
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 24, 2025.

To all parties in interest and claimants:

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

First Publication

By virtue of a Writ of Execution **No. 2016-20139**, 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 **Ambler Borough**, Montgomery County, Pennsylvania, described according to a Plot Plan, prepared by Doyle-Tourism Co., dated March 3, 1935, and revised November 16, 1956, made by C. Raymond Weir, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Southern Avenue (50 feet wide), at a distance of 79 feet, measured on a bearing of South 80 degrees 45 minutes East from the Southeasterly side of Park Avenue, minutes East from the Southeasterly side of Park Avenue, (50 feet wide); thence, extending North 9 degrees 15 minutes East, passing through the middle of a party wall and crossing a 12 foot wide private right-of-way, 158 feet to a point; thence, extending South 80 degrees 45 minutes East, along the Northeasterly side of the aforesaid 12 foot wide private right-of-way 26 feet to a point; thence, extending South 9 degrees 15 minutes West, re-crossing the aforesaid 12 foot wide private right-of-way, 158 feet to a point on the Northeasterly side of Southern Avenue, aforesaid; thence, extending North 80 degrees 45 minutes West, along the Northeasterly side of Southern Avenue, 26 feet to a first mentioned point and place of beginning.

BEING known as Lot #307 on the above-mentioned plan.

TOGETHER with the right to the use of the 12 feet wide alley of right-of-way, as now laid out in common with the other lot owners abutting thereon, which alley or right-of-ways at the rear of lots fronting on Southern Avenue, between the within described premises and Park Avenue.

SUBJECT to the owners of the lots abutting on the side alley or right-of-way to keep the alley or right of way to the rear of their premises in proper repair.

BEING the same premises, which The Estate of James J. Alio (a/k/a James Alio), by Jacqueline Aupperle, Administratrix, by Deed, dated September 19, 2002, and recorded September 24, 2002, in the Montgomery County Recorder of Deeds, in Book 5428 at Page 1635, conveyed unto Helen J. Rocco and Dominic A. Rocco, as Tenants by the Entirety.

Parcel Number: 01-00-04570-00-1.

Location of property: 307 Southern Avenue, Ambler, PA 19002.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Dominic A. Rocco and Helen J. Rocco** at the suit of Wilmington Trust, National Association, not in its Individual Capacity, but Soley, as Trustee of MFRA Trust 2015-1. Debt: \$203,855.23.

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

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

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

By virtue of a Writ of Execution **No. 2016-25760**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with building and improvements thereon erected, located in **Springfield Township**, Montgomery County, Pennsylvania, known as Lot No. 357, on a Plan called "Sunnybrook-North Hills", made for Sunnybrook, Inc., dated June 1, 1946, by Carton and Martin, Engineers, and recorded at Norristown, in Plan Book No. 1680-A at Page 55, and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Garth Road (50 feet wide), at the distance 75 feet, Westwardly from the Westerly side of Dale Road (50 feet Wide) (both lines produced); thence, extending Southwardly on a line at right angles to said side of Garth Road, 135 feet to a point; thence, extending South 86 degrees 38 minutes West, 50 feet to a point of curve; thence, extending Northwestwardly, on a line curving to the right, having a radius of 669.63 feet, the arc distance of 12.52 feet to a point; thence, extending North 2 degrees 17 minutes 44 seconds West, 135 feet to a point on the Southerly Side of Garth Road; and thence, Southeastwardly, along the same, on a line curving to the left, having a radius of 534.63 feet, the arc distance of 10 feet to a point; thence, North 86 degrees 38 minutes East, 50 feet to the first mentioned point and place of beginning.

BEING the same premises which Mark D. Vuolo and Kathleen Vuolo, by Deed, dated 3/17/1993, and recorded 4/12/1993, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5038 at Page 963, granted and conveyed unto Richard P. Silverman and Carol A. Silverman.

Parcel Number: 52-00-06916-00-7.

Location of property: 302 Garth Road, Orelan, PA 19075.

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

Seized and taken in execution as the property of **Carol A. Silverman and Richard P. Silverman** at the suit of HSBC Bank USA, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-WMC1. Debt: \$200,402.81.

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. 2018-05282**, 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 **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision, made for Hansen Bros. Nurseries, Inc., by Warren F. Gift, Registered Surveyor, dated 11/29/1978, and recorded in Plan Book B-36 at Page 44, as follows to wit:

BEGINNING at a point, on the title line, in the bed of Green Hill Road, said point is at the distance of one thousand five hundred forty eight and fifty six one hundredths feet, measured North thirty four degrees, twenty one minutes, ten seconds East, along the title line in the bed of Green Hill Road, from its point of intersection, with the title line in the bed of Hoffmansville Road; thence, extending from said beginning point, North fifty five degrees, thirty eight minutes, fifty seconds West, and crossing the Northwesterly side of Green Hill Road, three hundred twenty and forty four one-hundredths feet to a point; thence, extending South fifty five degrees, thirty eight minutes, fifty seconds East, and recrossing the Northwesterly side of Green Hill Road, three hundred twenty and forty four one-hundredths feet to a point, on the title line in the bed of same; thence, extending along the title line, in the bed of Green Hill Road, South thirty four degrees, twenty one minutes, ten seconds West, one hundred and fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on the above-mentioned plan.

BEING the same premises which Stanley E. Bruno and Loretta B. Bruno, by Deed, dated 10/10/2006, and recorded 11/27/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5625 at Page 01025, granted and conveyed unto Wayne Reed and Daniela Livorno, as Tenants by the Entirety, their Assigns, their Survivor of them and the Survivor's Personal Representatives and Assigns.

Parcel Number: 32-00-02424-06-4.

Location of property: 140 Green Hill Road, Barto, PA 19504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wayne Reed a/k/a Wayne S. Reed and Daniela Livorno** at the suit of U.S. Bank, National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS2. Debt: \$598,932.27.

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

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

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

By virtue of a Writ of Execution **No. 2021-22970**, 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 at Rowland Park in **Cheltenham Township**, Montgomery County, Pennsylvania, and bounded and described in accordance with a Plan, made for Philadelphia Building Construction Company, by Wm. T. Muldrew, Civil Engineer, on February 10, 1927, and revised May 27, 1927, as follows, to wit:

BEGINNING at a point on the Southwest side of Boyer Road (40 feet wide), at the distance of 244.73 feet, measured along the side of the said Boyer Road from a point, which point is at the distance of 1.81 feet, measured South 85 degrees 50 minutes West, from another point in the side of the said Boyer Road, which last mentioned point is at the distance of 57.78 feet, from the Northwest side of Gilbert Road (40 feet wide), measured along the radial round corner, which connect the Northwest side of said Gilbert Road, with the Southwest side of the said Boyer Road; thence, extending South 38 degrees 15 minutes West (passing partly through the center of a party wall between the building erected on these premises and that erected on the premises adjoining on the Southeast), 136.08 feet to a point; thence, extending North 51 degrees 45 minutes West, 30 feet to the Southeast side of Rowland Avenue (40 feet wide) thence,

extending along same, North 38 degrees 15 minutes East, 129.98 feet to a point of curve; thence, on a curve to right with a radius of 10 feet, the arc distance of 18.06 feet to Boyer Road, aforesaid; thence, extending Southeastwardly, along same, on a curve to left, with a radius of 269.23 feet, the arc distance of 18.03 feet to the first mentioned point and place of beginning.

BEING the same premises, described in the Deed, dated January 13, 2006, recorded in the Office of Recorder of Deeds, in and for Montgomery County, on February 8, 2006, at Deed Book 5589 at Page 2279, wherein Carol Ann Hamilton, conveyed said premises unto Carol Ann Hamilton and Thomas A. Hamilton, Jr., wife and husband. Carol A. Hamilton departed this life on October 14, 2012. Thomas A. Hamilton, Jr. departed this life August 18, 2019.

Parcel Number: 31-00-03049-00-7.

Location of property: 318 Boyer Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nicole A. Hamilton-Richardson, Victoria A. Hamilton-Mattie, Rebecca Hamilton-Gilmore, Douglas Hamilton, Stephen A. Hamilton, as Heirs of The Estate of Thomas A. Hamilton, Jr., Deceased; and Unknown Heirs, Successors, and Assigns and All Persons Claiming Right, Title or Interest from or under Thomas A. Hamilton, Jr., Deceased** at the suit of U.S. Bank Trust, N.A., NIICBS, as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$200,080.21.

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

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

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

By virtue of a Writ of Execution **No. 2022-13457**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Wyndmoor Estates, made for Gary Gordon and Gene Rubin, by D.S. Winokur Associates, dated 9/20/1978, and recorded in Plan Book A-35 at Page 27, as follows, to wit:

BEGINNING at a point, set on the Northeasterly side of Heritage Road, which point is measured on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 28.62 feet from a radial round corner, set on the Northwesterly side of Wyndmoor Lane (50 feet wide); thence, from said point of beginning, continuing on the Northeasterly side of Heritage Road, on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 45.68 feet to a point of tangent; thence, still along the same, North 00 degrees 59 minutes 18 seconds West, 177.48 feet to a corner of Lot 21; thence, along same, North 89 degrees 00 minutes 42 seconds East, 301.69 feet to a point, in the line of Lot 19; thence, along same, South 11 degrees 12 minutes 59 seconds West, 133.40 feet to a point, set on the Northeasterly side of Wyndmoor Lane; thence, along same, on the arc of a circle, curving on the left, having a radius of 175 feet, the arc distance of 141.98 feet to a point of tangent; thence, South 54 degrees 43 minutes 48 seconds West, 131.38 feet to a point of curve; thence, on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 28.62 feet to the first mentioned point and place of beginning.

BEING Lot Number 20 as shown on said Plan.

BEING the same premises that Ella Karlitsky, by her Agent Fania Karlitsky, by Power of Attorney, conveyed by Deed, dated October 18, 2004, and recorded November 19, 2004, in the Office of the Recorder of Deeds, of Montgomery County, PA, in Deed Book 5533 at Page 2428, being Instrument #2004225394, granted and conveyed unto Nushin Khan, in fee.

Parcel Number: 30-00-28394-00-7.

Location of property: 1865 Heritage Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Nushin Khan and The United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWMBS, INC., CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificates, Series 2004-25. Debt: \$1,282,629.38.

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

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

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

By virtue of a Writ of Execution **No. 2022-24266**, 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 **Collegeville Borough**, Montgomery County, Pennsylvania, being bounded and described according to a Plan of Subdivision of "Collegeville Crossing", prepared for The Cutler Group, made by Urwiler & Walter, Inc., Sunnyside, PA, dated 3/12/1987, last revised 9/23/1987, said Plan, being recorded in the Office of the Recording of Deeds, at Norristown, Montgomery County, PA, in Plan Book A-49 at Page 205, 206 and 207, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Freeland Drive (50) feet wide), a corner of Lot No. 180 on said Plan; thence, extending from said point of beginning and along Freeland Drive, South 09 degrees 10 minutes 38 seconds East, 70.00 feet to a corner of Lot No. 182, on said Plan; thence, extending from Freeland Drive, and along Lot No. 182, on said Plan, South 80 degrees 49 minutes 22 seconds West, 115.00 feet to a point, in line of Lot No. 178, on said Plan; thence, extending along the same, North 09 degrees 10 minutes 38 seconds West, 70.00 feet to a corner of Lot No. 180, on said Plan; thence, along the same, North 80 degrees 49 minutes 22 seconds East, 115.00 feet to a point on the Southwesterly side of Freeland Drive, and being the first mentioned point and place of beginning.

BEING Lot No. 181 on said Plan.

CONTAINING in area 8,050 square feet, more or less.

BEING Deed, dated January 23, 2004, by Irene Londer and David Londer, wife and husband, recorded in the Office of Recorder of Deeds, in and for Montgomery County, on March 3, 2004, conveyed unto Irene Londer, a married woman. Parcel Number: 04-00-00696-14-6.

Location of property: 295 Freeland Drive, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Irene Londer and David Londer, The United States of America c/o United States Attorney for the Eastern District of Pennsylvania and Attorney General of the United States at Washington, District of Columbia, U.S. Department of Justice** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2006-6CB. Debt: \$403,980.63.

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

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

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

By virtue of a Writ of Execution **No. 2023-14786**, 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 Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Providence Greene, made by Yerkes Associates, Inc., dated 10/09/1989, and last revised 2/14/1995, said Plan being recorded in Plan Book A-55 at Page 403, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Greene's Way Circle (private) (50 feet wide), said point of beginning, being a corner of Lot No. 36, as shown on the above-mentioned Plan; thence, extending from said point of beginning, along Lot No. 36, North 40 degrees 42 minutes 30 seconds East, 93.50 feet to a point; thence, extending South 49 degrees 17 minutes 30 seconds East, 24 feet to a point, a corner of Lot No. 38; thence, extending along the same, South 40 degrees 42 minutes 30 seconds West, 93.50 feet to a point on the Northeasterly side of Greene's Way Circle; thence, extending along the same, North 49 degrees 17 minutes 30 seconds West, 24 feet to the first mentioned point and place of beginning.

CONTAINING in area, 2,244 square feet, more or less.

BEING Lot No. 37 as shown on the above-mentioned Plan.

BEING the same property conveyed to Deborah L. Williams, who acquired Title by Virtue of a Deed from National Residential Nominee Services Inc., dated June 24, 2010, recorded February 4, 2011, being Instrument Number 2011014054, and recorded in Book 5792 at Page 1550, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 43-00-05860-40-6.

Location of property: 1029 Greenes Way Circle, Collegeville, PA 19426.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Deborah L. Williams** at the suit of Wells Fargo Bank, N.A. Debt: \$203,482.76.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-04147**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made May 27, 1966, by Ralph E. Shaner & Son Engineer Company and shown as Lot No. 1 on Plan of Lots.

BEGINNING at a point, in the center of Middle Creek Road, leading for Route 73 to Ladwick Road, said point, being a corner with lands of Warren A. Aibitz; thence, South 44 degrees 30 minutes East, 200.00 feet to an iron stake, a corner; thence, South 42 degrees 30 minutes West, 120 feet to a point, a corner with other lands of Leroy Mutter; thence, North 48 degrees 48 minutes West, 199.78 feet to a point, in the center of Middle Creek Road; thence, by said road, North 42 degrees 30 minutes East, to the place of beginning.

BEING the same premises which Vivian Coccia, Administratrix of the Estate of Anthony M. Coccia, by Deed, dated 3/20/2020, and recorded 4/14/2020, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6177 at Page 2230, granted and conveyed unto Nicholas Mallis.

Parcel Number: 47-00-04984-00-9.

Location of property: 3134 Middle Creek Road, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Nicholas Mallis** at the suit of M&T Bank. Debt: \$167,783.93.

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. 2024-06263**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as the Village of Valley Glen, located in **Abington Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196, by the recording in the Recorder of Deeds, Office of Montgomery County, at Norristown, Pennsylvania, a Declaration, dated 6/20/1979, and recorded on 9/13/1979, in Deed Book 4453 at Page 33; First Amendment, in Book 4559 at Page 360, and any Amendments thereto; and Declaration Plan, dated 6/19/1976, and recorded on 9/13/1979, in Condominium Plan Book 6 at Page 67; and a Code of Regulations, dated 6/20/1979, and recorded on 9/13/1979, in Deed Book 4453 at Page 66; and First Amendment, in Book 4559 at Page 354, and any Amendments thereto.

BEING and designated on Declaration Plan as Unit #238, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.6903%.

BEING the same premises which The Villages of Valley Glen, by Deed, dated August 26, 1980, and recorded in the Office of Recorder of Deeds, of Montgomery County, on September 5, 1980, in Book 4558 at Page 73, granted and conveyed unto M. Michael Brody and Lynn B. Brody, his wife. Michael M. Brody having departed this life on December 23, 1989. Lynn B. Brody having departed this life on October 10, 2023.

Parcel Number: 30-00-24317-19-6.

Location of property: 238 Glen Place, Elkins Park, PA 19027.

The improvements thereon are: Residential, condominium townhouse.

Seized and taken in execution as the property of **Ronald Owen Brody, Solely, in his Capacity, as known Heir of Lynn B. Brody a/k/a Lillian B. Brody, deceased, and The Unknown Heirs of Lynn B. Brody a/k/a Lillian B. Brody, Deceased** at the suit of PHH Mortgage Corporation. Debt: \$363,356.77.

Matthew C. Fallings, Attorney.

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

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

By virtue of a Writ of Execution **No. 2024-14519**, 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 Final Plan of "The Woodlands of Horsham Towne", Phase No. 4 Section "A", made for Abcon, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated 11/13/1978, and last revised 07/09/1979, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-37 at Page 1, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sugar Maple Lane (40 feet wide), at a corner of Lot No. 56, as shown on said Plan, which point is measured the three following courses and distances from a point of curve on the Northeasterly side of Timber Road (50 feet wide); (1) leaving said Northeasterly side of Timber Road, on the arc of a curve, curving to the right, having a radius of 15 feet, the arc distance of 22.08 feet to a point of tangent on the Southeasterly side of Sugar Maple Lane, aforesaid; (2) thence, extending North 35 degrees, 08 minutes, 16 seconds East, along the said Southeasterly side of Sugar Maple Lane, the distance of 30.89 feet to a point of curve on the same; (3) thence, extending in a Northwardly to Northwestwardly direction, on the arc of a curve, curving to the left, partly along the said Southeasterly side and also along the Easterly and said Northeasterly sides of Sugar Maple Lane, having a radius of 220 feet, the arc distance of 277.63 feet to the point of beginning; thence, extending from said point of beginning, Northwestwardly along the said Northeasterly side of Sugar Maple Lane, on the arc of a curve, curving to the left, having a radius of 220 feet, the arc distance of 60.33 feet to a point, a corner of Lot No. 54, as shown on said Plan; thence, extending North 37 degrees, 07 minutes, 17 seconds East, along Lot No. 54, also crossing a certain 10 feet wide easement for water main, as shown on said Plan, also for a portion of the distance along the centerline of a certain 20 feet wide easement for storm sewer, as shown on said Plan, leaving said storm sewer easement and extending through

a certain proposed 20 feet wide sanitary sewer interceptor easement by Horsham Township Sewer Authority, which sewer interceptor is within the bed of a certain easement for sanitary sewer, creek and storm drainage (no width given), both as shown on said Plan, the distance of 159.43 feet to a point, a corner of other lands now or late of ABCON, Inc., as shown on Said Plan; thence, extending South 52 degrees, 25 minutes, 29 seconds East, along said other lands of ABCON, Inc., and also along the Northeasterly side of the aforesaid easement for sanitary sewer, creek and storm drainage, the distance of 106.50 feet to a point, a corner of Lot Number 56, as shown on said Plan; thence, extending South 52 degrees, 49 minutes, 58 seconds West, along Lot No. 56, also re-crossing through the last three above-mentioned easements, and also re-crossing the aforesaid easement for water main, the distance of 173.28 feet to a point on the said Northeasterly side of Sugar Maple Lane, being the first mentioned point and place of beginning. The rear, 30 feet thereof, also being the bed of a certain 30 feet wide Green Belt, as shown on said Plan.

BEING Lot No. 55, as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN William L. Burnett and Alison Burnett, by Deed from Timothy P. Picraux and Suzanne P. Picraux, husband and wife, dated December 16, 2002, and recorded January 7, 2003, in Deed Book 5441 at Page 1001.

Parcel Number: 36-00-10725-17-4.

Location of property: 12 Sugar Maple Lane, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William L. Burnett and Alison Burnett** at the suit of Citizens Bank, N.A. Debt: \$64,563.43.

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

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

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

By virtue of a Writ of Execution **No. 2024-15968**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE CERTAIN pieces or parcels of land, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, known and designated as Lots Nos. 1, 2 and 33, on a Plan of Lots, prepared for "The Lansdale Gun Club", by Herbert H. Metz, C.E., on the fifteenth day of September 1923, which said Plan is recorded in the Recorders Office, in and for Montgomery County, in Deed Book No. 911 at Page 600, bounded and described as follows, to wit:

LOTS NOS. 1 AND 2 - BEGINNING at a point, at the intersection of the Easterly side line of the Allentown Road (33 feet wide), and the Northwesterly side line of Green Street (40 feet wide); thence, along said sideline of the Allentown Road, North forty degrees and seven minutes West, one hundred and fifty four and twenty-one one hundredths feet to a point in the Southeasterly side line of an alley, twenty feet wide, herein and hereby dedicated to public use forever; thence, along said side line of said alley, North thirty six degrees and twenty eight minutes East, ninety six and sixty six one hundredths feet to a point, a corner of this and Lot No. 3, owned or late by Abram Fluck and Pearl E. Fluck, his wife; thence, along the same, South fifty three degrees and thirty two minutes East, one hundred and fifty feet to the Northwest side line of Green Street, aforesaid; thence, along the same, South thirty six degrees and twenty eight minutes West, one hundred and thirty two and forty four one hundredths feet to the place of beginning.

LOT NO 33 - BEGINNING at a point at the intersection of the Southeast side line of Susquehanna Avenue (44 feet wide), herein and hereby dedicated to public use forever, and the Easterly side line of the Allentown Road (33 feet wide); thence, along said side line of Susquehanna Avenue, North thirty six degrees and twenty eight minutes East, sixty and eighty seven one hundredths feet to a point, a corner of this and Lot No. 32 on said Plan, owned, now or late by Abram Fluck and Pearl E. Fluck, his wife; thence, along the same, South fifty three degrees and thirty two minutes East, one hundred and fifty feet to a point, in the Northwest side line of an alley, twenty feet wide, herein and hereby dedicated to public use forever; thence, along the same, South thirty six degrees and twenty eight minutes West, ninety six and six five one hundredths feet to a point, in said side line of the Allentown Road; thence, along the same, North forty degrees and seven minutes West, one hundred and fifty-four and twenty-one one hundredths feet to the place of beginning.

BEING the same premises which Evelyn Rickert Handy, by her Attorneys-in-fact Russell K. Handy, Sr. and Beatrice M. Fritz, by Deed, dated 11/15/2004, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 11/23/2004, in Deed Book Volume 05534 at Page 0200, granted and conveyed unto Jason Noll.

Parcel Number: 56-00-03364-00-9.

Location of property: 818 Green Street, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason Noll** at the suit of Bank of America, N.A. Debt: \$170,182.28.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-19712**, 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 **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Village Mail, by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated April 30, 1971, and last revised February 22, 1972, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Specht Place (50 feet wide), which point is measured the four following courses and distances from a point of curve on the Northwesterly side of Village Way (50 feet wide): (1) thence, extending on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent; (2) thence, extending North 37 degrees 31 minutes West, 19.73 feet to a point of curve; (3) thence, extending Northwestwardly, on the arc of a circle, curving to the left, having a radius of 650.00 feet, the arc distance of 94.98 feet to a point of tangent; (4) thence, extending North 45 degrees 53 minutes 19 seconds West, 54.56 feet to a point of beginning; thence, extending from said beginning point and along Lot Number 48 on said Plan, South 44 degrees 06 minutes 41 seconds West, crossing over a certain 10 feet storm easement and a certain 20 feet wide sanitary sewer easement, 118.05 feet to a point, on line of lands, now or late of Samuel Y. Landes and Norma W. Landes, his wife; thence, extending along the same, North 45 degrees 53 minutes 19 seconds West, 64.00 feet to a point, a corner of Lot Number 46, on said Plan; thence, extending along the same, North 44 degrees 06 minutes 41 seconds East, recrossing over a certain 20 feet wide sanitary sewer easement, 118.05 feet to a point, on the Southwesterly side of Specht Place; thence, extending along the same, South 45 degrees 53 minutes 19 seconds East, 64.00 feet to the first mentioned point and place of beginning.

BEING known as Lot Number 47 on the above-mentioned Plan.

BEING the same premises which Dal Soo Park and Jung Hee Park, by Deed, dated August 26, 2004, and recorded October 15, 2005, in the County of Montgomery, in Deed Book 6529 at Page 451, conveyed unto Seob Young Lee and Yeon Ji Lee.

Parcel Number: 53-00-07444-00-9.

Location of property: 1558 Specht Place, Lansdale, PA 19446.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Young Seob Lee a/k/a Seob Young Lee and Ji Jang f/k/a Ji Yeon Lee a/k/a Yeon Ji Lee** at the suit of Wells Fargo Bank, N.A. Debt: \$88,072.88.

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

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

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

By virtue of a Writ of Execution **No. 2024-20653**, 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 **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point, in the center line of a public road, leading from Sanatoga to Fagleysville, known as Pleasant View Road, said point, being the opposite the middle of the partition wall, which divides the house on this premises, from that on the adjoining premises of Paul R. Smith, et ux., at the distance of 307 feet 1 inch, more or less, Southwesterly from the Southerly side of a 30 feet wide strip of land, formerly used as a right-of-way, by the Trappe and Limerick Street Railway, now or late of Stanley Swinehart; thence, along the center line of said Pleasant View Road, South 45 degrees 30 minutes West, 40 feet, more or less to a point, a corner of land of Calvin H. Rhoads; thence, along said land of Calvin Rhoads, North 44 degrees 9 minutes West, 170 feet, 3 inches, more or less to a point, a corner in line of land of Harvey Barlow Estate; thence, along said land of Barlow Estate, North 45 degrees 31 minutes East 40 feet, more or less, to a point, a corner of land of Paul R. Smith, et ux.; thence, along said land of Paul Smith, South 44 degrees 9 minutes East, the line for a part of the distance, passing through the middle of the partition wall, which divides the house on this premises from that on the adjoining premises on said Smith, 170 feet 3 inches, more or less, to the place of beginning.

BEING the same premises which Francis X. McLaughlin, by Deed, dated June 7, 2011, and recorded June 8, 2011, in Montgomery County, in Deed Book 5803 at Page 1221, conveyed unto Lakia Wilson, in fee.

BEING the same premises which Lakia Wilson, by Deed, dated December 30, 2022, and recorded January 13, 2023, in Montgomery County, in Deed Book 6314 at Page 742, conveyed unto Christian Puglio, as Sole Owner, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Lynn Pollick, a married woman, as her Sole and Separate Property, by Deed from Christian Puglio, dated May 30, 2023, recorded June 26, 2023, in Book No. 6330 at Page 1111.

Parcel Number: 42-00-03559-00-8.

Location of property: 277 N. Pleasantview Road, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jennifer Lynn Pollick** at the suit of Freedom Mortgage Corporation. Debt: \$245,169.18.

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

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

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

By virtue of a Writ of Execution **No. 2024-21561**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Plan of Sycamore Gardens, made for Roger Construction Company, by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated September 2, 1952, said Plan being recorded at Norristown, Pennsylvania, in the Office for the Recording of Deed, etc., in and for the said County, in Deed Book 2002 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Sycamore Avenue (50 feet wide), at the distance of 384.21 feet, measured along the same, North 42 degrees 1 minute 10 seconds East, from its point of intersection with the Northeast side of Vesper Lane (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Sycamore Avenue, 60 feet, measured North 42 degrees 1 minutes 10 seconds East, from the said beginning point and extending of that width, in length or depth, South 47 degrees 58 minutes 50 seconds East, between parallel lines at right angles to the said Sycamore Avenue, crossing in the rear thereof, a certain 15 feet wide right-of-way for storm drainage and surface watercourse, 161.64 feet.

BEING Lot No. 40 on said Plan.

BEING the same premises which Thomas E. Mayrant and Sharon A. Mayrant, by Deed, dated September 17, 2010, and recorded in the Office of Recorder of Deeds, of Montgomery County, on February 24, 2011, at Book 5794 at Page 00437, granted and conveyed unto Laura Creedon and Anthony Mann.

Parcel Number: 59-00-16810-00-6.

Location of property: 1511 Sycamore Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Anthony G. Mann a/k/a Anthony Mann and Laura M. Creedon a/k/a Laura Marie Mann a/k/a Laura Creedon** at the suit of PHH Mortgage Corporation. Debt: \$214,618.03.

Matthew C. Fallings, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-23433**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Plan thereof, made by Wm. T. Muldrew, Esquire, on the 7th day of December, A.D. 1928, as follows to wit:

BEGINNING at a point, at the intersection of the Southwesterly side of Glenside Avenue (thirty feet wide), with the Northwesterly side of Twickenham Road (forty feet wide); thence, extending South thirty four degrees fifty-six minutes West, one hundred seventy five feet along the said Northwesterly side of Twickenham Road to a point; thence, North forty eight degrees sixteen minutes forty seconds West, thirty four and seventy-one hundredths feet to a point; thence, North thirty four degrees fifty-six minutes East, seventy and eleven one-hundredths feet to a point; thence, through the center of a garage, North thirty four degrees forty minutes thirty seconds East, twenty feet to a point; thence, North thirty three degrees fifty-nine minutes East, fifteen and, four one-hundredths feet to a point; thence, through the center of a party wall, North thirty-four degrees forty three minutes thirty seconds East, thirty-six feet to a point; thence, North thirty-four degrees fifty-six minutes East, twenty-nine and seventy five one-hundredths feet to a point in the Southwest side of Glenside Avenue; thence, South fifty-five degrees four minutes East, thirty four and ninety three one hundredths feet to the first mentioned point and place of beginning.

BEING known as 400 W. Glenside Avenue, Glenside, PA 19038 (formerly known as 424 Glenside Avenue).

BEING the same premises which Augustus M. Xibos and Dorothy H. Xibos, husband and wife, by Deed, dated 06/28/06, and recorded 08/03/06, in Montgomery County, in Book 5610 at Page 2529, granted and conveyed unto Augustus W. Xibos and Diana Xibos, husband and wife, as Tenants by the Entireties, in fee.

Parcel Number: 31-00-11473-00-7.

Location of property: 400 W. Glenside Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Augustus W. Xibos and Diana Xibos** at the suit of Carrington Mortgage Services, LLC. Debt: \$235,923.63.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-23707**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, Heatherwoods, prepared for Heatherwood Development Association, by Urwiler & Walter, Inc., dated 7/22/1986, and last revised on 10/2/1987, and recorded in Plan Book A-49 at Page 53, as follows, to wit:

BEGINNING at a point on the Southwest side of Moro Court Cul-De-Sac, said point, being a corner of Lot #64 and place of beginning; thence, extending from said place of beginning and along Lot #64, South 66 degrees 09 minutes 32 seconds West, 154.20 feet to a point, in line of Lot #66; thence, extending along Lot #66 and crossing a 20 feet wide water easement, North 56 degrees 40 minutes 00 seconds West, 66.14 feet to a point, in line of lands of Columbo Parisi; thence, extending along said lands and the Northwest side of said 20 feet wide water easement, North 35 degrees 34 minutes 56 seconds East, 180.13 feet to the center line of a 20 feet wide pedestrian easement to a point, a corner of Lot #62, also being in the bed of said 20 feet wide pedestrian easement; thence, extending along Lot #62 and in the bed of said 10 feet wide pedestrian easement and crossing said 20 feet wide water easement, South 56 degrees 40 minutes 00 seconds East, 115.18 feet to a point on the Northwest side of Moro Court Cul-De-Sac; thence, extending along the Northwesterly to Southwesterly side of Moro Court, and crossing said 10 feet wide pedestrian easement, on the arc of a circle, curving to the left, having a radius of 60.00 feet, the arc distance of 59.87 feet to a point, a corner of Lot #64, being the first mentioned point and place of beginning.

BEING Lot #63 on the above-mentioned plan.

BEING the same property conveyed to Anthony C. Dovi, single person, who acquired Title by Virtue of a Deed from Stone Ridge of Montgomery Associates, L.P., dated March 21, 1989, recorded March 23, 1989, in Book 4905 at Page 1588, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 46-00-02806-08-2.

Location of property: 105 Moro Court, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Anthony C. Dovi** at the suit of Wells Fargo Bank, N.A. Debt: \$75,193.94.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-27207**, 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 thereon erected, known and designated in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made June 14, 1948, and revised March 11, 1949, by John B. Hoey, R.C.E., as follows, to wit:

BEGINNING at a point on the Northwesterly side of Burke Street (40 feet wide), at the distance of 227.66 feet, Northeastwardly from the point of intersection of the said Northwesterly side of Burke Street and the Northeasterly side of Wilmer Avenue (40 feet wide); between lines produced, a point, a corner of Lot No. 15 on said Plan; thence, extending along said Lot, North 49 degrees 15 minutes 45 seconds West, 181.67 feet to a point, a corner of Lot No. 6 on said Plan; thence, extending along said Lot and Lot No. 5, North 26 degrees 38 minutes 30 seconds East, 53.46 feet to a point, a corner of Lot No. 13 on said Plan; thence, extending along said Lot, South 49 degrees 15 minutes 45 seconds East, 167.55 feet to a point on the Northwesterly side of Burke Street, aforesaid; thence, extending along the said Northwesterly side of Burke Street, South 12 degrees 11 minutes 57 seconds West, 56.92 feet to the first mentioned point and place of beginning.

BEING the same real property that Susanna Mullen, by her agent John Mullen, by Power of Attorney, dated August 28, 2020, and intended to be forthwith recorded transferred to John Lawrence Mullen and Joseph Ryan Mullen, as Joint Tenants with Right of Survivorship and not as Tenants by the Entirety, dated February 26, 2021, and recorded on April 22, 2021, being Instrument No. 2021045604.

Parcel Number: 49-00-01177-00-7.

Location of property: 17 Burke Avenue, Conshohocken, PA 19428.

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

Seized and taken in execution as the property of **John Lawrence Mullen and Joseph Ryan Mullen** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$273,947.52.

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. 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. Raymond E. Lemire, deceased 11/18/2022.

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

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

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

Seized and taken in execution as the property of **Joyce J. Lemire and Raymond E. 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: \$114,148.02.

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. 2025-04236**, 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 Dublin Township**, Montgomery County, Pennsylvania, and described according to a Survey and Plan, made by C. Raymond Weir, Registered Professional Engineer, Ambler, PA on June 11, 1954, as follows, to wit:

BEGINNING at a point on the Northwest side of North Hills Avenue (45 feet wide), which point is measured, South 16° 11' 30" West, 875 feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of 10 feet, the arc distance of 15.71 feet from a point on the Southwest side of Eastview Drive (50 feet wide); thence, extending along the Northwest side of North Hills Drive, South 16° 11' 30" West, 71 feet to a point; thence, extending North 73° 48' 30" West, 182.02 feet to a point; thence, extending North 28° 54' East, 72.78 feet to a point; thence, extending South 73° 48' 30" East, 166.01 feet to a point on the Northwest side of North Hills Avenue, the first mentioned point and place of beginning.

BEING Lot No. 80 North Hills Avenue.

BEING the same premises which Gary Gandolfo and Josephine Gandolfo, by Deed, dated 8/3/2018, and recorded at Montgomery County Recorder of Deeds Office, on 11/13/2018, in Deed Book 6114 at Page 2559, granted and conveyed unto Josephine A. Gandolfo.

Parcel Number: 54-00-12415-00-5.

Location of property: 750 North Hills Avenue, Glenside, PA 19038.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Josephine A. Gandolfo** at the suit of Citizens Bank, N.A. Debt: \$123,527.61.

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

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

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

By virtue of a Writ of Execution **No. 2025-04636**, 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 and all of the improvements thereon erected, situate in the 6th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, described in accordance with a certain Sub-division Plan, made for Elmar Builders, Inc., by Donald H. Schurr, Professional Engineer, Norristown, Pa., dated November 18, 1958, and recorded in the Office for the Recorder of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Plan Book No. A-4, at Page 97, as follows, to wit:

BEGINNING at a point on the Southwest side of Chain Street (50 feet wide), at the distance of 137.51 feet, Northeastwardly (North 41 degrees East) from the point of intersection of the Northeast side of Logan Street (66 feet wide), with the Southeast wide of Chain Street; thence, along the Southeast side of Chain Street, North 41 degrees East, 22.51 feet to a corner of Lot No. 11; thence, along Lot No. 11, South 49 degrees East, 134 feet to a point; thence, South 41 degrees, West, 22.51 feet to a corner of Lot No. 9; thence, along Lot No. 9; thence, along Lot No. 9, North 49 degrees West, the line for a part of the distance, passing through the middle of the partition wall, dividing the house erected hereon and the house on the adjoining lot (Lot No. 9), 134 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

UNDER ABD SUBJECT TO certain building restrictions and agreements of record.

BEING the same premises that Mary Ann Moran, by Deed, dated 5/26/1999, and recorded 6/3/1999, in the County of Montgomery, in Deed Book 527 at Page 651, conveyed unto George F. Wallins and Lynda D. Wallins, in fee.

UNDER AND SUBJECT TO certain restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Gregory F. Wallin and Lynda D. Wallin, by Deed from Gregory F. Wallin, (formerly incorrectly identified as George F. Wallins) and Lynda D. Wallin (formerly incorrectly identified as Lynda D. Wallins) as Tenants by the Entirety, dated December 17, 1999, recorded March 15, 2000, in Book No. 5310 at Page 1027. Parcel Number: 13-00-07172-00-6.

Location of property: 1802 Chain Street, Norristown, PA 19401.

The improvements thereon are: Residential, duplex.

Seized and taken in execution as the property of **Gregory F. Wallin a/k/a George F. Wallins and Lynda D. Wallin a/k/a Lynda D. Wallins** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP2. Debt: \$80,919.06.

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

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

By virtue of a Writ of Execution **No. 2025-04643**, 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.

PARCEL A:

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Survey and Plan thereof, made by George B. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, dated the 16th day of March A.D. 1951 as follows, to wit:

BEGINNING at a point, in line of land, to be acquired by John R. Sharp and Edith, his wife, being also a common corner of land to be acquired by Wallace Perrin and Shirley L., his wife, and land to be acquired by Robert P. Schwing and Anna N., his wife, also being at the distance of eight and one-hundredths feet measured North thirty-four degrees twenty-five minutes West from a stone, a corner at the rear of properties of Robert Schwing, formerly land of LeRoy-Willing and land of John R. Sharp, said point being at the distance of one hundred sixty-two and seven-tenths feet measured North thirty-four degrees twenty-five minutes West from a point in the Northwesterly side of Tyson Avenue (seventy feet wide), said point being at the distance of two hundred fifty-four and sixty-six hundredths feet measured South sixty-nine degrees forty-one minutes West from the intersection, which the said Northwesterly side of Tyson Avenue makes with the Southwesterly side of Albright Avenue (forty feet wide); thence, from the first mentioned point, along land to be acquired by Robert P. Schwing and Anna N., his wife, South fifty-two degrees fifty-nine minutes six seconds West, one hundred twelve feet to a corner; thence, along land to be acquired by George W. Mayberry and Ann T., his wife, North thirty-four degrees twenty-five minutes West, twenty-eight and sixteen-hundredths feet to a point, in line of land of Wallace F. Perrin; thence, along same, North sixty degrees nine minutes East, twenty-nine and thirteen hundredths feet to a corner; thence, still along land of Wallace F. Perrin, North forty degrees fifty-one minutes twelve seconds West, forty-seven and twenty-one hundredths feet to a corner; thence, along the rear line of certain other lots, fronting on Grovania Avenue (formerly Charles Avenue), North forty-six degrees thirty-seven minutes thirty seconds East, eighty-nine and twenty-eight hundredths feet to a point; thence, along land to be acquired by John R. Sharp and Edith, his wife, South thirty-four degrees twenty-five minutes East, eighty-one and fifty-three hundredths feet to the place of beginning.

PARCEL B:

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 a Survey and Plan, made by George B. Mebus, Engineer, on the twenty-first day of July A.D. 1947, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Grovania Avenue (40 feet wide), formerly Charles Avenue, at the distance of three hundred ten and thirty-eight one-hundredths feet, measured along Grovania Avenue, Southwest from the Southwesterly side of Albright Avenue (40 feet wide); thence, extending on a line, South fifty-one degrees, fifty-four minutes, thirty-five seconds East, one hundred twenty-five and forty one-hundredths feet to an iron pin; thence, extending on a line, South forty degrees, fifty-one minutes, twelve seconds East, forty-seven and twenty-one one-hundredths feet to an iron pin; thence, extending on a line, South sixty degrees, nine minutes West, sixty-seven and forty-six one-hundredths feet to a stake; thence, extending on a line, North forty-seven degrees, sixteen minutes, twenty-four seconds West, one hundred fifty- seven and seventy-eight one-hundredths feet to an iron pin, in the Southeast side of Grovania Avenue; thence, extending Northeastwardly, along the same, on a line, curving to the left, with a radius of two thousand eighty and eight one-hundredths feet to the arc distance of fifty-nine and sixty one-hundredths feet, the first mentioned point and place of beginning.

BEING the same premises which Krista Hewes, by Deed, dated 03/17/2020, and recorded 03/26/2020, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6176 at Page 678, granted and conveyed unto Frederick W. Fleming and Sonja Fleming, as Tenants by the Entirety, in fee.

Parcel Number: 30-00-25288-00-8.

Location of property: 1135 Grovania Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frederick W. Fleming and Sonja Fleming** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$271,041.60.

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. 2025-05208**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, being Lot No. 5 of a Subdivision and Plan thereof, made for William C. Ferguson, by Robert M. Petralia, Registered Surveyor, dated July 10, 1973, situated in **Lower Merion Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the Southerly side of Remington Road, said point of beginning, measured 1,698.39 feet, Southwesterly along the title line of Remington Road, with its intersection with the centerline of Lancaster Pike, to a point of intersection, with the centerline of proposed extension of Indian Creek Road; thence, continuing along the said title line of Remington Road (50 feet wide), South 47 degrees 11 minutes West, 63.08 (erroneously stated as 43.00 in prior Deed) feet to a point; thence, still along the said title line of Remington Road, South 63 degrees 09 minutes West, 357.57 (erroneously stated as 157.57 in prior Deed) feet; thence, leaving the title line of Remington Road, South 29 degrees 35 minutes 18 seconds East, 30.04 feet to the point of beginning; thence, extending from the point of beginning, South 29 degrees 35 minutes 18 seconds East, 210 feet to a point; thence, North 71 degrees, 52 minutes, 50 seconds West, 127.01 feet to a point; thence, North 31 degrees 42 minutes East, 120.43 feet to a point on the Southerly side of Remington Road; thence, along the Southerly side of Remington Road, North 63 (erroneously stated as 62 in prior Deed) degrees 09 minutes East, 90 feet to the first mentioned point and place of beginning.

TITLE IS VESTED IN Shalom D. Brownstein and Rivka Levin, as Tenants by the Entirety, by Special Warranty Deed from Melina McKeon Katz and Edward Kenneth Katz, dated July 28, 2022, and recorded on July 29, 2002, with the Montgomery County Recorder of Deeds, in Book 6294 at Page 1582, and being Instrument Number 2022077664.

Parcel Number: 40-00-48988-00-4.

Location of property: 1214 Remington Road, Wynnewood, PA 19096.

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

Seized and taken in execution as the property of **Shalom D. Brownstein and Rivka Levin** at the suit of Seneca Mortgage Servicing, LLC. Debt: \$651,626.69.

Jacqueline F. McNally (Padgett Law Group), Attorney(s). I.D. #201332

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. 2025-05486**, 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 erected thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, being Lot No. 25 on a Subdivision Plan, Section No. 1, Pine Hill Acres, made by C. Raymond Weir, Associates, Inc., of Ambler, Pa., dated September 12, 1964, and recorded in the Office for the Recording of Deeds, in and for Montgomery County, at Norristown, Pa., in Plan Book No. C-3 at Page 125, and described as follows:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road (of a width as shown on said Plan), which point is measured the three following courses and distances from a point of curve on the Southwesterly side of Susquehanna Road (65 feet wide), viz: (1) on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 67.57 feet to a point of tangent; (2) South 49 degrees 01 minutes 20 seconds West, 3.63 feet to a point of curve; and (3) on the arc of a circle, curving to the left, having a radius of 11,429.19 feet, the arc distance of 321.57 feet to the point and place of beginning; thence, extending along Lot No. 26 on said Plan, South 40 degrees 58 minutes 40 seconds East, 143.66 feet to a point; thence, extending South 49 degrees 01 minutes 20 seconds West, 86 feet to a point; thence, extending North 40 degrees 58 minutes 40 seconds West, 140.91 feet to a point on the Southeasterly side of Fitzwatertown Road, aforementioned; thence, extending along the said Southeasterly side of Fitzwatertown Road, on the arc of a circle, curving to the right, having a radius of 11,429.19 feet, the arc distance of 86.03 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Cummins, by Deed from Denise Cummins, dated June 06, 2019, recorded June 06, 2019, in Book No. 6138 at Page 02296. Michael Cummins and Denise Cummins are divorced. Denise Cummins remains a party to this action due to her signature on the mortgage.

Parcel Number: 54-00-06268-00-5.

Location of property: 1045 Fitzwatertown Road, Abington, PA 19001.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Michael Cummins, Denise Cummins a/k/a Denise M. Cummins, 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 RCF 2 Acquisition Trust. Debt: \$429,482.86.

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

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

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

To all parties in interest and claimants:

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

ARTICLES OF INCORPORATION 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.

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

McCreesh, McCreesh, McCreesh & Cannon
7053 Terminal Square
Upper Darby, PA 19082

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

Lundy Beldecos & Milby, PC
450 N. Narberth Avenue, Suite 200
Narberth, PA 19072

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

Sean J. O'Brien, Esquire
Dautrich & O'Brien Law Offices, P.C.
534 Court Street
Reading, PA 19601

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

Kimberly Ward Burns, Esquire
Clark Hill PLC
One Oxford Center, 14th Floor
301 Grant Street
Pittsburgh, PA 15219-1425

ARTICLES OF INCORPORATION FOR NONPROFIT

Seed and Roots Initiative has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Semanoff, Ormsby, Greenberg & Torchia, LLC
2617 Huntingdon Pike
Huntingdon Valley, PA 19006

AUDIT LIST

Second and Final Publication

NOTICE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF MONTGOMERY, 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 2, 2025, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one Audit session, which will be held at **10:00 AM on Tuesday, SEPTEMBER 2, 2025.**

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

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

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

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON TUESDAY, SEPTEMBER 2, 2025. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

1. BAIRD JR., JOHN G., DECEASED, (2024-X0955),
First and Final Account of Jessie J. Baird, Executor.
2. THE HATBORO CEMETERY MAINTENANCE FUND, TRUST SETTLOR, (2009-X0565),
Biennial Account as stated by Cemetery Company Trustee.

3. LATTANZI, ALLAN R., DECEASED, (2023-X3540),
Informal Account of Kelly Lattanzi, Executrix.
4. LIMERICK GARDEN OF MEMORIES PERPETUAL CARE FUND, TRUST SETTLOR, (1960-X0576), Sixth Intermediate Account for the Limerick Garden of Memories Perpetual Care Fund Trust, established under Agreement dated March 2, 1960, as Amended April 26, 1998, stated by KeyBank, N.A., Trustee.
5. MIGDEN, SARA, DECEASED, (2024-X0032),
First and Final Account of Gerald R. Clarke, Administrator.
6. NOONE, JOHN F., DECEASED, (2018-X0029),
First and Final Account of Joseph P. McDonald, Adm. DBN/CTA.
7. SUBBER, JOSEPHINE M. DECEASED, (2024-X2217), First and Final Account of Elaine E. Kelly, Executrix.
8. WASSEL, PETRUS, DECEASED, (2024-X3399),
First and Final Account of Susan Lutz, Executrix.

Relisted Accounts

1. BOUTCHER, HARRY R., AN INCAPACITATED PERSON (2015-X3589), First and Final Account of The Harry Boucher Self-Funded Special Needs Trust Agreement dated May 30, 2017, of Paul Boucher, Settlor.

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

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-14249

NOTICE IS HEREBY GIVEN that on May 20, 2025, the Petition of Carrington Alexander Crump was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CARRINGTON ALEXANDER BUTLER CRUMP.

The Court has fixed October 1, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-19872

NOTICE IS HEREBY GIVEN that on August 11, 2025, the Petition of Christina Mary LaPorte was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CHRISTINA TAORMINA LaPORTE.

The Court has fixed November 5, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-17431

NOTICE IS HEREBY GIVEN that the Petition of Dorothy Elizabeth Eldredge Blanks was filed in the above-named Court, praying for a Decree to change the Petitioner's name to DOROTHY ELIZABETH ELDREDGE.

The Court has fixed October 1, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-19895

NOTICE IS HEREBY GIVEN that on August 18, 2025, the Petition of Jeff Cybok, Father of Josephine O'Mara and Jameson O'Mara, both minor children, was filed in the above-named Court, praying for a Decree to change their names to JOSEPHINE CYBOK-O-MARA AND JAMESON CYBOK-O-MARA.

The Court has fixed October 22, 2025, at 9:00 AM, in Courtroom "G" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-19349

NOTICE IS HEREBY GIVEN that on July 29, 2025, the Petition of Jessica Elizabeth Kilcollum was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JESSICA ELIZABETH.

The Court has fixed October 1, 2025, at 9:00 AM, in Courtroom "H" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-18780

NOTICE IS HEREBY GIVEN that on July 22, 2025, the Petition of Katherine Elizabeth Nixon was filed in the above-named Court, praying for a Decree to change the Petitioner's name to HERTZ ELAINE JUPITER NIXON.

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

Elissa C. Goldberg, Esquire
107 N. Broad Street, Suite 211
Doylestown, PA 18901

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-15242

NOTICE IS HEREBY GIVEN that on June 4, 2025, the Petition of Taohid Fnu was filed in the above-named Court, praying for a Decree to change the Petitioner's name to TAOHID HOSSAIN TAJ.

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

CIVIL ACTION

COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2025-05827

1760 Market Street Holdings LLC,
Plaintiff

vs.

Jill Powers and Trevor Thompson,
Defendants

**Notice Under Rule 2958.1
of Judgment and Execution Thereon**

Notice of Defendant's Rights

To the Defendants, **Jill Powers and Trevor Thompson**:

A judgment in the amount of \$379,035.00 has been entered against you and in favor of the plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The sheriff may take your money or other property to pay the judgment at any time after thirty (30) days after the date on which this notice is served on you.

You may have legal rights to defeat the judgment or to prevent your money or property from being taken. **YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.**

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

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

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

/s/ Kevin Toth
Kevin Toth, Esquire (Attorney I.D. 82769)
Attorney for Plaintiff
Radnor Financial Center, Suite 650
201 King of Prussia Road
Radnor, PA 19087
215-695-5757

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

BELL, GORDON L., dec'd.

Late of Lansdale, PA.
 Executor: EVERENCE TRUST COMPANY,
 Attn.: Jeffrey L. Godshall,
 17 Penn Avenue,
 Souderton, PA 18964.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

BERGEY, VIRGINIA DRUMM, dec'd.

Late of Gwynedd, PA.
 Executor: DAVID K. BERGEY,
 108 Windsor Place,
 Ambler, PA 19002.

BIRD, RUTH also known as RUTH FLEMING BIRD and RUTH F. BIRD, dec'd.

Late of Whitpain Township.
 Executrices: DORIS JEAN FIELDS AND
 JOANNA POTTS,
 c/o A. Victor Meitner, Jr., Esquire,
 564 Skippack Pike,
 Blue Bell, PA 19422.
 ATTORNEY: A. VICTOR MEITNER, JR.,
 564 Skippack Pike,
 Blue Bell, PA 19422

BLAKE, JOHN J., dec'd.

Late of East Norriton Township.
 Executrix: ANNE MARIE CUTHBERTSON,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

CARPENTER, JACK, dec'd.

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

DAHM, BENNETT J., dec'd.

Late of Montgomery Township.
 Executrix: JESSICA HAENN,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.

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

DORFMAN, SHERRIE J., dec'd.

Late of Abington Township.
 Executor: ALAN D. DORFMAN,
 c/o Jocelin A. Price, Esquire,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901.
 ATTORNEY: JOCELIN A. PRICE,
 ANTHEIL, MASLOW & MacMINN, LLP,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901

EGOVILLE, JOHN C. also known as JOHN CARLO EGOVILLE, dec'd.

Late of Upper Dublin Township.
 Executrix: ELIZABETH EGOVILLE,
 c/o A. Victor Meitner, Jr., Esquire,
 564 Skippack Pike,
 Blue Bell, PA 19422.
 ATTORNEY: A. VICTOR MEITNER, JR.,
 564 Skippack Pike,
 Blue Bell, PA 19422

ENGLE, ALICE E., dec'd.

Late of Borough of Pottstown.
 Executor: KEVIN S. STROBLE,
 318 Pleasant View Drive,
 Douglassville, PA 19518.

ESTOCK III, GEORGE F.J. also known as GEORGE F.J. ESTOCK, dec'd.

Late of Upper Providence Township.
 Executrix: AMY C. QUIGG,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: AMY C. QUIGG,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

FERNANDEZ, JOSE, dec'd.

Late of Whitpain Township.
 Executrix: SANDRA FERNANDEZ,
 c/o Devin S. Fox, Esquire,
 620 Freedom Business Center, Suite 200,
 King of Prussia, PA 19406.
 ATTORNEY: DEVIN S. FOX,
 STEVENS & LEE, P.C.,
 620 Freedom Business Center, Suite 200,
 King of Prussia, PA 19406

FISHER, MAXINE, dec'd.

Late of Lower Merion Township.
 Executrices: ELLEN MULDER AND
 SUZANNE GOLDBERG,
 c/o Jonathan H. Ellis, Esquire,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428

FLEISCHMAN, DIANE, dec'd.

Late of Borough of Lansdale.
 Administratrix: NATALIE FLEISCHMAN,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.

ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

**GILBERT-PARKE, OLIVE R. also known as
OLIVE RUTH GILBERT-PARKE, dec'd.**
Late of Limerick Township.
Executor: MICHAEL R. GMITTER,
84 Pebble Beach Lane,
Pottstown, PA 19464.
ATTORNEY: RICHARD G. SCHEIB,
SCHEIB LAW OFFICE,
11 Reitz Boulevard, Suite 102,
Lewisburg, PA 17837

GRATER, PAUL M., dec'd.
Late of Borough of Red Hill.
Executrix: DIANA G. GRATER,
c/o Maza, David & Hoeffel,
P.O. Box 369, Lederach, PA 19450-0369.
ATTORNEY: JAMES W. MAZA,
MAZA, DAVID & HOFFEL,
P.O. Box 369, Lederach, PA 19450-0369,
215-256-0007

HANSELL, HOWARD FORDE, dec'd.
Late of Erdenheim, PA.
Executor: GEORGE FORDE HANSELL.

**HENCHEY, DOROTHY M. also known as
DOROTHY MOYER HENCHEY and
DOT HENCHEY, dec'd.**
Late of Whitemarsh Township.
Executrix: PAMELA H. ROBERTS,
c/o Susan G. Caughlan, Esquire,
2686 Overhill Drive,
Center Point, PA 19403.
ATTORNEY: SUSAN G. CAUGHLAN,
2686 Overhill Drive,
Center Point, PA 19403

HOW, PHILIP H., dec'd.
Late of Lower Gwynedd Township.
Executor: JEREMY H. HOW,
c/o David J. Winkowski, Esquire,
30 Valley Stream Parkway,
Malvern, PA 19355.
ATTORNEY: DAVID J. WINKOWSKI,
STRADLEY, RONON, STEVENS & YOUNG, LLP,
30 Valley Stream Parkway,
Malvern, PA 19355

HUNSICKER, JEAN I., dec'd.
Late of Douglass Township.
Administrator: ADAM BERRIGAN,
9335 Merlot Court,
Breinigsville, PA 18031.
ATTORNEY: ERIC R. STRAUSS,
33 S. 7th Street, P.O. Box 4060,
Allentown, PA 18015

JAFFE, RITA DOWBURD, dec'd.
Late of Cheltenham Township.
Executrix: SHARON JAFFE,
P.O. Box 754,
Bala Cynwyd, PA 19004.

JOYCE, BEVERLY ANNE, dec'd.
Late of Upper Merion Township.
Administratrix: CARLEE ANN SUPPLEE,
246 S. Baumstown Road,
Birdsboro, PA 19508.
ATTORNEY: JEFFREY R. BOYD,
BOYD AND KARVER, PC,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

KOCHMAN, LORRAINE, dec'd.
Late of Plymouth Township.
Executor: JERRY ZEEMAN,
303 Haws Lane,
Flourtown, PA 19031.
ATTORNEY: MARK S. HARRIS,
WARREN, McGRAW & KNOWLES, LLC,
920 Lenmar Drive,
Blue Bell, PA 19422

KRASUCKI, HELEN, dec'd.
Late of Borough of Amber.
Administratrix D.B.N.C.T.A: JENNIFER KIMMEL,
c/o E. Nego Pile, Esquire,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422.
ATTORNEY: E. NEG PILE,
PILE LAW FIRM,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422

LARKIN, JEAN E., dec'd.
Late of Lansdale, PA.
Executrix: DEBORAH LARKIN,
4100 Isaac Circle,
Williamsburg, VA 23188.

LEARY, ELIZABETH ANN, dec'd.
Late of Borough of Ambler.
Administratrix: FRANCES FOULKROD,
c/o Marisa J. Hermanovich, Esquire,
2600 New Road,
Northfield, NJ 08225.
ATTORNEY: MARISA J. HERMANOVICH,
KING BARNES,
2600 New Road,
Northfield, NJ 08225

LEE, RAYMOND, dec'd.
Late of Whitpain Township.
Executrix: HIDY LEE,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

LYLE, EMILIE F., dec'd.
Late of Lower Salford Township.
Executrix: KATHLEEN LYLE,
c/o Rosemary R. Ferrino, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

**MATHEWS III, NEILSON M. also known as
NEILSON MATHEWS, III,
NEILSON M. MATHEWS and
NEILSON MATHEWS, dec'd.**
Late of Borough of Lansdale.
Executor: NEILSON M. MATHEWS, IV,
2420 Old Forty Foot Road,
Harleysville, PA 19438.
ATTORNEY: SOPHIA CHEREISKY,
PRITCHARD LAW OFFICES, LLC,
590 Bethlehem Pike, Suite D,
Colmar, PA 18915

MAURER SR., HARRY J., dec'd.
Late of Montgomery Township.
Executrix: JACQUELINE KUGLER,
116 Newport Lane,
North Wales, PA 19454.

ATTORNEY: MARY KAY KELM,
2326 N. Broad Street, Suite 200,
Colmar, PA 18915

McQUINN, BRUCE E., dec'd.

Late of Upper Dublin Township.
Administratrix: CAROLINE E. SHIRK,
c/o Mary L. Buckman, Esquire,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: MARY L. BUCKMAN,
FORD AND BUCKMAN, PC,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422

MESSINGER, ZACHARY B., dec'd.

Late of Montgomery Township.
Administratrix: LINDSEY MESSINGER,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.
ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

NACE, BARRY EUGENE, dec'd.

Late of Abington Township.
Executor: ORVIL D. GRUNMEIER, JR.,
c/o Kara Chickson, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: KARA CHICKSON,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046

NASCIMENTO, SERGIO, dec'd.

Late of Plymouth Township.
Administrator: SERGIO CHRISTIAN
NASCIMENTO,
c/o E. Kenneth Nyce Law Office, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: ERIC C. FREY,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

NEWMAYER JR., ALAN H., dec'd.

Late of Cheltenham Township.
Administrator: PAUL L. FELDMAN,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: PAUL L. FELDMAN,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046

OLSEN JR., HARVEY STEWART, dec'd.

Late of Lower Gwynedd Township.
Executors: ERIK S. OLSEN,
CHRISTINE OLSEN BUHN, AND
SHARON OLSEN,
c/o Christopher E. Rice, Esquire,
Rice Park Law, LLC,
79 E. Pomfret Street,
Carlisle, PA 17013.

RADYNSKY, ROMAN, dec'd.

Late of Horsham Township.
Administratrix: BARBARA CIORLETTI,
19 Hickory Lane,
Chalfont, PA 18914.

ROSENTHAL, CONSTANCE also known as GIOVANNA ROSENTHAL, dec'd.

Late of Cheltenham Township.
Administrator DBN: RYAN M. BORNSTEIN,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312.
ATTORNEY: ANTHONY L. MARONE,
HARVEY BALLARD & BORNSTEIN, LLC,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312

ROSENTHAL, PEARL, dec'd.

Late of Cheltenham Township.
Administrator DBN: RYAN M. BORNSTEIN,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312.
ATTORNEY: ANTHONY L. MARONE,
HARVEY BALLARD & BORNSTEIN, LLC,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312

SCHULTZ, RALPH E., dec'd.

Late of Borough of Pottstown.
Executor: ALAN T. SCHULTZ,
c/o Mary C. Crocker, Esquire,
1296 E. High Street,
Pottstown, PA 19464.

SIMEONE, KINA also known as KINA SIMEONE CLARK, dec'd.

Late of Lower Merion Township.
Executor: HARRY J. CLARK,
c/o David S. Workman, Esquire,
One Logan Square, Suite 1500,
130 N. 18th Street,
Philadelphia, PA 19103.
ATTORNEY: DAVID S. WORKMAN,
ASTOR WEISS KAPLAN & MANDEL, LLP,
One Logan Square, Suite 1500,
130 N. 18th Street,
Philadelphia, PA 19103

SITES, JOHN, dec'd.

Late of Royersford, PA.
Executor: MICHAEL SITES,
3 Coastal Avenue,
Ephrata, PA 17522.
ATTORNEY: JAMES C. KOVALESKI,
OWM ATTORNEYS AT LAW,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460

SKIANIS, CATHERINE P., dec'd.

Late of Upper Dublin Township.
Executrix: ELENİ C. GREENE,
c/o Colin J. Devlin, Esquire,
1845 Walnut Street, Suite 2250,
Philadelphia, PA 19103.
ATTORNEY: COLIN J. DEVLIN,
LEX NOVA LAW, LLC,
1845 Walnut Street, Suite 2250,
Philadelphia, PA 19103

SKILLMAN, SUSAN TAYLOR, dec'd.

Late of Whitpain Township.
Executor: STEPHEN T. SKILLMAN,
4 Concord Circle,
Hingham, MA 02043.
ATTORNEY: STEPHANIE M. CREECH,
COMMONS & COMMONS LLP,
30 Pelham Road,
Philadelphia, PA 19119

SPERRING, VERNA L., dec'd.

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

**STEINER, MARY C. also known as
MARY ELIZABETH CAMPBELL, dec'd.**

Late of Borough of Royersford.
 Co-Executors: SHARON L. BITTNER,
 602 Green Street,
 Royersford, PA 19468,
 RONALD C. YEAGER,
 556 Dupont Street,
 Philadelphia, PA 19128.

THOMAS, ERNESTINE, dec'd.

Late of Lower Merion Township.
 Executrix: DeCARLA THOMAS,
 7 Allendale Road,
 Wynnewood, PA 19096.
 ATTORNEY: HEATHER L. TURNER,
 LAW OFFICE OF HEATHER L. TURNER,
 137 N. Narberth Avenue,
 Narberth, PA 19072

TYREE, JANICE C., dec'd.

Late of Cheltenham Township.
 Administrators: WARMES HAINES AND
 KAREEM HAINES,
 114 E. Church Road,
 Elkins Park, PA 19027.

WARG III, JOHN H., dec'd.

Late of Whitemarsh Township.
 Executrix: CAROLANN P. TORNETTA,
 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

WERNER, ISABELLA M., dec'd.

Late of Upper Moreland Township.
 Administratrix: JANE L. WERNER,
 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

**ZUBYK, TYLER M. also known as
TY ZUBYK, dec'd.**

Late of Upper Gwynedd Township.
 Administrator: SANDRA K. McEWEN,
 1950 Audubon Drive,
 Dresher, PA 19025.

Second Publication**BEER, CARL C., dec'd.**

Late of Lower Salford Township.
 Executor: JOHN BEER,
 c/o Charice D. Chait, Esquire.
 ATTORNEY: CHARICE CHAIT,
 PECKMAN CHAIT LLP,
 29 Mainland Road, Suite 1,
 Harleysville, PA 19438

BITTLE, ELEANOR H., dec'd.

Late of Douglass Township.
 Executrix: CHERYL GAMON,
 c/o Ian W. Peltzman, Esquire,
 716 N. Bethlehem Pike, #303,
 Lower Gwynedd, PA 19002.
 ATTORNEY: IAN W. PELTZMAN,
 LAW OFFICE OF ANDREW B. PELTZMAN,
 716 N. Bethlehem Pike, #303,
 Lower Gwynedd, PA 19002

BLAIR, VIRGINIA L., dec'd.

Late of Towamencin Township.
 Executrices: DEBORAH S. INGHAM AND
 VIRGINIA L. MCGOVERN,
 c/o Jocelin A. Price, Esquire,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901.
 ATTORNEY: JOCELIN A. PRICE,
 ANTHEIL, MASLOW & MacMINN, LLP,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901

BOOKHEIMER, IRENE E., dec'd.

Late of Towamencin Township.
 Executors: EDWARD WINFORD BOOKHEIMER AND
 GEORGE A. BOOKHEIMER,
 c/o Diane H. Yazujian, Esquire,
 P.O. Box 1099,
 North Wales, PA 19454.
 ATTORNEY: DIANE H. YAZUJIAN,
 P.O. Box 1099,
 North Wales, PA 19454

BRUNNER, THELMA H., dec'd.

Late of Upper Gwynedd Township.
 Executrix: MARY E. PODLOGAR,
 608 W. Main Street,
 Lansdale, PA 19446-2012.
 ATTORNEY: MARY E. PODLOGAR,
 MONTCO ELDER LAW, LLP,
 608 W. Main Street,
 Lansdale, PA 19446-2012

BRUNS, SALLY D., dec'd.

Late of Lower Providence Township.
 Executrices: STEPHENIE BRUNS VEGHTE AND
 LISA BRUNS JOERLING,
 c/o Joan M. Graner, Esquire,
 30 Cassatt Avenue,
 Berwyn, PA 19312.
 ATTORNEY: JOAN M. GRANER,
 McANDREWS, MEHALICK, CONNOLLY,
 HULSE AND RYAN P.C.,
 30 Cassatt Avenue,
 Berwyn, PA 19312

CHOLLA, JOSEPH PAUL, dec'd.

Late of Lower Moreland Township.
 Administrator: LYNDIA CHOLLA,
 c/o Richard K. Teitell, Esquire,
 150 Monument Road, Suite 207,
 Bala Cynwyd, PA 19004.

**CITERA JR., FRANK J. also known as
FRANK J. CITERA, dec'd.**

Late of Upper Dublin Township.
 Executor: JOSEPH ZITO,
 c/o Bernard F. Siergiej, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: BERNARD F. SIERGIEJ,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

DEYSHER, JAMES B., dec'd.

Late of Worcester Township.
 Executor: THOMAS J. DEYSHER,
 c/o Stephen M. Howard, Esquire,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446.
 ATTORNEY: STEPHEN M. HOWARD,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446

DULISSE, ANTHONY FRANCIS, dec'd.

Late of Pottstown, PA.
 Executrix: GINA DULISSE,
 556 Bryton Avenue,
 Pottstown, PA 19465.

FAIR, DOREEN K., dec'd.

Late of Upper Providence Township.
 Executor: ROBERT S. FAIR,
 659 Crosshill Road,
 Royersford, PA 19468.
 ATTORNEY: JACQUELINE A. JOHNSON,
 3770 Ridge Pike,
 Collegeville, PA 19426

GANIME, PETER DAVID also known as PETER D. GANIME MD, dec'd.

Late of Conshohocken, PA.
 Executor: REGINA ANNE GANIME,
 335 Garrison Way,
 Conshohocken, PA 19428.

GOLDBERG, JAY L., dec'd.

Late of Lower Merion Township.
 Executor: ANDREW H. GOLDBERG,
 c/o Ryan M. Bornstein, Esquire,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312.
 ATTORNEY: RYAN M. BORNSTEIN,
 HARVEY BALLARD & BORNSTEIN, LLC,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312

GOODMAN, CAROL J. also known as CAROL S. GOODMAN, dec'd.

Late of Borough of Schwenksville.
 Executrix: MAE LYNN FORZATO,
 465 Franklin Court,
 Trappe, PA 19426.
 ATTORNEY: RICHARD G. SCHEIB,
 11 Reitz Boulevard, Suite 102,
 Lewisburg, PA 17837

GREBE, KATHE, dec'd.

Late of Upper Moreland Township.
 Administrator: CHARLES ELWOOD JONES,
 c/o Julie D. Goldstein, Esquire,
 980 Jolly Road, Suite 110,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: JULIE D. GOLDSTEIN,
 FOX ROTHSCHILD LLP,
 980 Jolly Road, Suite 110,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

HEGGAN, PAUL, dec'd.

Late of North Wales, PA.
 Executors: RICKY HEGGAN,
 1082 Owen Lane,
 Hatfield, PA 19440,
 DAVID HEGGAN,
 127 Summer Ridge Drive,
 Lansdale, PA 19446.

ATTORNEY: F. CRAIG La ROCCA,
 F. CRAIG La ROCCA ATTORNEY AT LAW, P.C.,
 800 N. Broad Street,
 Lansdale, PA 19446

HILL, EDWARD F., dec'd.

Late of Borough of Norristown.
 Administrator: DANIEL ANDRES HILL,
 c/o Daniella A. Horn, Esquire,
 1 Roberts Avenue,
 Glenside, PA 19038.
 ATTORNEY: DANIELLA A. HORN,
 KLENK LAW, LLC,
 1 Roberts Avenue,
 Glenside, PA 19038

IMPERIALE, MARY J., dec'd.

Late of Blue Bell, PA.
 Executor: THOMAS A. IMPERIALE,
 13322 Bow Place,
 North Trustin, CA 92705.

INDICTOR, RHODA B., dec'd.

Late of Abington Township.
 Executrices: KAREN LEVIN AND
 LORRI G. OZIRI,
 c/o Laura M. Mercuri, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

JOHNSON, BEATRICE J., dec'd.

Late of New Hanover Township.
 Co-Executors: DONNA MARIE HOUSE,
 414 E. 4th Street,
 Douglassville, PA 19518,
 JOANNE ELIZABETH JOHNSON,
 20 Chestnut Lane,
 Bechtelsville, PA 19505.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD & KARVER,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

JOHNSON, JOHN ROBERT, dec'd.

Late of New Hanover Township.
 Co-Administrators: DONNA MARIE HOUSE,
 414 E. 4th Street,
 Douglassville, PA 19518,
 JOANNE ELIZABETH JOHNSON,
 20 Chestnut Lane,
 Bechtelsville, PA 19505.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD & KARVER,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

LEVENGOOD, MARIE E., dec'd.

Late of New Hanover Township.
 Co-Executors: BRIAN K. LEVENGOOD AND
 CHRISTINE J. BRYANT,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

MARESCA, JANET MARIE, dec'd.

Late of Conshohocken, PA.
 Executrix: NANCY ERB,
 2809 Oakridge Circle,
 Norristown, PA 19403.

MUSCATELLO, PATRICIA M., dec'd.

Late of Borough of Ambler.
 Executrix: ANN MARIE MUSCATELLO,
 c/o John J. McAneney, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

NELSON, KENNETH W., dec'd.

Late of Montgomery Township.
 Executor: DUANE G. AVERY
 (A/K/A GREGORY D. AVERY),
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 LAW OFFICE OF CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

OTTAVIANO, MATTHEW M., dec'd.

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

OVERSTREET, ROBIN, dec'd.

Late of Cheltenham Township.
 Administratrix: ASHLEIGH BLAIR
 OVERSTREET,
 c/o David W. Crosson, Esquire,
 Crosson & Richetti LLC,
 609 W. Hamilton Street, Suite 301,
 Allentown, PA 18101.
 ATTORNEY: DAVID W. CROSSON,
 CROSSON & RICHETTI LLC,
 609 W. Hamilton Street, Suite 301,
 Allentown, PA 18101

PASCAL, DAVID A., dec'd.

Late of Borough of Pottstown.
 Administratrix: LuANNE MAE BENDER,
 124 Reynolds Avenue,
 Pottstown, PA 19464.
 ATTORNEY: DAVID A. MEGAY,
 OWM LAW,
 1503 Sunset Drive, Suite 201,
 Pottstown, PA 19464

**PRIDE, DONALD R. also known as
DONALD RUSSELL PRIDE, dec'd.**

Late of Borough of Lansdale.
 Executrix: VALERIE L. RICHARDS,
 c/o Grace C. Gelone, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: GRACE C. GELONE,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

RENDECH, JOSEPHINE, dec'd.

Late of Hatboro, PA.
 Executor: JAMES DEMETRIOU.

RUSIE, EVELYN JUNE, dec'd.

Late of Lower Providence Township.
 Executrix: KIMBERLY ANN SAMUELS,
 c/o Bess M. Collier, Esquire,
 820 Homestead Road,
 Jenkintown, PA 19046.
 ATTORNEY: BESS M. COLLIER,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Road,
 Jenkintown, PA 19046

SALMONS, JOHN D., dec'd.

Late of Plymouth Township.
 Executrix: VICKIE LEE STAUFFER,
 133 Allentown Road,
 Souderton, PA 18964.
 ATTORNEY: DANIEL T. McGRORY,
 BELLO REILLEY McGRORY & DiPIPPPO, P.C.,
 144 E. DeKalb Pike, Suite 300,
 King of Prussia, PA 19406

TABAS, EVELYN ROME, dec'd.

Late of Lower Merion Township.
 Co-Executors: ROBERT TABAS,
 LINDA TABAS STEMPEL, AND
 NICHOLAS RANDAZZO,
 c/o Holland & Knight LLP,
 1650 Market Street, Suite 3300,
 Philadelphia, PA 19103.
 ATTORNEY: DAHESH PATEL,
 HOLLAND & KNIGHT LLP,
 1650 Market Street, Suite 3300,
 Philadelphia, PA 19103

TURNER, DORIS A., dec'd.

Late of Lower Providence Township.
 Executrix: DIANNE C. CESTRONE,
 1478 Sweetbriar Lane,
 Lansdale, PA 19446.
 ATTORNEY: JACQUELINE A. JOHNSON,
 3770 Ridge Pike,
 Collegeville, PA 19426

VALLAURI, GENE STEPHEN, dec'd.

Late of Telford, PA.
 Executor: BARRY VALLAURI,
 638 Allentown Road,
 Telford, PA 18969.

VALLAURI, JOANNE DOROTHY, dec'd.

Late of Telford, PA.
 Executor: BARRY VALLAURI,
 638 Allentown Road,
 Telford, PA 18969.

YAKULIS, LAWRENCE H., dec'd.

Late of Upper Dublin Township.
 Executrix: CAROL WIT,
 1002 Morse Drive,
 Ambler, PA 19002.
 ATTORNEY: JACQUELINE A. JOHNSON,
 3770 Ridge Pike,
 Collegeville, PA 19426

ZEFEIPPO JR., SERGIO, dec'd.

Late of Abington Township.
 Administrators: EUGENE R. ZEFEIPPO AND
 ROSANE HENNING,
 606 Oak Shade Avenue,
 Elkins Park, PA 19027.
 ATTORNEY: JANNA M. PELLETIER,
 535 N. Church Street, Suite 115,
 West Chester, PA 19380

Third and Final Publication**BOWEN, SALLY J., dec'd.**

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

CANAZZI, JOHN P., dec'd.

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

DEERING, MARGARET FRANCES also known as MARGARET DEERING, dec'd.

Late of Lower Gwynedd Township.
 Executor: JOHN T. DEERING, III,
 c/o Elizabeth L. Ferraro, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: ELIZABETH L. FERRARO,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

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

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

EVANS, SHIRLEY O., dec'd.

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

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

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

FOSTER, JOHN S., dec'd.

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

HAMMITT, RICARD L., dec'd.

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

HORNYAK, JOHN R., dec'd.

Late of Upper Merion Township.
 Executrix: STEPHANIE THOMPSON,
 14 Midland Avenue,
 Berwyn, PA 19312.

ATTORNEY: NEIL M. HILKERT,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

JAMES, BRIAN C., dec'd.

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

KOTKOSKIE, VERONICA, dec'd.

Late of Abington Township.
 Executrix: LINDA GOLDRRESS,
 c/o Joseph H. Dougherty, Esquire,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038.
 ATTORNEY: JOSEPH H. DOUGHERTY,
 DOUGHERTY & ECKEL,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038

LONGO, CHARLES J., dec'd.

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

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

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

MASHURA, JOAN M., dec'd.

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

McANALLY, LUCIENNE JULIETTE also known as LUCIENNE C. McANALLY, dec'd.

Late of Franconia Township.
 Executor: STEVEN A. McANALLY,
 302 Denis Lane,
 Wallingford, PA 19086.
 ATTORNEY: ELIZABETH T. STEFANIDE,
 339 W. Baltimore Avenue,
 Media, PA 19063

NENTWIG, STEPHANIE, dec'd.

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

NEVILLE, PATRICIA THERESA, dec'd.

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

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

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

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

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

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

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

RAUSCH, THEODORE L., dec'd.

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

RICH, GERTRUDE, dec'd.

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

ROBERTSON, WALTER HARRY, dec'd.

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

ROSSI, WINIFRED ELIZABETH, dec'd.

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

SALAMONE, JOHN A., dec'd.

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

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

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

SILVESTRINI, MARIO J., dec'd.

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

SLOWE, SHARON MAY, dec'd.

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

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

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

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

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

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

FICTITIOUS NAMES

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

Mister Stairlift with its principal place of business at 447 Layfield Road, Perkiomenville, PA 18074.
The individual and entity owning or interested in said business are: Brook D. Burd and Premier Closets, LLC, with an address of 447 Layfield Road, Perkiomenville, PA 18074.
The application was filed on August 13, 2025.

Scarlett's Lab with its principal place of business at 45 E. City Avenue, Bala Cynwyd, PA 19004.
The name and address of the person owning or interested in said business is: Scarlett Universe, 45 E. City Avenue, Bala Cynwyd, PA 19004.
The application was filed on August 18, 2025.

MISCELLANEOUS NOTICES

NOTICE OF ADMINISTRATION SUSPENSION

Notice is hereby given that the following **Montgomery County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated July 16, 2025, pursuant to Rule 111(b), Pa. R.C.L.E., which requires that every active lawyer shall annually complete,

during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 15, 2025, for Compliance Group 3.

**Finkelstein, Andrew B.
Menu, Padmini A.
Shank, Phillip Brian
Taylor, Kathleen A.**

Dana Belella
Assistant Director
The Disciplinary Board of the
Supreme Court of Pennsylvania

NOTICE OF HEARING
ON PROPOSED SALE OF PROPERTY

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

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

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

TERMINATION OF PARENTAL RIGHTS

INVOLUNTARY TERMINATION OF
PARENTAL RIGHTS

TO: Unknown Birth Father of A.C.R-Q.
DOB: February 25, 2025

A petition has been filed asking the Court to put an end to all rights you have to A.C.R-Q., a female child born to Birth Mother, Jackeline Ramirez-Quiroz a resident of Philadelphia, on February 25, 2025, in Philadelphia, Pennsylvania.

The Court has set a virtual hearing to consider terminating your rights to the child. That hearing will be held on September 16, 2025, at 9:30 a.m. The virtual hearing shall take place via video conference using the Zoom platform. Your presence is required at the hearing. Please contact Lisa Kane Brown, Esq. at 484-370-4070 for the Zoom log-in information. PLEASE BE AWARE THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR PARENTAL RIGHTS MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. You have a right to be represented at the hearing by a lawyer.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, please contact the office set forth below to find out where you can get legal help.

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

Lisa Kane Brown, Esquire
25 W. Airy Street
Norristown, PA 19401

TRUST NOTICES

First Publication

LIVING TRUST OF WILLIAM H. SCHAEFER AND SARAH SCHAEFER DATED NOVEMBER 29, 2000

Notice is hereby given of the death of William H. Schaefer, late of Jenkintown, Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or the Living Trust of William H. Schaefer and Sarah Schaefer dated November 29, 2000, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below:

Trustee: Elizabeth A. Phillips
c/o Brook Hastings, Esquire
4259 W. Swamp Road, Suite 240
Doylestown, PA 18902

Third and Final Publication

BURKERT FAMILY REVOCABLE TRUST

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXECUTIONS ISSUED

Week Ending August 19, 2025

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

BERKOWITZ, ANDREW - Firsttrust Bank; 202206518; ORDER/AMEND/\$855,761.46.
DEETZ, MELISSA: BANK OF AMERICA, GRNSH. - Portfolio Recovery Associates, LLC; 202521048; \$1,224.96.
EVANS, COREY - Movement Mortgage, LLC; 202321681; ORDER/REASSESS/\$258,368.23.
EZEJIOFOR, NWANNEKA: CHASE BANK, GRNSH. - Barclays Bank Delaware; 202517009; WRIT/EXEC.
FOFANAH, FATIMATA: SMITH, COREY - Pennymac Loan Services, LLC; 202508594.
HAPPY MAKI200, LLC - Brixmor Plymouth Square, LLC; 202521057; WRIT/EXEC.
JACKSON, MATTHEW: NAVY FEDERAL CREDIT UNION, GRNSH. - LVNV Funding, LLC; 202516921; WRIT/EXEC.
JMO, LLC SERVICES - Ho, Julie; 202520793; \$12,241.75.

JOHN, ALEX: PSECU, GRNSH. - Wells Fargo Bank, N.A.; 202420712; \$6,878.18.
 JOYCE, JAMES: NAVY FEDERAL CREDIT UNION, GRNSH. - Maple Glen Village Homeowners Assoc.; 202505768; \$3,116.27.
 KOLEV, NIKOLAY: VESELKA - Carriage Run Phase 4 Homeowners Association; 202519908; \$4,390.30.
 LLD INVESTMENTS, LLC - WBL SPO I, LLC; 202420174.
 MARKET ENTERPRISE MANAGEMENT, LLC: BILETSKY, GRIGORIY: COINBASE, INC., GRNSH. - Shelton, James; 202521090; \$94,132.44.
 ONE SOURCE FACILITIES SERVICES, LLC: WELLS FARGO BANK, N.A., GRNSH. - Burns Electrical Service, LLC; 202318853.
 RASKIN, NINA: LIVSHITS, JANICE - Wells Fargo Bank; 202306689.
 RICHARDSON, JOELLE: BANK OF AMERICA, GRNSH. - Portfolio Recovery Associates, LLC; 202521049; \$1,888.86.
 SHEWELL, DEBORAH: WOODFOREST NATIONAL BANK, GRNSH. - GMAC, Inc.; 201102633; \$11,294.73.
 VALDES, LINDA: BANK OF AMERICA, GRNSH. - Portfolio Recovery Associates, LLC; 201717646; \$6,760.99.
 WALTERS, JESSE: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202521051; \$2,507.01.
 WHITE, PAUL: BANK OF AMERICA, GRNSH. - Unifund CCR, LLC; 201901232.

JUDGMENTS AND LIENS ENTERED

Week Ending August 19, 2025

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

BNT, LLC - Univest Bank and Trust Co.; 202520760; Complaint in Confession of Judgment; \$532,330.26.
 BRYANT, MARK - LVNV Funding, LLC; 202520603; Judgment fr. District Justice; \$1,354.93.
 C.W., LLC - Univest Bank and Trust Co.; 202521095; Complaint in Confession of Judgment; \$569,382.57.
 CAMUSO, JAMES - Capital One, N.A.; 202520729; Judgment fr. District Justice; \$1,912.39.
 CHUNG, CONNIE - Capital One, N.A.; 202520701; Judgment fr. District Justice; \$6,456.89.
 DUGAN, BASHIRA - Westlake Services, LLC; 202520706; Judgment fr. District Justice; \$7,145.87.
 ENTERPRISE MANAGEMENT GROUP, LLC: LESUER, JESSE - States Resources Corp.; 202520537; Complaint in Confession of Judgment; \$1,007,135.64.
 EPP, LLC - Univest Bank and Trust Co.; 202520773; Complaint in Confession of Judgment; \$354,233.27.
 FALSO, GLENN - Peoples Security Bank and Trust Company; 202520747; Complaint in Confession of Judgment; \$652,424.35.
 FRYLING, SKYLAR - Day, Michael; 202520499; Judgment fr. District Justice; \$1,372.42.
 HAPPY MAKI200, LLC - Brixmor Plymouth Square, LLC; 202521057; Complaint in Confession of Judgment; \$WRIT/EXEC.
 HESTER, RONNIA - Destine, Margarette; 202521100; Judgment fr. District Justice; \$3,181.35.

JMO SERVICES, LLC - Ho, Julie; 202520793; Judgment fr. District Justice; \$12,241.75.
 JOHNSON, ELYSE - LVNV Funding, LLC; 202520591; Judgment fr. District Justice; \$707.72.
 KIM, DONG - Univest Bank and Trust Co.; 202521102; Complaint in Confession of Judgment; \$569,382.57.
 KIM, SAVANNAH - Univest Bank and Trust Co.; 202520759; Complaint in Confession of Judgment; \$354,233.27.
 KIM, SAVANNAH - Univest Bank and Trust Co.; 202520737; Complaint in Confession of Judgment; \$532,330.26.
 KIM, SAVANNAH - Univest Bank and Trust Co.; 202520742; Complaint in Confession of Judgment; \$825,780.07.
 LENINVEST GROUP, LLC - The Best Renovation, LLC; 202521007; Mechanics Lien Claim; \$61,978.79.
 MALCOLM, DAMIEN - LVNV Funding, LLC; 202520677; Judgment fr. District Justice; \$946.15.
 MELVIN, KEVIN - Western Funding, Incorporated; 202520683; Judgment fr. District Justice; \$10,910.92.
 MORRISSEY, JAMES - Main Street Properties II, L.P.; 202520800; Complaint in Confession of Judgment; \$276,455.48.
 NOAH SPIRITS, LLC - 63 West Associates, L.P.; 202521022; Complaint in Confession of Judgment Money; \$POSSESSION/\$15,578.80.
 POTOCZNY, HALEY - Marcolina, Jennifer; 202521004; Judgment fr. District Justice; \$2,507.25.
 QUINTER, KEVIN - Crown Asset Management, LLC; 202520572; Judgment fr. District Justice; \$2,038.53.
 RAMIREZ, JOHAN - LVNV Funding, LLC; 202520570; Judgment fr. District Justice; \$2,481.33.
 REDNER, JACQUELINE - Central Bucks Oil; 202520926; Judgment fr. District Justice; \$1,614.16.
 RIVERA-HENNING, JANET - Midland Credit Management, Inc.; 202520585; Judgment fr. District Justice; \$995.69.
 THE BREVIS TRUST - Summit Swimming Pools, Inc.; 202520808; Mechanics Lien Claim; \$6,418.62.

UNITED STATES INTERNAL REV. - entered claims against:

Adedokun, Mudasiru: Oyelowo, Peju; 202570501; \$191,510.16.
 American Exploration Company; 202570490; \$868,896.49.
 Bohos, John; 202570499; \$205,093.46.
 Brown, Harold: Doreen; 202570491; \$4,358.76.
 Chun, Mae; 202570500; \$20,915.16.
 Cusack, Daniel: Zapisek-Cusack, J.; 202570495; \$77,731.04.
 Lee, Tommy; 202570497; \$129,108.05.
 Li, Quan: Ping; 202570496; \$216,426.23.
 M.V. Homes, Inc.; 202570486; \$4,455.39.
 McCouch, Thomas; 202570492; \$192,374.08.
 McGinnis, James: Stephanie; 202570493; \$116,944.59.
 Millennium Building Solutions, LLC; 202570485; \$24,557.86.
 Poley, Matthew; 202570494; \$115,715.30.
 Pollock, David; 202570489; \$133,050.08.
 Reed, Michael; 202570484; \$134,522.22.
 Santo, Anthony; 202570482; \$117,259.98.
 Stanek, Shannon; 202570483; \$133,233.65.
 Sternbach, Brandon; 202570488; \$73,345.02.
 Trice, Andrea; 202570502; \$31,356.52.
 Weinstein, John; 202570503; \$3,800.46.
 Yablonya, LLC: Yevdokimov, Igor; 202570498; \$101,343.94.
 Zamudios Brothers, Inc.; 202570487; \$44,328.10.

LETTERS OF ADMINISTRATION

Granted Week Ending August 19, 2025

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

BUTLER, MARY L. - Upper Merion Township; Butler, Carol A., 394 Anderson Road, King of Prussia, PA 19406; Terstappen, Pamela J., 309 Corvus Circle, Media, PA 19063.

CANN JR., JOHN A. - Lower Moreland Township; Sallen, Rebecca, 325 Merion Road, Merion Station, PA 19066-1517.

CARLESS, KITS A. - Lower Merion Township; Golboro, Maria, 191 Presidential Boulevard, Bala Cynwyd, PA 19004.

CARTER, HELEN - Cheltenham Township; Carter, Anthony H., 519 Silverhill Crossing, Middletown, DE 19709.

CASANOVA, CARMEL T. - Casanova, Vincent P., 4021 Redwing Lane, Audubon, PA 19403.

CATALDE, MARLENE F. - Whitpain Township; Catalde Jr., William R., 1743 Hallman Drive, Blue Bell, PA 19422.

CULLEN, SHARON L. - Collegeville Borough; Cullen, Sean E., 4301 Gypsy Lane, Collegeville, PA 19426.

D'ANJOU, JOHN M. - Whitpain Township; Danjou, Ruth E., 1811 Whitpain Hills, Blue Bell, PA 19422.

DAVIS, MINDY S. - Lower Merion Township; Davis, Edward D., 118 Montgomery Avenue, Bala Cynwyd, PA 19004.

DIEHL, LIZANNE M. - Upper Moreland Township; Lockwood, Marie C., 333 Forest Avenue, Willow Grove, PA 19090.

FERRER, CLEMENCIA - Lansdale Borough; Ferrer, Juan P., 308 Iris Hill Drive, Lexington, SC 29072.

HARRIS, BARBARA J. - Whitemarsh Township; Harris, Karen E., 6401 Moonstone Way, Delray Beach, FL 33484.

JOYCE, BEVERLY A. - Upper Merion Township; Supplee, Carlee A., 246 S. Baumstown Road, Birdsboro, PA 19508.

McMILLEN SR., DALE E. - New Hanover Township; Dawson, Matthew, 568 Swamp Picnic Road, Gilbertsville, PA 19525.

McQUINN, BRUCE E. - Upper Dublin Township; Shirk, Caroline E., 1910 Green Ridge Road, Mifflinburg, PA 17844.

MOORE, KRISTA W. - Pottstown Borough; Moore Jr., Frank, 109 Hudson Drive, Phoenixville, PA 19460.

MORTON, MAXINE - Abington Township; Walker, Teresa, 1505 Widener Place, Philadelphia, PA 19141.

NEWMAYER JR., ALAN H. - Cheltenham Township; Feldman, Paul L., 1202 Oliver Road, Huntingdon Valley, PA 19096.

PICCIRILLI, ANN S. - Plymouth Township; Scenna, Frederick A., 701 Rosewood Circle, Collegeville, PA 19426.

RAMIREZ, ALEX A. - Norristown Borough; Behrens, Kristen L., 1650 Market Street, Philadelphia, PA 19103.

RAMIREZ, LUNA MARIA M. - Upper Merion Township; Behrens, Kristen L., 1650 Market Street, Philadelphia, PA 19103.

RAMIREZ, MAXIMILLIANO D. - Upper Merion Township; Behrens, Kristen L., 1650 Market Street, Philadelphia, PA 19103.

RIGA, JOSEPH F. - Narberth Borough; Maher, Colleen, 405 Haverford Avenue, Narberth, PA 19072.

SIMON JR., ELBERT W. - Whitemarsh Township; Leithead, Elise O., 215 Pullman Circle, Coatesville, PA 19320.

SNELL, ROBERT A. - Lower Gwynedd Township; Fenerty, Michael P., 1845 Walnut Street, Philadelphia, PA 19103.

VENEZIA, DEBRA - Abington Township; Clemens, Mandy, 109 Central Avenue, Souderton, PA 18964.

WALDMAN, NADINE P. - Lower Merion Township; Bowman, Jon, 536 Maple Street, Pottsville, PA 17901.

WILLIAMS, ETHEL - Norristown Borough; Smith, James, 121 Knock Hill Drive, Royersford, PA 19468.

SUITS BROUGHT

Week Ending August 19, 2025

The Defendant's Name Appears First in Capital Letters

ABDUL MATEEN, SHAHID - Abdul Mateen, Nicole; 202520923; Complaint Divorce.

AYALA-JIMENEZ, TAINA - Plymouth Pointe; 202520924; Defendants Appeal from District Justice.

AYERS, KIARA - Fagan, Isaiah; 202520438; Complaint for Custody/Visitation.

BROWN, JOHN - Brown, Rachel; 202520756; Complaint Divorce; Marinari, Guy.

CALIFORNIA DEPT. OF CORRECTIONS AND REHABILITATION - Daye, Eureka; 202520815; Foreign Subpoena.

CALLAN, PATRICK - Killgallon, Kevin; 202521002; Plaintiffs Appeal from District Justice.

CARDONA, DANIELA - Quarles, Jordan; 202520837; Complaint Divorce.

CAVISTON, WILLIAM: REID - Kim, Dina; 202521005; Petition; Chong, Jimmy.

CENTRAL BANK ILLINOIS - Weber, David; 202521059; Foreign Subpoena.

CHAVEZ HERNANDEZ, MIGUEL - Bank of America, N.A.; 202520504; Civil Action; Cawley, Jonathan Paul.

CODYSUR TRUCKS IN - Lutz, Carey; 202521030; Foreign Subpoena.

COULTON, JAMES - Upper Moreland Township; 202521003; Defendants Appeal from District Justice.

DIXON, MARTISE: MARTISE - Eleazer, Amber; 202520841; Complaint for Custody/Visitation.

GAUDIO, DYLAN - LVNV Funding, LLC; 202520500; Civil Action; Baroska III, Robert L.

HEREDIA RAMIREZ, JOEL - Valencia Londono, Nikol; 202520766; Complaint Divorce.

HERMAN, RANDALL - Herman, Constance; 202521097; Complaint Divorce.

HUTSON, TUREA - Bank of America, N.A.; 202520497; Civil Action; Cawley, Jonathan Paul.

JACKSON, ROBERT - Schmoll, Robert; 202520921; Defendants Appeal from District Justice.

JOHNSON, DANEEA - Plymouth Pointe; 202520902; Defendants Appeal from District Justice.

LIGUORI, ALYSSA - Yahyaoui, Selim; 202520995; Complaint Divorce.

MARTIN, DEREK - Capanna, Jordan; 202519426;
Complaint for Custody/Visitation.

MARTINO, ELIZABETH - Shema, Nathaniel;
202520618; Complaint for Custody/Visitation;
Richard, Madeline.

MATHIS, DEMETRIUS - Timmons, Nicole;
202520296; Complaint for Custody/Visitation.

MAYS, TERRANCE - Mays, Shinnelle; 202520412;
Complaint for Custody/Visitation.

MONJARREZ RUIZ, EDDY - Ramrez Mejia, Yolan;
202520300; Complaint for Custody/Visitation.

MONTGOMERY COUNTY SHERIFF'S OFFICE -
Meyer, Chhaya; 202520822; Petition.

O'CONNELL, TIMOTHY; LEANNE - Rezabek,
Blake; 202521094; Civil Action.

O'LEA, MARCO - Bank of America, N.A.;
202520475; Civil Action; Cawley, Jonathan Paul.

PANTON, BRITTNAI - Kunda Management
Services, LLC; 202520917; Defendants Appeal
from District Justice.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Then, Carlos; 202520604;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Berrios, Madeline; 202520734;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Warren, William; 202521029;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Wagner, Garey; 202521012;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Azzara, Nicholas; 202521074;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Hunt, Curtis; 202520956;
Appeal from Suspension/Registration/Insp.

PRICE, GLORIA - LVNV Funding, LLC;
202520492; Civil Action; Baroska III, Robert L.

REID, NICOLE - Bank of America, N.A.;
202520502; Civil Action; Cawley, Jonathan Paul.

ROBINSON, HALLE - Gibbs, Louie; 202520811;
Complaint for Custody/Visitation; O'Brien, Ayla.

RUSSO, RACHEL - Force, Kevin; 202520826;
Complaint Divorce.

SKARIA, SELINA - Bank of America, N.A.; 202520493;
Civil Action; Cawley, Jonathan Paul.

STOKES, JUSTIN - Bryan, Chyna; 202520997;
Complaint for Custody/Visitation.

TARTAGLIA, GREG - Prince, Serena; 202520423;
Complaint for Custody/Visitation.

TAYLOR, ROBERT - Taylor, Drema; 202521020;
Complaint Divorce.

TORRES, KATHLEEN - Torres, Robert; 202520704;
Complaint for Custody/Visitation.

TRI-COUNTY TOYOTA AUTO GROUP - Hanna,
Marco; 202520824; Civil Action.

VAGNOZZI, ALBERT - PHILADELPHIA EAGLES, LLC,
NOMINAL DEFT.: VAGNOZZI, WENDY -
Vagnozzi, Dean; 202520671; Civil Action.

VARTANIAN, ANDRE - Bank of America, N.A.;
202520477; Civil Action; Cawley, Jonathan Paul.

WAGGNER, JONATHAN - Moye, Debbie; 202520587;
Complaint for Custody/Visitation.

WALDERON, AIMEE - Huffman, Byron; 202520821;
Complaint for Custody/Visitation.

WELCH, PATRICIA - Kostick, Francis; 202520799;
Complaint for Custody/Visitation; Agnew, Deirdre A.

WILLS PROBATED

Granted Week Ending August 19, 2025

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

ARENA, DIANE C. - Lower Merion Township;
Arena, Mario J., 715 Great Springs Road,
Bryn Mawr, PA 19010.

BATES, ROBERTA D. - Lansdale Borough; McCabe,
Brenda L., 551 Lincoln Avenue, Souderton, PA 18964.

BAUER, KATHLEEN F. - Pottstown Borough; Bauer,
Gary E., 2107 Buchert Road, Pottstown, PA 19464.

BENFER, JOYCE L. - Pottstown Borough; Ninness,
Julia P., 306 Rosedale Drive, Pottstown, PA 19464.

BERGEY, VIRGINIA D. - Lower Gwynedd Township;
Bergey, David K., 108 Windsor Place, Ambler,
PA 19002.

BUTLER, MICHAEL A. - Norristown Borough; Butler,
Terri E., 1631 New Hope Street, Norristown,
PA 19401.

CARVILLE-MANCINI, MARIANNE C. - Mancini,
Kenneth A., 3818 Monitor Drive, Collegeville,
PA 19426.

CLAYTON JR., CHARLES - North Wales Borough;
Harrison, Leah C., 201 Castle Drive, North Wales,
PA 19454.

COOPER, FLORENCE - Whitpain Township; Cooper,
Stephen A., 714 Darby Paoli Road, Newtown Square,
PA 19073.

DAHM, BENNETT J. - Montgomery Township; Haenn,
Jessica R., 2025 Hollis Road, Lansdale, PA 19446.

De BEER MARIA - Franconia Township; Squadroni,
Brian A., 449 Wadsworth Avenue, Philadelphia,
PA 19119; Squadroni, Kevin J., 323 S. Broad Street,
C, Kennett Square, PA 19348.

DiGENNARO, PIERINA - East Norriton Township;
Donovan, Jeanette, 353 Maiden Lane,
Plymouth Meeting, PA 19462-7121.

DORFMAN, SHERIE J. - Jenkintown Borough;
Dorfman, Alan D., 36 Tall Oaks Drive, Langhorne,
PA 19053.

ENGLE, ALICE E. - Pottstown Borough; Stroble,
Kevin S., 318 Pleasant View Drive, Douglassville,
PA 19518.

ESTOCK III, GEORGE F. - Collegeville Borough;
Quigg, Amy C., 684 S. Broad Street, Lansdale,
PA 19446.

EVERY JR., THEODORE R. - Norristown Borough;
Every, John T., 1210 Astor Street, Norristown,
PA 19401.

FISHER, MAXINE - Lower Merion Township;
Goldberg, Suzanne, 181 Conshohocken State Road,
Penn Valley, PA 19072; Mulder, Ellen,
214 Atlantic Avenue, Hull, MA 02045.

GILBERT, BRENDA D. - Lower Merion Township;
Gilbert, Jane, 197 Bogert Street, Bogota, NJ 07603;
Gilbert, Newell C., 363 Youngsford Place,
Gladwyne, PA 19035.

GINSBERG, PHYLLIS G. - Jenkintown Borough;
Saruya, Lori, 913 Manor Avenue, Meadowbrook,
PA 19046.

GOLDFIELD, ADELE - Upper Merion Township;
Goldfield, Benjamin, 650 Narcisi Lane, Wayne,
PA 19087.

- HARWICK, EDNA F. - Franconia Township; Harwick, Raydene, 456 Beck Road, Souderton, PA 18964; Krier, Karen Y., 1800 Allentown Road, Quakertown, PA 18951.
- HOGAN, JAMES - Upper Merion Township; Quigley, Elizabeth, 390 Kerrwood Drive, Wayne, PA 19087.
- HOW, PHILIP H. - Upper Gwynedd Township; How, Jeremy H., 3360 S. Bay Hill Drive, Center Valley, PA 18034.
- KILCOYNE JR., THOMAS J. - Conshohocken Borough; Kilcoyne, John T., 2143 Georges Lane, Warrington, PA 18976.
- KRZACZEK, JOSEPH W. - Lower Moreland Township; Harrar, Derek T., 422 Dorset Road, Devon, PA 19333.
- LARKIN, JEAN E. - Lansdale Borough; Larkin, Deborah J., 4100 Isaac Circle, Williamsburg, VA 23188.
- LEE, RAYMOND - Whippen Township; Lee, Hidy M., 112 Gleneagles Drive, Blue Bell, PA 19422.
- LIVEZEY, SUSAN M. - Schwenksville Borough; Livezey, Mark T., 10 Fairview Road, Penn Valley, PA 19072.
- LOWRY, SUSAN H. - Pottstown Borough; Shepherd, Edward V., 1000 Temple Road, Pottstown, PA 19465.
- LYDZINSKI, SUZANNE M. - Skippack Township; Lydzinski Jr., Peter P., 4126 Inspiration Street, Schwenksville, PA 19473.
- MAXWELL, ERMA D. - West Norriton Township; Halpin, Jacqueline M., 3306 Morris Road, Lansdale, PA 19446.
- McINTOSH JR., DUNCAN - Worcester Township; Monaco, Barbara J., 4 Mine Hill Road, Schwenksville, PA 19473.
- McINTYRE, MARGARET - Schwenksville Borough; Pearson, Gary, 104 Meng Road, Schwenksville, PA 19473.
- McMAHON, DONNA E. - Lower Providence Township; McMahon, Daniel, 3002 Still Meadow Drive, Collegeville, PA 19426.
- MEHTA, KIRIT - Upper Dublin Township; Mehta, Pinki K., 2009 Trowbridge Drive, Newtown, PA 18940; Mehta, Raina K., 285 W. 110th Street, New York, NY 10026.
- MEINKE, CAROL A. - Plymouth Township; Meinke, Richard T., 35 Red Oak Road, Oreland, PA 19075.
- MIKUS, INESE - Royersford Borough; Foldats, Diana L., 4 Wampenog Circle, Royersford, PA 19468.
- MORAN, JOHN R. - Lansdale Borough; Moran Jr., John R., 350 Toftrees Avenue, State College, PA 16803.
- O'HARA, FRANCIS X. - Abington Township; McCormick, Mary K., 777 Cricket Avenue, Glenside, PA 19038.
- OLITA, JULIUS A. - Ambler Borough; Spingler, Karen, 476 Herald Drive, Ambler, PA 19002.
- PARKS-MADDEN, DOLORES M. - Jenkintown Borough; Carmichael III, John B., 9 Calico Irvine, CA 92614.
- PHIFER, CRAIG G. - Hatfield Borough; Phifer, Noah A., 2418 Rosewood Trail, Linfield, PA 19468.
- REESE, MARIE E. - Lower Merion Township; Driscoll, Benjamin D., 424 Owen Road, Wynnewood, PA 19096.
- REYNOLDS, CARLA - Lansdale Borough; Monroe, Tamara D., 21 Parkside Circle, Levittown, PA 19056.
- ROBINSON, THOMAS J. - West Norriton Township; Carr, Barbara S., 3036 Taft Road, Norristown, PA 19403.
- RUBERT, ROBERT R. - Norristown Borough; Rubert, Daniel, 1038 Cemetery Road, Schwenksville, PA 19473.
- SCHLACHTER, DIANE E. - Jenkintown Borough; Schlachter, Christy L., 362 Church Road, Jenkintown, PA 19046.
- SCHULTZ, RALPH E. - Pottstown Borough; Schultz, Alan T., 124 Gable Avenue, Pottstown, PA 19464.
- SHANNON, BETTY - Narberth Borough; Shannon, Mark T., 450 Coates Street, Bridgeport, PA 19405.
- SMITH, DONNA K. - Upper Providence Township; Scherling, Lauren S., 12 Weightman Drive, Malvern, PA 19355.
- SOCKEL, BARRY - Lower Merion Township; Sockel, Margie, 1219 W. Wynnewood Road, Wynnewood, PA 19096.
- STEVENSON, DONALD F. - Collegeville Borough; Guzman, Lynn B., 110 Cobbler Court, Telford, PA 18969.
- TAGLEIBER, JOHN L. - Schwenksville Borough; Knoeller, Gloria K., 156 Random Road, Douglassville, PA 19518.
- TURNER, MERCEDES - Montgomery Township; Turner, Mimi E., 69 Adams Street, Brooklyn, NY 11201.
- WALL, HARRY F. - Marlborough Township; Forsell, Michelle M., 1107 Waltgraber Lane, Pennsburg, PA 18073.
- WERBOS, GEORGE O. - Upper Pottsgrove Township; Kennedy, Diane F., 1505 Patricia Lane, Pottstown, PA 19464.
- YERGER, RONALD - Pottstown Borough; Miller, Theresa E., 1212 Randy Drive, Pottstown, PA 19464.