ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **CHARLES BOLNO DO PC and DR. CHARLES BOLNO PC** (of record with the Pennsylvania Department of State as Bolno, Charles P.C. Dr.), each a Pennsylvania professional corporation with a registered office at 305 Margaretta Avenue, Huntingdon Valley, PA 19006, that the Board of Directors and the shareholder of each corporation have approved a proposal that the corporation dissolve voluntarily, and that the Board of Directors of each corporation is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the filing of Articles of Dissolution under the provisions of the Pennsylvania Business Corporation Law of 1988, 15 Pa. C.S. Sec. 1975.
Stephen M. Specht, Solicitor
Green & Schafle LLC
2332 S. Broad Street
Philadelphia, PA 19145

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given to any creditors and claimants of **P2 Marketing Corporation**, a Pennsylvania corporation with its registered office located at 100 Front Street, Suite 220, Conshohocken, PA 19428, that the corporation is dissolving and winding up its business.
Andrew D. Santana, Solicitor
Fox Rothschild LLP
980 Jolly Road, Suite 110
P.O. Box 3001
Blue Bell, PA 19422

ARTICLES OF INCORPORATION FOR NONPROFIT

Grayson 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 Grayson Community Association located in Towamencin Township, Montgomery County, Pennsylvania.
Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

Hardt Preserve 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 Hardt Preserve Community Association located in Lower Macungie Township, Lehigh County, Pennsylvania.
Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

Little Zion Homeowners' 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 Little Zion Homeowners' Association located in Franconia Township, Montgomery County, Pennsylvania.
Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

Notice is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State for **Multicultural Community Pickleball Association**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Thatcher Square 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 Thatcher Square Community Association located in Middletown Township, Bucks County, Pennsylvania.
Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

AUDIT LIST

First Publication

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

VIRTUAL AUDIT

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of DECEMBER 7, 2026, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Monday, DECEMBER 7, 2026.**

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

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

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

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, DECEMBER 7, 2026. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

1. BAKY, SHERRIN H., TRUST SETTLOR (2024-X4112) - First and Final Accounting of John S. Baky, Trustee for Sherrin H. Baky 2021 Restated Living Trust, dated June 24, 2021.
2. ESTATE OF DiMARCO, SALVATORE, AN ALLEGED INCAPACITATED PERSON (2026-X1704) - First and Final Account of Thomas DiMarco, Agent for Salvatore.
3. ESTATE OF FAUST, JANICE D., DECEASED (2024-X3686) - First and Final Account of Andrew N. Faust.
4. FAUST, JANICE D., PRINCIPAL (2026-X2766) - Account of Principal's Estate.
5. ESTATE OF HETRICK, JUNE H., DECEASED (2025-X0135) - First and Final Account of Administrator D.B.N. C.T.A. of The Estate of June H. Hetrick.
6. HOLY SEPULCHRE CEMETERY, TRUST SETTLOR (2018-X3948) - Third Interim Accounting for Holy Sepulchre Cementery Perpetual Care Trust #309 under Deed, dated April 23, 2014.
7. ESTATE OF KOEHLER, GEORGETTE, DECEASED (2023-X0411) - Amended First and Final Account.
8. ESTATE OF LONG, DONALD V., DECEASED (2024-X0417) - First and Final Account of Jason C. Long.
9. MANDELL, SAMUEL & IDA, TRUST SETTLOR (2026-X4166) - Samuel P. Mandell Foundation under Deed of Trust, dated December 23, 1955.
10. McAFEE, BONNIE, AN ALLEGED INCAPACITATED PERSON (2024-X0183) - First and Final Account of Tawanda Sanders-Williams, former Guardian filed by Sanders-Williams, Tawanda.
11. ESTATE OF O BRIEN, MARY LOUISE, DECEASED (2023-X0927) - Supplemental/Bring Down Account and Audit.

RELISTED ACCOUNTS

1. ESTATE OF CUNNANE, MARY ELLEN, DECEASED (2021-X0392) - First and Final Accounting of John Cunnane, Executor, dated August 26, 2026.
2. CUNNANE, MARY ELLEN, PRINCIPAL (2026-X1037) - First and Final Account of John J. Cunnane, Agent.
3. GREBE, HAROLD, G., TRUST SETTLOR (1996-X1669), Third and Final Accounting of Wilmington Savings Fund Society, FSB d/b/a Bryn Mawr Trustee for Harold F. Grebe Residuary.
4. ESTATE OF WILLIAMS, ELLIS D., DECEASED (0039-X0292) - Ninth and Final Account of Wells Fargo Bank, N.A.

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

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-14027

NOTICE IS HEREBY GIVEN that the Petition of Deirdre Mari Ekmekjian, on behalf of Sofia Catherine Dolores Bagarazzi, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to SOFIA CATHERINE DOLORES EKMEKJIAN BAGARAZZI.

The Court has fixed January 6, 2027, at 9:00 AM, in Courtroom "G" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-25692

NOTICE IS HEREBY GIVEN that on November 9, 2026, the Petition of Jonah Mulcahy was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JONAH MULCAHY DEL RIEGO.

The Court has fixed January 13, 2027, 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. 2026-19817

NOTICE IS HEREBY GIVEN that the Petition of Trung Minh Mac, on behalf of Sue Gio Gia Mac was filed in the above-named Court, praying for a Decree to change the Child's name to JOSHUA MAC.

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The Court has fixed January 6, 2027, at 9:00 AM, Courtroom "TBA" in the Chambers of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-24195

NOTICE IS HEREBY GIVEN that on October 22, 2026, the Petition of Xiaofang Yu, on behalf of Nina Li, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to NINA TSZ CHING LEE.

The Court has fixed January 6, 2027, at 9:00 AM, Courtroom "TBA" in the Chambers of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION - NOTICES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION LAW
DOCKET NO. 2026-18018

Firstrust Bank,
Plaintiff

vs.

HRD Jenkintown PAD LLC and Hammer Investment Corp.,
Defendants

To: **HRD JENKINTOWN PAD LLC, DEFENDANT, whose last known address is 100 York Road, Jenkintown, PA 19046**

TAKE NOTICE THAT PLAINTIFF, FIRSTRUST BANK, filed a Complaint in Mortgage Foreclosure, as captioned above with regard to property located at 100 York Road, Jenkintown, PA 19046.

NOTICE TO DEFEND

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
www.montgomerybar.org

Lyndsay E. Rowland, Atty. For Plaintiff
STARFIELD & SMITH, P.C.
401 Plymouth Road, Suite 120
Plymouth Meeting, PA 19462
215-542-7070

NOTICE IS HEREBY GIVEN TO:
WeiEn Chen

A Complaint has been filed against you in the Bucks County Court of Common Pleas by the Plaintiff, Karpf, Karpf, & Cerutti P.C., in an action captioned: *Karpf, Karpf, & Cerutti, P.C. v. WeiEn Chen*, Civil Action No. 2026-00103. This action seeks the recovery of unpaid costs and attorneys' fees against WeiEn Chen.

NOTICE

YOU HAVE BEEN SUED IN COURT. 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 Servic
Montgomery Bar Association
100 W. Airy Street
Norristown, PA 19401
610-279-9660
www.montgomerybar.org

Karpf, Karpf & Cerutti, P.C.
Attorneys for Plaintiff
8 Interplex Drive, Suite 210
Feasterville-Trevose, PA 19053
215-639-0801/jeremy@karpf-law.com

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-17090

Oakmont Capital Holding LLC,
Plaintiff

vs.

Silk Route Landscaping and Tree Service LLC,
Defendant

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NOTICE TO DEFEND - CIVIL

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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
www.montgomerybar.org

Sheintoch Law PC
415 Horsham Road
Horsham, PA 19044
215-675-6279

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

BAZAR, ROBERT MILTON, dec'd.
Late of Borough of Pottstown.
Executrix: JACQUELINE G. ARNOLD,
c/o Kara Chickson, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: KARA CHICKSON,
FELDMAN, FELDMAN & COLLIER, LLP,
820 Homestead Road,
Jenkintown, PA 19046

BERESFORD, ANDREW SIMON also known as ANDREW S. BERESFORD, dec'd.
Late of New Hanover Township.
Executor: MICHAEL A. BERESFORD,
2418 Fairview Lane,
Gilbertsville, PA 19525.
ATTORNEY: DAVID A. MEGAY,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

BLEWITT, GARY A., dec'd.
Late of Horsham Township.
Administrator: WILLIAM BLEWITT,
c/o John M. Sweeney, Esquire,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914.
ATTORNEY: JOHN M. SWEENEY,
HIGHPOINT LAW OFFICES, PC,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914

BLUM, FREYA W., dec'd.
Late of Lower Providence Township.
Executor: DEREK BLUM,
7 Madison Court,
Newtown, PA 18940.

BRAUNER, GEORGE M., dec'd.
Late of Borough of Pottstown.
Administrator CTA: THOMAS E. BRAUNER,
618 Lemon Street,
Philadelphia, PA 19464.
ATTORNEY: MATTHEW R. KESSLER,
KESSLER LAW OFFICES, L.L.C.,
8 E. Church Lane,
Douglassville, PA 19518

CAPLAN, FLORENCE, dec'd.
Late of Abington Township.
Executors: ANDREW CAPLAN AND
ERIK CAPLAN,
730 S. Everhart Avenue,
West Chester, PA 19382.
ATTORNEY: KENT E. CONWAY,
CONWAY SCHADLER, LLC,
3245 Ridge Pike,
Eagleville, PA 19403

CAROTA, NOEL FARRELL, dec'd.
Late of Lower Merion Township.
Executrix: LINDSAY S. CAROTA,
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

CARPENTER, RONALD, dec'd.
Late of Upper Merion Township.
Executrices: TRACY WHALEN AND
KAREN WALLACE,
c/o Miller Law Offices,
21 W. Washington Street, Suite D,
West Chester, PA 19380.
ATTORNEY: FRANCIS C. MILLER,
MILLER LAW OFFICES,
21 W. Washington Street, Suite D,
West Chester, PA 19380

CHRISTIAN, EILEEN SMITH, dec'd.
Late of Abington Township.
Executor: STEPHEN WILSON CHRISTIAN,
c/o William J. Stein, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: WILLIAM J. STEIN,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006

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COULTER, GEORGE ROBERTS, dec'd.
Late of Lower Merion Township.
Executor: JONATHAN MARCINIK,
5254 Al Jones Drive,
Shady Side, MD 20764.
ATTORNEY: HEATHER L. TURNER,
LAW OFFICES OF HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072

COYLE, MONICA R., dec'd.
Late of Rockledge, PA.
Executrix: JESSICA LYNN DAY,
1437 Lindbergh Avenue,
Abington, PA 19001.

DADOURIAN, SHEENA, dec'd.
Late of Lower Merion Township.
Executor: DANIEL DADOURIAN,
c/o Andrew L. Miller, Esquire,
15 St. Asaph's Road,
Bala Cynwyd, PA 19004.
ATTORNEY: ANDREW L. MILLER,
ANDREW L. MILLER & ASSOCIATES, P.C.,
15 St. Asaph's Road,
Bala Cynwyd, PA 19004

DALEY, RAYMOND H., dec'd.
Late of East Norriton, PA.
Executrix: LINDA R. GAMBONE,
346 Linda Lane,
Collegeville, PA 19426.
ATTORNEY: GARY P. LEWIS,
LEWIS & McINTOSH, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468

DASTJERDI, MONIRH S. also known as MONIRH NAKHGEVANY, dec'd.
Late of Lower Merion Township.
Administrator: KARIM NAKHGEVANY,
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

DESMOND, MARYELLEN BERNADETTE, dec'd.
Late of North Wales, PA.
Administrator: ROBERT DESMOND,
309 North Wales Road,
North Wales, PA 19454.

DICKENS, ANGELA, dec'd.
Late of New Hanover Township.
Administrator: STACY MOGUL,
890 Lantern Lane,
Blue Bell, PA 19422-1614.
ATTORNEY: STACY MOGUL,
HEILIGMAN AND MOGUL, P.C.,
890 Lantern Lane,
Blue Bell, PA 19422-1614

DiTULLIO, ELIZABETH H., dec'd.
Late of Pottstown, PA.
Executor: BARBARA M. DeZAYAS.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

FARABELLA, ERNEST S., dec'd.
Late of Upper Dublin Township.
Administrator: MICHAEL F. DUNN,
c/o Stephen M. Howard, Esquire,
100 W. Main Street, Suite 405,
Lansdale, PA 19446.
ATTORNEY: STEPHEN M. HOWARD,
100 W. Main Street, Suite 405,
Lansdale, PA 19446

GAHMAN, DORIS N., dec'd.
Late of New Hanover Township.
Executrix: SHARON K. MOYER,
501 Woodland Road,
Perkiomenville, PA 18074.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

GAUL, META S., dec'd.
Late of Oreland, PA.
Executors: HOWARD S. GAUL AND
JERRY I. GAUL,
2912 Defford Road,
Worcester, PA 19490.
ATTORNEY: LAUREN P. BUTTERWORTH,
LAUREN P. BUTTERWORTH, ESQUIRE, PLLC,
P.O. Box 113,
Adamstown, PA 19501

GETSON, RICHARD E., dec'd.
Late of Upper Gwynedd Township.
Executrix: ESTAR K. WEISS,
c/o Robert J. Iannozzi, Jr., Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: ROBERT J. IANNOZZI, JR.,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

GILLIAM, LAURA W., dec'd.
Late of Lower Merion Township.
Executrix: ELIZABETH G. GOODHART,
c/o Amy Neifield Shkedy, Esquire,
1 Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004.
ATTORNEY: AMY NEIFIELD SHKEDY,
BALA LAW GROUP, LLC,
1 Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004

GITTIS, MARION, dec'd.
Late of Lower Moreland Township.
Executrix: AIMEE STRATTON,
c/o Laura M. Tobey, Esquire,
724 W. Lancaster Avenue, Suite 215,
Wayne, PA 19087.
ATTORNEY: LAURA M. TOBEY,
REIDENBACH & ASSOCIATES, LLC,
724 W. Lancaster Avenue, Suite 215,
Wayne, PA 19087

GLASSMAN, ETA, dec'd.
Late of Lower Merion Township.
Executrix: BETH R. GLASSMAN,
c/o Lawrence S. Chane, Esquire,
One Logan Square,
130 N. 18th Street,
Philadelphia, PA 19103-6998.

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ATTORNEY: LAWRENCE S. CHANE,
BLANK ROME LLP,
One Logan Square,
130 N. 18th Street,
Philadelphia, PA 19103-6998

HARDING, ROBERT S.O. also known as ROBERT SHAW OLIVER HARDING, dec'd.
Late of Lower Merion Township.
Executrix: ALEXANDRA H. THOMSEN,
c/o Mark J. Deal, Esquire,
Cira Centre,
2929 Arch Street,
Philadelphia, PA 19104.
ATTORNEY: MARK J. DEAL,
DECHERT LLP,
Cira Centre,
2929 Arch Street,
Philadelphia, PA 19104

HUDSON, JOHN M., dec'd.
Late of Springfield Township.
Executor: GARY LUCIEN CRISTALDI,
c/o Patrick J. McMonagle, Esquire,
564 Skippack Pike,
Blue Bell, PA 19422.
ATTORNEY: PATRICK J. McMONAGLE,
564 Skippack Pike,
Blue Bell, PA 19422

HUFF, LEE A., dec'd.
Late of Lower Merion Township.
Executor: FRANCIS J. MIRABELLO,
236 Cheswold Lane,
Haverford, PA 19041.
ATTORNEY: BENJAMIN C. TRAYES,
MORGAN LEWIS & BOCKIUS LLP,
2222 Market Street,
Philadelphia, PA 19103-3007

ITTYERAH, SHANTHA M., dec'd.
Late of Lower Gwynedd Township.
Executor: RANJIT ITTYERAH,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

JAWORSKI, BETTY L., dec'd.
Late of Upper Providence Township.
Executrix: DOROTHY L. JAWORSKI,
109 Poplar Court,
Collegeville, PA 19426.
ATTORNEY: THOMAS C. RENTSCHLER,
RENTSCHLER LAW LLC,
34 W. Lancaster Avenue,
Reading, PA 19607

KELLEY, CONSTANCE, dec'd.
Late of Horsham Township.
Executrix: VERONICA DEVLIN,
c/o Jeremy Z. Mittman, Esquire,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936.
ATTORNEY: JEREMY Z. MITTMAN,
LAW OFFICES OF JEREMY Z. MITTMAN,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936

KELLY, VIRGINIA KAY, dec'd.
Late of Collegeville, PA.
Administratrix: THERESA GIANNONE,
1001 Arborview Boulevard, Unit 1302,
Collegeville, PA 19426.

KLEINMAN, MARTIN IRA, dec'd.
Late of Horsham Township.
Executrix: JANE E. KLEINMAN,
428 Brown Briar Circle,
Horsham, PA 19044.
ATTORNEY: ELLEN S. FISCHER,
BLOOM PETERS, LLC,
1126B Horsham Road, Suite J,
Maple Glen, PA 19002

KRAUSE, MARY ANN, dec'd.
Late of Worcester Township.
Executors: ELIZABETH STARKS AND
MARTIN KENNEDY,
c/o William Morrow, Esquire,
Swedesford Park, Suite 105,
1255 Drummers Lane,
Wayne, PA 19087.
ATTORNEY: WILLIAM MORROW,
PALMARELLA & RAAB, P.C.,
Swedesford Park, Suite 105,
1255 Drummers Lane,
Wayne, PA 19087

LAVOIE, HARRIET MARIE CASSEL, dec'd.
Late of Lower Providence Township.
Administrators: TERRY LYNN VALINOTE AND
TRACEY MARIE ROBINSON.
ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

LEWIS, GERALD, dec'd.
Late of Borough of Souderton.
Executor: STEVEN R. BOBB,
253 Ridge Avenue,
Souderton, PA 18964.

LOEPER, JANE L. also known as JANE LOUISE LOEPER, dec'd.
Late of Upper Frederick Township.
Executrix: JANE E. BRADY,
1117 York Avenue,
Lansdale, PA 19446.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
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MAYER, RAYMOND PAUL also known as RAYMOND MAYER, dec'd.
Late of Abington Township.
Executrix: KATHLEEN MAYER,
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,
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MAZZONI, JOSEPH L., dec'd.
Late of Abington Township.
Executrices: AUDREY M. GELB AND
JUDITH M. TAGGART,
c/o Vicki L. Kushto, Esquire,
Clemons Reiss MacNair & Kushto, PC,
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MENDEZ, CATHERINE ELIZABETH, dec'd.
Late of Phoenixville, PA.
Executors: ANDREW MENDEZ,
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Spring City, PA 19475,
ROBERT MENDEZ,
190 W. Chippens Hill Road,
Burlington, CT 06013.

NICE, JOANNE M. also known as JOANN NICE, dec'd.
Late of Franconia Township.
Executor: ANDREW J. NICE,
531 E. Reliance Road,
Souderton, PA 18964.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
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OPRENDEK, ARLINE also known as ARLINE P. OPRENDEK and PHYLLIS OPRENDEK, dec'd.
Late of East Norriton Township.
Executor: STEPHEN C. OPRENDEK,
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ATTORNEY: DANIELLA A. HORN,
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PARKER, REBECCA, dec'd.
Late of Worcester Township.
Co-Executrices: CAROL L. SCHATZ,
495 Godshall Road,
Franconia, PA 18964,
PATRICIA PENKUNAS,
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PHIPPS, RICHARD FRANKLIN, dec'd.
Late of Pennsburg, PA.
Administratrices: SHAREE KENNA,
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RENEE WELSH,
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ATTORNEY: GREGORY W. PHILIPS,
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RAWLS, BOBBIE VERNON, dec'd.
Late of Jenkintown, PA.
Executrix: LORI PARKER,
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ROTHSCHILD, SUSAN HANNAH, dec'd.
Late of Whitemarsh Township.
Executors: KAREN J. ROTHSCHILD AND
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SALMONS, GERALDINE REGINA, dec'd.
Late of Springfield Township.
Executor: FRANCIS C. SALMONS,
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ATTORNEY: BASS WILDER CHADWICK,
CHADWICK ESTATE LAW PLLC,
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SCHINLEVER, EILEEN B., dec'd.
Late of Lower Gwynedd Township.
Executrices: EILEEN CONDIKE TOGASHI AND
BARBARA JANE CONDIKE-FURLONG,
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STERCHAK, RUTH A. also known as RUTH ANN STERCHAK, dec'd.
Late of Upper Gwynedd Township.
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ATTORNEY: DOROTHY K. WEIK-HANGE,
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TIRPAK, PENNY R. also known as PENNY TIRPAK, dec'd.
Late of Borough of Norristown.
Administrator: THOMAS M. TIRPAK,
626 Barbara Drive,
East Norriton, PA 19403.

WAGNER, RAY J., dec'd.
Late of Lower Pottsgrove Township.
Executors: GLENN M. REES AND
DAWN M. REES,
c/o David G. Garner, Esquire,
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WILLCOX, CATHERINE E., dec'd.
Late of Lower Merion Township.
Executors: CATHERINE B. WILLCOX,
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WILLIAMS, DOROTHEA E. also known as DOROTHEA WILLIAMS, dec'd.
Late of Upper Hanover Township.
Executor: PATRICK J. CARR.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
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WINTERS, BARBARA D., dec'd.
Late of Montgomery Township.
Executrix: TARA M. DUARDO
(A/K/A TARA M. WINTERS),
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YANOFF, KARIN LINDBLAD, dec'd.
Late of Lower Gwynedd Township.
Executor: MYRON YANOFF,
c/o Joel S. Luber, Esquire,
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Second Publication

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Late of Lower Merion Township, Bucks County, PA.
Administrator: ARTURO A. ALZATE,
c/o April L. Charleston, Esquire,
60 W. Boot Road, Suite 201,
West Chester, PA 19380.
ATTORNEY: APRIL L. CHARLESTON,
THE CHARLESTON FIRM,
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BIELAWSKI, FRANCISZEK, dec'd.
Late of Upper Hanover Township.
Executrix: BARBARA J. BIELAWSKI.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
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CHANDLER, ELISSA JEAN, dec'd.
Late of Cheltenham Township.
Executor: RALPH JAFFE,
342 River Birch Circle, Unit 34-2,
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ATTORNEY: JOHN W. RICHEY,
THE TANNENBAUM LAW GROUP,
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CREEDON SR., EDWARD SCOTT, dec'd.
Late of Upper Moreland Township.
Administratrix: FRANCES THERESA CREEDON,
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Huntingdon Valley, PA 19006.
ATTORNEY: EMILIE N. MOONEY,
KANG HAGGERTY LLC,
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DeGENNARO, MARY JANE, dec'd.
Late of Whitpain Township.
Executor: ANTHONY N. DeGENNARO,
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EVANS, SUE BISHOP, dec'd.
Late of Ambler, PA.
Executrix: GRETCHEN A. CUSACK,
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GEHMAN, PHILIP A. also known as PHILIP ANDERSON GEHMAN, SR., dec'd.
Late of Whitemarsh Township.
Executrix: JENNIFER G. BRANNER,
c/o Jennifer M. Breton, Esquire,
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ATTORNEY: JENNIFER G. BRENNER,
SAUL EWING, LLP,
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GENESIO, JEAN, dec'd.
Late of Lower Salford Township.
Executrix: JACQUELINE GENESIO,
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GIFT, ZIGRIDA, dec'd.
Late of Towamencin Township.
Executrices: TRACY LYNNE JOHNSON AND LAURA ANN HART,
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North Wales, PA 19454.
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GRAZIANI, GLORIA L. also known as GLORIA GRAZIANI and GLORIA J. GRAZIANI, dec'd.
Late of West Pottsgrove Township.
Executor: DALE GRAZIANI,
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ATTORNEY: JAMIE V. OTTAVIANO,
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Late of Lower Moreland Township.
Executrix: PATRICIA LEE WILSON,
c/o Laura M. Mercuri, Esquire,
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ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
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HEIDLER, L. DONALD also known as LESTER DONALD HEIDLER, dec'd.
Late of Lower Salford Township.
Executrix: JOAN E. HEIDLER.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
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HESPELL, SANDRA E. also known as SANDRA LEWIS HESPELL and SANDRA EILEEN HESPELL, dec'd.
Late of Lansdale, PA.
Executor: JERROLD D. HESPELL,
c/o Grim, Biehn & Thatcher,
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Perkasie, PA 18944-0215.
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GRIM, BIEHN & THATCHER,
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Late of Borough of Hatboro.
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Hatboro, PA 19040.
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JONES, NANCY L., dec'd.
Late of Abington Township.
Administratrix: NANCY SUSAN JONES,
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ATTORNEY: DENNIS R. PRIMAVERA,
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KLEINGUENTHER, JAMES, dec'd.
Late of Abington Township.
Administrator: GERALD R. CLARKE,
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ATTORNEY: GERALD R. CLARKE,
CLARKE & ASSOCIATES,
119 S. Easton Road, Suite 207,
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KLICK, GRACE E. also known as GRACE KLICK, dec'd.
Late of Borough of Lansdale.
Executor: RONALD J. KLICK,
c/o Robert W. Maher, Esquire,
1494 Old York Road, Third Floor,
Abington, PA 19001.
ATTORNEY: ROBERT W. MAHER,
DYER & MAHER,
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Abington, PA 19001

KNAPP, DOROTHY MARIE also known as DOROTHY M. KNAPP and DOROTHY KNAPP, dec'd.
Late of Whitemarsh Township.
Executor: JOHN RAYMOND KNAPP,
c/o D. Barry Pritchard, Jr., Esquire,
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ATTORNEY: D. BARRY PRITCHARD, JR.,
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LOPRESTI, JOSEPH M., dec'd.
Late of Abington Township.
Executrix: MARY T. PELLAK,
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McGINLEY, GEORGE DONNON, dec'd.
Late of Borough of Ambler.
Executrix: PATRICIA ATKISSON,
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ATTORNEY: FRANCIS J. MURPHY,
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McGUIRE, DIANA T. also known as DIANA R. McGUIRE, dec'd.
Late of Lower Providence Township.
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MENTZER, BARBARA ANN, dec'd.
Late of Lower Pottsgrove Township.
Executrix: LORI ANN ONEAL,
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ATTORNEY: JOSEPH QUINN,
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MIRABELLO, NANCY K., dec'd.
Late of Borough of Lansdale.
Executrix: KATHLEEN E. EISENHOWER,
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MOORE JR., WILLIAM H., dec'd.
Late of Upper Salford Township.
Executrix: MARTHA J. MOORE-HOUGH,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936.
ATTORNEY: JEREMY Z. MITTMAN,
593 Bethlehem Pike, Suite 10,
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PARSONS, BARBARA A. also known as BARBARA ANN PARSONS, dec'd.
Late of Upper Hanover Township.
Co-Executors: MORGAN A. TREFFINGER AND
RYLAN T. TREFFINGER.
ATTORNEY: MICHELLE M. FORSELL,
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REGA, JOSEPH J., dec'd.
Late of Upper Dublin Township.
Executrix: SANDRA LOMBARDO,
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Hatboro, PA 19040.
ATTORNEY: JOSHUA S. GANZ,
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ROSIDIVITO, MARJORIE ELIZABETH also known as BETTE ROSIDIVITO, dec'd.
Late of Lansdale, PA.
Executor: DARYL ROSIDIVITO,
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SAJONIAN, THERESE A. also known as THERESE SAJONIAN and THERESA SAJONIAN, dec'd.
Late of Montgomery Township.
Executrix: SISTER NIKTAR MOUSSAYAN,
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SAMACICIA SR., JOHN ANTHONY, dec'd.
Late of Borough of Lansdale.
Executor: JOHN SAMACICIA, JR.,
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SANDERS JR., RENOUARD A. also known as RENOUARD A. SANDERS, dec'd.
Late of Cheltenham Township.
Administrator: SEAVY BLOOMFIELD SANDERS,
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ATTORNEY: ADAM S. BERNICK,
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SHUMYLO, AUDREY, dec'd.
Late of Lower Moreland Township.
Executrix: MARTA SHUMYLO,
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ATTORNEY: ANDREW J. CORDES,
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Newtown, PA 18940

SILVERMAN, SHIRLEY, dec'd.
Late of Huntingdon Valley, PA.
Executor: ARTHUR SILVERMAN,
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SWOYER, SENCIA R., dec'd.
Late of New Hanover Township.
Administrator: MICHAEL SWOYER.
ATTORNEY: ROWAN KEENAN,
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TOLEDANO, ESTHER, dec'd.
Late of Cheltenham Township.
Executor: BENJAMIN TOLEDANO,
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ATTORNEY: DAVID P. BROWN, III,
1944 Kimberton Road, P.O. Box 729,
Kimberton, PA 19442

TOMLINSON, DONALD ROBERT also known as DON TOMLINSON, dec'd.
Late of Lower Frederick Township (Schwenksville).
Administrator C.T.A.: HOLLY JANE TOMLINSON,
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Harleysville, PA 19438.

ZIEGLER, MARY R., dec'd.
Late of Franconia Township.
Executor: BROOKE MARSHALL ZIEGLER,
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Third and Final Publication

ASPLUNDH, JEANNE LEEDECKER, dec'd.
Late of Whitemarsh Township.
Executor: WILLIAM C. BULLITT,
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Late of Towamencin Township.
Executrix: KERRY B. UDINSKI,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
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Lansdale, PA 19446

BERG, EDWIN V., dec'd.
Late of Stowe, PA.
Executor: EDWIN V. BERG, III,
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LEWIS & McINTOSH, LLC,
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CONNOR, KATHLEEN J. also known as KATHLEEN McELROY, dec'd.
Late of Lower Merion Township.
Executrix: LAURA KERN,
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ATTORNEY: BESS M. COLLIER,
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FOX, LOUIS K., dec'd.
Late of Borough of Lansdale.
Executrix: NOREEN VERAMONTI,
c/o Sommar, Tracy & Sommar,
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Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

GEER, BERYL F., dec'd.
Late of Borough of Collegeville.
Executrix: ELIZABETH G. RHOADS,
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Collegeville, PA 19426.
ATTORNEY: GUY F. MATTHEWS,
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
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COLLEEN LANGEVELD,
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ATTORNEY: SOPHIA H. DUFFY,
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HELLER, CAROLYN JOAN also known as C. JOAN HELLER, dec'd.
Late of Franconia Township.
Executrix: JILL K. OTT,
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HERRSCHAFT, MARIE S., dec'd.
Late of Lower Merion Township.
Executor: ERIC T. HERRSCHAFT,
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SLOANE, MATTHEWS & AUSLANDER, P.C.,
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HILLEGAS, BARBARA A., dec'd.
Late of Douglass Township.
Executor: MATTHEW C. HILLEGAS,
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ATTORNEY: JEFFREY R. BOYD,
BOYD & KARVER, P.C.,
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KEEFER, VIRGINIA LEE, dec'd.
Late of Franconia Township.
Co-Executors: LORI ROCHE,
53 Red Fox Drive,
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RICHARD SCHNURE,
489 Cherry Road,
Souderton, PA 18969.

KENNEY JR., WILLIAM CHARLES, dec'd.
Late of Whitpain Township.
Executor: ROBERT C. KENNEY, JR.,
c/o Justin M. Pilchman, Esquire,
2 N. State Street, P.O. Box 70,
Newtown, PA 18940.
ATTORNEY: JUSTIN M. PILCHMAN,
STUCKERT AND YATES,
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LEVEILLE, JUDITH KAY, dec'd.
Late of Borough of Pottstown.
Executor: JAMES G. LEVEILLE, JR.,
610 Spruce Street,
Pottstown, PA 19464.
ATTORNEY: KENNETH E. PICARDI,
PICARDI PHILIPS & OTTAVIANO,
1129 E. High Street, P.O. Box 776,
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LIMBACH, TIMOTHY C. also known as TIMOTHY CARL LIMBACH, dec'd.
Late of Borough of Trappe.
Administratrix: FRANCA FORTE,
Via Nuova Per Tremensuoli No 13,
Minturno (LT),
04026 ITALY.
ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
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LUCIANO SR., SALVATORE R., dec'd.
Late of East Norriton Township.
Executors: SALVATORE RICHARD LUCIANO, JR. AND
DENEANE LUCIANO,
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Norristown, PA 19401.
ATTORNEY: ROBERT A. SARACENI, JR.,
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MALEY, RICHARD J. also known as RICHARD MALEY, dec'd.
Late of Norristown, PA.
Executor: JOHN P. MALEY,
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ATTORNEY: ALLEN M. MANDELBAUM,
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McCANN JR., RAYMOND V., dec'd.
Late of Douglass Township.
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McCLOSKEY, SUSAN E., dec'd.
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Executor: MATTHEW McCLOSKEY,
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3031 Walton Road, Suite C310,
Plymouth Meeting, PA 19462

PARHAM, CHARLES ARNOLD also known as CHARLES A. PARHAM and CHARLES PARHAM, dec'd.
Late of Towamencin Township.
Administrator: JARON PARHAM,
c/o Bernard F. Siergiej, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: BERNARD F. SIERGIEJ,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

PICKUL, CHARLES, dec'd.
Late of Conshohocken, PA.
Administrator: EDWARD MOCKUS,
24 Arrowhead Lane,
Branford, CT 06405.

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SUSANIN, JOHN A., dec'd.
Late of Whitpain Township.
Executor: AMY KEATING,
301 West 2nd Street,
Frederick, MD 21701.
SWEINHART, LILLIAN, dec'd.
Late of Douglass Township.
Executrix: SHIRLEY M. BEATTIE,
c/o Bingaman Hess,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610.
ATTORNEY: NICOLE C. MANLEY,
BINGAMAN HESS,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610
TYSON, LANE WILLIAM, dec'd.
Late of Norristown, PA.
Administrator: DALE SCHOLL,
1017 Spur Road,
Souderton, PA 18964.
WALKER, WAYNE, dec'd.
Late of North Wales, PA.
Executor: ROBERT GRILL,
c/o David C. Onorato, Esquire,
298 Wissahickon Avenue,
North Wales, PA 19446.
ATTORNEY: DAVID C. ONORATO,
HLADIK, ONORATO & FEDERMAN, LLP,
298 Wissahickon Avenue,
North Wales, PA 19454
WALLACE, MARIE T., dec'd.
Late of Palm, PA.
Executor: FRANK RYZIW,
1121 Station Road,
Palm, PA 18070.
ATTORNEY: RON R. MILLER,
ASHBY LAW OFFICES, LLC,
314 W. Broad Street, Suite 118,
Quakertown, PA 18951

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

Pursuant to Fictitious Names Act of 1982, as amended, notice is hereby given that on September 22, 1986, an Application for the conduct of business under the assumed or fictitious name of **KERD ASSOCIATES** with a principal place of business at 4889-4901 Umbria Street, Philadelphia, PA 19128, was filed with the Pennsylvania Department of State in Harrisburg, Pennsylvania. Notice is further given that by an Amendment filed on November 9, 2026, the principal place of business was changed to 15422 Shannondell Drive, Audubon, PA 19403 and the parties in interest in the business are now Reaves C. Lukens, Jr. and Francis P. Lukens, 15422 Shannondell Drive, Audubon, PA 19403.
Glenn F. Hing, Solicitor
Hing Law P.C.
834 Chestnut Street, Suite M206
Philadelphia, PA 19107

Shoresh Hair with its principal place of business at 118 County Line Road, Huntingdon Valley, PA 19006-2406.
The name and address of the person owning or interested in said business is: Sahar Ifergan Aranya, 118 County Line Road, Huntingdon Valley, PA 19006-2406.
The application was filed on November 12, 2026.

EXECUTIONS ISSUED

Week Ending November 17, 2026

The Defendant's Name Appears First in Capital Letters

613 W. CHELTENHAM AVENUE, LLC - VV9, LLC; 202616024.
AMENTA, THOMAS - Terrace at Montgomery Townhomes; 202428383.
APPLUENT BUSINESS SOLUTIONS, INC.: BROWN, GREGORY: AVALIV, LLC - Beacon Bank; 202625245; $519,832.96.
BUTLER, YVETTE: E*TRADE SECURITIES, LLC, GRNSH. - Butler, Duane; 202625894; $433,382.90.
CHRIS CRISMAN PHOTOGRAPHY, LLC: TD BANK, GRNSH. - Citizens Bank, N.A.; 202420293.
COFFIN, JOHN: CITIZENS BANK, GRNSH. - Cammeby's of Lancaster, L.P.; 202626202; $2,233.75.
COLONIAL E.P., LLC D/B/A COLONIAL GENERATORS: CITIZENS BANK, GRNSH. - Denney Electric Supply of Neshaminy, Inc.; 202616338.
CRISMAN, CHRISTOPHER: TD BANK, GRNSH. - Citizens Bank, N.A.; 202420296.
DALVI, SANKET: KARANKI, ARCHANA - Rocket Mortgage, LLC; 202614996; $243,045.99.
DAVIS, ERIC: SANTANDER BANK, GRNSH. - Del Val Realty & Property Management; 202413845; $8,687.63.
DERAGON, MARC: KERRIE - The Bank of New York Mellon; 202618973.
ET CETERA LOGISTIC SUPPORT, LLC - Township of Abington; 202506511; WRIT/EXEC.
EXTERIOR OPTIONS, INC.: DUFFIN, MARTIN - TD Bank, N.A.; 202624473; $219,123.22.
FOFANAH, FATIMATA: SMITH, COREY - PennyMac Loan Services, LLC; 202508594.
FOWLER, ZACHARY: TRUMARK CREDIT UNION, GRNSH. - Time Investment Company, Inc.; 202525853.
JETHRO, GILOT: WELLS FARGO BANK, GRNSH. - Capital One, N.A., Successor by Merger to Discover Bank; 202515996.
JOHN, JUDY: MARK - Ontelaunee Township; 202621967; $6,399.84.
KARMANSKI, JOHN - Farmer, Allayna; 202625998; WRIT/EXEC.
KELLY, KATHLEEN: KATHLEEN - Wells Fargo Bank, N.A., as Trustee for Harborview Mortgage Loan; 202618372; $24,805,543.00.
LAYCHOCK, MATTHEW - PennyMac Loan Services, LLC; 202531268.
LLOYD, DANIELLE: GUBERNICK, DIANE: HARRIS - MidFirst Bank; 202428710.
LOANE, JOSEPH: WELLS FARGO BANK, GRNSH. - Renaissance Recovery, LLC; 202617583; $5,723.73.
MELVIN, RONTE: TD BANK, GRNSH. - Terrace at Montgomery Townhomes; 202530005.
MONTAGNA, JEFFREY: CITIZENS BANK, N.A., GRNSH. - Citizens Bank, N.A.; 202524266; $9,490.21.

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PATEL, PRITESH: MANOJ: ASHA: BANK OF AMERICA, N.A., GRNSH., ET AL. - King of Prussia Guru, LLC, et al.; 202000504; ORDER/JDMT. STRICKEN.
PEAK REMODELING GROUP, LLC: PHOENIXVILLE FEDERAL BANK AND TRUST, GRNSH. - Weinraub, Lester, et al.; 202626183; WRIT/EXEC.
PENDERGRASS, THEODORE: FELICIA: OCCUPANTS, ALL OTHER - Universal Realty, LLC; 202500692.
SCHWARTZ, ANDREW: SUSAN - Wells Fargo Bank, N.A.; 202618075; $129,418.89.
THE WATSON ORGANIZATION, INC.: CHASE BANK, GRNSH. - Acuity; 202521231.
VELEZ, JOSE: AMERICAN HERITAGE FCU, GRNSH. - Discover Bank, et al.; 202508220; $8,496.92.
WARREN, JOSEPH - NewRez, LLC d/b/a ShellPoint Mortgage Servicing; 202605793.

JUDGMENTS AND LIENS ENTERED

Week Ending November 17, 2026

The Defendant's Name Appears First in Capital Letters

ADI, AVIRAM: ASA INVESTMENTS AND MANAGEMENT, LLC - 1 S Reo Opportunity 1, LLC; 202625951; Complaint in Confession of Judgment; $123,366.73.
ALBALADEJO, DAVID - Capital One, N.A.; 202625721; Judgment fr. District Justice; $8,372.25.
AMEDZA, ISAAC - Capital One, N.A.; 202625724; Judgment fr. District Justice; $5,857.97.
BEYAH, AMIN - Capital One, N.A.; 202625949; Judgment fr. District Justice; $6,972.11.
CAMPBELL, WILLIAM - Capital One, N.A.; 202625779; Judgment fr. District Justice; $4,420.65.
CHHAB, CHARLES - Capital One, N.A.; 202625762; Judgment fr. District Justice; $4,228.36.
DEERY, JESSICA - Capital One, N.A.; 202625718; Judgment fr. District Justice; $5,138.46.
FLEEGLE, TAYLOR: RAFTER T. MASONRY - Rahn's Construction Material Co.; 202625715; Complaint in Confession of Judgment; $195,294.22.
FOSTER, CHRIS - Western Funding, Incorporated; 202625801; Judgment fr. District Justice; $8,970.47.
GARCIA PAINTING, LLC: NYCE, BRIANNE - Citadel Federal Credit Union; 202626088; Complaint in Confession of Judgment Money; $21,868.50/POSSESSION.
GERBER, JENNY - Capital One, N.A.; 202625766; Judgment fr. District Justice; $3,877.91.
KARMANSKI, JOHN - Farmer, Allayna; 202625998; Certification of Judgment; $WRIT/EXEC.
KASIK, ONUR - C.M. Aspen Grove 120, LLC; 202626184; Judgment fr. District Justice; $7,308.84.
LONGSTRETH, TABATHA - Capital One, N.A.; 202625891; Judgment fr. District Justice; $6,053.05.
LOWERY, KATHEY - Capital One, N.A.; 202625785; Judgment fr. District Justice; $2,727.64.
McGOWAN, ASHLYN - Palisades Collection, LLC; 202625769; Certification of Judgment; $2,051.30.
McMONAGLE, ROBERT - Capital One, N.A.; 202625920; Judgment fr. District Justice; $2,716.94.
MEBANE, SHANAY - Capital One, N.A.; 202625789; Judgment fr. District Justice; $2,046.87.
MORRISON, HAKIM - Western Funding, Incorporated; 202625796; Judgment fr. District Justice; $10,963.02.
NEW ERA HEALTH AND FITNESS, LLC: HESTER, KIMBERLY - Fulton Bank, N.A.; 202625590; Complaint in Confession of Judgment; $24,353.18.
POWELL, DAVID - Capital One, N.A.; 202625914; Judgment fr. District Justice; $2,243.60.
RESPES, JONINA - Capital One, N.A.; 202625953; Judgment fr. District Justice; $3,750.91.
ROUILLER, SUSAN - Capital One, N.A.; 202625906; Judgment fr. District Justice; $5,257.55.
SMITH, JERICA - Capital One, N.A.; 202625797; Judgment fr. District Justice; $3,757.10.
THOMAS, JOSEPH - Capital One, N.A.; 202625755; Judgment fr. District Justice; $4,379.52.
TOTAL HOME SOLUTION, LLC: HAWKS, THOMAS - Tague Lumber, Inc.; 202625957; Complaint in Confession of Judgment; $30,557.08.
TOURDOT, ROGER - Capital One, N.A.; 202625787; Judgment fr. District Justice; $6,399.93.
TOWNSEND, TANNER - Capital One, N.A.; 202625955; Judgment fr. District Justice; $3,973.13.
WHITE, NIKOLAUS - Capital One, N.A.; 202626068; Judgment fr. District Justice; $3,826.20.
WHITFIELD, DOUGLAS - M. Hussey Real Estate Management; 202626055; Judgment fr. District Justice; $9,872.75.
YOUNG, BENJAMIN - Capital One, N.A.; 202625913; Judgment fr. District Justice; $2,709.02.

UNITED STATES INTERNAL REV. - entered claims against:

All4Tech, Inc.; 202670769; $47.45.
Boca Del Mar Montgomeryville, Inc.; 202670768; $29,644.54.
Bucciarelli, Jamie; 202670770; $100,147.98.
Bullock, Anneka; 202670758; $45,787.85.
Elliott, Charles; 202670761; $51,272.45.
Elliott, Charles: Reses, Shirley; 202670762; $60,680.47.
Flynn, Jonathan; 202670763; $621,064.95.
Hutson, Theresa; 202670751; $257,932.28.
Jackson, Kenneth; 202670753; $71,758.95.
K.H. Construction Management Corporation; 202670752; $3,963.01.
Kenefic, Matthew; 202670766; $26,323.90.
McGowan, Anne; 202670755; $10,273.11.
McNamara, Kevin: Karen; 202670754; $1,997.31.
Muniz, David; 202670749; $231,199.49.
Murphy, Sandas; 202670756; $62,423.59.
Oaks Hotel, LLC; 202670748; $36,120.75.
Price, Charles; 202670765; $78,847.18.
Smith, April; 202670760; $79,682.47.
Stanek, Shannon; 202670767; $3,073.11.
Tonguino, Oretha: Saa; 202670759; $20,319.57.
Tri State Precast, Inc.; 202670757; $16,676.70.
Wolfington, Christopher; 202670750; $26,413.43.
Xhoxhaj, Hysen: Manushaqe; 202670764; $125,488.65.

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LETTERS OF ADMINISTRATION

Granted Week Ending November 17, 2026

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

BROWN, ELLEN - Whitpain Township; Brown, Robert D., 19 Lillian Way, Wayland, MA 01778.
DALTON, LAWRENCE E. - Montgomery Township; Dalton, Stephen, 224 Paperbirch Drive, Collegeville, PA 19426.
DENNIS, ELLIOT - Lower Merion Township; Abboudi, Alisha, 206 Cynwyd Road, Bala Cynwyd, PA 19004.
DICOLA, LOUIS A. - Lansdale Borough; Cunningham, Joan L., 857 Twinlyn Drive, Lansdale, PA 19446.
KELLY, VIRGINIA K. - Collegeville Borough; Giannone, Theresa L., 1001 Arborview Boulevard, Collegeville, PA 19426.
MAJOR, THEODORE J. - Conshohocken Borough; Mcdevitt, Brian, 940 W. Valley Road, Wayne, PA 19087.
MESCHTER, PAUL E. - Skippack Township; Meschter, David E., 3556 79th Street, #31, Jackson Heights, NY 11372.
NORTON, NICHOLAS A. - Lower Providence Township; Wible, Bridget M., 8500 West Chester Pike, Upper Darby, PA 19082.
PYSHER IV, GLENWOOD - Montgomery Township; Pysher, Erin, 1704 Snell Road, Pottstown, PA 19464; Pysher, Glenwood, 1704 Snell Road, Pottstown, PA 19464.
SASLOW, EDWIN - Whitpain Township; Saslow, Alan B., 7900 Old York Road, Elkins Park, PA 19027; Soffer, Beth A., 214 Hazeltine Circle, Blue Bell, PA 19422-3262.
WILLIAMS, TYLER E. - Lower Merion Township; Williams, Sandra, 500 Rock Glen Drive, Wynnewood, PA 19096.

SUITS BROUGHT

Week Ending November 17, 2026

The Defendant's Name Appears First in Capital Letters

BARNES, IMANI - Royal Athena Gardens, L.P.; 202625764; Petition to Appeal Nunc Pro Tunc.
BEATTY, JAMES - American Express National Bank; 202625800; Civil Action; Lipinski, Michael R.
BEN ZEBULON, AARON - Butler, Lida; 202625799; Complaint Divorce.
BERRIOS, YARITZA - Bank of America, N.A.; 202625880; Civil Action; Cawley, Jonathan Paul.
BURNS, SUZANNE - American Express National Bank; 202625689; Civil Action; Lipinski, Michael R.
CARMODY, CHARLES - American Express National Bank; 202625806; Civil Action; Lipinski, Michael R.
CHILLEMI, RICHARD - Jefferson Capital Systems, LLC; 202626193; Civil Action; Baroska III, Robert L.
COLON, DIANNA: MUWAKKIL, BAAHIR - Zhao, James; 202625699; Petition to Appeal Nunc Pro Tunc.
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Myers, Allan; 202625454; Petition; Miller, Andrew L.
CUSTODIO, JUNIOR: B.R. CAR SERVICE GARAGE - American Express National Bank; 202625918; Civil Action; Lipinski, Michael R.
DOWNARD, FARRAH - Jefferson Capital Systems, LLC; 202626190; Civil Action; Baroska III, Robert L.
DUNCAN, ZAMIR: FERNANDEZ, CIARA - Polite, Lovelee; 202625856; Defendants Appeal from District Justice.
FARMER, JANET - Farmer, Dustin; 202625922; Complaint Divorce.
FINDLAY, SHANROY - Isoke, Njemile; 202626053; Complaint Divorce.
FREDERICK CHEVROLET OF LEBANON: BERGEY'S CHEVROLET, INC. - McKnight, Balvin; 202625802; Civil Action.
GAINES, MARTEL - American Express National Bank; 202625923; Civil Action; Lipinski, Michael R.
GAINES, MARTEL: GAINES PROPERTY GROUP, LLC - American Express National Bank; 202625804; Civil Action; Lipinski, Michael R.
GATES, ANTHONY - Jefferson Capital Systems, LLC; 202626029; Civil Action; Baroska III, Robert L.
GEIGUS, MATTHEW: DODSON, CHANTAL - Geigus, Nancy; 202625786; Complaint for Custody/Visitation.
GOMEZ JASSO, RAUL - Arita Arita, Leydy; 202625676; Complaint for Custody/Visitation; Ahlert, Michael.
HEARTSFIELD, JUSTIN - Gonzales, Felicia; 202625960; Complaint for Custody/Visitation; Foley, Caitlin.
HERD, DONALD - Panosetti, Stephanie; 202626166; Petition for Protection from Intimidation.
HOBSON, RANDI - Bank of America, N.A.; 202625961; Civil Action; Cawley, Jonathan Paul.
HOLLINGER, DARRYL - American Express National Bank; 202625710; Civil Action; Lipinski, Michael R.
JAWORSKI, ALYSSA - Rogers, Vize; 202626033; Complaint for Custody/Visitation.
JONES, MICHELLE: MICHELLE MARY JONES #26-05986 - Cole, Tanea; 202625502; Complaint for Custody/Visitation.
KAISER, RONALD - Bank of America, N.A.; 202625967; Civil Action; Cawley, Jonathan Paul.
KANE, BRIAN - Jefferson Capital Systems, LLC; 202625991; Civil Action; Baroska III, Robert L.
KELLY MOTORCARS, LLC: KELLY, RYAN - Commonwealth of Pennsylvania Office of Attorney General; 202625790; Petition.
KINNARD, CALLASIA: DEANDRE CARROLL #26-05642: CARROLL, DEANDRE - Tate, Marcia; 202625944; Complaint for Custody/Visitation.
KINNARD, CALLASIA: JAYSON JACKSON - Tate, Marcia; 202625947; Complaint for Custody/Visitation.
LEAMAN, MATTHEW - American Express National Bank; 202625919; Civil Action; Lipinski, Michael R.
LESTER, ANGELICA - Lester, Damon; 202625596; Complaint Divorce.
LICZBINSKI, RAYMOND - Roberts, Jenna; 202625665; Complaint for Custody/Visitation.
LIN, HUIYI - Molner, David; 202625704; Foreign Subpoena.

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LIPINSKI, DALE - Jefferson Capital Systems, LLC; 202625833; Civil Action; Baroska III, Robert L.
MAJIDLI, FIDAN - Nasri, Sean; 202625938; Complaint for Custody/Visitation.
MASSEY, AMANDA - Massey, Jack; 202625753; Complaint for Custody/Visitation; Mullaney, Martin P.
McCALLAY, TRACY: PHILADELPHIA HOOD SO. - American Express National Bank; 202625684; Civil Action; Lipinski, Michael R.
MITCHELL, SHARNEICE - Harris, Jocqueest; 202625614; Complaint for Custody/Visitation.
MULLEN, DIANA - Jefferson Capital Systems, LLC; 202626010; Civil Action; Baroska III, Robert L.
PATE, NASYA - FP4 Valley Forge, LLC; 202625685; Petition to Appeal Nunc Pro Tunc; Friesen, Jessica.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Shortall, Kylie; 202625541; Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Givens, Shannon; 202625526; Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Martinez-Lemus, Pedro; 202625942; Appeal from Suspension/Registration/Insp.; Barber III, Aman M.
PENNSYLVANIA STATE POLICE - Jabs, Joseph; 202623498; Petition; Harris, Dillon.
PENNSYLVANIA STATE POLICE: OFFICE OF THE DISTRICT ATTORNEY - Hagey, Marcus; 202625077; Petition; Gottlieb, Michael P.
PIERCE, DONALD - Costello, Matthew; 202625885; Civil Action.
PINNNACLE MEDICAL GROUP - Saint Mary's Medical Group, Inc.; 202626039; Foreign Subpoena.
PLAZAS BELTRAN, CARLOS - Bank of America, N.A.; 202625798; Civil Action; Cawley, Jonathan Paul.
RAMANATHAN, KARTHIKEY - American Express National Bank; 202625680; Civil Action; Lipinski, Michael R.
REIMOV, TIMUR - Bakasova, Altynai; 202625688; Complaint for Custody/Visitation; Divinsky, Marina.
REIS, RYAN - Jefferson Capital Systems, Inc.; 202625792; Civil Action; Baroska III, Robert L.
ROBINSON, JOSEPH - Robinson, Lakeshia; 202626071; Complaint Divorce.
ROLON, WANDA - Weeks, Kurt; 202626144; Complaint Divorce.
ROSATO, PAULA - Bank of America, N.A.; 202625837; Civil Action; Cawley, Jonathan Paul.
ROUNDTREE-BRUCE, ORLENA - Bruce, Matt; 202625916; Complaint Divorce.
SANCHEZ VARGAS, SANDRA - Trujillo Cruz, Amaury; 202625780; Complaint for Custody/Visitation.
SIMS, TAKERA - Plymouth Pointe; 202625794; Petition to Appeal Nunc Pro Tunc.
TELESCO, DONOVAN - Haamid, Amina; 202625771; Complaint Divorce; Solomon, Don J.
THOMAS, CHRISTINA: JASON - Woods Realty Associates, LLC; 202625522; Petition to Appeal Nunc Pro Tunc.
TORRES, ADA: ZABLUDOFF, ANN: DOLORES - Nobles, Pooh; 202626050; Civil Action; Thiele, Richard C.
TRICE, BASEEMAH - Slocum, Terrell; 202625926; Complaint Divorce.
VAUGHN, DESIREE - Jones, Paul; 202625963; Complaint for Custody/Visitation.
VIRVIESCAS, CAMILO - Bank of America, N.A.; 202625857; Civil Action; Cawley, Jonathan Paul.
WHITPAIN FARM HOMEOWNERS' ASSOCIATION - Yusem, Stephen; 202626095; Civil Action.
WILLIAMS, ANTHONY - American Express National Bank; 202625678; Civil Action; Lipinski, Michael R.
WILSON, KYLE - Bank of America, N.A.; 202625959; Civil Action; Cawley, Jonathan Paul.
WOODS REALTY ASSOCIATES, LLC - Thomas, Jason; 202625525; Plaintiffs Appeal from District Justice.
YOUNG JOHNSON, CAROLYN: WILKERSON, ERIC - Carter Johnson, Kandice; 202626047; Complaint for Custody/Visitation.

WILLS PROBATED

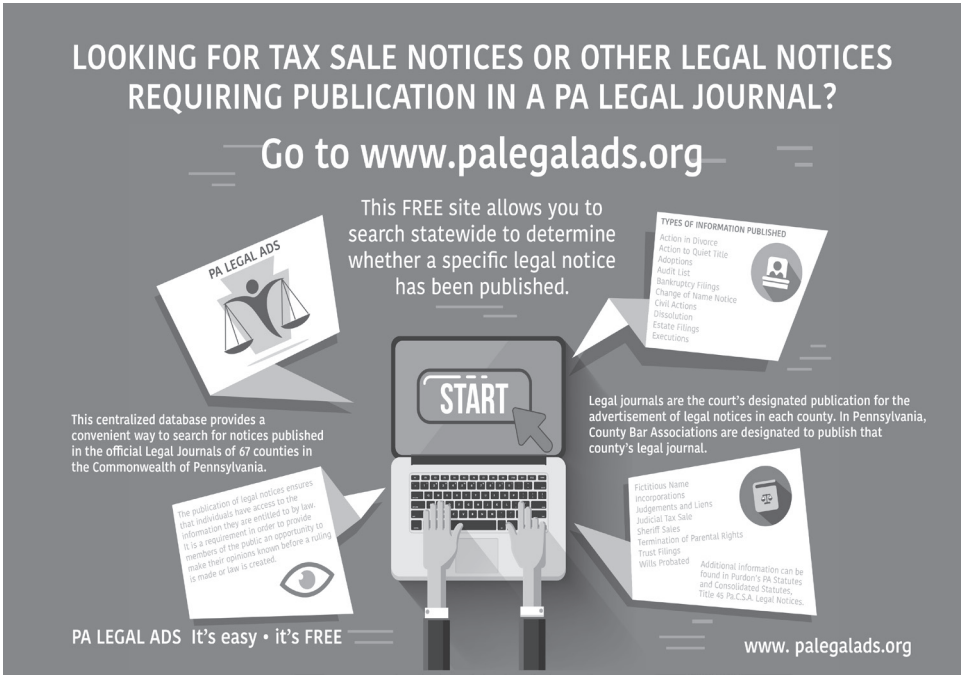
Granted Week Ending November 17, 2026

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

ADAMS, CAROLE M. - Worcester Township; Phillips, Jennifer, 3866 Brian Court, Collegeville, PA 19426.
ANTES, HARRY W. - Lansdale Borough; Sponseller, Carol, 1336 Michael Way, Lansdale, PA 19446.
ARMSTRONG, JAMES F. - Upper Frederick Township; Armstrong, Troy J., 3521 Little Road, Perkiomenville, PA 18074.
BATTAVIO, PAUL A. - Lansdale Borough; Battavio, Paula J., 22 Robert Road, Allentown, PA 18104; Dinunzio, Denise M., 310 Madison Avenue, Souderton, PA 18964; Tompkins, L.R., 1575 Canary Road, Quakertown, PA 18951.
BAY, DOROTHY C. - Norristown Borough; Bay Jr., Peter C., 127 S. Midland Avenue, Norristown, PA 19403.
BAZAR, ROBERT M. - Pottstown Borough; Arnold, Jacqueline G., 208 Norwyck Way, Harleysville, PA 19438.
BRATTON, ROBERT J. - Whitpain Township; Bratton, Misty D., 108 Evergreen Avenue, Villas, NJ 08251.
BRENNAN, DAVID W. - Pottstown Borough; Brennan, Patricia A., 2350 Noel Circle, Pottstown, PA 19464.
BROWER, JANET L. - Upper Frederick Township; Brile, Robbie A., 107 Popodickon Drive, Boyertown, PA 19512.
CAROTA, NOEL F. - Lower Merion Township; Carota, Lindsay S., 242 Meeting House Lane, Merion Station, PA 19066.
CHRISTIAN, EILEEN S. - Abington Township; Christian, Stephen W., 1830 Canterbury Road, Abington, PA 19001.
CLOTHIER, CLARA M. - Lansdale Borough; Clothier, Andrew K., 2445 W. Walnut Street, Colmar, PA 18915.
DONNELLY, MONICA P. - Upper Merion Township; Shore, Lisa A., 106 Maple Street, Conshohocken, PA 19428.
GLASSMAN, ETA - Lower Merion Township; Glassman, Beth R., 510 Manchester Avenue, Media, PA 19063.
GRAY, ESTELLE E. - Whitpain Township; Dobkin, Barbara, 226 Tilden Avenue, Los Angeles, CA 90049.
HART, BETTY J. - Lansdale Borough; Maleski, Patricia L., 4 Spruce Road, Chalfont, PA 18914.

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HUNTER, MARILYN D. - Lower Providence Township; Hunter, Deborah L., 811 Pecan Road, Spring City, PA 19475; Hunter, Jennifer A., 306 Sheeder Road, Phoenixville, PA 19460.
ISAAC, ESTELLE - Pennsburg Borough; Copeland, Silestine, 2116 Hanford Way, Pennsburg, PA 18073.
KILROY, FRANCES M. - Cheltenham Township; Kilroy, Shawn, 2702 Poplar Street, Philadelphia, PA 19130.
KULP, CHARLES J. - Lower Providence Township; Kulp, Jeffrey A., 327 Joseph Street, Jeffersonville, PA 19403.
McCREE, CHARLES D. - Upper Merion Township; McCree, Brian D., 164 Bradford Drive, Schwenksville, PA 19473; Williams, Teresa M., 157 Canterbury Lane, Lansdale, PA 19446.
McGLYNN, BRIAN T. - Springfield Township; McGlynn, Naomi L., 30 Gordon Road, Glenside, PA 19038.
MONGELLI, MARIAN C. - East Norriton Township; Schindler, Edward W., 3 Pacer Lane, Norristown, PA 19401.
NOCKET, GARY A. - Royersford Borough; Nocket, Sangob, 354 Main Street, Royersford, PA 19468; Robin, Teresa L., 208 Springhaven Circle, Royersford, PA 19468.
OPRENDEK, ARLINE - East Norriton Township; Oprendek, Stephen C., 221 Red Maple Court, Chalfont, PA 18914.
ORGANSKI, RAYMOND - Abington Township; Organski, Loraine, 15 Bark Hollow Lane, Horsham, PA 19044.
PATTERSON, SARAH A. - Abington Township; Patterson, Kwame D., 1548 Osbourne Avenue, Roslyn, PA 19001.
PHILLIPS, LINDA L. - Lansdale Borough; Phillips, Robert J., 936 Drexel Avenue, Dresher, PA 19025; Schrader, Ronald L., 76 Fairview Avenue, Perkasie, PA 18944.
PRICE, CATHERINE A. - Lansdale Borough; Gerhard, Kathryn M., 217 Fulling Mill Lane, Ambler, PA 19002.
SCHOEFFLING, ROSEMARIE A. - East Norriton Township; Schoeffling, John L., 66 N. Schuylkill Avenue, Norristown, PA 19403.
SMITH, CAROL - Ambler Borough; Broom, Ted D., 58 Valentine Road, Ivyland, PA 18974.
SUSANIN, JOHN A. - Whitpain Township; Keating, Amy M., 301 W. 2nd Street, Frederick, MD 21701.
THOMPSON, JACQUELINE F. - Abington Township; Ramsey Sr., Edward L., 1823 Elston Street, Philadelphia, PA 19126.
TYLER, EVA - Upper Gwynedd Township; Joell, Lynn, 157 Weber Road, North Wales, PA 19454.
WAGNER, LORENE A. - Worcester Township; Birdsell, Donna L., 4107 Rittenhouse Lane, Skippack, PA 19474.
WAGNER, RAY J. - Pottstown Borough; Rees, Dawn M., 2048 Chevy Chase Dr Harrisburg, PA 17110; Rees, Glenn M., 2048 Chevy Chase Dr Harrisburg, PA 17110.
WALKER, GEORGE C. - Pottstown Borough; Cutillo, Cheryl A., 303 Hunsberger Drive, Limerick, PA 19468.
WEIKEL JR., HERBERT F. - Hatboro Borough; Weikel, Gina, 110 Earl Lane, Hatboro, PA 19040.
WETZEL, ANNE F. - Lower Gwynedd Township; Wetzel Jr., Carroll R., P.O. Box 654, Captiva, FL 33924.



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MISCELLANEOUS

ANNUAL BUDGET OF THE TOWNSHIP OF ABINGTON

FOR THE YEAR 2027

TAX LEVY AND APPROPRIATION ORDINANCE

ORDINANCE NO. 2248

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, and the Commonwealth of Pennsylvania, fixing the tax rate for the year 2027 and appropriating specific sums estimated to be required for the specific purposes of the municipal government, hereinafter set forth, during the current year.

BE IT ORDAINED AND ENACTED, and it is hereby ordained and enacted by the Board of Commissioners of the Township of Abington, County of Montgomery, Pennsylvania.

SECTION 1. That a tax be and the same is hereby levied on all property and occupations within the said municipality subject to taxation for the fiscal year 2027 as follows:

Tax rate for General Purposes, the sum of four and seven thousand six hundred forty-six ten-thousandths (4.7646) mills on each dollar of assessed valuation.
For Fire Purposes, the sum of one and twelve hundredths (1.12) mills on each dollar of assessed valuation.
For Debt Service Purposes, the sum of one thousand five hundred forty-three ten-thousandths (.1543) mills on each dollar of assessed valuation.
For Library Purposes, the sum of forty-three hundredths (.43) mills on each dollar of assessed valuation.
For Ambulance Service Purposes, the sum of one thousand two hundred thirty-one ten-thousandths (.1231) mills on each dollar of assessed valuation.
For Retirement Purposes, the sum of thirty-three hundredths (.33) mill on each dollar of assessed valuation.

The same being summarized in tabular form as follows:	Mills on Each Dollar of Assessed Valuation
Tax rate for General Township Purposes	4.7646
Tax rate for Fire Purposes	1.12
Tax rate for Debt Service Purposes	.1543
Tax rate for Library Purposes	.43
Tax rate for Ambulance Service Purposes	.1231
Tax rate for Retirement Purposes (OPEB)	.33
TOTAL	6.9220

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SECTION 2. That for the expenses for the fiscal year 2027 the following amounts are hereby appropriated from the estimated revenues and cash balance available for the current year for the specific purposes set forth below, which amounts are more fully itemized in the Budget document.

SUMMARY OF OPERATING AND CAPITAL FUNDS

	Summary of Estimated Receipts and Cash	**Summary of Appropriations**
OPERATING - (Non-Grant)		
General	$55,973,372	$55,973,372
Debt Service	$519,660	$19,660
Fire Services	$4,375,293	$3,546,194
Sewer Operations	$9,583,550	$9,555,607
Highway Aid	$1,717,582	$2,092,786
Retirees Medical	$2,102,200	$2,102,200
Workers comp	$45,500	$927,461
Refuse	$8,509,870	$7,362,451
TOTAL OPERATING	$82,827,027	$81,579,731

	Summary of Estimated Receipts and Cash	**Summary of Appropriations**
CAPITAL - (Non-Grant)		
Sewer Operation	$1,480,000	$1,480,000
Permanent Improvement	$5,168,993	$5,168,993
Fire	$732,578	$732,578
Highway Aid	$323,400	$323,400
Refuse	$1,375,000	$1,375,000
Sewer Capital	$1,315,000	$1,315,000
TOTAL CAPITAL	$10,394,971	$10,394,971
TOTAL	***$93,221,998***	***$91,974,702***

SECTION 3. An estimate of the specific items making up the amounts appropriated to the respective departments is on file in the Administrative Office of the Township of Abington, Abington, Pennsylvania.

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SECTION 4. That any ordinance, or part of ordinance, conflicting with this ordinance be and the same is hereby repealed insofar as the same affects this ordinance.

SECTION 5. This ordinance shall be effective as of January 1, 2027.

ADOPTED this 10th day of December, A.D., 2026.

TOWNSHIP OF ABINGTON

_____
Matthew Vahey, President
Board of Commissioners

ATTEST:

_____
Christopher S. Christman, Manager / Secretary

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