
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, September 30, 2026.

To all parties in interest and claimants:

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

First Publication

By virtue of a Writ of Execution **No. 2020-15544**, 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 Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, made for Warren W. Metz, by Urwiler and Walter Inc., Registered Professional Engineer, dated December 29, 1981, and revised February 17, 1982, and recorded in Plan Book B40 at Page 137, in the Recorder of Deeds Office, at Norristown, Pa., as follows, to wit:

BEGINNING at a point on the Southerly side of Lederach Road (previously dedicated 50 feet ultimate right-of-way), said point being measured the three following courses and distances from the center line of Schwenksville Road (width not shown): thence, (1) extending along the aforesaid Lederach Road in a Southeastwardly direction, 570 feet to an iron pin found in said road; thence, (2) South 40 degrees 12 minutes 34 seconds East, passing over an iron pin set, 69.39 feet to a monument found; thence, (3) still continuing along the aforesaid road, South 81 degrees 08 minutes 24 seconds East, 242.41 feet to an iron pin set, to the point of beginning; thence, extending from said point of beginning, along the aforesaid Southerly side of Lederach Road, the 2 following courses and distances as follows, to wit: thence, (1) South 81 degrees 08 minutes 24 seconds East, 245.41 feet to a monument found to a point of curve in said road; thence, (2) extending along the same, on the arc of a circle, curving to the right, having a radius of 575 feet, the arc distance of 122 feet to an iron pin found, a corner of Lot #5 of a previous subdivision; thence, extending along part of the aforesaid Lot, South 44 degrees 8 minutes 31 seconds West, 570 feet to an iron pin, set for a corner of part of Lot #3, as shown on the above-mentioned Plan; thence, extending along part of the aforesaid Lot, North 45 degrees 51 minutes 29 seconds West, 115 feet to an iron pin, set to a corner of Lot #1, as shown on the above-mentioned Plan; thence, extending along the aforesaid Lot, North 15 degrees 41 minutes 18 seconds East, 415.65 feet to the Southerly side of Lederach Road, to the first mentioned point and place of beginning.

BEING known and designated as Lot #2 as shown on the above-mentioned Plan.

CONTAINING 2.535 acres of land, more or less.

BEING the same premises which Warren W. Metz and Jean G. Metz, by Deed dated August 5, 1985, and recorded at Montgomery County Recorder of Deeds Office on August 12, 1985, in Deed Book 4775 at Page 35, granted and conveyed unto William F. Wacker, Jr. and Dawn E. Wacker.

Parcel Number: 62-00-00759-10-6.

Location of property: 325 Lederach Road, Schwenksville, PA 19473.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **William F. Wacker, Jr. and Dawn E. Wacker** at the suit of Souderton Area School District. Debt: \$36,589.42.

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. 2022-19188**, 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 store building and improvements thereon erected, commonly known as Nos. 238, 240, 242 and 244 High Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made January 17, 1955, by George F. Shaner, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point of intersection of the Southwest side of High Street, 100 feet wide, and the Southeast side of Penn Street, 20 feet wide; thence, extending along the Southwest side of High Street, South 74 degrees 45 minutes East, 84 feet 7 inches to a point, a corner of land of H. W. Bailey Estate; thence, extending along said land, the title passing through the center line of the partition wall, South 15 degrees 24 minutes West, 153 feet to a point on the Northeast side of a private alley, 12 feet wide; thence, extending along the Northeast side of the said alley, North 74 degrees 45 minutes West, 84 feet 7 inches to a point on the Southeast side of Penn Street, North 15 degrees 24 minutes East, 153 feet to the first mentioned point and place of beginning.

BEING the same premises which 238 E. High Street, LLC, by Deed dated October 11, 2019, and recorded at Montgomery County Recorder of Deeds Office on October 24, 2019, in Deed Book 6158 at Page 1230, granted and conveyed unto 238 E. High Street, L.L.C.

Parcel Number: 16-00-13912-00-4.

Location of property: 238 High Street, Pottstown, PA 19464.

The improvements thereon are: Department store.

Seized and taken in execution as the property of **238 E. High Street, L.L.C.** at the suit of Pottstown School District. Debt: \$14,157.99.

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. 2022-25156**, 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 Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of "Robinhood Village" made for Mead Lands, Inc., recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Deed Book No. 2299 at Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Surrey Lane (50 feet wide), at the distance of 241.23 feet, Southeastwardly from a point of tangent in the same, which said point of tangent is at the arc distance of 29.16 feet, measured along the arc of a circle, curving to the left, having a radius of 20 feet from a point of curve on the Southeasterly side of Warminster Road (41.5 feet wide); thence, extending from said point of beginning, North 41 degrees, 00 minutes, 50 seconds East, along Lot No. 5 on said plan, 195 feet to a point; thence, extending South 48 degrees, 59 minutes, 10 seconds East, 91.58 feet to a point, a corner of Lot No. 7 on said plan; thence, extending South 41 degrees, 28 minutes, 47 seconds West along said Lot No. 7 and crossing a proposed 10 feet wide drainage right-of-way and 15 feet wide right-of-way for sewer, one hundred ninety-five and ten one-hundredths feet to a point, on the Northeasterly side of said Surrey Lane; thence, extending along the said side of Surrey Lane, partly re-crossing the aforesaid rights-of-way, Northwestwardly, along the arc of a circle, curving to the left, having a radius of 2,880 feet, the arc distance of 23.42 feet to a point of tangent, in said Surrey Lane; thence, continuing along the said side of Surrey Lane, partly crossing said rights-of-way, North 48 degrees, 59 minutes, 10 seconds West, 66.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

BEING the same premises which Gerard A. Fuerle, Administrator of the Estate of Thomas E. Fuerle, Deceased, by Deed, dated October 23, 2009, and recorded November 2, 2009, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5748 at Page 2892, granted and conveyed unto Sarah E. McClatchy.

Parcel Number: 59-00-16621-00-6.

Location of property: 307 Surrey Lane, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Sarah E. McClatchy** at the suit of M&T Bank. Debt: \$222,571.08.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-01523**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey and Plan thereof made by Hiltner and Hitchcock, Civil Engineers, dated April of 1926, as follows, to wit:

SITUATE on the Southwesterly side of Williams Way (50 feet wide), at the distance of 160 feet Northwestwardly from the Northwesterly side of Rittenhouse Boulevard (50 feet wide).

CONTAINING in front or breadth along the said side of Williams Way, North 45 degrees 25 minutes West, 85 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to said Williams Way, 200 feet, being the Northwesternmost 65 feet of Lot No. 3 and the Southeasternmost 20 feet of Lot No. 2, Block "B" on the aforesaid Plan.

BEING the same premises which Harry Butera and Anna Butera, his wife, by indenture bearing date of October 9, 1942, and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on October 10, 1942, in Deed Book No. 1488 at Page 473, etc., granted and surveyed unto Melvin L. Carl and Mildred N. Car, his wife, in fee.

UNDER AND SUBJECT TO certain building restrictions and conditions.

ALSO ALL THAT CERTAIN tract of piece of land, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being the Southeasterly 10 feet of Lot No. 3, Block "B" on Plan of Fur View Farms, made by Will D. Hiltner, Registered Engineer, Norristown, Pennsylvania, in July of 1942, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Williams Way (50 feet wide), at the distance of 174 feet, South 45 degrees 25 minutes East from the Southeasterly side of South Whitehall Road, a corner of Lot No. 3 of which this is part; thence, extending through Lot No. 3, aforesaid, South 44 degrees 35 minutes West, 200 feet to line of land of Harry Butera; thence, by the same, South 45 degrees 25 minutes East, 10 feet to a corner of Lot No. 4 on said Plan; thence, extending along said Lot No. 4, North 44 degrees 35 minutes East, 200 feet to a point on the Southwesterly side of Williams Way, aforesaid, which point is at the distance of 150 feet, Northwestwardly from the Northwesterly side of Rittenhouse Boulevard; thence, extending along said Southwesterly side of Williams Way, North 45 degrees 25 minutes West, 10 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Casey, by Deed from Josephine M. Morabito, dated June 17, 2016, and recorded July 19, 2016, in Deed Book 6007 at Page 02267, being Instrument Number 2016052896.

Parcel Numbers: 63-00-09538-00-2 and 63-00-09541-00-8.

Location of property: 1742 Williams Way, Norristown, PA 19403.

The improvements thereon are: Residential, residential vacant land under 5,000 square feet and residential dwelling. Seized and taken in execution as the property of **Michael Casey** at the suit of Lakeview Loan Servicing, LLC. Debt: \$286,541.59.

Eric Rockkind (McCabe, Weisberg & Conway, LLC), Attorney(s). I.D. #204263

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. 2023-23395**, 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 at Oaklane Station, in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey made thereof, by William T. Muldrew, Civil Engineer, on the 29th day of April, A.D. 1920, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Valley Road (40 feet wide), at the distance of 232.24 feet Northwestwardly from the Northwestwardly side of Oak Lane (33 feet wide); thence, extending North 29 degrees, 45 minutes West, along said side of Valley Road, 25.15 feet to a point; thence, extending North 60 degrees, 15 minutes East, 21.90 feet to a point; thence, extending North 59 degrees 50 minutes East, 41 feet through the center of a party wall to a point; thence, extending North 60 degrees 50 minutes East, 62.10 feet to a point; thence, extending South 29 degrees, 45 minutes East, 25.20 feet to a point; thence, extending South 60 degrees 26 minutes West, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 226.

BEING the same premises which Thomas G. May and Jo Ann May, by Deed dated October 1, 2019, and recorded at Montgomery County Recorder of Deeds Office on October 16, 2019, in Deed Book 6157 at Page 1608, granted and conveyed unto Hope Dunleavy.

Parcel Number: 31-00-27100-00-4.

Location of property: 413 Valley Road, Elkins Park, PA 19027.

The improvements thereon are: Duplex.

Seized and taken in execution as the property of **Hope Dunleavy** at the suit of Cheltenham School District. Debt: \$7,786.17.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-04387**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to Subdivision Plan of Rydal Green, made for R.C.C. Associate, made by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pa., dated December 15, 1995, and last revised February 27, 1996, and recorded in Plan Book A-56 at Page 333 and 334, described as follows, to wit:

BEGINNING at a point of curve on the Southwesterly terminus of Rydal Green Drive (of variable width), a corner of Lot No. 34 on said Plan; thence, extending from said point of beginning and along Rydal Green Drive, on the arc of a circle, curving to the left, having a radius of 58.00 feet, the arc distance of 52.93 feet to a corner of Lot No. 36 on said plan; thence extending from Rydal Green Drive and along said Lot, South 10 degrees 17 minutes 04 seconds East, 151.26 feet to a point, in the line of Open Space Area; thence, along the same, the following 3 courses and distances: (1) South 78 degrees 42 minutes 58 seconds West, 47.34 feet to a point; (2) South 75 degrees 58 minutes 35 seconds West, 82.63 feet to a point; (3) South 47 degrees 59 minutes 35 seconds West, 63.61 feet to a corner of Lot No. 34 on said Plan; thence, along the same, North 42 degrees 00 minutes 05 seconds East, 146.23 feet to a point of curve on the Southwesterly side of Rydal Green Drive, and being the first mentioned point and place of beginning.

BEING Lot No. 35 on said Plan.

CONTAINING in area 18599 square feet, more or less.

BEING the same premises which Sandra Damore and Dominic DiBucci, h/w, by Deed dated March 10, 2023, and recorded at Montgomery County Recorder of Deeds Office on July 25, 2023, in Deed Book 6333 at Page 02467, et seq., granted and conveyed unto Charjay LLC, a PA Limited Liability Company.

Parcel Number: 30-00-61196-04-6.

Location of property: 708 Rydal Green Drive, Rydal, PA 19046.

The improvements thereon are: Single-family, residential.

Seized and taken in execution as the property of **Charjay LLC and Deanna Zellars** at the suit of HOF Grantor Trust 1. Debt: \$1,191,126.11.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-05733**, 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, situated in **Horsham Township**, Montgomery County, Pennsylvania, being Lot No. 14 as shown on Plans entitled, "Subdivision Plan, prepared for the Horsham Valley Estates", Sheets 1 through 5 of 48, dated July 11, 2011, last revised April 9, 2012, prepared by Stout Tacconelli and Associates, Inc., Pennsylvania, Pa., 18073, recorded in the Montgomery County Recorder of Deeds Office on January 7, 2013, in Plan Book 38 at Pages 410 through 414, being Instrument No. 2013002215, more particularly described as follows:

BEGINNING at a common corner of Lot 14 and Lot 15 on the Northerly side of Barrington Street (5" R.O.W.) and running; 1.) along said Northerly side, the following three (3) courses and distances: North 50 degrees 45 minutes 04 seconds West, a distance of 77.61 feet to a point of curve; thence, 2.) passing along an arc of a circle, curving to the left, having a radius of 175.00 feet, an arc distance of 135.55 feet, a chord bearing of North 72 degrees 56 minutes 26 seconds West, a chord distance of 132.18 feet; thence, 3.) North 22 degrees 10 minutes 30 seconds West, a distance of 7.69 feet to a point on line of T.M.P. No. 36-00-00463-00-5; thence, 4.) along T.M.P. No. 36-00-00463-00-5, North 67 degrees 49 minutes 30 seconds East, a distance of 195.00 feet to a corner of T.M.P. No. 36-00-01720-50-3; thence, 5.) Along T.M.P. No. 36-00-01720-50-3, South 50 degrees 45 minutes 04 seconds East, a distance of 113.48 feet to a corner of Lot 15; thence, 6.) along Lot 15, South 39 degrees 14 minutes 56 seconds West, a distance of 125.00 feet to the first mentioned point and place of beginning.

BEING the same premises which William Pyne and Kimberly Pyne, by Deed dated October 30, 2020, and recorded November 13, 2020, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6201 at Page 535, being Instrument No. 2020098358, granted and conveyed unto Brandon Todd Moses and Judith A. Moses.

Parcel Number: 36-00-00472-11-8.

Location of property: 509 Barrington Street, Horsham, PA 19044.

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

Seized and taken in execution as the property of **Brandon T. Moses a/k/a Brandon Todd Moses and Judith A. Moses** at the suit of Univest Bank and Trust Co. Debt: \$1,771,644.08.

Archer & Greiner, 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. 2024-19208**, 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 place of ground, together with the improvements thereon erected, situate in **Douglass Township**, Montgomery County, Pennsylvania, shown at Lot No. 37 on a Subdivision Plan of Winding Creek, Section B, recorded in Montgomery County Plan Book No. A-17 at Page 68, bounded and described, as follows:

BEGINNING at a pin on the Northeasterly boundary line of Bow Lane, said marking the Southerly corner of Lot No. 35; thence, by Lot No. 35, North 40 degrees 02 minutes 204.70 feet to a point; thence, by other lands of the Grantors, South 50 degrees 16 minutes East, 100.00 feet to a pin; thence, by lands, now or late of John Fadler, Jr., South 40 degrees 02 minutes West, 204.70 feet to a pin; thence, by the Northeasterly boundary line of Bow Lane, North 50 degrees 16 minutes West, 100.00 feet to the place of beginning.

BEING the same premises which Paul H. Pusch, by Deed dated October 14, 2022, and recorded at Montgomery County Recorder of Deeds Office on October 20, 2022, in Deed Book 6305 at Page 495, granted and conveyed unto Michael Landis.

Parcel Number: 32-00-00420-00-7.

Location of property: 337 Bow Lane, Gilbertsville, PA 19525.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Michael Landis** at the suit of Boyertown Area School District. Debt: \$6,422.09.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-20523**, 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 PARCEL of land in **Bridgeport Borough**, Montgomery County, Pennsylvania, as more fully described in Deed Book 4868 at Page 1320, ID #02-00-03396-004, being known and designated as meters and bounds property.

ALL THOSE TWO CERTAIN town lots or pieces of land, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Grove Street, at the distance of two hundred and twenty feet Northeasterly from Holstein Street, a corner of this and land, now or late of Luigi Roberto; thence, by the same, Southeasterly one hundred and twenty feet to a stake, a corner; thence, Northeasterly, parallel to said Grove Street, by land, now or late of William P. McGrath, Sr., et al., forty feet; thence, by land, now or late of the said Luigi Roberto, Northwesterly at right angles to said Grove Street, one hundred and twenty feet to Grove Street, aforesaid; thence, along the Southeasterly side of said Grove Street, Southwesterly forty feet to the place of beginning.

BEING the same premises which Stella Cargagno, widow, by Deed dated March 23, 1988, and recorded March 29, 1988, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 4868 at Page 1320, granted and conveyed unto Mary I. Maslayak, single woman.

Parcel Number: 02-00-03396-00-4.

Location of property: 356 Grove Street, Bridgeport, PA 19405.

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

Seized and taken in execution as the property of **Mary I. Maslayak** at the suit of MidFirst Bank. Debt: \$154,419.66.

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. 2024-21485**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being known as Lot Number 3, as shown on the Final Plan, made for Albert A. Toll, dated June 12, 1987, and revised June 18, 1987, prepared by Tri-State Engineers and Land Surveyors, Inc., 801 West Street Road, Feasterville, Pennsylvania, bounded and described, as follows:

BEGINNING at a point, a corner of Lot Number 2 on the Southeasterly side of Mellon Road (50.00 feet wide); thence, from the said point of beginning, and along the said Lot Number 2, South 30 degrees 28 minutes 22 seconds East, 77.55 feet to a point, a corner; thence, continuing along the said Lot Number 2, South 48 degrees 10 minutes 10 seconds East, 93.00 feet to a point, a corner on the Northwesterly side of Washington Lane (L.R. 46119); thence, along the Northwesterly side of the said Washington Lane, South 41 degrees 49 minutes 50 seconds West, 76.00 feet to a point, a corner of Lot Number 4; thence, along the said Lot Number 4, North 48 degrees 10 minutes 10 seconds West, 127.00 feet to a point, a corner; thence, continuing along the said Lot Number 4, North 20 degrees 07 minutes 48 seconds West, 89.41 feet to a point, a corner on the Southerly side of the aforementioned Mellon Road; thence, along the Southerly side of the said Mellon Road, and along the Southeasterly side thereof, by a curve to the left, in a Northeasterly direction, having a radius of 175.00 feet, and for the arc distance of 70.00 feet to the point and place of beginning.

CONTAINING 14,497 square feet.

BEING the same premises which Emanuel V. Freeman, by Deed, dated September 24, 2003, and recorded on August 6, 2004, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5520 at Page 2371, being Instrument No. 0004160242, granted and conveyed unto Emanuel V. Freeman and Emma Cummings Freeman, husband and wife.

Parcel Number: 31-00-18723-00-2.

Location of property: 7745 Mellon Road, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **Emanuel V. Freeman, Emma Cummings Freeman, and The United States of America** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Debt: \$784,409.74.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-22477**, 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 a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, described according to a Plan of Maple Hill Development, and recorded in the Montgomery County Court House, in Plan Book Volume A-23 at Page 87, on January 3, 1975, more fully bounded and described as follows:

BEGINNING at a point, the Northwesterly corner of Lot No. 150, being five feet from the front of the building erected thereon and five and forty five one-hundredths feet from the Southwesterly corner of Lot No. 151; thence, from the point of beginning, and along land of Lot No. 151 and through the party wall, (the depth of the lot), the four following courses and distances: (1) North fifty four degrees, seventeen minutes, twenty eight seconds East, five feet to a point, (the front of the unit); (2) North fifty four degrees, seventeen minutes, twenty eight seconds East, thirty four and sixty one-hundredths feet to a point; (3) North thirty five degrees, forty two minutes, thirty two seconds West, forty two one-hundredths feet to a point, (the back of the unit); (4) North fifty four degrees, seventeen minutes, twenty eight seconds East, twenty five feet to a point; thence, extending South thirty five degrees, forty two minutes, thirty two seconds East, twenty and ten one-hundredths feet to a point, (the breadth or back of the lot); thence, along land of Lot No. 149 and through the party wall, (the depth of the lot), the five following courses and distances: (1) South fifty four degrees, seventeen minutes, twenty eight seconds West, twenty five feet to a point, (the back of the unit); (2) South thirty five degrees, forty two minutes, thirty two seconds East, twenty seven one-hundredths feet to a point; (3) South fifty four degrees, seventeen minutes, twenty eight seconds West, thirty four and sixty one-hundredths feet to a point; (4) South thirty five degrees, forty two minutes, thirty two seconds East, five one-hundredths feet to a point, (the front of the unit); (5) South fifty four degrees, seventeen minutes, twenty eight seconds West, five feet to a point; thence, extending North thirty five degrees, forty two minutes, thirty two seconds West, twenty feet to a point and place of beginning.

UNDERAND SUBJECT to a certain Declaration of Covenants, Restrictions, Easements, Charges and Liens by R.C.M. Enterprises, Inc., dated January 3, 1973, in the Office of the Recorder of Deeds of Montgomery County, in Deeds Book 3822 at Page 502.

BEING the same premises which Jason R. Lovelace and Margaret R. Lovelace, by Deed, dated 3/23/2020, and recorded 4/2/2020, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6176 at Page 2549, granted and conveyed unto Karli Wells and Rhon Parker.

Parcel Number: 48-00-01417-66-8.

Location of property: 180 Salem Road, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Rhon Parker and Karli Wells** at the suit of M&T Bank. Debt: \$173,982.45.

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. 2024-27446**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey made by S. Cameron Corson, dated February 22, 1926, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stanbridge Street, at the distance of 119.98 feet Southwesterly from the South corner of Stanbridge Street and Lafayette Street; thence, extending along line of land of William Detwiler, Southeasterly, 94.75 feet to a point on the Northwesterly side of an 18 feet wide alley, known as Tom's Alley; thence, extending along the said side of said alley, Southwesterly, 18.1 feet to a point, a corner of Harry J. Naylor's land; thence, extending along line of land of said Naylor's, the line passing through the middle of the partition, between the house on this lot and the one on the adjoining lot, Northwesterly, 96 feet to a point, on the Southeast side of Stanbridge Street, aforesaid; thence, extending along the said side of Stanbridge Street, Northeasterly, 1805 feet to the place of beginning.

BEING the same premises which Joseph W. Onfrillo and Linda L. Onfrillo, by Deed, dated September 21, 1983, and recorded at Montgomery County Recorder of Deeds Office, on September 28, 1983, in Deed Book 4719 at Page 274, granted and conveyed unto Raymond E. Lemire and Joyce J. Lemire, his wife, their Heirs and Assigns, as Tenants by the Entireties.

AND Raymond E. Lemire is believed to have departed this life on November 18, 2022.

AND Joyce J. Lemire is believed to have departed this life on an unconfirmed date.

Parcel Number: 13-00-34460-00-6.

Location of property: 124 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Raymond Lemire, Jr., known Heir of Joyce J. Lemire, Deceased; Carrline Lemire a/k/a Carrline Lapiere, known Heir of Joyce J. Lemire, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Joyce J. Lemire, Deceased** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-In-Interest to U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Indenture Trustee, for the Holders of the CIM Trust 2021-R2, Mortgage-Backed Notes, Series 2021-R2. Debt: \$141,990.48.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-01646**, 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 Moreland Township**, Montgomery County, Pennsylvania, being described according to a Plan of Lots called "High Park", made by George B. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, on October 11, 1948, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Preston Lane (fifty feet wide), at the distance of twenty-eight and eighty-seven one-hundredths feet Northeastwardly, measured along the said side of Preston Lane, along a line, curving to the right, with a radius of one hundred twenty-five feet from a point of curve in the said Northwesterly side of Preston Lane, which said point of curve is at the distance of three hundred twenty-six and forty-two one hundredths feet, measured Northeastwardly along the Northwesterly side of Preston Lane from a point of tangent in same, which point of tangent is at the distance of thirty-one and forty two one hundredths feet, measured along a line, curving to the left, having a radius of twenty feet from a point of curve on the Northeasterly side of Corinthian Avenue (fifty feet wide); thence, extending from said beginning point, North thirty-three degrees twenty-six minutes thirty-five seconds West, along Lot No. 38 on said Plan, one hundred fifty-two and thirty-seven one-hundredths feet to a point in line of Lot No. 27 on said Plan; thence, extending along line of said Lot No. 27, North forty-three degrees nineteen minutes twenty seconds East, forty-nine and fourteen one-hundredths feet to a point; thence, extending Northeastwardly, along line of Lot No. 26 on said Plan, fifty-six and eighty-five one-hundredths feet to a point; thence, extending South twelve degrees fifty minutes twenty-eight seconds East, along a Lot No. 40, one hundred fifty-nine and twenty-nine one-hundredths feet to a point in the Northwesterly side of Preston Lane; thence, extending along the said side of Preston Lane, along a line, curving to the left, having a radius of one hundred twenty-five feet, the arc distance of forty-four and ninety-five one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to building Restrictions as of record.

BEING Lot No. 39 on said Plan.

BEING the same premises which Florence E. McHugh, by Deed dated April 24, 2008, and recorded at Montgomery County Recorder of Deeds Office on May 13, 2008, in Deed Book 5692 at Page 1325, granted and conveyed unto Florence E. McHugh and Jeffrey Martin McHugh.

Parcel Number: 59-00-14497-00-6.

Location of property: 409 Preston Lane, Hatboro, PA 19040.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jeffrey Martin McHugh** at the suit of School District of Upper Moreland. Debt: \$6,430.91.

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. 2025-07879**, 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 lots or pieces of land (described as one), with the message thereon erected, situate on the Easterly side of Stanbridge Street, in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Easterly side of Stanbridge Street, at the distance of 193.34 feet Northeastwardly from the East corner of Beech and Stanbridge Streets, being also a corner or lots sold to Elmer Casey; thence, along the East side of Stanbridge Street, North 39 degrees East, 40 feet to a point; thence, South 50 degrees East, 200 feet to a point in the middle of a proposed alley, 20 feet wide; thence, along the middle of said alley, South 39 degrees West, 40 feet to a point, a corner of this and said Casey's land; thence, by the same, North 50 degrees West, 200 feet to a line of Stanbridge Street aforesaid, the place of beginning.

BEING Lots Nos. 10, 11 on Plan, each Lot being 20 feet front.

BEING the same premises which Estate of Jack C. Piazza, by Deed dated October 27, 2016, and recorded November 7, 2016, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6022 at Page 688, granted and conveyed unto Felipe Hernandez, in fee.

Parcel Number: 13-00-34928-00-6.

Location of property: 918 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Felipe Hernandez** at the suit of Wells Fargo Bank, N.A. Debt: \$97,299.01.

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. 2025-15562**, 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, known as No. 756 Roosevelt Avenue, and situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Roosevelt Avenue, at the distance of 86 feet from West Elm Street; thence, extending Southeast, along the Northeast side of a four feet wide alley used in common, 67 feet, 7 inches to Buttonwood Alley; thence, Southwest, along the Northwest side thereof, 16 feet, 6 inches to a point, a corner of land, now or late of John Evers, et ux; thence, by the same, Northwest, the line passing through the middle of this and the adjoining house, 67 feet, 7 inches to Roosevelt Avenue, aforesaid; thence, Northeast, along the same, 16 feet, 6 inches to the place of beginning.

BEING the same premises which Adam Gordon and Kimberly Gordon, by Deed dated February 12, 2024, and recorded in the Office of Recorder of Deeds, of Montgomery County, on April 16, 2024, in Book 6359 at Page 02401, being Instrument #2024018295, granted and conveyed unto Richard Mann.

Parcel Number: 13-00-32600-00-3.

Location of property: 756 Roosevelt Avenue, Norristown, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Richard Mann, Jr. a/k/a Richard Mann** at the suit of CitiMortgage, Inc. Debt: \$173,519.09.

Caroline P. Helton, Attorney. I.D. #329932

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. 2025-20662**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and being known as Lot No. 334 on Plan of The Ogontz Land and Improvement Company, recorded in Deed Book 342 at Page 500, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Tulpehocken Avenue, at the distance of 281.35 feet, East of Jenkintown Road.

CONTAINING in front or breadth on the said Tulpehocken Avenue, 25 feet and extending of that width, in length or depth, Northwardly, on the Easterly line thereof, 121.65 feet and on the Westerly line thereof, 118.61 feet, including on the Westerly side of said Lot, 2 feet of a certain 8 feet wide driveway, leading into and from said Tulpehocken Avenue for the use of this and the property to the West, subject however to the proportionate part of the expense of keeping the said driveway in good condition and repair at all times.

TOGETHER with the free and common use, right, liberty and privilege of said driveway, as and for a driveway and passageway at all times hereafter, forever, in common with the owners, tenants and occupiers of the lot adjoining to the West, thereof.

BEING the same premises which Steven Thomas Nicolaides and Roberta Ellen Nicolaides, husband and wife, by Deed dated November 21, 1986, and recorded November 28, 1986, in Montgomery County, in Deed Book 4820 at Page 2196, granted and conveyed unto Julia C. Anderson, Glen C. Mills and Errol A. Mills, as Tenants with Right of Survivorship, in fee.

TITLE TO SAID PREMISES IS VESTED IN Glen Mills, as Sole Owner, by Deed from Julia C. Anderson, Glen C. Mills, and Errol A. Mills, dated February 24, 2003, recorded March 18, 2003, in Book No. 5450 at Page 0226.

Parcel Number: 30-00-67988-00-4.

Location of property: 322 Tulpehocken Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Glen C. Mills** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$273,636.95.

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

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. 2025-22213**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, and described according to a Plan of Property of Heritage Inc., situate in Gulph Mills, made by Yerkes Engineering Co., dated April 20, 1961, and revised March 15, 1962, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pa., in Plan Book A-6 at Page 74, as follows, to wit:

BEGINNING at a point on the Northwestern side of Gulph Hills Road (50 feet wide), said point, being the four following courses and distances from a point of curve the Northerly side of Upper Gulph Road (of irregular width): (1) leaving Upper Gulph Road, on the arc of a circle, curving to the left, having a radius of 120 feet, the arc distance of 77.02 feet to a point of tangent on the Northwestern side of Gulph Hills Road; (2) North 46 degrees, 34 minutes East, along the Northwestern side of Gulph Hills Road, 75.16 feet to a point of curve on the same; (3) Northeastwardly, still along the Northwestern side of Gulph Hills Road, on the arc of a circle, curving to the right, having a radius of 1,488.97 feet, the arc distance of 321.81 feet to a point of tangent, on the same; and (4) North 58 degrees, 57 minutes East, still along the Northwestern side of Gulph Hills Road, 44.76 feet to the point of beginning; thence, extending from said point of beginning, North 34 degrees, 50 minutes West, 241.92 feet to an iron pin; thence, extending North 55 degrees, 10 minutes East, 111.0 feet to an iron pin; thence, extending South 34 degrees, 50 minutes East, 249.16 feet to a point on the Northwestern side of Gulph Hills Road, aforesaid; thence, extending South 58 degrees, 57 minutes West, along the Northwestern side of Gulph Hills Road, 111.24 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above-mentioned Plan.

BEING the same premises which Alison R. Pointer and Charles E. Dagit, III, by Deed dated June 6, 2006, and recorded at Montgomery County Recorder of Deeds Office, on June 11, 2006, being Instrument Number 2006083736, granted and conveyed unto Charles E. Dagit, III.

Parcel Number: 58-00-08686-00-4.

Location of property: 124 Gulph Hills Road, Wayne, PA 19087.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles E. Dagit, III** at the suit of Freedom Mortgage Corporation. Debt: \$425,563.58.

Orlans Law Group, 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. 2025-22864**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, at a corner, formed by the intersection of the Southeast side of Thompson Road, with the Northerly side of Edgewood Road; thence, extending Northeastward, one hundred nineteen and thirty four one hundredths feet to a point; thence, still along said road, on a curve to the left, a distance of nine and seventy three one hundredths feet; thence, Southeastward, seventy five and thirty six one hundredths feet; thence, Southwardly, ninety six and eighty four one hundredths feet to a point, in the Northerly side of Edgewood Road; and thence, along the said side of said Edgewood Road, on a curve to the right, a distance of one hundred sixty four and ninety nine one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 51 on Plan of Edgewood Road, recorded at Norristown, in Deed Book No. 676 at Page 500.

BEING the same premises which Louise Crawford, now known as Louisa Coyle, by Deed dated September 20, 2019, and recorded at Montgomery County Recorder of Deeds Office on September 24, 2019, in Deed Book 6154 at Page 1672, granted and conveyed unto Paden K. Hinds.

Parcel Number: 31-00-25936-00-7.

Location of property: 8321 Thomson Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paden K. Hinds a/k/a Paden Hinds** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely, as Trustee for RMTP Trust, Series 2021 BKM-TT. Debt: \$431,313.14.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-22910**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **Horsham Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision of the Enge Tract, made by Stout, Tacconello & Associates, Inc., dated October 2, 2000, last revised January 26, 2001, and recorded in Plan Book A-60 at Page 69, as follows to wit:

BEGINNING at a point of Northwesterly ultimate right-of-way line of Cedar Hill Road, said point, being measured South 36 degrees 19 minutes 32 seconds West, 402.00 feet, more or less from the center line of Horsham Road; thence, from point of beginning, and along Cedar Hill Road, South 36 degrees 19 minutes 32 seconds West, 211.84 feet to a point; thence, North 53 degrees 40 minutes 27 seconds West, 214.24 feet to a point; thence, North 09 degrees 36 minutes 49 seconds East, 2,374.38 feet to a point and place of beginning.

BEING Lot #1 as shown on the above-mentioned Plan.

BEING the same premises which Gerald J. Hamilton and Janet M. Hamilton, husband and wife, by Deed, dated November 11, 2021, and recorded on December 22, 2021, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 6259 at Page 01484, being Instrument No. 20211410480, granted and conveyed unto Roody Incorporated.

Parcel Number: 36-00-01940-00-4.

Location of property: 390 Cedar Hill Road, Ambler, PA 19002.

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

Seized and taken in execution as the property of **Jean Roody Saint Marc and Roody Incorporated** at the suit of Citibank, N.A., not in its Individual Capacity, but Solely, as Owner Trustee of Barclays Mortgage Loan Trust 2022-INV1. Debt: \$502,610.45.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-23865**, 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 6, being a Unit in the Butler Park Condominium, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, as shown on a Plan of Butler Park Condominium, made for Butler Park Limited Partnership, by Robert A. Gilmore, R.A., St. Davids, Pennsylvania, dated March 14, 1936, and recorded with the Declaration of Condominium.

TOGETHER with all right, title and interest, being undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated March 5, 1986, and recorded March 19, 1986, in Norristown, Pennsylvania, in Deed Book 4794 at Page 1406.

BEING the same premises which Angela F. Pileggi, by Deed dated January 16, 2010, and recorded February 2, 2010, in Montgomery County, in Deed Book 5758 at Page 485, conveyed unto Eileen M. McCabe, in fee.

Parcel Number: 54-00-03935-05-2.

Location of property: 6 Cavendish Drive, Ambler, PA 19002.

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

Seized and taken in execution as the property of **Jeannine Crerand and The United States of America** at the suit of New America Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American Funding. Debt: \$98,826.67.

Ashleigh Levy Marin (Fein, Such, Kahn & Shepard), 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. 2025-24029**, 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 **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan thereof, called Plan of Lots - Hallowell, made by Charles E. Shoemaker, Registered Professional Engineer, dated August 6, 1951, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 2201 at Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly (erroneously stated as Southeasterly in prior Deed) side of County Line Road (56.5 feet wide), at the distance of 680 feet, measured South 48 degrees 15 minutes East, along said road from its intersection with the Southeasterly side of proposed unnamed road (60 feet wide) (both produced to intersect); thence, extending along the said side of County Line Road, South 48 degrees 16 minutes East, 60 feet to a point; thence, extending South 41 degrees 44 minutes West, along line of Lot No. 32, 150 feet to a point; thence, extending North 48 degrees 18 minutes West, 60 feet to a point; thence, extending North 41 degrees 44 minutes East, along line of Lot No. 30 on said Plan, 150 feet to the first mentioned point and place of beginning.

BEING Lot No 31 on the aforementioned Plan.

BEING the same premises which Michael J. Merk and Jane E. Merk, by Deed dated April 24, 2021, and recorded in the Office of Recorder of Deeds, of Montgomery County, on June 10, 2021, in Deed Book 6229 at Page 00902, being Instrument #2021067580, granted and conveyed unto Marlo V. Clark.

Parcel Number: 36-00-02863-00-8.

Location of property: 635 W. County Line Road, Hatboro, PA 19040.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Cherita D. Clark and Marlo V. Clark a/k/a Marlo Clark** at the suit of Lakeview Loan Servicing, LLC. Debt: \$309,553.26.

Steven P. Kelly, Attorney. I.D. #308573

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. 2025-24564**, 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, with the dwelling thereon erected, known as No. 49 Basin Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Basin Street, a distance of thirty-two feet Easterly, from the East corner of Spring Alley and Basin Street; thence, along the Northeasterly side of Basin Street, South seventy-one degrees twenty-eight minutes East, sixteen feet to a point; thence, through the middle of the partition wall of the house on this lot and the house adjoining, North eighteen degrees thirty-two minutes East, one hundred and six feet to the other land of Matthias L. March and along said land, North seventy-one degrees twenty-eight minutes West, sixteen feet to a point, a corner of lot of John M. Yerger; and thence, along said lot, the line passing through the middle of the partition wall of the house on this lot and the house adjoining and through the middle of a covered alley, South eighteen degrees thirty-two minutes West, one hundred and six feet to the place of beginning.

BEING the same premises which Mark Johnson, by Deed dated February 26, 1996, and recorded March 6, 1996, in Norristown, Pennsylvania, in Deed Book 5141 at Page 01871, granted and conveyed unto Darrell Corner and Cherisse V. Corner, in fee.

BEING Tax Map I.D. No. 13064-046.

Parcel Number: 13-00-04472-00-6.

Location of property: 49 W. Basin Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Darrell Corner and Cherisse V. Corner** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, Successor in Interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee, for GSMPs Mortgage Loan Trust 2003-2, Mortgage Pass-Through Certificates, Series 2003-2. Debt: \$115,696.23.

Leopold and Associates, PLLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-25169**, 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 Moreland Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Plan of "Colonial Manor", made by Charles E. Shoemaker, Registered Professional Engineer, dated June 5, 1963, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-7 at Page 93, as follows, to wit:

BEGINNING at a point of tangent on the Northwestern side of Meyer Lane (50 feet wide), said point, being at the distance of 34.50 feet, measured on the arc of a circle, curving to the right, having a radius of 20.00 feet from a point of curve on the Southwesterly side of Kentner Road (50 feet wide); thence, extending from said point of beginning, South 50 degrees 02 minutes 26 seconds West, along the Northwestern side of Meyer Lane, 120.67 feet to a point; thence, extending North 39 degrees 57 minutes 34 seconds West, 207.15 feet to a point; thence, extending North 41 degrees 12 minutes 45 seconds East, 110.52 feet to a point on the Southwesterly side of Kentner Road, aforementioned; thence, extending South 48 degrees 47 minutes 15 seconds East, along the Southwesterly side of Kentner Road, 203.45 feet to a point of curve on the same; thence, extending on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 34.50 feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph M. Sugden and Arlita M. Sugden, husband and wife, by Deed dated March 30, 2007, and recorded on April 4, 2007, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5641 at Page 2232, being Instrument No. 2007041126, granted and conveyed unto Sean Brennan and Amber Malatesta, as Joint Tenants with the Right of Survivorship.

Parcel Number: 59-00-12424-00-9.

Location of property: 3712 Meyer Lane, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Amber Malatesta and Sean Brennan a/k/a Sean E. Brennan, as Joint Tenants with the Right of Survivorship; and The United States of America** at the suit of The Bank of New York Mellon, formerly known as The Bank of New York, not in its Individual Capacity, but Solely, as Trustee, on behalf of the Holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1. Debt: \$399,336.48.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-27191**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Map of Property of Samuel H. Bell, made by Yerkes Engineering Co., Consulting Engineers and Surveyors, dated June 27, 1966, and last revised October 24, 1967, as follows to wit:

BEGINNING at a point, in the center line of Stone Ridge Lane-North (50 feet wide), said point, being the three following courses and distances measured along the center line of Stone Ridge Lane-North from its point of intersection with the extended center line of Saybrook Road (50 feet wide): (1) leaving Saybrook Road, North 41 degrees, 00 minutes West, 99.47 feet to a point of curve; (2) Northwestwardly, on the arc of a circle, curving the right, having a radius of 725.00 feet, the arc distance of 215.54 feet to a point of reverse curve; and (3) Northwestwardly and Southwestwardly, along the center line of Stone Ridge Lane-North, on the arc of a circle, curving to the left, having a radius of 270.00 feet, the arc distance of 370.94 feet to a point of beginning; thence, extending from said point of beginning, Southwestwardly, along the center line of Stone Ridge Lane-North, on the arc of a circle, curving to the left, having a radius of 270.00 feet, the arc distance of 53.18 feet to a point of tangent; thence, extending South 66 degrees, 02 minutes, West, partly along the center line of Stone Ridge Lane-North, and partly through the bed of a cul-de-sac (of irregular width), at the end of Stone Ridge Lane-North, 55.00 feet to a point; thence, extending North 23 degrees, 58 minutes West, crossing the Northwestern side of the aforesaid cul-de-sac, 241.67 feet to a point on the Southeasterly approximate location of the Required Right-of-Way Line of Proposed Blue Route (L.R. #1010); thence, extending North 59 degrees, 32 minutes East, along the Southeasterly Required Right-of-Way Line of the Blue Route, 161.80 feet to a point; thence, extending South 12 degrees, 40 minutes, 50 seconds East, recrossing the Northwestern side of Stone Ridge Lane-North, 270.43 feet to the first mentioned point and place of beginning.

CONTAINING in area 0.773 acres, more or less.

BEING the same premises which Geraldine A. Machnicki, erroneously noted on the last Deed as Geraldine F. Machnicki, by Deed dated February 9, 2015, and recorded March 6, 2015, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5945 at Page 2723, granted and conveyed unto Geraldine A. Machnicki, in fee.

AND THE SAID Geraldine A. Machnicki has since departed this life on December 28, 2021.

Parcel Number: 40-00-59268-00-2.

Location of property: 2184 N. Stone Ridge Lane, Villanova, PA 19085.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Estate of Geraldine A. Machnicki, Deceased; Robert James Machnicki, Jr., as known Heir and Administrator of The Estate of Geraldine A. Machnicki, Deceased; Lauren J. Machnicki, as known Heir of The Estate of Geraldine A. Machnicki, Deceased; and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises, and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under The Estate of Geraldine A. Machnicki, Deceased** at the suit of ServBank, SB. Debt: \$472,718.43.

Alyk Oflazian (Padgett Law), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-27453**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a Certain Plan thereof, known as Map, made for Thomas D. McCloskey, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, dated July 18, 1945, and last revised November 14, 1969, as follows, to wit:

BEGINNING at a point in the center line of Woodleave Road (formerly known as Airdale Road) (fifty feet wide), said point at the distance of eight hundred thirty nine and forty one-hundredths feet, measured Northwesterly from the center line of Harriton Road; thence, extending from said point of beginning, South forty one degrees, forty six minutes West, crossing the Southwesterly side of Woodleave Road, one hundred seventy six and twenty five one-hundredths feet to a point, a corner of Lot #6, on said Plan; thence, extending along Lot #6, the two following courses and distances: (1) North forty four degrees, forty six minutes West, crossing an existing sewer line, two hundred forty two and eighty nine one-hundredths feet to a point; (2) North twenty three degrees, no minutes West, recrossing the Southeasterly side of Woodleave Road, aforesaid, eighty feet to a point, in the center line of same; thence, extending along the center line of Woodleave Road, the two following courses and distances: (1) Northeastwardly and Southeastwardly, on the arc of a circle, curving to the right, having a radius of two hundred ten feet, the arc distance of two hundred fifty nine and fifty one-hundredths feet to a point of tangent; (2) South forty five degrees, forty six minutes East, recrossing the existing sewer line, one hundred ten and sixty one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #7, as shown on the above-mentioned Plan.

BEING the same property conveyed to Joseph M. Greitzer and Robin Greitzer, husband and wife, who acquired title, as Tenants by the Entirety, by Virtue of a Deed from Daniel M. Tabas and Evelyn R. Tabas, dated September 10, 1992, recorded October 1, 1992, as Document ID #015933, and recorded in Book 5020 at Page 875, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Dianne M. Greitzer died on February 17, 2002.

Parcel Number: 40-00-67308-00-8.

Location of property: 736 Woodleave Road, Bryn Mawr, PA 19010.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joseph M. Greitzer and Robin Greitzer, husband and wife** at the suit of Webster Bank, N.A. Debt: \$228,938.84.

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. 2025-29078**, 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 frame message or tenement and lot of land, situate at the Southeast corner of Second and Johnson Streets, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, in the Southeast corner of Second and Johnson Street; thence, by said Johnson Street, in a Southerly direction, one hundred and forty-eight feet six inches to a corner of this and a 16 feet wide Alley; thence, by the said Alley, in an Easterly course, thirty feet to a corner of this and Lot #17; thence, by the same, in a Northerly direction, one hundred and forty-eight feet, more or less, to Second Street, aforesaid; thence, along said Second Street, in a Westerly direction, twenty-eight feet six inches to the place of beginning.

BEING the same premises which David E. Antrim and Suzan B. Antrim, husband and wife, by Deed dated 11/06/2020, and recorded 11/23/2020, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6202 at Page 01470, granted and conveyed unto Melissa Ann Bonham and Robert A. Johnson, in fee.

Parcel Number: 16-00-25144-00-4.

Location of property: 2 E. 2nd Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melissa Ann Bonham a/k/a Melissa Bonham a/k/a Melissa A. Bonham and Robert A. Johnson** at the suit of Lakeview Loan Servicing, LLC. Debt: \$151,497.81.

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. 2025-30248**, 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, bounded and being shown as Lot No. 2 as shown on a Plan of Subdivision, made for Morton H. Fetterolf, Jr., by Oscar Corson, Registered Professional Engineer, dated December 2, 1954, which Plan is recorded at Norristown, in Plan Book B-2 at Page 59, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Germantown Pike (fifty feet wide) at a distance of one hundred forty and eighty-five one-hundredths feet, Northeastwardly from a corner of land intended to be conveyed to John C. Brogan; thence, extending along the said Germantown Pike, North eighty-three degrees twelve minutes thirty seconds East, one hundred forty and eighty-six one-hundredths feet to a point, a corner of land of Dr. Francis Grant; thence, extending South eight degrees twenty-one minutes thirty seconds East, four hundred twenty-five and twenty-seven one-hundredths feet to a point; thence, extending South eighty-three degrees fourteen minutes West, one hundred fifty-two and sixty-six one hundredths feet to a point; thence, extending North six degrees forty-six minutes West, four hundred twenty-five and six one-hundredths feet to the point and place of beginning.

CONTAINING 1.432 acres, more or less.

BEING the same premises which Wendy Levin, by Deed dated March 28, 2022, and recorded on April 13, 2022, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 6276 at Page 02966, and as Instrument No. 2022043295, granted and conveyed unto Joshua Levin and Wendy Levin, husband and wife.

Parcel Number: 65-00-04507-00-9.

Location of property: 740 Germantown Pike, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Joshua Levin and Wendy Levin** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Debt: \$516,043.08.

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2026-01152**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit in the property known, named and identified as White Springs at Providence, The Manors, situated in **Upper Providence Township**, Montgomery County, Pennsylvania, recorded in the Montgomery County Recorder of Deeds Office on April 3, 2012, Plan Book 38 at Pages 23 thru 27, and Instrument No. 2012032267, being Unit No. 233, as shown on the attached Exhibit entitled, "Location Plan, Unit No. 233, A Planned Community, White Springs at Providence, The Manors", prepared by ESE Consultants, Inc., dated February 18, 2014, more particularly described as follows:

BEGINNING at the Easterly corner of Unit No. 233, a common corner of Units No. 232 and 233, said corner located the following 2 courses and distances from the point of intersection of the center line of Iron Hill Way: (1) North 28 degrees 31 minutes 24 seconds West, a distance of 261.27 feet; thence, (2) South 61 degrees 28 minutes 36 seconds West, a distance of 45.81 feet to the point of beginning; and thence, running along and around Unit No. 233, the following 8 courses and distances, passing through a common party wall: (1) South 61 degrees 36 minutes 10 seconds West,

a distance of 74.00 feet to a corner; thence, (2) North 28 degrees 23 minutes 50 seconds West, a distance of 28.00 feet to a corner; thence, (3) North 61 degrees 36 minutes 10 seconds East, a distance of 48.00 feet to a corner; thence, (4) South 28 degrees 23 minutes 50 seconds East, a distance of 7.50 feet to a corner; thence, (5) South 71 degrees 49 minutes 27 seconds East, a distance of 5.80 feet to a corner; thence, (6) North 18 degrees 37 minutes 21 seconds East, a distance of 6.03 feet to a corner; thence, (7) North 61 degrees 36 minutes 10 seconds East, a distance of 17.60 feet to a corner; thence, (8) South 28 degrees 23 minutes 50 seconds East, a distance of 20.40 feet to the first mentioned point and place of beginning.

BEING designated as Unit No. 233.

TITLE TO SAID PREMISES IS VESTED IN Jacqueline Y. Hinke, by Deed from RAC Closing Services, LLC, dated October 11, 2016, and recorded November 22, 2016, in Deed Book 6024 at Page 979, being Instrument Number 2016091036.

Parcel Number: 61-00-03637-45-4.

Location of property: 14 Iron Hill Way, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jacqueline Y. Hinke** at the suit of Harleysville Bank. Debt: \$150,829.48.

Eric Rockkind (McCabe, Weisberg & Conway, LLC), Attorney(s). I.D. #204263

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. 2026-04462**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, and made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, on the fourteenth day of March, A.D. 1962, as follows, to wit:

BEGINNING at a spike in Fourth Avenue (fifty-three feet wide), being North forty-one degrees 0 minutes West and sixty-one hundredths feet from a spike, marking the intersection of the center line of Fourth Avenue (fifty-three feet wide) with the center line of Vaughn Road (thirty-three feet wide); thence, along lands, formerly of the Grantors, but recently conveyed South forty-three degrees fifty-four minutes West, two hundred forty and twenty-two one-hundredths feet to a point; thence, North forty-one degrees no minutes West, one hundred and ninety one-hundredths feet to an iron pin; thence, along lands, now or late of Robert L. Bechtel; South forty-three degrees forty-nine minutes West, sixty-five feet to an iron pipe; thence, North forty-one degrees no minutes West, eighty and sixteen one-hundredths feet to an iron pin, a corner of lands about to be conveyed to John Newett, by a deed of correction; thence, along lands of said Newett, North forty-three feet to a spike, in the center line of Fourth Avenue; thence, along the same, South forty-one degrees no minutes East, eighty-one and ninety one-hundredths feet to the place of beginning.

CONTAINING 24,790.31 square feet of land, be the same, more or less.

BEING the same property conveyed to Harold B. Walters and Joan D. Walters, as Tenants by the Entirety, and Wendy Lynn Emery, who acquired Title, with Rights of Survivorship, by Virtue of a Deed from Harold B. Walters and Joan D. Walters, his wife, dated June 24, 2016, recorded June 28, 2016, as Instrument Number 2016046587, and recorded in Book 1938 at Page 1940, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Joan D. Walters died on March 1, 2019 and pursuant to the survivorship language in the above-mentioned Deed, all her interests passed to Harold B. Walters. Harold B. Walters died on July 6, 2023, and pursuant to the survivorship language in the above-mentioned Deed, all his interests passed to Wendy Lynn Emery.

INFORMATIONAL NOTE: Wendy L. Emery, a/k/a Wendy Lynn Emery died on March 23, 2025.

INFORMATIONAL NOTE: Harold B. Walters died on July 6, 2023.

INFORMATIONAL NOTE: Joan D. Walters died on March 1, 2019.

Parcel Number: 61-00-01846-00-1.

Location of property: 807 S. 4th Avenue, Royersford, PA 19468.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Kayleigh Emery, as believed Heir and/or Administrator to the Estate of Wendy L. Emery, a/k/a Wendy Lynn Emery (Deceased); Harold B. Walters (Deceased); Joan D. Walters (Deceased), as Tenants by the Entirety; and Unknown Heirs, and/or Administrators to the Estate of Wendy L. Emery, a/k/a Wendy Lynn Emery (Deceased)** at the suit of Union Home Mortgage Corp. Debt: \$68,368.50.

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. 2026-04548**, 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 **Hatfield Township**, Montgomery County, Pennsylvania, described according to Subdivision Plan of Vernon Court, made by Schlosser & Clauss, Consulting Engineers, Inc., dated May 10, 2000, last revised October 23, 2000, and recorded in Plan Book A-59 at Page 482, as follows to wit:
BEING Unit 50 as shown on the above-mentioned Plan.

BEING the same premises which T.H. Properties, A PA Limited Partnership, by Deed dated July 17, 2003, and recorded August 6, 2003, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 10634 at Page 755, granted and conveyed unto Stephen Cooke and Amy Cooke, Tenants by the Entirety.

AND the said Stephen Cooke has departed this life, on or about May 1, 2005, thereby vesting title of the mortgaged premises unto Amy Cooke.

Parcel Number: 350006907726 a/k/a 35-00-06907-726 a/k/a 35-00-06907-72-6.

Location of property: 118 Vernon Court, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy Cooke a/k/a Amy L. Cooke and Stephen Cooke** at the suit of Wells Fargo Bank, N.A. Debt: \$128,708.66.

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. 2026-05706**, 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 the Sixth Ward of **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willow Street, at the distance of 240 feet (erroneously stated as 217 feet in prior Deed), Northeastwardly from Roberts Street, a corner of this and land of James Williams and Maggie, his wife (Deed Book 1876 at Page 67, etc.), said point, being opposite to the center of the partition wall between No. 1717 and No. 1715 Willow Street; thence, at right angles to Willow Street, the line passing through the center of the partition wall, Northwesterly, 100 feet to a point, a corner of this and land of Mark V. Ciccarone and Irene, his wife (Deed Book 3174 at Page 329, etc.); thence, along said land, Northeasterly, parallel to Willow Street, 23 feet, more or less, to land of William Wright and Josephine, his wife (Deed Book 3305 at Page 920, etc.); thence, along the said land, at right angles to the last course, Southeasterly, 100 feet to the Northwest side of Willow Street, aforesaid; and thence, along the same, Southwesterly, 23 feet to the place of beginning.

BEING the same premises which Nancy L. Eberhardt a/k/a Nancy L. Fletcher, by Deed dated June 25, 2025, and recorded July 30, 2025, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6409 at Page 184, granted and conveyed unto Illuminated Enterprises, LLC.

Parcel Number: 13-00-39192-00-8.

Location of property: 1717 Willow Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Illuminated Enterprises, LLC** at the suit of LHome Mortgage Trust 2025-RTL3. Debt: \$300,517.37.

Kristine M. Anthou, Attorney.

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

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

To all parties in interest and claimants:

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

ACTION IN DIVORCE

COURT OF COMMON PLEAS
MONTGOMERY COUNTY, PA
NO. 2025-20317

Fozia Usman,
Plaintiff

vs.

Usman Najeeb,
Defendant

To: **Usman Najeeb, Defendant, whose last known address 4016 Birdsville Rd., Davidsonville, MD 21035.**

Take notice that a Complaint in Divorce under Sections 3301(c), 3301(d), 3323, 3323(b), 3401, 3701(a) and 3702, of the divorce code has been filed against you, requesting a divorce based upon a separation of at least one (1) year between yourself and Plaintiff and that the marriage is irretrievably broken. In addition, there has been no proper action for divorce or annulment instituted by either of the parties in this or any other jurisdiction.

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so the case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the Court. A Judgment may also be entered against you for any other claim or relief requested in these pages by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for divorce is indignities of irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary, Montgomery County Courthouse, Swede & Airy Sts., Norristown, PA 19401.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, COUNSEL FEES OR EXPENSES BEFORE THE FINAL DECREE OF DIVORCE OR ANNULMENT IS ENTERED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT PERSONS AT A REDUCED FEE OR NO FEE.

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

Ali S. Munshi, Atty. for Plaintiff
Miller Turetsky Rule & McClennan
400 Arcola Rd., Ste A5
Collegeville, PA 19426
610-489-3300

ARTICLES OF DISSOLUTION

Notice is hereby given, pursuant to Section 1975(b) of the Pennsylvania Associations Code, that **Clover Crest Associates, Inc.**, a Pennsylvania corporation, with an address of 840 Clover Drive, North Wales, PA 19454, intends to dissolve so that its corporate existence shall be ended.

All claims, including details of the claim, must be submitted in writing to Jeffrey G. DiAmico, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley PA 19006. All claims must be received no later than November 1, 2026. All claims will be barred if not received by the deadline.

TO CREDITORS OF AND
CLAIMANTS AGAINST
SPIRA FAMILY FOUNDATION

NOTICE IS HEREBY GIVEN that **Spira Family Foundation**, a Pennsylvania nonprofit corporation, is engaged in winding up proceedings pursuant to Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, and intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania upon completion of the winding up of its affairs.

SPIRA FAMILY FOUNDATION

c/o **Jeanmarie Wolf, Esquire**
Davison & McCarthy, P.C.
645 Hamilton Street, Suite 510
Allentown, PA 18101

ARTICLES OF INCORPORATION
FOR PROFIT

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

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

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988.

The name of the corporation is: **Sync Research Group, Inc.** The date of incorporation is August 21, 2026.

ARTICLES OF INCORPORATION FOR NONPROFIT

Notice is hereby given that Articles of Incorporation had been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 24, 2025, with an effective date of February 5, 2026, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Harriton High School Wrestling Booster Club**

The Club is organized exclusively for charitable and educational purposes under Section 501(c)(3) of the Internal Revenue Code.

Its mission is to: Support Harriton High School Wrestling through fundraising, volunteer efforts, and community engagement; provide financial assistance for equipment, uniforms, travel, and other program needs; and promote school spirit and student participation in wrestling.

AUDIT LIST

Second and Final 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 SEPTEMBER 8, 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 Tuesday, September 8, 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.

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 TUESDAY, SEPTEMBER 8, 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. ESTATE OF BOOKER JR., SIDNEY LEE, DECEASED, (2025-X1193) - First and Interim Account.
2. BOSLER, RUSSELL, TRUST SETTLOR, (2008-X1488) - First and Interim Account.
3. THE DANIEL AND PERMA A. BOWER, POWER OF ATTORNEY, DATED AUGUST 8, 2021, PRINCIPAL, (2025-X3225) - First and Final Account of Sharon A. Mastin, Agent Under Power of Attorney for Perma A. Bower.
4. THE DANIEL AND PERMA A. BOWER TRUST, DATED NOVEMBER 19, 1999, TRUST SETTLOR, (2024-X1378) - First and Final Account by Sharon A. Mastin.
5. DiFRANCESCO, EILEEN, PRINCIPAL, (2026-X2181) - First and Final Accounting.
6. ESTATE OF FORRESTER, SYLVIA A., DECEASED, (2022-X2836) - First and Final Account of Sylvia A. Forrester, Deceased.
7. ESTATE OF MOMJIAN, ESTHER, DECEASED, (2025-X0632) - First and Partial Account.

RELISTED ACCOUNTS

1. ESTATE OF ALLABERG, AL, DECEASED, (2024-X3173) - First and Final Account.
2. ESTATE OF SULTANOVA, DURDONA, DECEASED, (2024-X2292) - First and Final Account.

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. 2026-19408

NOTICE IS HEREBY GIVEN that on August 18, 2026, the Petition of Lora Rebecca Mallen was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LORA REBECCA PARKER.

The Court has fixed October 21, 2026, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-18828

NOTICE IS HEREBY GIVEN that on August 7, 2026, the Petition of Mary Clare F. Miller was filed in the above-named Court, praying for a Decree to change the Petitioner's name to MARY CLARE F. CARNEY.

The Court has fixed October 7, 2026, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-18360

NOTICE IS HEREBY GIVEN that on July 31, 2026, the Petition of Sonali Vinay Govande was filed in the above-named Court, praying for a Decree to change the Petitioner's name to SONALI LEELA GOVANDE.

The Court has fixed October 7, 2026, at 9:00 AM, in Courtroom "8" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-19265

NOTICE IS HEREBY GIVEN that on August 24, 2026, the Petition of Wendy Zoll Fillgrove was filed in the above-named Court, praying for a Decree to change the Petitioner's name to WENDY LYNN ZOLL.

The Court has fixed October 21, 2026, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

STATE OF WISCONSIN
CIRCUIT COURT
DANE COUNTY
Case No. 26CV2347

FIRST BUSINESS SPECIALTY FINANCE, LLC
401 Charmany Drive,
Madison, WI 53719
Plaintiff

vs.

NEW LIFE CARDIOVASCULAR, P.C.
805 E. Willow Grove Avenue,
Wyndmoor, PA 19038,

and

URBAN COMMUNITY PHYSICIANS ADVI-
SORY BOARD LLC
7200 Church Lane,
Yeadon, PA 19050,

and

MICHAEL W. MILBOURNE
407 Highgate Drive,
Ambler, PA 19002,
Defendants

PUBLICATION SUMMONS

THE STATE OF WISCONSIN, TO THE DEFENDANT
NAMED ABOVE:

YOU ARE HEREBY NOTIFIED that the Plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is also hereby served upon you, states the nature and basis of the legal action.

Within 40 days after September 3, 2026 (which is the first day that this Summons was published), you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the Court, whose address is Dane County Courthouse, 215 S. Hamilton Street, Madison, Wisconsin 53703 and to the plaintiff's attorney, Josh C. Kopp, whose address is 10 East Doty Street, Suite 900, Madison, Wisconsin 53703. You may have an attorney help or represent you.

If you do not provide a proper answer within 40 days, the Court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 12th day of August, 2026.
von BRIESEN & ROPER, s.c.

By: Josh C. Kopp
State Bar No. 1041791
Attorneys for Plaintiff
Mailing Address:
10 East Doty Street, Suite 900
Madison, WI 53703
T: 608-661-3963
F: 608-316-3152
josh.kopp@vonbriesen.com

THIS IS AN ATTEMPT TO COLLECT
A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE

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

ASTON, ROBERT W., dec'd.

Late of Douglass Township.
Executor: JOSEPH P. ASTON,
c/o Mary C. Crocker, Esquire,
1296 E. High Street,
Pottstown, PA 19464.

BIRKMIRE, FLORENCE E., dec'd.

Late of Green Lane, PA.
Executor: RICHARD BIRKMIRE.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554

BROUDY, JEFFREY P., dec'd.

Late of Lower Merion Township.
Executor: JOSHUA BROUDY,
c/o Joel S. Luber, Esquire,
Cira Centre, 13th Floor,
2929 Arch Street,
Philadelphia, PA 19104.
ATTORNEY: JOEL S. LUBER,
REGER RIZZO DARNALL LLP,
Cira Centre, 13th Floor,
2929 Arch Street,
Philadelphia, PA 19104

CANALLY, MARGARET J., dec'd.

Late of Glenside, PA.
Executrix: KELLYANNE CANALLY,
c/o John D. Kessler, Esquire,
P.O. Box 6, Abington, PA 19001.
ATTORNEY: JOHN D. KESSLER,
JOHN D. KESSLER, ATTORNEY AT LAW,
P.O. Box 6, Abington, PA 19001

COHEN, LEONARD H., dec'd.

Late of Borough of Jenkintown.
Executrix: LISA R. COHEN,
c/o Friedman Schuman Layser, P.C.,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034.
ATTORNEYS: FRIEDMAN SCHUMAN
LAYSER, P.C.,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034

DAVIS, ELFRIEDA, dec'd.

Late of Abington Township.
Executor: ALBERT J. MAYER,
53 N. Sylvania Avenue,
Rockledge, PA 19046.
ATTORNEY: ANDREW I. ROSEMAN,
1528 Walnut Street, Suite 1412,
Philadelphia, PA 19102

DOROZINSKY, MOLLY JEAN, dec'd.

Late of Upper Moreland Township.
Executor: PAUL DOROZINSKY,
c/o Leonard L. Shober, Esquire,
308 N. Main Street, Suite 400,
Chalfont, PA 18914.
ATTORNEY: LEONARD L. SHOBER,
SHOBER & ROCK, P.C.,
308 N. Main Street, Suite 400,
Chalfont, PA 18914

EDLEMAN, KEITH A., dec'd.

Late of Royersford, PA.
Executrix: JOYCE EDLEMAN.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554

EPPS, NORMAN J. also known as

JEFFREY N. EPPS, dec'd.
Late of Borough of Pottstown.
Executor: GENE EPPS,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: JAMES C. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

INTERRANTE JR., AUGUSTINE JOSEPH, dec'd.

Late of West Norriton Township.
Administratrix: MARIA ELENA CAPALDI,
1825 W. Main Street,
West Norriton, PA 19403.

KLINGER, SCOTT J., dec'd.

Late of Abington Township.
Executor: ROBERT W. KLINK,
c/o James S. Bainbridge, Esquire,
921 Penllyn Blue Bell Pike, Suite A2,
Blue Bell, PA 19422.
ATTORNEY: JAMES S. BAINBRIDGE,
THE BAINBRIDGE LAW FIRM, LLC,
921 Penllyn Blue Bell Pike, Suite A2,
Blue Bell, PA 19422

LAMB, ROBERT, dec'd.

Late of Borough of Lansdale.
Executrix: LAURA LAMB.

LEOPOLD JR., WILLIAM T. also known as WILLIAM TILGHMAN LEOPOLD, JR., dec'd.

Late of Whitpain Township.
Executor: WILLIAM F. LEOPOLD,
72 Highgate Lane,
Blue Bell, PA 19422.
ATTORNEY: KENNETH E. PICARDI,
PICARDI PHILIPS & OTTAVIANO,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776

LIGHTFOOT, BARRY NEIL also known as

BARRY N. LIGHTFOOT, dec'd.
Late of Lower Providence Township.
Administrator: CHERYL J. LIGHTFOOT,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

MAIER, ARTHUR F., dec'd.

Late of Abington Township.
 Administrator: FRANCIS W. MAIER,
 714 Cotlar Lane,
 Warminster, PA 18974.

McGLAUGHLIN, MILDRED A., dec'd.

Late of Pottstown, PA.
 Executrix: SHELLY RENAE BOPPRE,
 767 N. Washington Street,
 Pottstown, PA 19464.

McKEON, ELEANOR B., dec'd.

Late of Lansdale, PA.
 Executor: MICHAEL J. McKEON,
 2401 Fox Meadow Circle,
 Royersford, PA 19468.
 ATTORNEY: GARY P. LEWIS,
 LEWIS & McINTOSH, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

QUINN JR., ROBERT E., dec'd.

Late of Borough of Lansdale.
 Administrator: LINDSAY E. GILMORE,
 c/o Jeffrey S. Cianciulli, Esquire,
 1339 Chestnut Street, Suite 500,
 Philadelphia, PA 19017.
 ATTORNEY: JEFFREY S. CIANCIULLI,
 WEIR LLP,
 1339 Chestnut Street, Suite 500,
 Philadelphia, PA 19017

SCHAEFFER, CHARLES A., dec'd.

Late of Lower Pottsgrove Township.
 Executor: DANIEL S. SCHAEFFER,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: DR. ELIZABETH TIMBERLAKE-
 NEWELL,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

**SCHROYER, MARY FRANCES also known as
MARY FRANCES McNALLY and
MARY F. McNALLY-WALSH, dec'd.**

Late of Whitpain Township.
 Executor: JOSEPH P. DOUGHER,
 c/o Douglas L. Kaune, Esquire,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460.
 ATTORNEY: DOUGLAS L. KAUNE,
 UNRUH, TURNER, BURKE & FREES, PC,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460

STRAUBEL, AMY, dec'd.

Late of West Norriton, PA.
 Co-Administrators: CHRISTOPHER E.
 STRAUBEL AND
 BARBARA ANNE STRAUBEL,
 c/o Mary C. Crocker, Esquire,
 1296 E. High Street,
 Pottstown, PA 19464.

**SUNDAY, PETER WILLIAM also known as
BILL SUNDAY, dec'd.**

Late of Pottstown, PA.
 Executor: LYNN SUNDAY RACZ,
 16 Mallard View Drive,
 West Hartford, CT 06107.

TRUMBORE, JANE D., dec'd.

Late of Upper Frederick Township.
 Executrix: SARA J. SEMPER.
 ATTORNEY: MICHELLE M. FORSELL,
 CROSSON & RICHETTI, LLC,
 570 Main Street,
 Pennsburg, PA 18073

**WALTER, MARY I. also known as
MARY ISABELLA WALTER, dec'd.**

Late of Franconia Township.
 Executor: LeeRoy R. WALTER,
 2041 E. Township Line Road,
 Souderton, PA 18964.
 ATTORNEY: ELIZABETH M. WETZLER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

WHITE, KEVIN RICHARD, dec'd.

Late of Schwenksville, PA.
 Administrator: JENNIFER WHITE,
 33 Bartlett Drive,
 Schwenksville, PA 19473.

WILSON, GARY, dec'd.

Late of Collegeville, PA.
 Executrix: JUDITH WILSON,
 171 Godshall Road,
 Collegeville, PA 19426.

WOLSTENHOLME, LINDA JANE, dec'd.

Late of Skippack Township.
 Executor: KEITH R. WOLSTENHOLME,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: ANDREW C. LAIRD,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

Second Publication**BERESCHAK, JEAN K., dec'd.**

Late of Montgomery Township.
 Executrix: CHERYL J. BERESCHAK,
 c/o Eastburn & Gray, P.C.,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137.
 ATTORNEYS: EASTBURN & GRAY, P.C.,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137

**BOLOGNESE, V. STEWART also known as
VALENTINE STEWART BOLOGNESE and
V. STEWERT BOLOGNESE, dec'd.**

Late of Limerick Township.
 Executor: BRIAN J. BOLOGNESE,
 c/o Robert M. Slutsky, Esquire,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT M. SLUTSKY,
 SLUTSKY ELDER LAW, P.C.,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

BRUNNER, RICHARD OGLE, dec'd.

Late of Douglass Township.
 Executor: JEFF BRUNNER,
 1903 E. Congress Street,
 Allentown, PA 18109.

BURKHART SR., DONALD JAY, dec'd.

Late of Limerick, PA.
 Executor: DANNY RAY BURKHART,
 124 Winding Way,
 Morrisville, PA 19067.

BUZBY, DAVID R., dec'd.

Late of Borough of East Greenville.
 Administratrix: CHRISTINA G. BUZBY-ERB.
 ATTORNEY: MICHELLE M. FORSELL,
 CROSSON & RICHETTI, LLC,
 570 Main Street,
 Pennsburg, PA 18073

CASEY, QUEEN B., dec'd.

Late of Abington Township.
 Executor: WILLIAM G. CASEY,
 12 Woodview Lane,
 Cape May Courthouse, PA 08210.
 ATTORNEY: MARYBETH O. LAURIA,
 LAURIA LAW LLC,
 3031 Walton Road, Suite C310,
 Plymouth Meeting, PA 19462

COHEN, ROBERT L., dec'd.

Late of Abington Township.
 Executrix: NANCY MARGOLIS,
 c/o Robert J. Stern, Esquire,
 2 Bala Plaza, Suite 300,
 333 E. City Avenue,
 Bala Cynwyd, PA 19004.
 ATTORNEY: ROBERT J. STERN,
 ROBERT J. STERN LAW, LLC,
 2 Bala Plaza, Suite 300,
 333 E. City Avenue,
 Bala Cynwyd, PA 19004

CONIGLIARO, DEBRA, dec'd.

Late of Borough of Hatfield.
 Administrator DBN: JAMES C. FORD, JR.,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

CONNOR, FLORENCE CLARE also known as FLORENCE C. CONNOR, dec'd.

Late of Upper Merion Township.
 Executors: WILLIAM R. GOW AND
 RICHARD A. GOW,
 434 Noble Street,
 Kutztown, PA 19530.
 ATTORNEY: HARRY T. MONDOIL,
 LAW OFFICES OF HARRY T. MONDOIL, P.C.,
 1300 Horizon Drive, Suite 108,
 Chalfont, PA 18914

CRENSHAW CHASE, DAWN, dec'd.

Late of Norristown, PA.
 Administrator: ERIC CHASE,
 827 Kohn Street,
 Norristown, PA 19401.
 ATTORNEY: ZANETTA FORD,
 LAW OFFICES OF ZANETTA M. FORD, LLC,
 432 N. Easton Road, Suite 100,
 Glenside, PA 19038

D'ANGELO, GEORGE A., dec'd.

Late of Lower Merion Township.
 Administrator D.B.N.C.T.A.: BRIAN GILBOY,
 Two Logan Square, Suite 1825,
 100 N. 18th Street,
 Philadelphia, PA 19103.

ATTORNEY: BRIAN R. GILBOY,
 GILBOY & GILBOY LLP,
 Two Logan Square, Suite 1825,
 100 N. 18th Street,
 Philadelphia, PA 19103

DADDONA JR., RICHARD A., dec'd.

Late of Upper Providence Township.
 Executrix: SUE AOKI,
 10813 Pine Reach Court,
 Chesterfield, VA 23832.
 ATTORNEY: CHARI M. ALSON,
 ANDERSON ELDER LAW,
 206 State Road,
 Media, PA 19063

DeMATTIA, MARIE, dec'd.

Late of West Norriton Township.
 Executor: JOHN DIMINO,
 1696 Christopher Lane,
 Norristown, PA 19403.
 ATTORNEY: BRIDGET MONAGHAN WIBLE,
 MONAGHAN WIBLE LAW LLC,
 8500 West Chester Pike,
 Upper Darby, PA 19082

ECKHARDT, JOSEPH P., dec'd.

Late of Lansdale, PA.
 Executor: BRENT T. GERGES,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasie, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasie, PA 18944-0215

FIELD JR., EDMUND M., dec'd.

Late of Lower Providence Township.
 Executor: JONATHAN M. FIELD,
 c/o Rebecca Rosenberger Smolen, Esquire,
 1 Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004.
 ATTORNEY: REBECCA ROSENBERGER SMOLEN,
 BALA LAW GROUP, LLC,
 1 Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004

FILLMAN, RAY W., dec'd.

Late of East Greenville, PA.
 Executrix: MECHELE LYNN FILLMAN.
 ATTORNEY: CHRISTOPHER H. MEINZER,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

FISHER, LYNDA S., dec'd.

Late of West Norriton Township.
 Executor: MARK A. FISHER,
 c/o Leigh A. Segal, Esquire,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323.
 ATTORNEY: LEIGH A. SEGAL,
 WISLER PEARLSTINE, LLP,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323

GRAHAM, BARBARA TINDALL, dec'd.

Late of Upper Dublin Township.
 Executrix: TRACEY G. ELY,
 c/o Daniel J. Ely, Esquire,
 P.O. Box 494,
 Norristown, PA 19404.

ATTORNEY: DANIEL J. ELY,
DANIEL J. ELY, ATTORNEY AT LAW,
P.O. Box 494,
Norristown, PA 19404

GRIFFITHS, ROBERT ALAN, dec'd.

Late of Skippack Township.
Executor: ROBERT D. FREAS,
4604 70th Avenue E,
Ellenton, FL 34222.
ATTORNEY: BRIDGET MONAGHAN WIBLE,
MONAGHAN WIBLE LAW LLC,
8500 West Chester Pike,
Upper Darby, PA 19082

HARPER, GEORGE E., dec'd.

Late of Lower Merion Township.
Executor: MICHAEL JOSEPH HARPER,
c/o David S. Daniel, Esquire,
319 W. Front Street,
Media, PA 19063.
ATTORNEY: DAVID S. DANIEL,
LAW OFFICE DAVID S. DANIEL,
319 W. Front Street,
Media, PA 19063

HARRIS III, GEORGE J., dec'd.

Late of Upper Merion Township.
Executrix: JENNY L. THURSTIN,
c/o Brian R. Gilboy, Esquire,
Two Logan Square, Suite 1825,
100 N. 18th Street,
Philadelphia, PA 19103.
ATTORNEY: BRIAN R. GILBOY,
GILBOY & GILBOY LLP,
Two Logan Square, Suite 1825,
100 N. 18th Street,
Philadelphia, PA 19103

JOHNSON, PHILIP BAKER, dec'd.

Late of North Wales, PA.
Administrator: MATTHEW S. JOHNSON,
900 E. County Road 202,
Liberty Hill, TX 78642.
ATTORNEY: JESSICA A. MILLER,
FOX AND FOX ATTORNEYS AT LAW, P.C.,
700 E. Main Street, Suite 200,
Norristown, PA 19401

**KELSCH, CHRISTINE M. also known as
CHRISTINE MARIE KELSCH, dec'd.**

Late of Douglass Township.
Administratrix: CAROLE J. RADFORD,
c/o E. Kenneth Nyce Law Office, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: DR. ELIZABETH TIMBERLAKE-
NEWELL,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

KITCHEN SR., SAMUEL JOSEPH, dec'd.

Late of Willow Grove, PA.
Executor: MARION BUTTERLY,
112 Lawnton Road,
Willow Grove, PA 19090.

**KRATZ, HORACE MERRILL also known as
MERRILL KRATZ, dec'd.**

Late of Lansdale, PA.
Administrator: DAVID L. DUDGEON,
1001 Snyder Road,
Lansdale, PA 19446.

LOVE, JANET R., dec'd.

Late of Lower Providence Township.
Executor: LINDA L. CUMALAT,
c/o James F. Crotty, Esquire,
P.O. Box 262,
Blue Bell, PA 19422.
ATTORNEY: JAMES F. CROTTY,
P.O. Box 262,
Blue Bell, PA 19422,
215-643-2992

MARTINO, ELEANOR M., dec'd.

Late of Montgomery County, PA.
Executor: BISHOP JOSEPH F. MARTINO,
c/o Bowen & Burns,
530 Street Road, P.O. Box 572,
Southampton, PA 18966.
ATTORNEY: GERALD L. BOWEN, JR.,
BOWEN & BURNS,
530 Street Road, P.O. Box 572,
Southampton, PA 18966

**PEACOCK, DAVID B. also known as
DAVID BRIAN PEACOCK, dec'd.**

Late of Upper Moreland Township.
Executrix: DEBORAH PEACOCK,
c/o William J. Salerno, Esquire,
220 Radcliffe Street,
Bristol, PA 19007.
ATTORNEY: WILLIAM J. SALERNO,
220 Radcliffe Street,
Bristol, PA 19007

PERLMAN, DAVID H., dec'd.

Late of Upper Salford Township.
Executors: ANNMARIE PERLMAN AND
CALVIN ALAN PERLMAN,
c/o Lisa A. Shearman, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: LISA A. SHEARMAN,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

QUINN, ARTHUR G., dec'd.

Late of Horsham Township.
Executor: PATRICK M. QUINN,
732 Spruce Road,
Warminster, PA 18974.
ATTORNEY: BRIAN P. McVAN,
McVAN AND WEIDENBURNER,
162 S. Easton Road,
Glenside, PA 19038

**RAINEY, ROBERT C. also known as
ROBERT CLARK RAINEY, dec'd.**

Late of Abington Township.
Executrix: SARAH E. RAINEY,
c/o Brad M. Jackman, Esquire,
2460 N. Whittmore Street,
Furlong, PA 18925.
ATTORNEY: BRAD M. JACKMAN,
2460 N. Whittmore Street,
Furlong, PA 18925

RANHART, DANIEL M., dec'd.

Late of Lansdale, PA.
Co-Executors: MEREDITH R. BURNS AND
DENISS J. BURNS,
c/o James F. Crotty, Esquire,
P.O. Box 262,
Blue Bell, PA 19422.

ATTORNEY: JAMES F. CROTTY,
P.O. Box 262,
Blue Bell, PA 19422,
215-643-2992

ROCKHILL SR., WILLIAM H., dec'd.

Late of Hatboro, PA.
Executors: WILLIAM H. ROCKHILL, JR. AND
KIMBERLY ANNE BLOOM,
c/o Adrian L. Meyer, Esquire,
Law Office of Adrian L. Meyer,
62 N. Church Street,
Doylestown, PA 18901.
ATTORNEY: ADRIAN L. MEYER,
LAW OFFICE OF ADRIAN L. MEYER,
62 N. Church Street,
Doylestown, PA 18901

SANTEE, TODD ALAN, dec'd.

Late of Collegeville, PA.
Executrix: JENNIFER ERIN SANTEE,
2413 Oakland Drive,
Norristown, PA 19403.

SCHMIDT JR., WILLIAM THOMAS, dec'd.

Late of Lower Salford Township.
Executor: KYLE ANDREW SCHMIDT,
411 E. Reliance Road,
Telford, PA 18969.
ATTORNEY: ERIKA L. SMITH,
LAW OFFICE OF ERIKA L. SMITH,
600 N. Jackson Street, Suite 200,
Media, PA 19063

SCHUMACHER, FRANCIS X., dec'd.

Late of Lower Moreland Township.
Administrator: MR. DAVID R. WHARTENBY,
c/o Gerard J. Woods, Esquire,
101 Greenwood Avenue, Suite 300,
Jenkintown, PA 19046.
ATTORNEY: GERARD J. WOODS,
101 Greenwood Avenue, Suite 300,
Jenkintown, PA 19046

SCRIVANO, MARIA D., dec'd.

Late of Hatboro, PA.
Executrix: BARBARA A. SCRIVANO,
3100 Milford Circle,
Hatboro, PA 19040.
ATTORNEY: EVERETT K. SHEINTOCH,
SHEINTOCH LAW P.C.,
415 Horsham Road,
Horsham, PA 19044

SILBERMAN, MURRAY, dec'd.

Late of Cheltenham Township.
Executrix: DEBORAH D. SHAIN,
c/o Phyllis Horn Epstein, Esquire,
1628 JFK Boulevard, Suite 1901,
Philadelphia, PA 19103.
ATTORNEY: PHYLLIS HORN EPSTEIN,
EPSTEIN, SHAPIRO & EPSTEIN, P.C.,
1628 JFK Boulevard, Suite 1901,
Philadelphia, PA 19103

SMITH, CHRISTINE C., dec'd.

Late of East Norriton Township.
Executrix: DOLORES T. SMITH,
2801 Stanbridge Street, Apt. A306,
East Norriton, PA 19401.
ATTORNEY: GARY P. LEWIS,
LEWIS & McINTOSH, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468

**STAPPEN, BRIDGET ANN also known as
BRIDGET PALAN, dec'd.**

Late of Upper Moreland Township.
Administrator: KEITH M. PALAN,
3405 Whitehall Drive,
Willow Grove, PA 19090.

**SYZC, RAYMOND also known as
RAYMOND FRANCIS SYZC, JR., dec'd.**

Late of Towamencin Township.
Executrix: LAUREN SYZC FERNANDEZ,
c/o Lisa A. Shearman, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: LISA A. SHEARMAN,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
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Lansdale, PA 19446

Third and Final Publication

**BROWN, JANET E. also known as
JANET ESTELLA BROWN, dec'd.**

Late of Lower Salford Township.
Executors: JULIE A. MOYER,
656 Old Skippack Road,
Harleysville, PA 19438,
JEFFREY C. BROWN,
891 Sunset Lane,
Telford, PA 18969.
ATTORNEY: ELIZABETH M. WETZLER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

BURSTEIN, RENA, dec'd.

Late of Lower Merion Township.
Executrix: JOANNA B. MITRO,
520 Abilene Trail,
Cincinnati, OH 45215.

COSGRAVE, ITA L., dec'd.

Late of Plymouth Township.
Executor: TIMOTHY M. COSGRAVE,
13 Loretta Lane,
Plymouth Meeting, PA 19462.
ATTORNEY: JAMES J. RUGGIERO, JR.,
RUGGIERO LAW OFFICES, LLC,
16 Industrial Boulevard, Suite 211,
Paoli, PA 19301

COX, EDWARD E., dec'd.

Late of Borough of Telford.
Executor: ERIC E. COX,
258 Grimley Road,
Schwenksville, PA 19473.
ATTORNEY: MARY KAY KELM,
2326 N. Broad Street, Suite 200,
Colmar, PA 18915

CULLEN, ALICE B., dec'd.

Late of Lower Merion Township.
Executors: CYNTHIA BROOKS NEMO AND
JONATHAN NEMO,
1109 Beech Road,
Bryn Mawr, PA 19010.
ATTORNEY: ERIC R. HAGUE,
DUANE MORRIS, LLP,
30 S. 17th Street,
Philadelphia, PA 19103-4198

DeCLERICO, MARIE also known as**MARIE A. DeCLERICO, dec'd.**

Late of Borough of Ambler.

Executor: ADAM DAVID DeCLERICO,

c/o Stephanie M. Shortall, Esquire,

Bailiwick Office Campus, Suite 15,

252 Swamp Road,

Doylestown, PA 18901.

ATTORNEY: STEPHANIE M. SHORTALL,

DRAKE, HILEMAN & DAVIS, PC,

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DONNELLY, MADELINE CHRISTINA also known as**MADELINE C. DONNELLY, dec'd.**

Late of Upper Moreland Township.

Administrator: SEAN DONNELLY,

1725 Camino Palmero Street, Apt. 310,

Los Angeles, CA 90046.

ATTORNEY: TODD STEPHENS,

RUSSELL LAW, P.C.,

3500 Reading Way,

Huntingdon Valley, PA 19006

EDWARDS, LUCILLE, dec'd.

Late of Lower Merion Township.

Administratrix: WENDY OSTERWEIL,

c/o Jennifer L. Zegel, Esquire,

Three Logan Square, 5th Floor,

1717 Arch Street,

Philadelphia, PA 19103.

ATTORNEY: JENNIFER L. ZEGEL,

KLEINBARD LLC,

Three Logan Square, 5th Floor,

1717 Arch Street,

Philadelphia, PA 19103

FELD, SUZANNE S., dec'd.

Late of Cheltenham Township.

Executor: STEVEN G. SKLAR,

1494 Old York Road, Suite C,

Abington, PA 19001.

ATTORNEY: STEVEN G. SKLAR,

LAW OFFICES OF STEVEN G. SKLAR,

1494 Old York Road, Suite C,

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GOLDSTEIN, BARBARA F., dec'd.

Late of Borough of Ambler.

Executor: JAY GOLDSTEIN,

c/o Jennifer L. Zegel, Esquire,

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Philadelphia, PA 19103.

ATTORNEY: JENNIFER L. ZEGEL,

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Three Logan Square, 5th Floor,

1717 Arch Street,

Philadelphia, PA 19103

GOOD, ELIZABETH ANNE also known as**ANNE L. GOOD and****ANNE LEEPER GOOD, dec'd.**

Late of Lower Gwynedd Township.

Executor: WILLIAM A. GOOD,

c/o George M. Riter, Esquire,

400 Maryland Drive, P.O. Box 7544,

Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,

TIMONEY KNOX, LLP,

400 Maryland Drive, P.O. Box 7544,

Fort Washington, PA 19034-7544

HALLMAN JR., HENRY THEODORE also known as**H. THEODORE HALLMAN, JR., Ph.D, dec'd.**

Late of Schwenksville, PA.

Personal Representative: MICHAEL W. BARNETT

A/K/A MICHAEL WAYNE BARNETT,

c/o Catherine E. Sears, Esquire,

Gross McGinley, LLP,

33 S. 7th Street, P.O. Box 4060,

Allentown, PA 18105-4060.

ATTORNEY: CATHERINE E. SEARS,

GROSS MCGINLEY, LLP

33 S. 7th Street, P.O. Box 4060,

Allentown, PA 18105-4060

HARKINS, WILLIAM E., dec'd.

Late of Conshohocken, PA.

Administratrix: MELISSA MARGARET SIMPSON,

1335 Colwell Lane,

Conshohocken, PA 19428.

ATTORNEY: JAMES J. MCCARTHY,

MCCARTHY & MCCARTHY, P.C.,

10 E. 6th Avenue, Suite 315,

Conshohocken, PA 19428

HEGARTY, MARIE ELIZABETH, dec'd.

Late of Jenkintown, PA.

Executor: VINCE HEGARTY,

339 Evergreen Road,

Jenkintown, PA 19046.

JOHNSON, SHIRL., dec'd.

Late of Borough of Hatboro.

Administrator: CHARLES JOHNSON,

31 S. Spring Garden Street, Apt. 3,

Ambler, PA 19002.

ATTORNEY: JILLIAN E. BARTON,

BARTON LAW, LLC,

748 N. Bethlehem Pike, Suite 300,

Ambler, PA 19002

KLINE, RICHARD ALLEN also known as**DICK KLINE and****RICHARD A. KLINE, dec'd.**

Late of Houston, TX and Red Hill, PA.

Executor: NANCY E. KLINE,

8810 Leader Street,

Houston, TX 77036.

KNECHEL, CONNIE L., dec'd.

Late of Worcester Township.

Executrix: WENDY BRADSHAW,

27 Webber Road,

Telford, PA 18969.

ATTORNEY: HARRIET R. LITZ,

1495 Alan Wood Road, Suite 102 A,

Conshohocken, PA 19428

LAFFERTY, LAURA REEVES, dec'd.

Late of Ambler, PA.

Executor: LESLIE FILIPPI,

513 Marks Road,

Oreland, PA 19075.

LAYBERGER, WILLIAM F., dec'd.

Late of Lower Merion Township.

Executrix: ELIZABETH C. LAYBERGER,

840 Montgomery Avenue,

Bryn Mawr, PA 19010.

ATTORNEY: CHARI M. ALSON,

ANDERSON ELDER LAW,

206 State Road,

Media, PA 19063

LIEBOLD-KING, CAROLE also known as**CAROLE L. KING, dec'd.**

Late of Springfield Township.

Executors: DENNIS P. KING AND

BRADLEY D. SOTTER,

c/o William B. Cooper, III, Esquire,

P.O. Box 673, Exton, PA 19341-0673.

ATTORNEY: WILLIAM B. COOPER, III,

FOX ROTHSCHILD LLP,

P.O. Box 673, Exton, PA 19341-0673

MACKEY, JAMES L., dec'd.

Late of Telford, PA.

Administrator: DONALD W. MACKEY.

MacNEW JR., EDWARD J., dec'd.

Late of Abington Township.

Executors: PETER JOHN SIMKO,

2601 Blair Mill Road, Apt. 4B,

Willow Grove, PA 19090,

ELLE J. GERARD,

1315 Bradford Road,

Oreland, PA 19075.

ATTORNEY: JILLIAN E. BARTON,

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748 N. Bethlehem Pike, Suite 300,

Ambler, PA 19002

MAGER, CHARLES W., dec'd.

Late of Worcester Township.

Executrix: PATRICIA McCaffrey,

c/o Kristen L. Behrens, Esquire,

1650 Market Street, Suite 1200,

Philadelphia, PA 19103.

ATTORNEY: KRISTEN L. BEHRENS,

DILWORTH PAXSON LLP,

1650 Market Street, Suite 1200,

Philadelphia, PA 19103

MANLEY, DANIELLE ELIZABETH, dec'd.

Late of West Pottsgrove Township.

Administrators: DONNA MANLEY,

15 Evergreen Road,

Stowe, PA 19464,

DARRELL MANLEY,

55 Stone Hill Drive,

Pottstown, PA 19464.

MARTIN, SUSAN J., dec'd.

Late of Borough of Hatboro.

Executor: MICHAEL E. MARTIN,

2629 Woodview Drive,

Bensalem, PA 19020.

ATTORNEY: STEPHEN B. HARRIS,

1760 Bristol Road, P.O. Box 160,

Warrington, PA 18976-0160

McDONOUGH, MICHAEL J., dec'd.

Late of Upper Moreland Township.

Administrator: JEREMY Z. MITTMAN, ESQUIRE,

593 Bethlehem Pike, Suite 10,

Montgomeryville, PA 18936.

ATTORNEY: JEREMY Z. MITTMAN,

LAW OFFICES JEREMY Z. MITTMAN,

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Montgomeryville, PA 18936

MILLS SR., DAVID NORMAN, dec'd.

Late of Springfield Township.

Administratrix: JACQUELINE MILLS-McGHEE,

c/o E. Nego Pile, Esquire,

930 Harvest Drive, Suite 360,

Blue Bell, PA 19422.

ATTORNEY: E. NEGOPILE,

PILE LAW FIRM,

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Blue Bell, PA 19422

NOTTER, BRIAN D. also known as**BRIAN DAVID NOTTER, dec'd.**

Late of Ardmore, PA.

Executor: ALISON J. BURKE,

13 Navesink Drive,

Monmouth Beach, NJ 07750.

ATTORNEY: WILLIAM J. LUTTRELL, III,

LUTTRELL LAW OFFICES,

11 S. Olive Street, 2nd Floor,

P.O. Box 1081,

Media, PA 19063

O'ROURKE, REGINA, dec'd.

Late of Borough of North Wales.

Executrix: MEGHAN O'ROURKE LeCATES,

732 Claire Road,

Philadelphia, PA 19128.

PEDRON, ROBERTA, dec'd.

Late of Lansdale, PA.

Executrix: GERALDINE FULLER,

3205 Brittany Pointe Estates,

Lansdale, PA 19446.

PODDER, MARITA W., dec'd.

Late of Lower Merion Township.

Executrix: MARITA P. GRAY,

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

POTTS, IRENE D., dec'd.

Late of Lansdale, PA.

Executrix: BEVERLY P. LaVALLA,

985 Geyer Road,

Lansdale, PA 19446.

ATTORNEY: CHARLOTTE A. HUNSBERGER,

LANDIS, HUNSBERGER, GINGRICH &

WEIK, LLP,

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Souderton, PA 18964

PYE, CHRISTOPHER B., dec'd.

Late of West Norriton Township.

Executrix: DEVON NICOLE PYLE,

c/o Stephen M. Porter, Esquire,

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Wayne, PA 19087.

ATTORNEY: STEPHEN M. PORTER,

BRETT SENIOR & ASSOCIATES, P.C.,

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Wayne, PA 19087

RAMUNNO, SYLVIA M., dec'd.

Late of Upper Moreland Township.

Administrator: ANGELO RALPH RAMUNNO,

2635 Pioneer Road,

Hatboro, PA 19040.

ATTORNEY: SANDY JAINAUTH-BARONE,

KAREN ANN ULMER, P.C.,

174 Middletown Blvd., Suite 300,

Langhorne, PA 19047

ATTORNEY I.D. #205398,

215-752-6200

RENZI, ANTHONY LEWIS, dec'd.

Late of Lower Merion Township.

Executrix: JENNIFER LYN RENZI,

500 Clinton Avenue, Apt. 2B,

Brooklyn, NY 11238.

ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
748 N. Bethlehem Pike, Suite 300,
Ambler, PA 19002

SACHS, CLAIRE, dec'd.

Late of Lower Merion Township.
Executor: PAUL R. SACHS,
c/o Karen F. Angelucci, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: KAREN F. ANGELUCCI,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006

SCHANTZ, DANIEL W., dec'd.

Late of Franconia Township.
Executors: THOMAS L. SCHANTZ AND
LISA A. MYERS,
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1620 Pond Road, Suite 200,
Allentown, PA 18104.
ATTORNEY: EDWARD H. BUTZ,
LESAVOY BUTZ & SEITZ LLC,
1620 Pond Road, Suite 200,
Allentown, PA 18104

SEIDLER, SYBIL, dec'd.

Late of Douglass Township.
Executrix: SAMANTHA CAVALLI,
16025 S. 50th Street, Apt. 1157,
Phoenix, AZ 85048.
ATTORNEY: LAURA A. FOX,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 E. High Street,
Pottstown, PA 19464

SHAW, SHARON, dec'd.

Late of Lower Merion Township.
Executor: NEIL SHAW,
c/o Lisa A. Shearman, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: LISA A. SHEARMAN,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

SMITH, MARY JANE, dec'd.

Late of Douglass Township.
Executrix: DIANNE W. SMITH,
145 Detar Road,
Gilbertsville, PA 19525.
ATTORNEY: NICOLE C. MANLEY,
BINGAMAN HESS,
Treeview Corporate Center, Suite 100,
2 Meridian Boulevard,
Wyomissing, PA 19610

**SWAIN, REBECCA C. also known as
PATSY SWAIN, dec'd.**

Late of Whitemarsh Township.
Executor: CLIFFORD H. SWAIN,
c/o George M. Riter, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

Van ALSTINE, WANDA S., dec'd.

Late of Upper Providence Township.
Executor: GUY A. Van ALSTINE.
ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

WALLA, ELAINE A., dec'd.

Late of Limerick Township.
Executor: SUSAN M. WALLA,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

WALSH III, FRANCIS X., dec'd.

Late of Upper Moreland Township.
Administratrix: JUDY J. WALSH,
129 Summit Avenue,
Willow Grove, PA 19090.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
748 N. Bethlehem Pike, Suite 300,
Ambler, PA 19002

WILKENS, ANTHONY JOSEPH, dec'd.

Late of Borough of Green Lane.
Administratrix: MARY WILKENS LONG,
c/o Ian W. Peltzman, Esquire,
716 Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002.
ATTORNEY: IAN W. PELTZMAN,
LAW OFFICE OF ANDREW B. PELTZMAN,
716 Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002

WILSON, EILEEN SAVRYK also known as

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

WINCHESTER, SHARON, dec'd.

Late of Norristown, PA.
Administratrix: JASMINE L. SPRENGER,
629 Stanbridge Drive,
Norristown, PA 19401-5534.
ATTORNEY: MICHAELANGELO L.
DIPPOLITO,
THEPEOPLESLAWFIRM.COM,
712 Kimberton Road,
Chester Springs, PA 19425

WOODROFFE, SUZANNE, dec'd.

Late of Lafayette Hill, PA.
Executrix: KIMBERLYNN BARBEL O'NEILL,
62 Kent Farm Lane,
West Grove, PA 19390.
ATTORNEY: J. PATRICK HOLAHAN, II,
LAW OFFICES OF J. PATRICK HOLAHAN, II &
ASSOCIATES, LLC,
113 S. Broad Street,
Kennett Square, PA 19348

ZVODAR, MARGARET E., dec'd.

Late of Pottstown, PA.
 Executor: ARLENE M. KANE,
 117 W. 6th Street,
 Pottstown, PA 19464.

FICTITIOUS NAME

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

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, in the Office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on July 28, 2026, for an Application, for the conduct of business in Montgomery County, Pennsylvania, under the assumed or fictitious name, style or designation of **The Sip District**, with the principal place of business at 704 Springhouse Court, Lansdale, PA 19446. The names of the individuals interested in said business are Lawrence Williams and Shanice Powell, 704 Springhouse Court, Lansdale, PA 19446.

FOREIGN REGISTRATION STATEMENTS

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 12, 2026, by **GardenLink Inc.**, a foreign business corporation, formed under the laws of the State of Delaware, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. Sec. 6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at 721 Upsal Road, Jenkintown, PA 19046.

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 19, 2026, by **Herodium Inc.**, a foreign business corporation, formed under the laws of the State of Delaware, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. Sec. 6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at 326 Conshohocken State Road, #275, Gladwyne, PA 19035.

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 19, 2026, by **Modelcode.ai, Inc.**, a foreign business corporation, formed under the laws of the State of Delaware, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. Sec. 6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at 326 Conshohocken State Road, #275, Gladwyne, PA 19035.

TERMINATION OF PARENTAL RIGHTS

TO: JOHN DOE, or any other person claiming paternity
In Re: A.R.M. No. 2026-A9046

A Petition has been filed by the Bucks County Children and Youth Social Services Agency to Involuntarily Terminate your Parental Rights with respect to child, A.R.M., a male child born on May 6, 2022, in Montgomery County, Pennsylvania to mother S. Moinvil. A Hearing on the Petition has been fixed for **9:30 A.M. on SEPTEMBER 28, 2026, in Courtroom 260** of the Bucks County Justice Center, 100 N. Main Street, Doylestown, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. Should you wish to defend the Petition, you should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, call the Bucks County Bar Association at 215-348-9413 or Legal Aid of Southeastern Pennsylvania at 215-340-1818.

Please contact Sygera Hardimon, your caseworker from the Bucks County Children and Youth Social Services Agency at 215-348-6900 to obtain a copy of the petition prior to the hearing.

JENNIFER L. SPATA, ESQ.
Attorney for Petitioner
 Bucks County Law Department
 55 E. Court Street
 Doylestown, PA 18901
 215-348-6530

TRUST NOTICES**First Publication**

LIVING TRUST OF JOAN D. STEWART
DATED AUGUST 7, 2024

JOAN D. STEWART, DEC'D.
Late of Springfield 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: Roger D. Stewart and Thomas A. Stewart, III
 c/o Brook Hastings, Esquire
 4259 W. Swamp Road, Suite 240, Doylestown, PA 18902

Trustee's Attorney: Brook Hastings
 4259 W. Swamp Road, Suite 240, Doylestown, PA 18902

Second Publication**IRREVOCABLE SPECIAL NEEDS TRUST
FOR THE BENEFIT OF
MOHAMMAD ABUHARTHIEH
DATED MAY 29, 2012****Mohammad Abuharthieh, 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: The Glenmede Trust Company, N.A.
c/o George M. Riter, Esq.
Timoney Knox LLP
400 Maryland Dr., P.O. Box 7544
Ft. Washington, PA 19034-7544

Third and Final Publication**JUDITH S. BURDICK
REVOCABLE AGREEMENT OF TRUST
DATED JUNE 25, 2025****Judith S. Burdick, 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:

Trustee: Bernard M. Burdick
c/o Karen M. Stockmal, Esq.
KMS Law Offices, LLC
1235 Westlakes Dr., Ste. 320
Berwyn, PA 19312

EXECUTIONS ISSUED**Week Ending August 25, 2026****The Defendant's Name Appears
First in Capital Letters**

2 BROTHERS ASPHALT CARE, LLC:
HOLLAND, JOSEPH: AMERICAN HERITAGE
CREDIT UNION, GRNSH. - Sherwin-Williams
Company; 202524911; WRIT/EXEC.
BOULDIN, MICHAEL: WACHOVIA BANK, GRNSH. -
LVNV Funding, LLC; 201037009; WRIT/EXEC.
BROUGHTON, STEPHEN: PNC BANK, GRNSH. -
Barclays Bank Delaware; 202615465; WRIT/EXEC.
CATHCART, PATRICK - Select Portfolio Servicing, Inc.;
202605554.
COLLINS, CHRISTOPHER - Franklin Mint Federal
Credit Union; 202510112; ORDER/REASSESS/
\$4,164.20.
COLON, JOSE: ALICIA - U.S. Bank Trust,
National Association, as Trustee for BMCF-EH H;
202603733.
CRONIN, CATHERINE - U.S. Bank,
National Association, as Trustee, et al.; 202325639.
CYANLINK LOGISTICS, LLC: NUNEZ, GUSTAVO:
WELLS FARGO BANK, GRNSH. - Quarles
Petroleum; 202528157.

DAILEY, JUSTIN: GILES, BRITTANY - Lakeview
Loan Servicing, LLC; 202502659; ORDER/
IN REM/\$255,543.01.
DAVIS, ERIC: SANTANDER BANK, GRNSH. -
Del Val Realty & Property Management; 202413845;
\$8,687.63.
DIXON, RACHEL: SANTANDER BANK, GRNSH. -
Westlake Services, LLC; 202120588; WRIT/EXEC.
DROUILLARD, SILVIE: NAVY FEDERAL
CREDIT UNION, GRNSH. - Drexel University;
202600769; \$4,005.77.
GARAY, ANDREA: COURCHAIN, BRIAN -
Lakeview Loan Servicing, LLC; 202601648.
GAROFANO, THOMAS: PATRICIA - School District of
Upper Moreland Township; 202421612; WRIT/EXEC.
GEORGE, JENNIFER: MICHAEL - Wilmington
Savings Fund Society, FSB, not in its Individual Cap.,
et al.; 202605353.
GLADWYNE RHT, LLC: PENNSYLVANIA
OPERATIONS COMPANY, LLC: TRUIST BANK,
GRNSH. - Mechanical Solutions Associates, LLC;
202416998; \$26,259.77.
HATCHELL, SAMUEL: POLICE AND FIRE
FEDERAL CREDIT UNION, GRNSH. - LVNV
Funding, LLC; 202021146.
HOOD, JESSICA: POLICE & FIRE FCU, GRNSH. -
Citibank, N.A.; 202527565.
INDIANA HEIGHTS, LLC: PLYMOUTH SQUARE
ASSOCIATES I: ANC BUILDERS, INC.: FIRSTRUST
BANK, GRNSH. - RTN Enterprises, LLC;
202617742; WRIT/EXEC.
McCANDLESS, AMANDA: POLICE AND
FIRE FEDERAL CREDIT UNION, GRNSH. -
Barclays Bank Delaware; 202102820; \$2,794.19.
McCURRY, RHONDA: PNC BANK, GRNSH. -
Citibank, N.A.; 202600705.
MONTIQUE, KATRINA: CITIZENS BANK, GRNSH. -
Barclays Bank Delaware; 202615356; WRIT/EXEC.
MORSE, EMILY: PNC BANK, GRNSH. - Jefferson
Capital Systems, LLC; 202400756; \$8,554.65.
NAGLE, REBECCA: CITIZENS BANK, GRNSH. -
LVNV Funding, LLC; 202400826; \$2,330.38.
NEARY, EDWARD: NAVY FEDERAL
CREDIT UNION, GRNSH. - Navy Federal
Credit Union; 202426266; WRIT/EXEC.
OXENREIDER, WILLIAM: SANTANDER BANK,
GRNSH. - Barclays Bank Delaware; 202410053.
PARK, YOUNG: CITIZENS BANK, GRNSH. -
Barclays Bank Delaware; 202324727.
PRUSKY, JONATHAN: CITIZENS BANK, GRNSH. -
Wilmington Savings Fund Society, FSB; 202612012.
R & R EYEWEAR IMPORTS, INC.: KEY BANK,
GRNSH. - Concept Eyewear Manufacturer, Ltd.;
201700376; WRIT/EXEC.
REISER, MICHAEL: KRISTYANN - School District of
Upper Moreland Township; 202500618; WRIT/EXEC.
ROMANO LANDSCAPING & DESIGN, INC.:
WELLS FARGO BANK, GRNSH. - Acuity;
202503548.
ROTHBERG, REI: FRANCIS, SARAH - Abington
Township; 202120435; WRIT/EXEC.
SDI CONSTRUCTION CO., INC.: LARRIVEE, YVON:
DANIEL: PNC BANK, GRNSH., ET AL. - Rubendall,
Chris, et al.; 201928657.
SHELTERING ARMS HOME HEALTH, LLC:
NAVY FEDERAL CREDIT UNION, GRNSH. -
Pennsylvania Unemployment Compensation Fund;
202619366; \$1,477.29.

SMITH, MARQUIS: WELLS FARGO BANK, GRNSH. - Barclays Bank Delaware; 202113627; \$3,235.13.
 SWIM GWYNEDD, LLC T/A KIDS FIRST SWIM SCHOOL: ZIRINSKY, KELLIE: KELLIE NORRITON, LLC: CUSTOMERS BANK, GRNSH., ET AL. - Upper Gwynedd Equities, LLC; 202616401.
 THOMAS, JENNIFER - Deutsche Bank National Trust Company; 202508552; \$154,772.69.
 WAY, MICHAEL: YVETTE: CITIZENS BANK, GRNSH. - Plymouth Valley Periodontal Assoc, et al.; 201314004; \$1,327.40.
 XTREME POOL BUILDERS, LLC: JOHNSTON, ADAM: TD BANK, GRNSH. - Wagenseller, Bernard; 202529373.

THOMAS, SHARON - Capital One, N.A.; 202619396; Judgment fr. District Justice; \$7,066.44.
 VIOLA, ALEXANDER - Capital One, N.A.; 202619400; Judgment fr. District Justice; \$7,707.57.
 VOLPE, FRANK - Spring Oaks Capital Spv., LLC; 202619380; Judgment fr. District Justice; \$4,270.57.
 WALMART 2236 - Peak Peaps, Inc.; 202619410; Mechanics Lien Claim; \$94,807.23.
 WASHINGTON, ADRIENNE: TOMMIE - Bobby, Edward; 202619577; Judgment fr. District Justice; \$11,689.71.
 YIRENKYI, WHITNEY - Capital One, N.A.; 202619411; Judgment fr. District Justice; \$7,157.30.
 ZDC KING OF PRUSSIA, LLC - R&F King of Prussia, L.P.; 202619687; Complaint in Confession of Judgment; \$POSSESSION.

JUDGMENTS AND LIENS ENTERED

Week Ending August 25, 2026

The Defendant's Name Appears First in Capital Letters

ALIAGA, CESAR - Capital One, N.A.; 202619371; Judgment fr. District Justice; \$5,364.98.
 BRUNDIDGE, CHRISTOPHER - Capital One, N.A.; 202619414; Judgment fr. District Justice; \$6,578.17.
 CDM LAWN CARE COMPANY, A PENNSYLVANIA LIMITED LIABILITY CO.: DOUGHERTY, CHRISTOPHER - TD Bank, N.A.; 202619379; Complaint in Confession of Judgment; \$64,370.78.
 CHAMBERS, LINDLEY - PCA Acquisitions V, LLC; 202619377; Judgment fr. District Justice; \$3,629.44.
 DOCKSTADER, ROBERT - SRI 252 Colmar, LLC; 202619475; Complaint in Confession of Judgment; \$51,214.73.
 FLOYD, DANA - LVNV Funding, LLC; 202619416; Judgment fr. District Justice; \$1,698.80.
 GROFF, JACKIE - LVNV Funding, LLC; 202619404; Judgment fr. District Justice; \$1,051.21.
 HMELEK, JOSHUA - Capital One, N.A.; 202619365; Judgment fr. District Justice; \$3,823.04.
 JONES, DIAMANTE: LAZARD, KENEETRA - Trabucco, Joseph; 202619836; Judgment fr. District Justice; \$8,009.55.
 KENEPPE, MARY - Capital One, N.A.; 202619363; Judgment fr. District Justice; \$4,067.98.
 KIM, SONG - Capital One, N.A.; 202619466; Judgment fr. District Justice; \$4,932.49.
 LOWRIE, SANDRA - LVNV Funding, LLC; 202619387; Judgment fr. District Justice; \$2,320.50.
 MITCHELL, SHANEE - Capital One, N.A.; 202619390; Judgment fr. District Justice; \$8,925.75.
 PULLEY, PHILLIP - QNB Bank, Successor by Merger to The Victory Bank; 202619609; Complaint in Confession of Judgment; \$958,095.94.
 SCHMID, COLIN - Westlake Services, LLC; 202619470; Judgment fr. District Justice; \$5,275.45.
 SCOTT, ERICA - Barclays Bank Delaware; 202619420; Judgment fr. District Justice; \$3,594.29.
 SHERRIEFF, MUSA - PCA Acquisitions V, LLC; 202619423; Judgment fr. District Justice; \$2,240.28.
 STITH, CHRISTOPHER - McNally, Andrew; 202619636; Judgment fr. District Justice; \$1,644.18.
 SYNTech PCO, LLC - Giraldo, Juan; 202619492; Complaint in Confession of Judgment; \$127,980.37.

LETTERS OF ADMINISTRATION

Granted Week Ending August 25, 2026

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

BAXTER, ALFREDA E. - West Norriton Township; Wood, Ademola, 108 Clydesdale Circle, Norristown, PA 19403.
 BERTHIER, FRANCIS - Cheltenham Township; Berthier, Andre M., 2021 Mather Way, Unit A, Elkins Park, PA 19027.
 BOLANOS, AGUSTIN - Springfield Township; Rezes, Christina M., 1 Jerseyville Avenue, Freehold, NJ 07728.
 CICCAGLIONE, GUIDO - West Norriton Township; Ciccaglione, Luciana, 142 Glenn Oak Road, West Norriton, PA 19403.
 DINUNZI, FRANK - Conshohocken Borough; Lorence, Karen S., 300 Cedar Grove Road, Conshohocken, PA 19428.
 DURRELL SR., KENNETH O. - Norristown Borough; Stewart, Carol, 77 E. Spring Avenue, Ardmore, PA 19003.
 ETHERIDGE, GRACE L. - Conshohocken Borough; Brown, Roslyn L., 344 E. Elm Street, Conshohocken, PA 19428; Etheridge, Bobby D., 121 Country Run Drive, Coatesville, PA 19320; Etheridge, Edward R., 2920 Hanna Avenue, Norristown, PA 19401.
 FORRY, LARRY E. - Norristown Borough; Forry, Michael, 236 W. Ore Street, Seven Valleys, PA 17360.
 HYER, GAVIN M. - Whitmarsh Township; Hyer III, Raymond T., 709 S. Delaware Avenue, Tampa, FL 33606.
 KELLAGHER, JEAN A. - Trappe Borough; Henrick, Stephanie, 1001 Conshohocken State Road, West Conshohocken, PA 19428.
 KING, FLORENCE G. - Cheltenham Township; King, Denise, 7755 Clements Road, Wyncote, PA 19095.
 KLUG, MURRAY - Montgomery Township; Klug, Harry, 54 Remsen Street, Apt. 1, Brooklyn, NY 11201.
 MERRIGAN JR., WILLIAM - Abington Township; Merrigan, Cheryl A., 1630 Fawn Lane, Huntingdon Valley, PA 19006.
 O'CONNOR, JOHN T. - Abington Township; O'Connor, Mary, 402 Atwood Road, Erdenheim, PA 19038.

PAULINSKI, JOSEPH - Abington Township; Whalen, Erin K., Gaurdian of Michael Paulinski, Horsham, PA 19044.
 TUCKER, MARY S. - Narberth Borough; Ueltzen, Gary, 4 Stuart Avenue, Narberth, PA 19072.
 WALDRON, JAMES M. - Norristown Borough; Sallen, Rebecca, 325 Merion Road, Merion Station, PA 19066.
 WALKER, NANCY S. - Hatfield Township; Munoz, Morgan, 357 Clubhouse Court, Coram, NY 11727.
 WHITE, KEVIN R. - Limerick Township; White, Jennifer, 33 Bartlett Drive, Schwenksville, PA 19473.
 WILLIAMS, LEVESTER L. - West Norriton Township; Williams, Curtis L., 1211 Willow Street, Norristown, PA 19401.
 WINCHESTER, SHARON - Norristown Borough; Sprenger, Jasmine L., 629 Stanbridge Street, Norristown, PA 19401.
 YOUNG, SCOTT K. - Horsham Township; Young, Thomas J., 774 Second Street, Dallas, PA 18612.

SUITS BROUGHT

Week Ending August 25, 2026

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

ALLEN, WALTER - Allen, Mary; 202619539; Complaint Divorce.
 ANDRAE, EMILY - Onisick, Joshua; 202619275; Complaint for Custody/Visitation; Cunilio, James.
 BARNETTE, JASMYN - Barnette, James; 202619882; Complaint Divorce.
 BAUER, JACOB - Bauer, Caitlin; 202619699; Complaint Divorce.
 BRADY, KIMBERLY: KIRK, JOSEPH - Brady, Matthew; 202619370; Complaint for Custody/Visitation.
 BROUGHTON, STEPHEN - Broughton, Pamela; 202619532; Complaint Divorce.
 BULLOCK, DENISE - American Express National Bank; 202619757; Civil Action; Lipinski, Michael R.
 BURRELL, MICHAEL - American Express National Bank; 202619746; Civil Action; Lipinski, Michael R.
 CARPENTER, KATRINA - Carpenter, Jason; 202619702; Complaint Divorce.
 CASSIDY, SHAWNAH - Forrest, Joseph; 202619386; Complaint for Custody/Visitation.
 COPE, KHADIJAH: POWELL, DAIJA - 1907 Fairview, LLC; 202619464; Defendants Appeal from District Justice.
 DISCAVAGE, CLAIR - Discavage, William; 202619493; Complaint Divorce.
 ENGLISH, CHARLENE - Cisse, Lancei; 202619760; Complaint Divorce.
 FOUNTAIN, PRISCILLA - 1907 Fairview, LLC; 202619820; Defendants Appeal from District Justice.
 GEHRMANN, MATTHEW - Lussier, Emilie; 202619709; Complaint for Custody/Visitation.
 GRAVES, JANINE - Rivera, Nora; 202619716; Defendants Appeal from District Justice.
 GU, KEMING - Wang, Xianghong; 202619575; Complaint Divorce.
 HARRY, LAUREL: McCAFFERTY, J.: MOORE, KERI, ET AL. - Robinson, Robert; 202619496; Civil Action.
 IVORY NURSING AND REHABILITATION - Cooper, Alex; 202619631; Defendants Appeal from District Justice.
 JEFFERSON, JASON - American Express National Bank; 202619777; Civil Action; Lipinski, Michael R.
 JONESBEY, ABETTE - Marlette Funding Grantor Trust 2021-1; 202619364; Civil Action; Baroska III, Robert L.
 KONGSOM, THATSANASORN - Nelson, Praweena; 202619603; Complaint Divorce.
 KRASNO, JESSIE - Johnson, Jay; 202619359; Foreign Subpoena.
 KRIEBLE, ROBERT - Castillo-Garcia, Jaqueline; 202619710; Petition for Protection from Sexual Viol.
 LEWIS, ANDREW - Rhodes, Alexa; 202619490; Complaint for Custody/Visitation.
 McANDRESS, PATRICK - Raybold, Heather; 202619205; Complaint for Custody/Visitation; Musselman, Ian.
 MEJIA, ENRIQUE - Mota, Araceli; 202619752; Complaint for Custody/Visitation.
 MENGINI, WILLIAM - Oakwood Gardens Associates; 202619331; Petition to Appeal Nunc Pro Tunc.
 METZGER, DAVID - American Express National Bank; 202619779; Civil Action; Lipinski, Michael R.
 MILLER, ELIZABETH: SINGLETON, KENYA - Derr, Elizabeth; 202619226; Complaint for Custody/Visitation.
 MILLS-JOHNSON, TASHAE - American Express National Bank; 202619751; Civil Action; Lipinski, Michael R.
 MONROE, HARRY: OLIVEIRA, NAGLIA - Wissahickon Park PA Owner, LLC; 202619641; Petition to Appeal Nunc Pro Tunc.
 MORGAN, JAMIE - American Express National Bank; 202619774; Civil Action; Lipinski, Michael R.
 MYERS, CAMERON - Stantangelo, Emily; 202619576; Complaint Divorce.
 PAUL, BASIA: TAARIQ - Samaddar, Saurav; 202619382; Petition to Appeal Nunc Pro Tunc.
 PEACOCK, MARITA - Peacock, Charles; 202619541; Complaint Divorce.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Blye Coleman, Christina; 202619384; Appeal from Suspension/Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Duvidzon, Peter; 202619295; Appeal from Suspension/Registration/Insp.; Gitman, Eugene.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jenkins, Christopher; 202619328; Appeal from Suspension/Registration/Insp.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Kozaev, Arsen; 202619460; Appeal from Suspension/Registration/Insp.; Zofitis, Leonard B.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Angelucci, Allyson; 202619644; Appeal from Suspension/Registration/Insp.

ROBINSON, DAVID - American Express National Bank; 202619759; Civil Action; Lipinski, Michael R.

SCOTT, CHRISTOPHER - Lindy Property Management Co.; 202619578; Defendants Appeal from District Justice.

SHADOWEN, ASHLEY - Weikert, Mitchell; 202619617; Foreign Subpoena.

SHADOWEN, ASHLEY - Weikert, Mitchell; 202619616; Foreign Subpoena.

SMITH, JENNIFER - Lynnewood Gardens; 202619818; Defendants Appeal from District Justice.

SMITH, THOMAS - Dininny, Nicole; 202619740; Complaint for Custody/Visitation; Schadler, Christina A.

SOSSAMAN, DANIEL - Capital One, N.A.; 202619465; Defendants Appeal from District Justice.

STOCKTON, JAMIL - Handy, Taylor; 202619540; Complaint for Custody/Visitation.

SUTTON, AIVREY; WILLIAMS, ANTHONY - Sutton, Robert; 202619424; Complaint for Custody/Visitation.

THOMER, NANCY - Evans, Samantha; 202619528; Defendants Appeal from District Justice.

THORPE, MARIA - Sullivan, Bruce; 202619608; Defendants Appeal from District Justice.

VALENTINO, DANIEL - Valentino, Salem; 202619461; Complaint for Custody/Visitation; Ryan, Jennifer R.

VAN DORN, ANDREA - Powel, Rigel; 202619698; Complaint Divorce.

WHITE, VICTORIA - JRS Rental, LLC; 202619707; Petition to Appeal Nunc Pro Tunc.

WHITHAM, KYLE - Whitham, Danielle; 202619462; Complaint Divorce.

WOOTEN, DANIEL - Wooten, Cheyanne; 202619429; Complaint Divorce; Marinari, Guy.

XIONG, JING - Nusrat, Sumaia; 202619842; Defendants Appeal from District Justice.

BIRKMIRE, FLORENCE E. - Montgomery Township; Birkmire, Richard, 1017 Montgomery Avenue, Norristown, PA 19403.

CLARK, PAUL V. - Abington Township; Clark-Gallagher, Maureen, 2 Ivy Lane, Yardley, PA 19067.

COULTER BURGER, SHARON - Whitemarsh Township; Coulter, Shannon E., 825 N. Woodstock Street, Philadelphia, PA 19130-1408.

DANKO, DENNIS M. - Perkiomen Township; Daniels, Denise, 28 Wismer Road, Schwenksville, PA 19473.

DETWILER, DONALD Z. - Franconia Township; Detwiler, Kerry M., 111 Ellen Way, Harleysville, PA 19438; Landis, Tracy Y., 333 Pondview Drive, Harleysville, PA 19438.

DOUGHERTY, KAREN L. - Franconia Township; Dougherty, Susan B., 76 Courter Road, Franklin Lakes, NJ 07417.

EDLEMAN, KEITH A. - Montgomery Township; Edleman, Joyce C., 17 Gleneagles, Royersford, PA 19468.

EPSTEIN, MARSHA L. - Lower Merion Township; Epstein, Peter J., 178 Rolling Road, Bala Cynwyd, PA 19004.

FEULNER, CAROLE A. - Royersford Borough; Shivers, Heidi M., 12 Providence Forge Road, Royersford, PA 19468.

FREER SR., KATHLEEN M. - Hatfield Township; Freer Jr., Russell D., 620 Coles Court, Harleysville, PA 19438.

FUSCO, MILDRED L. - Ambler Borough; Geiger, Jill, 324 Chestnut Lane, Ambler, PA 19002.

GEARY, BARBARA J. - New Hanover Township; Hoffman, Pamela J., 238 S. Washington Street, Boyertown, PA 19512; Ravier, Elizabeth A., 5911 Wayside Drive, Macungie, PA 18062.

GRABARZ JR., FRANK K. - Horsham Township; Mitchell, Kelly A., 2712 Lardner Street, Philadelphia, PA 19149.

HAMILTON, WILLIAM G. - Abington Township; Hamilton, Nan W., 1128 Penmore Place, Rydal, PA 19046.

KACZAJ, VERA - Cheltenham Township; Kaczaj, Roman D., 4 Harvest Drive, Pittsgrove, NJ 08318.

KEEN, JANICE S. - Lower Merion Township; Hoyt, Garth G., 170 N. Radnor Chester Road, Radnor, PA 19087.

KELLER, LORRAINE D. - Abington Township; Stetter, Rudolph, 2437 Yarnell Road, Henrico, VA 23231.

KLEIN, MONROE I. - Upper Dublin Township; Klein, Rynda, 1434 Shetland Place, Ambler, PA 19002.

KRUSE, LOIS C. - East Norriton Township; Melville, Elizabeth A., 1800 Ludwell Drive, Maple Glen, PA 19002-3028.

LAMB, ROBERT - Lansdale Borough; Lamb, Laura, Kilchbergstrasse, 6 ADLISWIL.

LEOPOLD JR., WILLIAM T. - Whitpain Township; Leopold, William F., 72 Highgate Lane, Blue Bell, PA 19422.

LEVIN, JOYCE L. - Whitpain Township; Levin, Joshua M., 446 Dean Street, Brooklyn, NY 11217; Levin, Samuel D., 20 N. Front Street, Philadelphia, PA 19106.

LEVITO, JEAN - Whitpain Township; Levito, Kenneth, 601 Whitpain Hills, Blue Bell, PA 19422.

WILLS PROBATED

Granted Week Ending August 25, 2026

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

ALBERT, LISA A. - East Norriton Township; Mack, Jacquelyn D., 314 Grandview Circle, Honey Brook, PA 19344.

BACKOS, ANNA A. - Lower Merion Township; Backos, Antonios C., 131 E. Wynnewood Road, Merion Station, PA 19066.

BARNETT, GLORIA A. - Montgomery Township; Barnett, Mark J., 243 Cowan Road, Celina, TX 75009.

BECKER, IRWIN - Upper Merion Township; Becker, David M., 128 N. Maple Avenue, Basking Ridge, NJ 07920-1019.

BERARDELLI, ROBERT L. - Worcester Township; Berardelli, Carol A., 725 Westhill Way, Lansdale, PA 19446; Berardelli, Lynn M., 74 Foreside Road, Cumberland Foreside, ME 04110.

BERENATO, MATTHEW P. - Abington Township; Berenato, Michael P., 119 Cobblestone Drive, Mount Laurel, NJ 08054.

- LEWANDOWSKI, LINDA D. - Abington Township; Remer, Monica S., 2016 Wharton Road, Glenside, PA 19038.
- LEWIS, DENISE H. - East Norriton Township; Lewis, James I., 2608 Sherman Avenue, NW, Washington, DC 20001.
- LINCUL, ELIZABETH - Plymouth Township; Lamin, Suzanne M., 28 Terrace Road, Plymouth Meeting, PA 19462.
- LYNCH, RUTH M. - Springfield Township; Lynch Jr., Edward J., 513 Hamilton Road, Ambler, PA 19002.
- LYONS, HELENE M. - Hatboro Borough; Lyons, Martin A., 417 Howard Avenue, Hatboro, PA 19040.
- McGLAUGHLIN, MILDRED A. - Lower Pottsgrove Township; Boppre, Shelly R., 767 N. Washington Street, Pottstown, PA 19464.
- MILLS, SUSAN R. - Upper Dublin Township; Mills, Benjamin W., 2755 Ember Way, Ann Arbor, MI 48104.
- MORRISON, SUSAN S. - Lower Moreland Township; Supplee III, Eric C., 129 Lake Pointe Trail, Glade Hill, VA 24092.
- MOSES, MILDRED S. - Pottstown Borough; Rittenhouse, Carol L., 1804 W. James Street, Norristown, PA 19403.
- NAAH, KATIE A. - West Norriton Township; Naah, Henry, 1918 Lake Street, San Francisco, CA 94121.
- PARKER, MARCIA W. - Towamencin Township; Parker, David J., 1852 Huntsman Lane, West Chester, PA 19382.
- RODGERS, PAULA A. - Montgomery Township; Martucci, Albert, 17732 Palmetto Pass Lane, Punta Forda, FL 33982.
- ROSEN, HELENE - Whitpain Township; Rosen, Wayne, 108 Magnolia Street, Dresher, PA 19025.
- SCHUCK SR., ROBERT J. - Hatfield Township; Ball, Barbara A., 2112 Emily Circle, Warrington, PA 18976.
- SCHWARTZ, BRENDA - Lower Merion Township; Schwartz, Ariane F., 134 Plymouth Road, Plymouth Meeting, PA 19462.
- SGRO, BARBARA B. - Lower Moreland Township; Byrne, Virginia S., 435 Headquarters Road, Erwinna, PA 18920.
- SHAFFER, CANNIE C. - Lower Merion Township; Shafer, Edwin, 311 Grays Lane, Haverford, PA 19041; Shafer, Frances G., 75 W. End Avenue, New York, NY 10023.
- SMITH, JUDITH B. - Pottstown Borough; Smith, Peter E., 748 Deer Creek Drive, King of Prussia, PA 19406.
- STEIN, FRANKLIN M. - Cheltenham Township; Cabanel, Lisa S., 1604 Fawn Lane, Huntingdon Valley, PA 19006; Wolk, Susan Stein, 1479 Gunpowder Road, Rydal, PA 19046.
- TRUMBORE, JANE D. - Upper Frederick Township; Semper, Sara J., 73 Church Road, Millington, NJ 07946.
- TUHACEK, CATHERINE T. - Lower Salford Township; Tuhacek, Donald, 1286 Quarry Hall Road, Eagleville, PA 19403.
- TYSON, ANGELA M. - Upper Gwynedd Township; Tyson, Wendy A., P.O. Box 68, Peru, VT 05152.
- UTTI, FRED - West Norriton Township; Utti, Lucille, 914 Independence Road, Norristown, PA 19403.
- VESEY JR., EDWARD J. - Upper Dublin Township; Derby, Marilyn F., 546 College Street, Woodland, CA 95695.
- WALTER, MARY I. - Franconia Township; Walter, Leeroy R., 2041 E. Township Line Road, Souderton, PA 18964.
- WEDMAN, KATHLEEN E. - Montgomery Township; Luzetsky, Anthony, 10 Apple Trail, Oak Ridge, NJ 07438.
- WINOSKI, CONSTANCE P. - Upper Merion Township; McCarrick, Michael T., 14 Powell Court, Glen Mills, PA 19342.
- YAKIM, GLORIA D. - Abington Township; Hollinger, Jo E., 1118 George Road, Jenkintown, PA 19046.
- ZAID, DANIEL - Collegeville Borough; Maslow, Jenifer, 987 N. Grange Avenue, Collegeville, PA 19426.