at Page 460, therein set forth, as follows:

THE GRANTEE, their Heirs and Assigns, shall and may at all times, hereafter, have the full and free liberty and privilege of joining to the brick wall of the house or the message on the lot along the Southerly side of the herein granted Lot, as well, below and as above the surface of the ground, and along the whole length or any part of the length thereof, any building which he or they or any of them may desire or have occasion to erect on the said Lot along the division line aforesaid, and to use and enjoy the said wall or any part thereof, as a wall of the building or buildings so to be erected and to sink the joists of such building or buildings into the aforesaid, to a depth of 4.50 inches, and no further.

BEING the same premises which Maximum Efficiency, LLC, by Deed, dated July 12, 2018, and recorded in the Office of Recorder of Deeds, of Montgomery County, on July 17, 2018, in Book 6098 at Page 01404, being Instrument #2018047301, granted and conveyed unto Stella Louise Wiley.

Parcel Number: 13-00-38948-00-9.

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

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Stella Louise Wiley a/k/a Stلالouise Wiley** at the suit of Quorum Federal Credit Union. Debt: \$64,125.24.

Steven P. Kelly, Attorney.

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

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

By virtue of a Writ of Execution **No. 2024-22740**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared as part of May Street Crossing, prepared for Genesis Housing Corporation, by Richard C. Mast Associates, P.C., Consulting Engineers and Surveyors, dated 1-15-2004, last revised 6-7-2005, and recorded in Plan Book 25 at Page 72 as follows, to wit:

BEGINNING at a point on the Northeasterly side of May Street (Paper) (50 feet wide), a corner of this and Lot No. 20 on said Plan; thence, extending from said point of beginning and along the Northeasterly side of May Street, aforesaid, North 47 degrees 09 minutes 43 seconds West, 26.92 feet to a point, a corner of Lot No. 18 on said Plan; thence, extending along the same, North 42 degrees 50 minutes 17 seconds East, crossing a 20 feet wide Access and Utility Easement, 139.99 feet to a point, in line of lands of Cathy Kuterbach; thence, extending along the same, South 47 degrees 09 minutes 43 seconds East, 26.92 feet to a point, a corner of Lot No. 20, aforesaid; thence, extending along the same, re-crossing the aforesaid 20 feet wide Access and Utility Easement, South 42 degrees 50 minutes 17 seconds West, 139.99 feet to the first mentioned point and place of beginning.

BEING Lot No. 19 on said Plan.

BEING the same premises which Michael J. Gomes, by Deed, dated 09/29/2017, and recorded 10/02/2017, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6063 at Page 1464, granted and conveyed unto Julie Ray.

Parcel Number: 16-00-21878-00-3.

Location of property: 537 May Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Julie Ray** at the suit of Servis One, Inc. d/b/a BSI Financial Services. Debt: \$155,881.00.

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

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

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

By virtue of a Writ of Execution **No. 2024-24235**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, as shown on Final Plan of Village of Mingo, dated January 1972, made by Tri-State Engineers and Land Surveyors, Inc., and recorded 08/16/1972, in Plan Book A-19 at Page 88 as follows, to wit:

BEGINNING at a point on the Northeasterly proposed right-of-way line of Mennonite Road, which point is measured the following courses and distances, from a point of curve on the Northwesterly side of Cochise Lane (50 feet wide): (1) leaving Cochise Lane, on the arc of a circle, curving to the right, having a radius of 30 feet, the arc distance of 47.12 feet, to a point of tangent on the Northeasterly side of Mennonite Road; (2) thence, along Mennonite Road, North 44 degrees 16 minutes 30 seconds West, 145.00 feet to the place of beginning; thence, extending from said beginning point, along Mennonite Road, North 44 degrees 16 minutes 30 seconds West, 75.00 feet to a corner of Lot 151; thence, leaving Mennonite Road and along Lot 151, North 45 degrees 43 minutes 30 seconds East, 140.00 feet to a corner of Lot 138; thence, along the same and partly along Lot No. 137, South 44 degrees 16 minutes 30 seconds East, 75.00 feet to the corner of Lot No. 153; thence, along the same, South 45 degrees 43 minutes 30 seconds West, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 152 on said Plan.

BEING the same premises which Mid-Coast Construction Co., Inc., a Pennsylvania Corporation, by Deed, dated 02/28/1974, and recorded 03/04/1974, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 3925 at Page 461, granted and conveyed unto Edward M. Belcher and Cynthia G. Belcher, husband and wife, as tenants by the entirety.

AND THE SAID Cynthia G. Belcher, has since departed this life on 05/01/2012, leaving title vested in Edward M. Belcher, by right of survivorship.

AND THE SAID Edward M. Belcher, has since departed this life on 11/29/2020, intestate, whereupon Letters of Administration were granted to Tyrone R. Belcher on 03/12/2021, by virtue of a petition for Grant of Letters, duly filed and probated to No. 46-2021-X0720, in the Office of the Register of Wills of Montgomery County.

BEING the same premises which Tyrone R. Belcher, Administrator of the Estate of Edward M. Belcher a/k/a Edward M. Belcher Jr., deceased, by Deed, dated 09/21/2021, and recorded 10/18/2021, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6252 at Page 629, granted and conveyed unto Jaime Lee Stewart. Parcel Number: 61-00-03521-70-2.

Location of property: 908 Mennonite Road, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jaime Lee Stewart** at the suit of North American Savings Bank, FSB. Debt: \$344,003.92.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-24956**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit, designated as Unit 22-B, being Unit in the Condominium of Maple Valley, a Condominium in **Horsham Township**, Montgomery County, Pennsylvania, which Unit is designated on the Declaration of Condominium, The Condominium of Maple Valley, dated 11/27/84, and recorded 11/28/84, in Deed Book 4753 at Page 1352, and all exhibits thereto.

BEING UNIT 22-B, The Condominium of Maple Valley.

TOGETHER WITH all right, title and interest of, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania, and as more fully set forth in the aforementioned Declaration of Condominium, The Condominium of Maple Valley, and Plats and Plans.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record, and current taxes, and to the provisions, easements, and covenants contained in the Declaration of Condominium, The Condominium of Maple Valley, and Plats and Plans.

THE Grantee, for and on behalf of the Grantee, the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the Executive Board in accordance with the Uniform Condominium Act of Pennsylvania and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that this covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

UNDER AND SUBJECT TO certain conditions and restrictions that may appear of record.

TITLE TO SAID PREMISES IS VESTED IN Edward L. Palmer and Joanne Palmer, husband and wife, as tenants by the entirety, by Deed, from Edward L. Palmer, dated December 15, 2014, recorded December 17, 2014, in Book No. 5938 at Page 1372, being Document No. 2014084457. Edward L. Palmer is deceased; date of death is May 25, 2024. Joanne Palmer is deceased; date of death is May 29, 2019.

Parcel Number: 36-00-07359-33-6.

Location of property: 12-B Lumber Jack Circle, Condominium #22B, Horsham, PA 19044.

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

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest from or under Edward L. Palmer, Deceased** at the suit of Mortgage Assets Management, LLC. Debt: \$240,474.65.

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

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

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

By virtue of a Writ of Execution **No. 2024-28702**, 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 being Lot #3 on Plan of tract of lands, with the message or tenement thereon erected, situate on the West side of Main Street, in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded on the North, by property of, now or late Clement G. Mumbauer, as Lot #2 on the East by Main Street, on the South, by Lot #4, and on the West, by property of, now or late of Dr. J.G. Mensch.

CONTAINING in front, along Main Street, 40 feet and in depth from Main Street to said property of, now or late of Dr. J.G. Mensch, 137 feet be the same, more or less.

TITLE IS VESTED IN Joseph Giunta and Nichole Giunta, husband and wife, by Deed from Deborah R. Turofski, dated August 20, 2012, recorded August 22, 2012, in the Montgomery County Clerk's/Register's Office, in Deed Book 5845 at Page 2077.

Parcel Number: 15-00-01477-00-2.

Location of property: 527 Main Street, Pennsburg, PA 18073.

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

Seized and taken in execution as the property of **Joseph Giunta and Nichole Giunta** at the suit of Citibank, N.A., as Trustee for CMLTI Asset Trust. Debt: \$203,793.37.

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

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

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

By virtue of a Writ of Execution **No. 2024-29458**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit, designated as Unit Number 1603, being a Unit in The Meadows Condominium, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3101, et seq., as designated in the Declaration of Condominium of The Meadows, bearing date, the 1/4/84, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, PA, on 1/12/84, and Plats and Plans for Condominium, bearing date 12/29/83, and recorded as Exhibit "C", of the Declaration of Condominium of The Meadows Condominium, in Deed Book 4727 at Page 1766.

TOGETHER WITH all right, title and interest being .33% of undivided interest of, in and to the Common Elements, as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Linda J. Weaver, by Deed, dated 07/30/1999, and recorded 08/11/1999, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5283 at Page 442, granted and conveyed unto William M. Nichols, Jr. and Carol Ann Nichols, in fee.

Parcel Number: 61-00-01662-71-6 a/k/a 61-00-01662-716.

Location of property: 1603 Meadowview Lane, Condominium #1603, Mont Clare, PA 19453.

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

Seized and taken in execution as the property of **William Nichols a/k/a William M. Nichols, Jr. and Carol Nichols a/k/a Carol Ann Nichols a/k/a Carol A. Nichols** at the suit of AmeriSave Mortgage Corporation. Debt: \$106,765.63.

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. 2025-01392**, 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 about to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan (Phasing) of Pleasantview Estates Phase II, prepared by Bursich Associates, Inc., Consulting Engineers, dated 9/20/1989, last revised 9/27/1993, and recorded in Plan Book A54 at Page 344 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Deer Ridge Drive (50 feet wide), a corner of this and Lot No. 89, Pleasantview Estates, Phase I; thence, extending from said point of beginning and Lot No. 89, aforesaid, and partly along Lot No. 88, Pleasantview Estates, Phase I, South 47 degrees 14 minutes 46 seconds West, 125.00 feet to a point, a corner of Lot No. 115 on said Plan; thence, extending along the same and partly along Lot No. 114 on said Plan, North 42 degrees 45 minutes 14 seconds West, 80.00 feet to a point, a corner of Lot No. 91 on said Plan; thence, extending along the same, North 47 degrees 14 minutes 46 seconds East, 125.00 feet to a point on the Southwesterly side of Deer Ridge Drive, aforesaid; thence, extending along the same, South 42 degrees 45 minutes 14 seconds East, 80.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 90 on said Plan.

UNDER AND SUBJECT to covenants, easements and restrictions of record.

BEING the same property conveyed to Christopher A. Deacon and Ellen A. Deacon, husband and wife, who acquired title, as tenants by the entirety, by virtue of a deed from Joseph Murphy and Joanne Murphy, husband and wife, dated April 24, 2008, recorded May 1, 2008, as Instrument Number 2008045337, and recorded in Book 5691 at Page 00290, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 42-00-01253-73-9.

Location of property: 2032 Deer Ridge Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Christopher A. Deacon and Ellen A. Deacon, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$394,910.18.

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. 2025-02288**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Rowe Tract, made by Graf Engineering, LLC, dated 5/16/2016, last revised 12/9/2016, and recorded in Plan Book 44 at Page 432 as follows, to wit:

BEGINNING at a point on the Southerly ultimate right-of-way line of Collegeville Road; said point being a corner of Block 40 Unit 46 as shown on the above-mentioned Plan; thence, extending from said beginning point, along the same, South 04 degrees 20 minutes 44 seconds East, 362.12 feet to a point, a corner of Lot 1; thence, extending along the same, North 87 degrees 56 minutes 30 seconds West, 215.95 feet to a point, in line of Block 40 Unit 54; thence, extending partly along the same and partly along Block 40 Unit 25, North 01 degree 15 minutes 00 seconds West, 302.73 feet to a point on the Southerly ultimate right-of-way line of Collegeville Road; thence, extending along the same, North 75 degrees 26 minutes 10 seconds East, 201.45 feet to the first mentioned point and place of beginning.

BEING Lot 2 as shown on the above-mentioned Plan.

BEING the same premises which Teresa Tinker, Successor Trustee of the John Catanzaro and Joanne Rowe Revocable Living Trust, by Deed, dated 10/11/2019, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 10/24/2019, in Deed Book Volume 6158 at Page 1271, granted and conveyed unto Marita Belotti and Christopher Theodore Caruso.

Parcel Number: 43-00-02666-14-4.

Location of property: 222 Collegeville Road, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marita Belotti and Christopher Theodore Caruso** at the suit of PennyMac Loan Services, LLC. Debt: \$281,802.18.

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. 2025-02393**, 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 land, situated on the South side of Green Street in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent Survey and Plan, dated April 12, 1951, by George R. Nevells, Registered Surveyor, Perkasiac, Pennsylvania.

BEGINNING at a nail, in the centerline of Green Street (forty-six feet wide, thirty feet between curbs), a corner of Lot No. 3 on said Plan, said place of beginning, being one hundred forty-two and seventy one-hundredths feet Southwest of the centerline of Wile Avenue; thence, along Lot No. 3, South thirty-six degrees eighteen minutes East, the distance of one hundred eighty-two and eighty-eight one-hundredths feet to a pipe, a corner on the North side of fourteen feet wide alley; thence, along the same, South fifty-three degrees fifteen minutes West, the distance of forty and ninety one-hundredths feet to a pipe, a corner of Lot No. 1; thence, along the same, North thirty-six degrees eighteen minutes West, the distance of one hundred eighty and thirty-six one-hundredths feet to a nail, a corner in the centerline of Green Street; thence, along the same, North forty-nine degrees forty-three minutes thirty seconds East, the distance of forty-one feet to the place of beginning.

BEING known as Lot No. 2.

CONTAINING seven thousand four hundred twenty-eight square feet, more or less.

AND ALSO granting the use of a twelve-foot-wide right-of-way for a driveway through the above-described lot to Lot No. 1, bounded and described as follows:

BEGINNING at a nail, in the centerline of Green Street, a corner of Lot No. 3 on said Plan, said place of beginning, being one hundred forty-two and seventy-one-hundredths feet Southwest of the centerline of Wile Avenue; thence, along Lot No. 3, South thirty-six degrees eighteen minutes East, the distance of one hundred eight feet to a point, a corner; thence, through the above described Lot, South forty-nine degrees forty-three minutes thirty seconds West, the distance of forty-one feet to a point, a corner in line of Lot No. 1; thence, along the same, North thirty-six degrees eighteen minutes West, the distance of thirty feet to a point, a corner; thence, through the above described Lot, the following two courses and distances: North forty-nine degrees forty-three minutes thirty seconds East, the distance of twenty-nine feet to a point, a corner; thence, North thirty-six degrees eighteen minutes West, the distance of seventy-eight feet to the centerline of Green Street; thence, along the same, North forty-nine degrees forty-three minutes thirty seconds East, the distance of twelve feet to the place of beginning.

BEING the same premises which Eva Landis, by Deed, dated 07/15/1983, and recorded 07/22/1983, in the County of Montgomery, in Deed Book 4712 at Page 2130, conveyed unto Marvin C. Krupp, deceased, and Victoria A. Krupp, deceased, husband and wife, as tenants by the entireties.

AND THE SAID Marvin Krupp departed this life, on or about 08/05/2021, thereby passing their interest in the premises unto Victoria A. Krupp.

AND THE SAID Victoria A. Krupp departed this life, on or about 10/17/2023, thereby passing their interest in the premises unto Troy A. Krupp, Todd A. Krupp, Thomas A. Krupp, Tracey A. Krupp, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Victoria A. Krupp, deceased.

Parcel Number: 21-00-03704-00-1.

Location of property: 114 Green Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Troy A. Krupp, known Heir of Victoria A. Krupp, deceased; Todd A. Krupp, known Heir of Victoria A. Krupp, deceased; Thomas A. Krupp, known Heir of Victoria A. Krupp, deceased; Tracey A. Krupp, known Heir of Victoria A. Krupp, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Victoria A. Krupp, deceased** at the suit of PNC Bank, National Association. Debt: \$35,176.17.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-02754**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, made for Joe-Do Corporation, by Yerkes Engineering Co., on 4/17/1970, which Plan has been duly recorded in the Office for the Recording of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-17 at Page 5, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hunter Hill Drive (50 feet wide), which point is 78.50 feet, measured North 46 degrees 46 minutes 30 seconds West, along said side of Hunter Hill Drive from a point of tangent thereon, which last mentioned point is at the arc distance of 150.79 feet, measured on the arc of a curve, curving to the left, having a radius of 190.90 feet from a point of curve, which last mentioned point is 87.18 feet, measured North 01 degrees 31 minutes West, along said side of Hunter Hill Drive from a point of tangent, which last mentioned point is at the arc distance of 206.05 feet, measured on the arc of a curve, curving to the right, having a radius of 255.26 feet from a point of curve on the said side of Hunter Hill Drive, which last mentioned point is 67.44 feet, measured North 47 degrees 46 minutes West from a point on the center line of Valley Forge Road (80 feet wide); thence, from said point of beginning, South 43 degrees 13 minutes 30 seconds West, along line of Lot No. 68, as shown on said Plan, 201.97 feet to a point, a corner in line of land of Trusteeship of the Schwenkfelder Society; thence, North 47 degrees 46 minutes West, along line of land of Trusteeship of the Schwenkfelder Society, 123.52 feet to a point, a corner of Lot No. 66, as shown on said Plan; thence, North 43 degrees 13 minutes 30 seconds East, along Lot No. 66, 204.11 feet to a point, a corner on the Southwesterly side of Hunter Hill Drive, aforesaid; thence, along said side thereof, South 46 degrees 46 minutes 30 seconds East, 123.50 feet to a point, a corner of Lot No. 68, as shown on said Plan, the first mentioned point and place of beginning.

BEING Lot No. 67 as shown on said Plan.

UNDER AND SUBJECT TO certain conditions and restrictions that may appear of record.

BEING the same property conveyed to David S. Reno and Jennifer E. Reno, husband and wife who acquired title, with rights of survivorship, by virtue of a Deed from J. Bruce Tierney and Linda Tierney, husband and wife, dated February 20, 2004, recorded March 3, 2004, as Document ID 2004043592, and recorded in Book 5498 at Page 0982, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 53-00-03860-00-2.

Location of property: 1040 Hunter Hill Drive, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **David S. Reno and Jennifer E. Reno, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$305,378.35.

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. 2025-04375**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit designated as Unit D-100, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road, Condominium bearing date - the 14th day of January A.D. 1982, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 19th day of January A.D. 1982, in Deed Book 4676 at Page 443, etc., and Plats and Plans for 1600 Church Road Condominium, bearing date the 14th day of January A.D. 1982, and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium, in Deed Book 4676 at Page 443.

BEING the same premises which Shannon Smith, by Deed, dated August 29, 2019, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on October 31, 2019, in Deed Book 6159 at Page 01719, et seq., granted and conveyed unto L&S Realty LLC, in fee.

Parcel Number: 31-00-06896-02-1.

Location of property: 1600 Church Road, Condominium No. D100, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **L&S Realty LLC** at the suit of 1600 Church Road Condominium Association. Debt: \$29,880.90.

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

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

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

By virtue of a Writ of Execution **No. 2025-04377**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit designated as Unit No. C-104, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium, bearing date the 14th day of January 1982, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 19th day of January 1982, in Deed Book 4676 at Page 443, and Plats and Plans for 1600 Church Road Condominium, bearing date - the 14th day of January 1982, and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium, in Deed Book 4676 at Page 443.

TOGETHER with all right, title and interest, being a 1.4018 percent undivided interest of, in and to the Common Elements as set forth, in the aforesaid Declaration of Condominium.

BEING the same premises which Arcadia University, by Deed executed December 19, 2018, and effective December 27, 2018, and recorded in the Office for the Recorder of Deeds, in and for the County of Montgomery, on January 2, 2019, in Deed Book 6120 at Page 01291, et seq., granted and conveyed unto L&S Realty LLC, in fee.

Parcel Number: 31-00-06895-05-8.

Location of property: 1600 Church Road, Unit C104, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **L&S Realty LLC** at the suit of 1600 Church Road Condominium Association. Debt: \$39,249.60.

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

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

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

To all parties in interest and claimants:

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

ARTICLES OF INCORPORATION
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 a Domestic Business Corporation 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.

The name of the corporation is **Cool Hand Coaching Inc.**, located in Montgomery County and has been delivered to the Secretary of State for filing on August 5, 2025.

ARTICLES OF INCORPORATION
NON PROFITS

Arkasa Estates Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purposes of managing, maintaining, caring for, preserving and administering a residential community to be known as Arkasa Estates Planned Community located in Lower Salford Township, Montgomery County, PA.
Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

Emerson Village Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purposes of managing, maintaining caring for, preserving and administering a residential community to be known as Emerson Village Planned Community located in Whitehall Township, Lehigh County, PA.
Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

Emery Manor Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purposes of managing, maintaining, caring for, preserving and administering a residential community to be known as Emery Manor Planned Community located in Upper Saucon Township, Lehigh County, PA.
Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

Glenside St. Patrick's Day Association, Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.
Foehl & Eyre, P.C.
432 N. Easton Road
Glenside, PA 19038

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-18369

NOTICE IS HEREBY GIVEN that on July 16, 2025, the Petition of Domingo Matias Gonzalez was filed in the above-named Court, praying for a Decree to change the Petitioner's name to DOMINGO MATIAS.

The Court has fixed September 17, 2025, at 9:00 AM, in Courtroom "E" 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. 2025-18992

NOTICE IS HEREBY GIVEN that on July 23, 2025, the Petition of Nicole Marie Bowdler, on behalf of minor child, No Name Bowdler, was filed in the above-named Court, praying for a Decree to change the Child's name to MIKEL ATLAS BOWDLER.

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

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2023-04621

U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust,
Plaintiff

vs.

Jack Henry Moyer, as Surviving Heir of Robert L. Moyer, Deceased; Jessica Leigh Tamaccio, as Surviving Heir of Robert L. Moyer, Deceased; Lindsey Rae Moyer, as Surviving Heir of Robert L. Moyer, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest, from or under Robert L. Moyer a/k/a Robert Lee Moyer, Deceased Mortgagor and Owner,
Defendants

NOTICE

To The Defendants:

You are hereby notified U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust, has filed an Amended Complaint in Mortgage Foreclosure with regard to 316 Overlook Lane, Gulph Mills, PA 19428,

endorsed with a Notice to Defend, against you at No. 2023-04621 in the Civil Division of the Court of Common Pleas of Montgomery County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Montgomery County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

Plaintiff's Attorney: Stephen M. Hladik, Esquire
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454
215-855-9521

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

BOWEN, SALLY J., dec'd.

Late of Flourtown, PA.
Executor: TODD BOWEN,
1617 Cherry Lane,
Flourtown, PA 19031.

CANAZZI, JOHN P., dec'd.

Late of Lower Merion Township.
Executrix: JOSEPHINE R. CANAZZI,
203 Linwood Avenue,
Ardmore, PA 19003.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, PC,
1043 S. Park Avenue,
Audubon, PA 19403

DEERING, MARGARET FRANCES also known as

MARGARET DEERING, dec'd.
Late of Lower Gwynedd Township.
Executor: JOHN T. DEERING, III,
c/o Elizabeth L. Ferraro, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.

ATTORNEY: ELIZABETH L. FERRARO,
TIMONEY KNOX LLP,

400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

ESTOCK JR., MICHAEL J. also known as **MICHAEL ESTOCK, JR. and** **MICHAEL J. ESTOCK, dec'd.**

Late of Collegeville, PA.
Executrix: MARY SUSAN KILIAN,
169 Level Road,
Collegeville, PA 19426.

EVANS, SHIRLEY O., dec'd.

Late of Upper Providence Township.
Executrix: JUDY A. ALACKNESS,
c/o Lisa J. Cappolella, Esquire,
1236 E. High Street,
Pottstown, PA 19464.

ATTORNEY: LISA J. CAPPOLELLA,
1236 E. High Street,
Pottstown, PA 19464

FASOLKA, MICHAEL J. also known as **MICHAEL JOSEPH FASOLKA, dec'd.**

Late of Borough of Pennsburg.
Executrix: SHERRY L. FASOLKA.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

FOSTER, JOHN S., dec'd.

Late of Plymouth Township.
Executrix: SUSAN F. DRISCOLL,
c/o Elizabeth R. Howard, Esquire,
301 Gay Street, P.O. Box 507,
Phoenixville, PA 19460.

HAMMITT, RICARD L., dec'd.

Late of Ambler, PA.
Trustee: KEITH PAGNOTTO-HAMMITT,
c/o Christina Roberts, Esquire,
Breslin, Murphy & Roberts,
3305 Edgmont Avenue,
Brookhaven, PA 19015.

HORNYAK, JOHN R., dec'd.

Late of Upper Merion Township.
Executrix: STEPHANIE THOMPSON,
14 Midland Avenue,
Berwyn, PA 19312.
ATTORNEY: NEIL M. HILKERT,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

JAMES, BRIAN C., dec'd.

Late of Harleysville, PA.
Administrator: BRADLEY C. JAMES,
c/o The Roth Law Firm,
P.O. Box 4355,
Allentown, PA 18105.
ATTORNEY: LARRY R. ROTH,
THE ROTH LAW FIRM,
P.O. Box 4355,
Allentown, PA 18105

KOTKOSKIE, VERONICA, dec'd.

Late of Abington Township.
Executrix: LINDA GOLDBRESS,
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

LONGO, CHARLES J., dec'd.

Late of Borough of Conshohocken.
 Executrices: CHARLENE BITTING,
 256 Larkspur Lane,
 King of Prussia, PA 19406,
 MELISSA A. CUTRONE,
 1314 Colwell Lane,
 Conshohocken, PA 19428.
 ATTORNEY: NEIL M. HILKERT,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

MARTIN, JAMES R. also known as JAMES MARTIN, dec'd.

Late of Plymouth Township.
 Executor: THEODORE MARTIN,
 4460 Thebes Turn,
 Whitehall, PA 18052.
 ATTORNEY: MATTHEW H. CARLSON,
 RUGGIERO LAW OFFICES LLC,
 16 Industrial Boulevard, Suite 211,
 Paoli, PA 19301

MASHURA, JOAN M., dec'd.

Late of Borough of Hatboro.
 Executrix: SUSAN M. MASHURA,
 c/o Joseph J. Witiw, Esquire,
 1140-B York Road,
 Warminster, PA 18974-2072.
 ATTORNEY: JOSEPH J. WITIWI,
 1140-B York Road,
 Warminster, PA 18974-2072

McANALLY, LUCIENNE JULIETTE also known as

LUCIENNE C. McANALLY, dec'd.
 Late of Franconia Township.
 Executor: STEVEN A. McANALLY,
 302 Denis Lane,
 Wallingford, PA 19086.
 ATTORNEY: ELIZABETH T. STEFANIDE,
 339 W. Baltimore Avenue,
 Media, PA 19063

NENTWIG, STEPHANIE, dec'd.

Late of Pennsburg, PA.
 Executor: ROBERT NENTWIG.
 ATTORNEY: CHRISTOPHER H. MEINZER,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

NEVILLE, PATRICIA THERESA, dec'd.

Late of Gladwyne, PA.
 Executor: RICHARD NEVILLE,
 73 Windermere Avenue,
 Lansdowne, PA 19050.

OMAND, ELIZABETH L. also known as ELIZABETH OMAND and ELIZABETH LOUISE OMAND, dec'd.

Late of Cheltenham Township.
 Executrix: TRACEY Y. QUERIEPEL,
 c/o Robert A. Bacine, Esquire,
 Kaplin Stewart Meloff Reiter & Stein, PC,
 910 Harvest Drive, Suite 200,
 Blue Bell, PA 19422.
 ATTORNEY: ROBERT A. BACINE,
 KAPLIN STEWART MELOFF REITER &
 STEIN, PC,
 910 Harvest Drive, Suite 200,
 Blue Bell, PA 19422

PIASECKI, BRENT MICHAEL also known as MICHAEL PIASECKI, dec'd.

Late of Whitpain Township.
 Administratrix: LISA PIASECKI,
 c/o S. Stacy Mogul, Esquire,
 890 Lantern Lane,
 Blue Bell, PA 19422-1614.
 ATTORNEY: S. STACY MOGUL,
 HEILIGMAN AND MOGUL, P.C.,
 890 Lantern Lane,
 Blue Bell, PA 19422-1614

RAGUSA, THERESA also known as THERESA A. RAGUSA, dec'd.

Late of Whitpain Township.
 Executor: CHARLES A. RAGUSA,
 c/o Jamie V. Ottaviano, Esquire,
 Picardi Philips & Ottaviano,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464-0776.

RAUSCH, THEODORE L., dec'd.

Late of Upper Dublin Township.
 Executor: DEVON C. T. RAUSCH,
 c/o Kenneth R. Werner, Esquire,
 Werner & Wood,
 203 W. Miner Street,
 West Chester, PA 19382-2924.
 ATTORNEY: KENNETH R. WERNER,
 WERNER & WOOD,
 203 W. Miner Street,
 West Chester, PA 19382-2924

RICH, GERTRUDE, dec'd.

Late of Springfield Township.
 Executor: DAVID M. RICH,
 125 Carroll Avenue,
 Glenside, PA 19038.
 ATTORNEY: BRIAN P. McVAN,
 McVAN & WEIDENBURNER,
 162 S. Easton Road,
 Glenside, PA 19038

ROBERTSON, WALTER HARRY, dec'd.

Late of Borough of Souderton.
 Executor: STEVEN T. ROBERTSON,
 500 Hoffman Road,
 Harleysville, PA 19438.
 ATTORNEY: GARY P. LEWIS,
 LEWIS & McINTOSH, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

ROSSI, WINIFRED ELIZABETH, dec'd.

Late of Horsham Township.
 Executrix: WINIFRED K. ROSSI,
 c/o Danielle Friedman, Esquire,
 1801 Market Street, Suite 2300,
 Philadelphia, PA 19103.
 ATTORNEY: DANIELLE FRIEDMAN,
 OFFITT KURMAN, P.C.,
 1801 Market Street, Suite 2300,
 Philadelphia, PA 19103

SALAMONE, JOHN A., dec'd.

Late of Lower Providence Township.
 Executrix: SANDRA E. SALAMONE,
 49 W. Mount Kirk Avenue,
 Eagleville, PA 19403-1541.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD & KARVER,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

**SCARPULLA, JENNIFER R. also known as
JENNIFER ROSE SCARPULLA and
JENNIFER SCARPULLA, dec'd.**

Late of Lower Providence Township.
Executrix: VICTORIA NINA HICKERSON,
c/o E. Marc Miller, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: E. MARC MILLER,
FLASTER GREENBER PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

SILVESTRI, MARIO J., dec'd.

Late of East Norriton Township.
Executors: MICHAEL JAMES SILVESTRI,
3170 Greenridge Drive,
Lancaster, PA 17601,
KAREN L. VIGODA,
629 Edward Avenue,
Pottsville, PA 17901.
ATTORNEY: BRIDGET MONAGHAN WIBLE,
MONAGHAN WIBLE LAW,
8500 West Chester Pike,
Upper Darby, PA 19082

SLOWE, SHARON MAY, dec'd.

Late of Towamencin Township.
Executrix: CYNTHIA M. BRANDT,
1625 Morris Road,
Lansdale, PA 19446.
ATTORNEY: LINDSEY HOELZLE,
HOELZLE LAW LLC,
P.O. Box 98,
Birchrunville, PA 19421

**SMITH, DORIS A. also known as
DORIS ARLENE SMITH, dec'd.**

Late of Telford, PA.
Executor: KURT R. SMITH,
143 W. Lincoln Avenue,
Telford, PA 18969-1904.
ATTORNEY: BRIAN D. GOURLEY,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

STAUFFER, DONALD D., dec'd.

Late of Lower Pottsgrove Township.
Executor: JAMES W. STAUFFER,
648 N. Adams Street,
Pottstown, PA 19464.
ATTORNEY: JAMES C. KOVAELSKI,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

WINCHESTER, RICHARD, dec'd.

Late of Norristown, PA.
Executrix: JASMINE L. SPRENGER,
629 Stanbridge Street,
Norristown, PA 19401.
ATTORNEY: MICHAELANGELO DIPPOLITO,
ThePeoplesLawFirm.com, LLC,
712 Kimberton Road,
Chester Springs, PA 19425

**WROBLEWSKI, WALTER PAUL also known as
WALTER P. WROBLEWSKI, dec'd.**

Late of Hatfield Township.
Co-Executors: MICHELLE ENRIQUEZ AND
MELISSA CAWLEY,
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: JOEL STEINMAN,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215

Second Publication

ADINOLFI, ROBERT JAMES, dec'd.

Late of Harleysville, PA.
Administrator: CATHERINE ADINOLFI,
36 Walden Pond Way,
Harleysville, PA 19438.

ALLEN, LAWRENCE, dec'd.

Late of Ambler, PA.
Executor: BARRY ALLEN,
140 Elm Street,
Hollidaysburg, PA 16648.

BACCHI, JOAN, dec'd.

Late of Collegeville, PA.
Executor: JOHN BACCHI,
Collegeville, PA.

**BECHTEL, RAYMOND S. also known as
RAYMOND STYER BECHTEL, dec'd.**

Late of Lower Salford Township.
Executors: LAUREEN S. DAVISON,
18 Palo Lane,
Newark, DE 19702.
JULEEN M. HAGAR,
221 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 64769,
Souderton, PA 18964

BELTON, MAKAYLA N., dec'd.

Late of Abington Township.
Administratrix: TALIA SMITH-BELTON,
c/o Todd B. Jacobs, Esquire,
30 S. 17th Street, Suite 810,
Philadelphia, PA 19103.
ATTORNEY: TODD B. JACOBS,
JACOBS & COMEROTA,
30 S. 17th Street, Suite 810,
Philadelphia, PA 19103

**BOBB JR., JAMES ALBERT also known as
JAMES ALBERT BOBB, dec'd.**

Late of Worcester Township.
Executrix: ELOUIS R. NAYLOR,
c/o Susan Deane Hunter, Esquire,
401 Old Penllyn Pike,
Blue Bell, PA 19422.

ATTORNEY: SUSAN DEANE HUNTER,
LAW OFFICES OF SUSAN DEANE HUNTER,
401 Old Penllyn Pike,
Blue Bell, PA 19422

BRABSON, MARGO B., dec'd.

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

BRAITHWAITE, JOHN J., dec'd.

Late of Lower Merion Township.
Executors: JOHN J. BRAITHWAITE, JR. AND
BARBARA BROSNAN,
c/o Nathan Egner, Esquire,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087.
ATTORNEY: NATHAN EGNER,
DAVIDSON & EGNER,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087

BRUCKNO, RONALD J., dec'd.

Late of Plymouth Township.
Executor: ROBERT DiRENZO,
48 Mountainview Drive,
Jim Thorpe, PA 18229.
ATTORNEY: CHARLES D. MANDRACCHIA,
MANDRACCHIA LAW, LLC,
272 Ruth Road,
Harleysville, PA 19438

BURKE, THOMAS F., dec'd.

Late of East Norriton Township.
Executor: SCOTT P. BURKE,
203 Deer Run,
East Norriton, PA 19403.
ATTORNEY: MARYBETH O. LAURIA,
LAURIA LAW LLC,
3031 Walton Road, Suite C310,
Plymouth Meeting, PA 19462

**BYWATERS JR., RONALD E. also known as
RONALD ERIC BYWATERS, JR., dec'd.**

Late of Hatfield Township.
Executrix: ADELAIDE E. BYWATERS,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.
ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

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

Late of Borough of Hatboro.
Co-Executrices: LISA ANN BONER AND
MARIE JEANNETTE WARGO,
c/o John R. Lundy, Esquire,
Lundy Beldecos & Milby, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072.
ATTORNEY: JOHN R. LUNDY,
LUNDY BELDECOS & MILBY, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072

COSSMAN, EDWARD L., dec'd.

Late of Hatfield Township.
Executrix: SOPHIA A. ALLETTO,
35 Pulaski Street, P.O. Box 1458,
Tybee Island, GA 31328.
ATTORNEY: ELIZABETH M. WETZLER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

CROSBY, CAROL L., dec'd.

Late of Schwenksville, PA.
Executrix: TRACEY MARIE MENTZER,
29 Sandpiper Drive,
Bechtelsville, PA 19505.

CROUTHAMEL, LORETTA, dec'd.

Late of Borough of Telford, Bucks County, PA.
Executor: JEREMY Z. MITTMAN, ESQUIRE,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936.
ATTORNEY: JEREMY Z. MITTMAN,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936

DeANGELIS, KENNETH A., dec'd.

Late of Borough of Norristown.
Administrator: NANCY JANE DeANGELIS,
c/o David W. Crosson, Esquire,
Crosson & Richetti LLC,
609 W. Hamilton Street, Suite 301,
Allentown, PA 18101.
ATTORNEY: DAVID W. CROSSON,
CROSSON & RICHETTI LLC,
609 W. Hamilton Street, Suite 301,
Allentown, PA 18101

DOWNEY, JANE MARIE, dec'd.

Late of Upper Merion Township.
Executrix: ELIZABETH ANN MILLER,
c/o Susan Deane Hunter, Esquire,
401 Old Penllyn Pike,
Blue Bell, PA 19422.
ATTORNEY: SUSAN DEANE HUNTER,
LAW OFFICES OF SUSAN DEANE HUNTER,
401 Old Penllyn Pike,
Blue Bell, PA 19422

DuPONT, CECILIA, dec'd.

Late of Whitemarsh Township.
Executors: WESTLEY HOWARD LEVONIAN AND
ANDREW DuPONT,
c/o Thomas J. Burke, Jr., Esquire,
15 Rittenhouse Place,
Ardmore, PA 19003.
ATTORNEY: THOMAS J. BURKE, JR.,
HAWS & BURKE P.C.,
15 Rittenhouse Place,
Ardmore, PA 19003

GADALETA, JOSEPH, dec'd.

Late of Borough of Lansdale.
Executor: JOSEPH GADALETA,
c/o Gregory R. Gifford, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

GENUARDI, GLORIA HELEN, dec'd.

Late of Lansdale, PA.
Executor: FRANCIS S. PULEO,
200 Barefield Lane,
Conshohocken, PA 19428.

GOSHOW, JOHN M., dec'd.

Late of Franconia Township.
 Executrices: JENNIFER G. LACHER,
 377 Oak Drive,
 Souderton, PA 18964.
 JESSICA A. SCHENK,
 5028 Martin Drive,
 East Petersburg, PA 17520.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

HAAS, BARBARA S., dec'd.

Late of Borough of Hatboro.
 Executors: JEFFREY HAAS AND
 BETH ANN HAAS,
 c/o Laura M. Mercuri, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

KEMMERER, ETHEL P., dec'd.

Late of Upper Moreland Township.
 Executors: KRISTINA L. KEMMERER AND
 CHARLES L. KEMMERER, III,
 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

KING, ALAN CEDRIC, dec'd.

Late of Borough of Bryn Athyn.
 Executor: SEAN ROBERTS KING,
 c/o Ryan M. Bornstein, Esquire,
 800 Lancaster Avenue, Suite T-12,
 Berwyn, PA 19312.
 ATTORNEY: RYAN M. BORNSTEIN,
 HARVEY BALLARD & BORNSTEIN, LLC,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312

KRUPP, VICTORIA A., dec'd.

Late of Souderton, PA.
 Administrator: TROY A. KRUPP,
 235 Telford Pike,
 Telford, PA 18969.
 ATTORNEY: BRIAN D. GOURLEY,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

LEAVY, MICHAEL J., dec'd.

Late of Limerick Township.
 Executrices: KRISTIN A. CURNEW,
 3058 Shire Drive,
 Sanatoga, PA 19464,
 SHANNON OTTE,
 3545 Pickertown Road,
 Chalfont, PA 18914.
 ATTORNEY: JUDITH L. WATTS,
 PICARDI PHILIPS & OTTAVIANO,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464-0776

LIES, KENNETH, dec'd.

Late of Hatfield, PA.
 Administrators: BERNARD BANKS,
 66 Stratford Road,
 West Hempstead, NY 11552,
 ROSEMARY PORRETTI,
 1044 Victor Drive,
 East Greenville, PA 18041.
 ATTORNEY: KIRSTEN B. MINISCALCO,
 WINTER & DUFFY LAW,
 190 Bethlehem Pike, Suite 1, P.O. Box 564,
 Colmar, PA 18915-0564

MACCARRONE, MICHELE also known as MICHAEL MACCARRONE and MICELE MACCARRONE, dec'd.

Late of Upper Providence Township.
 Executor: CHRISTINE D. McCORMICK,
 c/o Unruh, Turner, Burke & Frees, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460.
 ATTORNEY: ANYLISE C. CROUTHAMEL,
 UNRUH, TURNER, BURKE & FREES, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460

NEMEC, GARY L., dec'd.

Late of Borough of Telford.
 Executrix: KATIE POUST,
 c/o Gregory C. McCarthy, Esquire,
 87 N. Broad Street,
 Doylestown, PA 18901.
 ATTORNEY: GREGORY C. MCCARTHY,
 87 N. Broad Street,
 Doylestown, PA 18901

NICE, PAULINE M., dec'd.

Late of Franconia Township.
 Executors: RONALD S. NICE,
 429 Morwood Road,
 Telford, PA 18969,
 PHYLLIS S. SELLARS,
 60 Washington Avenue, Apt. 5,
 Souderton, PA 18964.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

NOBLE, JULIA A., dec'd.

Late of Lower Gwynedd Township.
 Executrix: LESLIE N. KANE,
 837 Welsh Road,
 Schwenksville, PA 19473.
 ATTORNEY: JENNIFER A. KOSTEVA,
 HECHSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

NOSTADT, KEION JOHN, dec'd.

Late of Limerick Township.
 Co-Administrators: WILLIAM J. NOSTADT AND
 KAREN WISE NOSTADT,
 19 Cemetery Lane,
 Schwenksville, PA 19473.

ONIMUS JR., WILLIAM EDWARD, dec'd.

Late of Borough of Hatboro.
 Co-Executors: EDWARD ONIMUS AND
 KEITH ONIMUS,
 c/o Hope Bosniak, Esquire,
 Dessen, Moses & Rossitto,
 600 Easton Road,
 Willow Grove, PA 19090.

ATTORNEY: HOPE BOSNIAK,
DESSEN, MOSES & ROSSITTO,
600 Easton Road,
Willow Grove, PA 19090

PAINTER, LINDA G., dec'd.

Late of Upper Gwynedd Township.
Executrix: NANCY NISBET,
c/o Jonathan B. Young, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.

ATTORNEY: JONATHAN B. YOUNG,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

PETRECZ, CECILIA CATHERINE, dec'd.

Late of Upper Merion Township.
Executrix: KATHLEEN C. IULIANO,
211 Glenwood Road,
King of Prussia, PA 19406.

ATTORNEY: JACQUELINE A. JOHNSON,
3770 Ridge Pike,
Collegeville, PA 19426

PHIFER, LILLIAN A., dec'd.

Late of Upper Pottsgrove Township.
Executrix: ALICE PURVIS,
1661 Wyomissing Road,
Mohnton, PA 19540.

ATTORNEY: THOMAS A. MASTROIANNI,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

RESINGER, DOROTHY MAHNKS, dec'd.

Late of Lansdale, PA.
Co-Executors: PAMELA MEARS,
24809 Shrubbery Hill Court,
Damascus, MD 20872-2307,
JAMES RESINGER,
1121 Forest Lane,
Glen Mills, PA 19342-9609.

ROEDER, LORELEI E., dec'd.

Late of Borough of East Greenville.
Executor: ROBERT J. DAVIS, II.

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

SCARPULLA, JOHN D., dec'd.

Late of Lower Providence Township.
Administrator: ANTHONY J. SCARPULLA,
c/o E. Marc Miller, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.

ATTORNEY: E. MARC MILLER,
FLASTER GREENBERG, PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

**SCOTTI, ROSE L. also known as
ROSE SCOTTI, dec'd.**

Late of West Norriton Township.
Executor: PHILIP A. SCOTTI,
c/o Adam L. Fernandez, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.

ATTORNEY: ADAM L. FERNANDEZ,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323

SILKS, PEGGY, dec'd.

Late of Borough of Norristown.
Executrix: ROSALIE M. STOOS,
c/o Robert J. Iannozzi, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.

ATTORNEY: ROBERT J. IANNOZZI,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

SLYE, ANITA M., dec'd.

Late of Limerick Township.
Executrix: CYNTHIA A. MELLOR,
2179 Martin Drive,
Gilbertsville, PA 19525.

ATTORNEY: DAVID SCHACHTER,
1528 Walnut Street, Suite 1507,
Philadelphia, PA 19102

SMITH III, AMOS BRITAIN, dec'd.

Late of Lower Merion Township.
Executrix: JANET DUYCKINCK SMITH,
c/o Kim D. Fetrow, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.

ATTORNEY: KIM D. FETROW,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

STERN, BARBARA R., dec'd.

Late of Lafayette Hill, PA.
Executrix: ELLEN F. COHEN,
5222 Green Farms Road,
Edina, MN 55436.

ATTORNEY: DENNIS WOODY,
WOODY LAW OFFICES, P.C.,
110 W. Front Street,
Media, PA 19063

VALERIO, RALPH THOMAS, dec'd.

Late of Borough of Norristown.
Executrix: DONNA M. VALERIO,
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

**WILLS, THOMAS EDMUND also known as
THOMAS EDMUND WILLS II, dec'd.**

Late of Pottstown, PA.
Executor: RICHARD E. WELLS,
545 N. Roland Street,
Pottstown, PA 19464.
ATTORNEY: RICHARD E. WELLS,
545 N. Roland Avenue,
Pottstown, PA 19464

Third and Final Publication**ADAMS, BARBARA E., dec'd.**

Late of Lower Gwynedd Township.
 Executrix: JACQUELINE P. ZAHN,
 3326 Midvale Avenue,
 Philadelphia, PA 19129.

ATTORNEY: STEVEN M. ZELINGER,
 STEVEN M. ZELINGER, LLC,
 1650 Market Street, Suite 3600,
 Philadelphia, PA 19103

ATELLA, MARION E., dec'd.

Late of Gladwyne, PA.
 Executrix: LISA COMPTON,
 932 Black Rock Road,
 Gladwyne, PA 19035.

BARTKIW, ORYSIA also known as ORYSIA J. BARTKIW and IRENE BARTKIW, dec'd.

Late of Abington Township.
 Executor: STEVEN MARINUCCI,
 1212 Fuller Street, 2nd Floor,
 Philadelphia, PA 19111.

ATTORNEY: RYAN A. KROCKER,
 ROTHKOFF LAW GROUP,
 Seven Neshaminy Interplex, Suite 116,
 Trevoze, PA 19053

BEAVER, JACK R., dec'd.

Late of Borough of Pottstown.
 Executor: DARRYL RYAN,
 1037 Farmington Avenue,
 Pottstown, PA 19464.

ATTORNEY: GREGORY W. PHILIPS,
 PICARDI PHILIPS & OTTAVIANO,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

BRODSKY, BARBARA, dec'd.

Late of Lower Merion Township.
 Executors: SCOTT LEVENSTEN,
 KEVIN LEVENSTEN AND
 BNY MELLON NA,
 c/o Andrew J. Haas, Esquire,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103-6998.

ATTORNEY: ANDREW J. HAAS,
 BLANK ROME LLP,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103-6998

CADWELL, DAWN A. also known as DAWN ARLENE CADWELL, dec'd.

Late of Lower Gwynedd Township.
 Executrix: DEBORAH HAGAN STANLEY,
 c/o Steven J. Fromm, Esquire,
 1 Petty Circle,
 Fort Washington, PA 19034.

ATTORNEY: STEVEN J. FROMM,
 STEVEN J. FROMM & ASSOCIATES, P.C.,
 1 Petty Circle,
 Fort Washington, PA 19034

CARAPPELLOTTI, RICHARD A. also known as RICHARD CARAPPELLOTTI, dec'd.

Late of Cheltenham Township.
 Executrix: HELENE M. CARAPPELLOTTI,
 c/o John R. Lundy, Esquire,
 Lundy Beldecos & Milby, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072.

ATTORNEY: JOHN R. LUNDY,
 LUNDY BELDECOS & MILBY, PC,
 450 N. Narberth Avenue, Suite 200,
 Narberth, PA 19072

CHOY, MOIRA S., dec'd.

Late of Lower Salford Township.
 Executor: WILTON P. CHOY,
 c/o Jamison C. MacMain, Esquire,
 17 W. Miner Street,
 West Chester, PA 19382.

ATTORNEY: JAMISON C. MacMAIN,
 MacELREE HARVEY, LTD.,
 17 W. Miner Street,
 West Chester, PA 19382

CLIPSHAM, NEIL B., dec'd.

Late of Upper Gwynedd Township.
 Executor: JEAN CLIPSHAM,
 c/o David C. Onorato, Esquire,
 298 Wissahickon Avenue,
 North Wales, PA 19454.

ATTORNEY: DAVID C. ONORATO,
 HLADIK, ONORATO & FEDERMAN, LLP,
 298 Wissahickon Avenue,
 North Wales, PA 19454

D'ALESSANDRO, LOUIS TITO also known as LOUIS D'ALLESANDRO and LOUIS T. D'ALLESANDRO, dec'd.

Late of Upper Merion Township.
 Executrix: DONNA MARIA TRIGONE,
 c/o Erin Saulino, Esquire,
 600 Germantown Pike, Suite #400,
 Plymouth Meeting, PA 19462.

ATTORNEY: ERIN SAULINO,
 SAULINO LAW, LLC,
 600 Germantown Pike, Suite #400,
 Plymouth Meeting, PA 19462

DOUGLASS, CHARLES JOHN also known as JOHN CHARLES RICHARD, dec'd.

Late of Borough of Ambler.
 Executrix: MARLENE G. ROSSMAN,
 6 Lindenwold Terrace,
 Ambler, PA 19002.

ATTORNEY: MARJORIE E. GALLAGHER,
 ROYER COOPER COHEN BRAUNFELD LLC,
 101 W. Elm Street, Suite #400,
 Conshohocken, PA 19428

ENDY, JOAN M., dec'd.

Late of Pottstown, PA.
 Executor: DAVID S. ENDY,
 c/o Mary C. Crocker, Esquire,
 1296 E. High Street,
 Pottstown, PA 19464.

EWALD, LINDA C., dec'd.

Late of Horsham Township.
 Administratrix: 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

FORD JR., GEORGE, dec'd.

Late of Franconia Township.
 Executrix: SUZANNE PERRICONE,
 c/o Rudolph L. Celli, Jr., Esquire,
 125 Strafford Avenue, Suite 115,
 Wayne, PA 19087.

ATTORNEY: RUDOLPH L. CELLI, JR.,
CELLI & ASSOCIATES,
125 Strafford Avenue, Suite 115,
Wayne, PA 19087

FRANTZ, GLADYS E., dec'd.

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

GEORGE, CHRIS A., dec'd.

Late of Upper Merion Township.
Executrix: JUNE M. GEORGE,
520 James Street,
King of Prussia, PA 19406.
ATTORNEY: ROBIN J. MARZELLA,
R.J. MARZELLA & ASSOCIATES,
3513 N. Front Street,
Harrisburg, PA 17110

HERMAN, RICHARD P., dec'd.

Late of Montgomery Township.
Executrix: JEAN ECKERT,
5909 Ricky Ridge Trail,
Orefield, PA 18609.
ATTORNEY: GEORGE F. SHOVLIN,
LAW OFFICES OF GEORGE F. SHOVLIN, ESQUIRE
112 Kimberly Drive,
Duryea, PA 18642

HOFF, EMILY K., dec'd.

Late of Upper Frederick Township.
Co-Executors: PETER J. HOFF,
LORI L. HAWKINS AND
JAMES W. HOFF.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

HOFFMAN, FAYE S., dec'd.

Late of Franconia Township.
Executrix: JILL PEARSON,
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

JOHNSON SR., GEORGE D., dec'd.

Late of Borough of Ambler.
Executor: GEORGE D. JOHNSON, JR.,
c/o Rudolph L. Celli, Jr., Esquire,
125 Strafford Avenue, Suite 115,
Wayne, PA 19087.
ATTORNEY: RUDOLPH L. CELLI, JR.,
CELLI & ASSOCIATES,
125 Strafford Avenue, Suite 115,
Wayne, PA 19087

LACEY, DANIELLE, dec'd.

Late of Limerick Township.
Executrix: CHRISTINE P. FERRIS,
c/o Samuel J. Trueblood, Esquire,
222 Cambridge Chase,
Exton, PA 19341.
ATTORNEY: SAMUEL J. TRUEBLOOD,
222 Cambridge Chase,
Exton, PA 19341

MAZER, ROBERT C., dec'd.

Late of Abington Township.
Executrices: KAREN MAZER AND
SHARON KRAMER,
c/o Sarah A. Eastburn, Esquire,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137.
ATTORNEY: SARAH A. EASTBURN,
EASTBURN AND GRAY, PC,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137

McMULLIN, BOBBIE JEAN, dec'd.

Late of Abington Township.
Administratrix: TRACY RAMOS,
526 Garfield Avenue,
Glenside, PA 19038.
ATTORNEY: LINDSEY E. WILKINSON,
LAW OFFICE OF FAYE RIVA COHEN, P.C.,
2047 Locust Street,
Philadelphia, PA 19103

OKAMOTO, SUSANNE HORNER, dec'd.

Late of Lower Gwynedd Township.
Executrix: SHARON OKAMOTO,
9 Rose Avenue,
Madison, NJ 07940.

**POLAK, LOUISE B. also known as
LOUISE POLAK, dec'd.**

Late of Borough of Lansdale.
Administrator: JEAN POLAK,
c/o Jamie V. Ottaviano, Esquire,
Picardi Philips & Ottaviano,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776.

SHAW, TERESA A., dec'd.

Late of Norristown, PA.
Executrix: CYNTHIA L. LUKAS,
18 Medway Circle,
Collegeville, PA 19426.

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

Late of West Norriton Township.
Co-Executors: KATHLEEN M. SMITH AND
JEFFREY A. WHALING,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

STENGEL, JAMES, dec'd.

Late of Douglass Township.
Administratrix: RUTH WEIL,
515 Englesville Road,
Boyertown, PA 19512.
ATTORNEY: JEFFREY C. KARVER,
BOYD & KARVER,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

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

Chantelau with its principal place of business at 3225 Meetinghouse Road, Telford, PA 18969.

The name and address of the entity owning or interested in said business is: Rotherson, Inc., 80 Palmer Court, Royersford, PA 19468.

The application was filed on July 24, 2025.

David L. Allebach, Jr., Esquire
1129 E. High Street, P.O. Box 776
Pottstown, PA 19464-0776

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on May 28, 2025, for **Latta Outdoors**, with a principal place of business located at 2146 Gilbertsville Road, Pottstown, PA 19464, in Montgomery County. The individual interested in this business is Austin Spencer, also located 2146 Gilbertsville Road, Pottstown, PA 19464. This is filed in compliance with 54 Pa. C.S. § 311.

MISCELLANEOUS

NOTICE OF HEARING ON PROPOSED SALE OF PROPERTY

1. Property to be Sold:
**2765 Egypt Road
Audubon, PA 19403**
2. Date of Hearing:
**September 3, 2025
at 1:30 P.M.**
3. Hearing Location:
**Montgomery County Courthouse
Norristown, PA 19401
Court Room "G"**

Notice is hereby given that a civil hearing shall be held in Court Room "G" of the Montgomery County Courthouse, Norristown, Pennsylvania on September 3, 2025 at 1:30 p.m. to approve the private sale of 2765 Egypt Road, Audubon, Pennsylvania 19403 by the Board of School Directors of the Methacton School District. This civil hearing is open to the public.

A copy of the Petition of the Board of School Directors of the Methacton School District to Make Private Sale of Unused and Unnecessary Land is available for review during regular business hours at the District's Administrative Offices at 1001 Kriebel Mill Road, Eagleville, PA 19403.

TRUST NOTICES

First Publication

BURKERT FAMILY REVOCABLE TRUST

Notice is hereby given of the death of Ruth Annabell Burkert, late of Lower Frederick Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Burkert Family Revocable Trust, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustees named below:

Trustee: Donna Stowell
c/o Jessica R. Grater, Esquire
Monastra & Grater, LLC
740 E. High Street
Pottstown, PA 19464

HELENE SCHONFELD REVOCABLE TRUST U/A 5-26-22

**Helene Schonfeld, Dec'd.
Late of Lower Providence Twp.,
Montgomery County, PA**

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

Trustees: Ira Eliot Schonfeld & Diane Frances Saslaw
c/o Kenneth R. Pugh, Esq.
Kaplin Stewart
910 Harvest Dr., #200, Blue Bell, PA 19422

MARTIN A. COOPERSMITH REVOCABLE LIVING TRUST DTD 10/12/2011, AS AMENDED AND RESTATED

**Martin A. Coopersmith
a/k/a Martin Coopersmith, Dec'd.
Late of Abington Twp., Montgomery County, PA**

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

Trustee: Barbara Coopersmith
c/o Jonathan H. Ellis, Esq.
Flaster Greenberg PC
100 Front St., #100, Conshohocken, PA 19428

THE NATALIE C. BROWN REVOCABLE LIVING TRUST DATED OCTOBER 10, 2007, AS AMENDED MARCH 20, 2009, FEBRUARY 22, 2010, JULY 28, 2016 AND DECEMBER 30, 2022

**Natalie C. Brown, Dec'd.
Late of Pottstown Boro, Montgomery County, PA**

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

Trustees: Paul M. Brown & Susan B. Roth
c/o Jonathan H. Ellis, Esq.
Flaster Greenberg PC
100 Front St., #100, Conshohocken, PA 19428

Second Publication

MARIE M. SAUTTER TRUST U/A/D 1/9/1990

Notice is hereby given of the death of Marie M. Sautter, late of Lower Moreland Township, Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or the Marie M. Sautter Trust U/A/D 1/9/1990, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or her Trust are requested to make payment without delay to the Trustee named below:

Trustee: William R. Sautter III
455 Boxwood Road, Rosemont, PA 19010

Trustee's Attorney: Peter S. Gordon
Gordon, Fournaris and Mammarella
1925 Lovering Avenue, Wilmington, DE 19806

EXECUTIONS ISSUED

Week Ending August 5, 2025

The Defendant's Name Appears First in Capital Letters

600 MEETINGHOUSE ROAD, LLC - Cheltenham School District; 202414116; WRIT/EXEC.
ALVARO, JAMES: TD BANK, GRNSH. - Spring Oaks Capital Spv., LLC; 202504251; WRIT/EXEC.
AMR LOGISTICS, LLC: ELITE TRANSPORTATION ENTERPRISE, LLC: PREMIER TRANSPORTATION SERVICE PA, LLC, ET AL. - Williams, Anthony; 202400231; ORDER/STRICKEN.
ASHLEY-LEWIS, SHANELLA: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202314462; \$1,517.45.
AVANTROGUE: CAPITAL ONE, GRNSH. - Alert Marketing; 202508828.
BLACK, NOLL: FREEMAN, VANESSA - Cheltenham School District; 202417567; WRIT/EXEC.
BRAJKOVICH, GREG - Towamencin Condominium Association; 202305293.
BROWN, CHRISTIAN: NAVY FEDERAL CREDIT UNION, GRNSH. - Sun East Federal Credit Union; 202326084; ORDER/REASSESS/\$30,579.15.
CHIRINOS, GERARDO: PENTA, ANGELA: VIA, FLAVIA, ET AL. - Central Penn Capital Management, LLC; 202424241.
COBBLEPOT SERVICES, LLC - Pottstown School District, et al.; 202322866; WRIT/EXEC.
COHEN, LINDA: JUSTIN: JON, ET AL. - U.S. Bank Trust, National Association, as Trustee of The Lodge; 202319242.
CROCETTO, LOUIS - Lower Pottsgrove Township Municipal Authority; 202400206; WRIT/EXEC.
CRUZ, JORGE: ELLE - Cheltenham Township School District; 202321893; WRIT/EXEC.
DDH FUND, LLC - Wilmington Savings Fund Society, FSB, not on its Individual Cap., et al.; 202510093.
DEWEY, STANLEY: NICOLE - Montgomery View Community Association; 202519452; \$5,068.80.

DUTILL, MICHAEL: REANNA LYNN - Lower Pottsgrove Township Municipal Authority; 202218830; WRIT/EXEC.
FELLIN, SARAH: CITIZENS BANK, GRNSH. - Ally Financial; 202519572; \$14,537.08.
FRYE, ERIC: JOHN DIXON AUTO SALES, INC.: WILMINGTON SAVINGS FUND SOCIETY FEDERAL SAVINGS BANK D/B/A W.S., GRNSH. - Wisler Pearlstone, LLP; 202309365.
GLADFELTER, ERIK: FREEDOM CREDIT UNION, GRNSH. - Cavalry Spv. I, LLC; 202326939.
GONZALEZ, ANGELITA: WELLS FARGO BANK, GRNSH. - Friedlander, Gary; 202514827; WRIT/EXEC.
GRUVER, JOSHUA - M&T Bank; 202325581.
HUNTER KITCHEN AND BATH, LLC: CITADEL UNION CREDIT, GRNSH. - Hoch, Lewis; 202507845; ORDER/JUDGMENT/\$35,000.00.
JELBAOUI, NOUREDDINE: GWYNNE - Pottsgrove School District; 202324200; WRIT/EXEC.
JONES, RALPH: KATHRYN - Carrington Mortgage Services, LLC; 202321890.
KOVACH, KEVIN - Wells Fargo Bank, N.A.; 202324071.
KWARTA, JESSICA: JESSICA: PNC BANK, GRNSH. - Drexel University; 202403497; \$1,491.03.
LAMBACK, ERIC - U.S. Bank Trust, National Association, not in its Individual Cap., et al.; 202323079.
LE, TAN: CITIZENS BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202102118.
McGILL, SERGE: BANK OF AMERICA, GRNSH. - Western Funding Incorporated; 202314484; WRIT/EXEC.
MULLEN, BROCK: BROCK HAULING & EXCAVATING, LLC: FIRST NIAGARA BANK, GRNSH. - Exeter Supply Co., Inc.; 202515739; WRIT/EXEC.
PARR, DAVID: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Unifund CCR Parts., et al.; 200620164; \$7,338.52.
PAWLIK, DENNIS: WELLS FARGO BANK, GRNSH. - Valley Forge Convention Center Partners, L.P. t/a/ Valley Forge; 202502343.
ROSENFELD AND COMPANY, PLLC: WELLS FARGO BANK, GRNSH. - Capstan Tax Strategies; 202503715; \$113,667.24.
ROSSI, ANTHONY: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202304537; \$2,561.39.
SIEPSE PROPERTIES, LLC: SURGICAL EYE CARE, LTD.: SIEPSE, STEVEN, ET AL. - MMG Investments VI, LLC; 202519454; \$3,847,183.14.
SMALLS, FREDRICK: AMBLER SAVINGS BANK, GRNSH. - Cavalry Spv. I, LLC; 202314682; \$22,824.47.
STAVE & STABLE OP., LLC: GLENNON, DAN: PNC BANK, GRNSH. - U.S. Foods, Inc.; 202419930.
TECCE, VINCENZO: WELLS FARGO, GRNSH. - Capitol One Bank USA, N.A.; 202014650; WRIT/EXEC.
TROI, LLC - Wilmington Savings Fund Society, FSB, not in its Individual Cap., et al.; 202503645.
VALENTI, RITA: PNC BANK, GRNSH. - Centurion Capital Corp., et al.; 200625062; WRIT/EXEC.
WATSON, ROY - Bank of New York Mellon; 202217359; ORDER/AMEND/\$295,218.55.
WIGFALL, DIANE - Cheltenham School District; 202324188; WRIT/EXEC.
YERTY, THERESA - Borough of Pottstown; 202324269; WRIT/EXEC.
YKOYO, ENDURANCE: MARGARET - Upper Perkiomen School District; 202221182; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED

Week Ending August 5, 2025

The Defendant's Name Appears First in Capital Letters

ALLEN, ANTHONY - Midland Credit Management, Inc.; 202519533; Judgment fr. District Justice; \$2,664.24.
 ANTHONEY, VICKI - Midland Credit Management, Inc.; 202519486; Judgment fr. District Justice; \$1,607.76.
 BATAGLIA, LISA - Midland Credit Management, Inc.; 202519516; Judgment fr. District Justice; \$3,780.23.
 BATTLE, RACHEL - Midland Credit Management, Inc.; 202519487; Judgment fr. District Justice; \$2,167.87.
 BENDER, MEGAN - Midland Credit Management, Inc.; 202519482; Judgment fr. District Justice; \$2,768.25.
 BUILTLY PROPERTIES, LLC - Murcapro Capital Investments, Inc.; 202519732; Certification of Judgment; \$WRIT/EXEC.
 BUTLER, NICOLE - Midland Credit Management, Inc.; 202519569; Judgment fr. District Justice; \$1,657.46.
 COLEMAN, WILLIE - Midland Credit Management, Inc.; 202519402; Judgment fr. District Justice; \$3,552.52.
 CONCEPCION, DAVID - Midland Credit Management, Inc.; 202519540; Judgment fr. District Justice; \$3,381.87.
 DAVIS, KAPRICA - Midland Credit Management, Inc.; 202519492; Judgment fr. District Justice; \$3,987.29.
 FLEET RENTS, LLC: CHERONE, NANCY - Western Equipment Finance; 202519571; Foreign Judgment; \$270,567.92.
 GOUIRAN, CHRISTINA - Midland Credit Management, Inc.; 202519531; Judgment fr. District Justice; \$4,889.54.
 GRAY, TIMOTHY - Midland Credit Management, Inc.; 202519489; Judgment fr. District Justice; \$1,637.32.
 HARGUST, EARNEST - Allen, Stephen; 202519626; Foreign Judgment; \$63,605.00.
 INDUCTEV, INC. - Sky Allendale, L.P.; 202519566; Complaint in Confession of Judgment; \$POSESSION.
 KALAMON, MICHAEL - Midland Credit Management, Inc.; 202519495; Judgment fr. District Justice; \$1,576.78.
 KELLY, FRANCES - Midland Credit Management, Inc.; 202519556; Judgment fr. District Justice; \$2,231.31.
 KOLEA, JOHN - NextGear Capital, Inc.; 202519350; Foreign Judgment; \$19,800.21.
 LOWREY, MELISSA - Midland Credit Management, Inc.; 202519496; Judgment fr. District Justice; \$2,698.27.
 MOUNT, LINDA: MICHAEL - Thorndale HOA; 202519783; Judgment fr. District Justice; \$12,373.55.
 NGUYEN, KIM - Midland Credit Management, Inc.; 202519526; Judgment fr. District Justice; \$2,484.14.
 O'LEARY, NICOLE - Midland Credit Management, Inc.; 202519500; Judgment fr. District Justice; \$1,712.20.
 PANCOAST, AMANDA - Midland Credit Management, Inc.; 202519537; Judgment fr. District Justice; \$3,991.48.
 PIRELLI, DAMIAN - Midland Credit Management, Inc.; 202519518; Judgment fr. District Justice; \$5,343.90.
 PLATT, THERESA - Midland Credit Management, Inc.; 202519543; Judgment fr. District Justice; \$5,091.26.
 PLUNKETT, VALERIE - Midland Credit Management, Inc.; 202519512; Judgment fr. District Justice; \$3,316.88.
 RAMBERT, TANDRA - Whitfield, Kirk; 202519582; Mechanics Lien Claim; \$50,441.00.
 REISS, EDIVALDO: UNITED SERVICE GROUP, INC. - Cadles of West Virginia, LLC; 202519484; Foreign Judgment; \$550,108.51.

RIZZUTI, DANTE - Midland Credit Management, Inc.; 202519517; Judgment fr. District Justice; \$4,706.10.
 SILIQUIN, CHRIS - Midland Credit Management, Inc.; 202519521; Judgment fr. District Justice; \$1,743.09.
 SLATON, JOSEPH: ALL AMERICAN AUTO BROKERS, INC. - NextGear Capital, Inc.; 202519347; Foreign Judgment; \$14,662.07.
 STINSON, LEONNAE - Midland Credit Management, Inc.; 202519499; Judgment fr. District Justice; \$2,161.84.
 THORNTON, MICHELLE - Midland Credit Management, Inc.; 202519522; Judgment fr. District Justice; \$1,337.79.
 TWIGGS, JACQUELINE - Midland Credit Management, Inc.; 202519524; Judgment fr. District Justice; \$3,649.87.
 WADE, ASHLEY - Midland Credit Management, Inc.; 202519490; Judgment fr. District Justice; \$2,019.15.
 WALLACE, SHARIA - Midland Credit Management, Inc.; 202519491; Judgment fr. District Justice; \$1,754.65.
 YUTZ, SYDNEY - Midland Credit Management, Inc.; 202519505; Judgment fr. District Justice; \$2,977.89.

UNITED STATES INTERNAL REV. - entered claims against:

A Finacial Related Services, LLC; 202570429; \$28,134.83.
 Alvarez, Adan; 202570423; \$1,043,582.02.
 Badawy, Samy; 202570430; \$10,340.04.
 Balbi, Rafael; 202570428; \$80,020.50.
 Berrios, Fernando; 202570410; \$54,017.23.
 Bio-Data Corp.; 202570408; \$85,714.04.
 Bove, Paul; Luciana; 202570405; \$117,134.28.
 Capreri, Daniel; 202570412; \$72,719.98.
 Cattie, Joseph; 202570407; \$106,205.60.
 Chambers, Robert: Detail Shop; 202570426; \$11,015.96.
 Conway, Jason: Duffy Conway, Megan; 202570422; \$244,762.26.
 Cossaboon, Stacey; 202570413; \$102,878.73.
 Deruz, Anthony: Jeannette; 202570416; \$53,207.74.
 Don Len Trophies, Inc.; 202570424; \$25,236.26.
 Kemmerlin, Lorenzo; 202570401; \$163,469.01.
 Kramer, Kevin; 202570415; \$1,128.31.
 Kyun, Su: Oh, Donna; 202570421; \$108,417.04.
 Leak's Construction, LLC; 202570418; \$170,832.69.
 McGurn, Alan; 202570414; \$33,597.29.
 Petrochoice, LLC; 202570404; \$103,942.77.
 Platinum Professional Cleaning Service; 202570417; \$64,752.50.
 Rapp, David: Cynthia; 202570409; \$37,625.13.
 Renneisen, Bryan: Michelle; 202570403; \$66,863.33.
 Rivera, Alberto; 202570427; \$72,392.24.
 Russell, Jodi Ann; 202570420; \$18,494.42.
 Simcox McIlvaine Funeral Home, Inc.; 202570425; \$47,189.53.
 Simcox McIlvaine Funeral Home, Inc.; 202570402; \$54,004.50.
 Thomas, Sylvester; 202570411; \$117,547.63.
 Tosco, Joseph: Karen; 202570406; \$131,475.47.
 Unique Waste Solutions, LLC: Shields, Matthew; 202570419; \$165,363.47.

LETTERS OF ADMINISTRATION

Granted Week Ending August 5, 2025

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

BLACK, HERRIT - Horsham Township; Black, Tracey, 736 Jarrett Road, Horsham, PA 19044.

BLUM, LESTER C. - Abington Township; Blum, Vicki L., 1016 Arbuta Road, Abington, PA 19001.

CECIL, NOAH L. - Telford Borough; Cecil, Dawn, 214 W. Broad Street, Telford, PA 18969; Cecil, Richard, 209 Fillo Lane, Bedford, PA 15522.

CHOLLAK, JOSEPH P. - Lower Moreland Township; Chollak, Lynda, 1191 Gantt Drive, Huntingdon Valley, PA 19006.

DELLIPONTI, GRACE - Upper Merion Township; Black, Daniel A., 251 Swedeland Road, King of Prussia, PA 19406.

HILL, EDWARD F. - Norristown Borough; Hill, Daniel A., 726 E. Marshall Street, Norristown, PA 19401.

MANNERS, DAVID V. - Franconia Township; Manners, Tiffany R., 52 W. Summit Street, Souderton, PA 18964.

MATUSOW, HOWARD M. - Lower Merion Township; Matusow, Arthur J., 50 Woodside Road, Ardmore, PA 19003.

PARNES, PENNIE - Norristown Borough; Parnes, Seth, 1014 Kingley Drive, Norristown, PA 19403.

PASCAL, DAVID A. - Pottstown Borough; Bender, Luanne M., 124 Reynolds Avenue, Pottstown, PA 19464.

PIASECKI, BENT M. - Whitpain Township; Piasecki, Lisa, 201 Canterbury Court, Blue Bell, PA 19422.

PRATER, WILLARD G. - Hatfield Borough; Prater, Piers P., 2490 Moore Lane, Hatfield, PA 19440.

PRISCO, JOHN F. - Abington Township; Burns, Patricia A., 822 Monroe Avenue, Ardsley, PA 19038.

SHEAR, STEWART M. - Pottstown Borough; Shear, Ruth M., 188 Mangers Mill Road, Pottstown, PA 19464.

STULL, KARYN - Plymouth Township; Stull, Kirsten L., 740 Woodbrook Lane, Plymouth Meeting, PA 19462.

TAKACH, ARLENE E. - Pottstown Borough; Staniszewski, Kimberly E., 626 Gilbertsville Road, Gilbertsville, PA 19525.

VAN BUREN, DONNA L. - East Norriton Township; Van Buren, Dorell L., 3013 Keenwood Road, East Norriton, PA 19403; Van Buren, Marilyn J., 3013 Keenwood Road, East Norriton, PA 19403.

WERNER, ISABELLA M. - Upper Moreland Township; Werner, Jane L., 237 Jacksonville Road, Hatboro, PA 19040.

SUITS BROUGHT

Week Ending August 5, 2025

The Defendant's Name Appears First in Capital Letters

AKERS, FALOS - LVNV Funding, LLC; 202519420; Civil Action; Baroska III, Robert L.

BENNETT, HOPE; WILLIAM - Mendelsohn, Scott; 202519628; Petition to Appeal Nunc Pro Tunc.

BROOKS, DAVID - LVNV Funding, LLC; 202519368; Civil Action; Baroska III, Robert L.

BUTLER, IAN - Butler, Alexandra; 202519605; Complaint Divorce.

BUTLER, SHAWN - Butler, Megan; 202519599; Complaint Divorce.

COOPER, ALISHA; ADAM; BELINDA - Kirby, Patricia; 202519555; Complaint for Custody/Visitation.

DIAZ, ANTONIO; DOMINGUEZ, LUCIA - Anna Kayin Samra Prop Mgmt.; 202519575; Plaintiffs Appeal from District Justice.

FODAY, AMADOU - Kromah, Massa; 202519797; Complaint Divorce; Montana, Betty N.

FOREZ URAN, CRISTHIAN - Quintero, Leydi; 202519796; Complaint for Custody/Visitation; Atzert, Karen.

FRAIN, ASHLEY - Frain, Andrew; 202519799; Complaint for Custody/Visitation; Weems, Aaron D.

GLOBAL TEL LINK; ALDERSON, DEBORAH; SERGEANT THOMAS - Murray, Bray; 202519591; Civil Action.

GORDON, LINDEN; MARIE - Mitchell, Kevin; 202519609; Defendants Appeal from District Justice.

HAMBRY, JOSEPH - Spire Builders, LLC; 202519803; Foreign Subpoena.

HARRISON, GWENDOLYN - Harrison, Robert; 202519463; Complaint Divorce.

HERB, DANIEL - Herb, Danielle; 202519546; Complaint Divorce.

HERNANDEZ CASTANEDA, TITO - Escobar Vasquez, Yolisma; 202519209; Complaint for Custody/Visitation; Gonzalez Fernandez, Stephanie A.

HERNANDEZ, FRANCISCO - Boyle, Katrina; 202519467; Complaint for Custody/Visitation.

HICKMAN, CORRINE; GARCIA HERRERA, EDGAR - Pennsylvania Turnpike Commission; 202519553; Declaration of Taking Eminent Domain Non.

KAZ, KELLY - Windish, Dennis; 202519075; Complaint for Custody/Visitation; Graff, Caron P.

LLOYD, KATHRYN - Sudzina, Kevin; 202519600; Complaint for Custody/Visitation.

LORA-ABREU, ELINOR - Romero, Austin; 202519559; Complaint for Custody/Visitation; Watts, Judith L.

MARTIN, GREGORY - Hoffman, Stephen; 202519534; Petition for Protection From Intimidation.

McBRIDE, MONTANA - Wright, Isshiyah; 202519436; Complaint for Custody/Visitation.

McINTYRE, MELISSA - Bourne, Zachary; 202519337; Complaint Divorce.

McKEOWN HOME IMPROVEMENTS, LLC - Ditri Construction, Inc.; 202519620; Civil Action.

McKNIGHT, DELSEY - Dobkin, Robert; 202519462; Defendants Appeal from District Justice.

MILLER, ABBE - Bovo, Anita; 202519335; Defendants Appeal from District Justice.

MONJARREZ, MARCIAL - Demonjarrez, Maryuryk; 202519604; Complaint Divorce.

MONTGOMERY COUNTY TAX CLAIM BUREAU; HYOUNGJOON, PARK - Family Generation Home and Investments, LLC; 202519323; Petition; Rothman, Scott M.

OH, YOUNG - LVNV Funding, LLC; 202519464; Civil Action; Baroska III, Robert L.

PAAMERICAN WATER; HURLEY, JAMIE; LADNER, JUSTIN, ET AL. - Hawkins, Jamel; 202519457; Civil Action.

PALOPOLI, JAMES - Palopoli, Stacey; 202519488; Complaint for Custody/Visitation; Boyd, Melissa M.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Waller, Eryka; 202519425;
Appeal from Suspension/Registration/Insp.; Vargo,
Michael.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Turner, Jordan; 202519409;
Appeal from Suspension/Registration/Insp.;
List Jr., Anthony F.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Dimitriadis, Ana; 202519456;
Appeal from Suspension/Registration/Insp.;
Kelly, Joseph.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Wydre, Zakary; 202519485;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Robertson, Natasha; 202519579;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Holder, Corey; 202519611;
Appeal from Suspension/Registration/Insp.;
Kelly, Joseph.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Goodwin, Elan; 202519627;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Maloy, Titiana; 202519800;
Appeal from Suspension/Registration/Insp.

ROC, MIRLENE - Roc, Serge; 202519721; Complaint
Divorce.

SAMPSON, KMYRA - FMP Lakeside Associates, L.P.;
202519312; Petition to Appeal Nunc Pro Tunc.

SHUEY, PETER - Grossmann, Hannah; 202519520;
Complaint Divorce.

SILVA, ANDRES - Silva, Victoria; 202519373; Complaint
Divorce.

STEWART, CIERRA - Spell, Yosef; 202519417;
Complaint in Ejectment.

TODD, FEREBEE - Ferebee, Melissa; 202519544;
Complaint for Custody/Visitation; Modesti, Maryann Q.

TRAYER, JAMIE - Trayer, Amy; 202519471; Complaint
for Custody/Visitation; Gilston, Gregory S.

WELCH, STEPHANIE: LINDBERG, BRIAN -
Welch, Catherine; 202519416; Complaint for
Custody/Visitation.

WOODRUFF, ROBERT: LOWER PROVIDENCE
TOWNSHIP - Gambone, Louis; 202519303; Petition;
Duffy, Patrick T.

WILLS PROBATED

Granted Week Ending August 5, 2025

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

AKIN, WILLIAM E. - Collegeville Borough; Akin,
Kathryn E., 229 Ruby Drive, Collegeville, PA 19426.

BARRETT, ROBERT S. - Springfield Township;
Barrett, Gwen J., 117 Lafayette Avenue, Oreland,
PA 19075.

BEEBE, MARY V. - Lower Providence Township;
Beebe, Roberta L., 215 Woodland Avenue,
Morrisville, PA 19067; Jackson, Susan M.,
712 Meadowlark Road, Audubon, PA 19403.

BELL, GORDON L. - Lansdale Borough;
17 Penn Avenue, Souderton, PA 18964.

BENNER, JEAN A. - Lower Salford Township; Greenwalt,
Jeffrey S., 512 Pioneer Circle, Harleysville, PA 19438.

BLAIR, VIRGINIA L. - Lansdale Borough; Ingham,
Deborah S., 257 Summerwind Lane, Harleysville,
PA 19438; McGovern, Virginia L., 3911 Forest Drive,
Doylestown, PA 18902.

BLAKE, JOHN J. - Cuthbertson, Anne Marie,
3 Ambler Road, Ambler, PA 19002.

BLASTIC, EILEEN A. - Upper Moreland
Township; Blastic, Sharon T., 17 Tiffany Drive,
Rehoboth Beach, DE 19971.

BOWEN, SALLY J. - Springfield Township; Bowen,
David T., 1617 Cherry Lane, Flourtown, PA 19031.

BRABSON, JEANNE H. - Ambler Borough; Quirk,
John, 822 S. Fairway Road, Glenside, PA 19038.

CANAZZI, JOHN P. - Lower Merion Township;
Canazzi, Josephine R., 203 Linwood Avenue,
Ardmore, PA 19003.

DULISSE, ANTHONY F. - Pottstown Borough;
Dulisse, Gina, 556 Bryton Avenue, Pottstown,
PA 19465.

ESTOCK JR., MICHAEL J. - Collegeville Borough;
Kilian, Mary S., 169 Level Road, Collegeville,
PA 19426.

FAIR, DOREEN K. - Upper Providence Township;
Fair, Robert S., 659 Crosshill Road, Royersford,
PA 19468.

FERNANDES, MARIA B. - Modi, Eliana L.,
171 Sand Spring Road, Morristown, NJ 07960.

GRATER, PAUL M. - Red Hill Borough; Grater,
Diana G., 167 Morwood Road, Telford, PA 18969.

GREISER, PHYLLIS R. - Franconia Township; O'Rourke,
Michelle M., 365 Acom Avenue, Telford, PA 18969.

HARTEY, WINIFRED E. - Springfield Township; Frank,
Mary, 3565 Heaton Road, Huntingdon Valley,
PA 19006; Hartey Jr., James, 1101 Church Road,
Oreland, PA 19075.

JIMENEZ, JOSEPH G. - Upper Merion Township;
Jimenez, Carmen A., 390 Stonybrook Road,
King of Prussia, PA 19406; Jimenez, Joseph,
624 Green Street, Bridgeport, PA 19405; Jimenez,
Richard, 382 Prince Frederick Street, King of Prussia,
PA 19406.

KEITT, GRACE C. - Cheltenham Township; Davis,
Bridget, 1241 65th Avenue, Philadelphia, PA 19126;
Peden, Nikita, 1946 Sparks Street, Philadelphia,
PA 19141.

LAWLEY, CAROL A. - Upper Merion Township;
Velez, Sarah, 514 Dartmouth Drive, King of Prussia,
PA 19406.

LAWLEY, MICHAEL D. - Upper Merion Township;
Velez, Sarah L., 514 Dartmouth Drive, King of Prussia,
PA 19406.

LEVENGOOD, MARIE E. - New Hanover Township;
Bryant, Christine J., 70 Arrow Drive, Gilbertsville,
PA 19525; Levengood, Brian K., 2576 Swamp Pike,
Pottstown, PA 19464.

LIDDLE, ROSEMARY I. - Lansdale Borough; Scheuerle,
Linda W., 5 Shannon Circle, Bryn Mawr, PA 19010.

LONGO, CHARLES J. - Conshohocken Borough;
Bitting, Charlene M., 256 Larkspur Lane,
King of Prussia, PA 19406; Cutrone, Melissa A.,
1314 Colwell Lane, Conshohocken, PA 19428.

MARTIN, EDWARD A. - Horsham Township; Martin,
Eric E., 406 Avenue B, Horsham, PA 19044.

MARTIN, JAMES R. - Plymouth Township; Martin, Theodore, 4460 Thebes Turn Whitehall, PA 18052.
McQUAID, CAROLE - Montgomery Township; Guarnaccia, Dana T., 1161 Hewes Street, Ambler, PA 19002.
MOYER, JAMES R. - Pottstown Borough; Boore, Anthony L., 2324 Romig Road, Pottstown, PA 19464; Moyer, Micheal A., 91 Overlook Drive, Reading, PA 19606.
PALASKY, RONALD J. - Lower Merion Township; Palasky, Cheryl L., 205 Ashland Avenue, Bala Cynwyd, PA 19004.
REDCROSS, SHIRLEY - Lower Merion Township; Redcross, Derek G., 1139 Kolbe Lane, West Chester, PA 19382.
RESINGER, DOROTHY M. - Lansdale Borough; Mears, Pamela J., 24809 Shrubbery Hill Court, Damascus, MD 20872; Resinger, James E., 1121 Forest Lane, Glen Mills, PA 19342.
ROMBERGER, MARY A. - Norristown Borough; Romberger, Paul C., 41 Ashley Drive, Schwenksville, PA 19473.
ROSSI, WINIFRED E. - Ambler Borough; Rossi, Winifred K., 8926 Mount Tabor Road, Middletown, MD 21769.

SALAMONE, JOHN A. - Lower Providence Township; Salamone, Sandra E., 49 W. Mount Kirk Avenue, Norristown, PA 19403.
SALMONS, JOHN D. - Plymouth Township; Stauffer, Vickie L., 133 Allentown Road, Souderton, PA 18964.
SCARPULLA, JENNIFER R. - Lower Providence Township; Hickerson, Victoria N., 48 Parrott Lane, Byhalia, MS 38611.
SLOWE, SHARON M. - Towamencin Township; Brandt, Cynthia M., 1625 Morris Road, Lansdale, PA 19446.
STERN, BARBARA R. - Whitemarsh Township; Cohen, Ellen, 5222 Green Farms Road, Edina, MN 55436.
TURNER, DORIS A. - Lower Providence Township; Cestrone, Dianne C., 1478 Sweetbriar Lane, Lansdale, PA 19446.
WILHELM, RITA K. - Lansdale Borough; Wilhelm, Heinz, 1026 Pecan Drive, Lansdale, PA 19446.
WINCHESTER, RICHARD - East Norriton Township; Sprenger, Jasmine L., 629 Stanbridge Street, Norristown, PA 19401.
