
SHERIFF'S SALES

*By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, **September 30, 2026.***

To all parties in interest and claimants:

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

Third and Final Publication

By virtue of a Writ of Execution **No. 2022-19188**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Department store.

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

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2022-25156**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of "Robinhood Village" made for Mead Lands, Inc., recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Deed Book No. 2299 at Page 601, as follows, to wit:

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

BEING Lot No. 6 on said Plan.

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

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

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

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

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

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

UNDER AND SUBJECT TO certain building restrictions and conditions.

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

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

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

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

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

The improvements thereon are: Residential, residential vacant land under 5,000 square feet and residential dwelling.

Seized and taken in execution as the property of **Michael Casey** at the suit of Lakeview Loan Servicing, LLC. Debt: \$286,541.59.

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

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

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

By virtue of a Writ of Execution **No. 2023-23395**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate at Oaklane Station, in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey made thereof, by William T. Muldrew, Civil Engineer, on the 29th day of April, A.D. 1920, as follows, to wit:

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

BEING Lot No. 226.

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

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

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

The improvements thereon are: Duplex.

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

Portnoff Law Associates, Attorneys.

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

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

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

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

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

BEING Lot No. 35 on said Plan.

CONTAINING in area 18599 square feet, more or less.

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

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

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

The improvements thereon are: Single-family, residential.

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

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-05733**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

BEGINNING at a common corner of Lot 14 and Lot 15 on the Northerly side of Barrington Street (5' R.O.W.) and running; 1.) along said Northerly side, the following three (3) courses and distances: North 50 degrees 45 minutes 04 seconds West, a distance of 77.61 feet to a point of curve; thence, 2.) passing along an arc of a circle, curving to the left, having a radius of 175.00 feet, an arc distance of 135.55 feet, a chord bearing of North 72 degrees 56 minutes 26 seconds West, a chord distance of 132.18 feet; thence, 3.) North 22 degrees 10 minutes 30 seconds West, a distance of 7.69 feet to a point on line of T.M.P. No. 36-00-00463-00-5; thence, 4.) along T.M.P. No. 36-00-00463-00-5, North 67 degrees 49 minutes 30 seconds East, a distance of 195.00 feet to a corner of T.M.P. No. 36-00-01720-50-3; thence, 5.) Along T.M.P. No. 36-00-01720-50-3, South 50 degrees 45 minutes 04 seconds East, a distance of 113.48 feet to a corner of Lot 15; thence, 6.) along Lot 15, South 39 degrees 14 minutes 56 seconds West, a distance of 125.00 feet to the first mentioned point and place of beginning.

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

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

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

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

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

Archer & Greiner, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-19208**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Single-family.

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

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-20523**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT PARCEL of land in **Bridgeport Borough**, Montgomery County, Pennsylvania, as more fully described in Deed Book 4868 at Page 1320, ID #02-00-03396-004, being known and designated as meters and bounds property.

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

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

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-21485**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

CONTAINING 14,497 square feet.

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

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

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

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

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

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-22477**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, described according to a Plan of Maple Hill Development, and recorded in the Montgomery County Court House, in Plan Book Volume A-23 at Page 87, on January 3, 1975, more fully bounded and described as follows:

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

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

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

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

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

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

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

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

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-27446**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-01646**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, being described according to a Plan of Lots called "High Park", made by George B. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, on October 11, 1948, as follows, to wit:

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

UNDER AND SUBJECT to building Restrictions as of record.

BEING Lot No. 39 on said Plan.

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

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

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

The improvements thereon are: Single-family.

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

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-07879**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-15562**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN, messuage and lot, known as No. 756 Roosevelt Avenue, and situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-20662**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-22213**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

Orlans Law Group, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-22864**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

Friedman Vartolo LLP, Attorneys.

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

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

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

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

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

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

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

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

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

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

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

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-23865**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit designated as Unit 6, being a Unit in the Butler Park Condominium, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, as shown on a Plan of Butler Park Condominium, made for Butler Park Limited Partnership, by Robert A. Gilmore, R.A., St. Davids, Pennsylvania, dated March 14, 1936, and recorded with the Declaration of Condominium.

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

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

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

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

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

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

Ashleigh Levy Marin (Fein, Such, Kahn & Shepard), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-24029**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan thereof, called Plan of Lots - Hallowell, made by Charles E. Shoemaker, Registered Professional Engineer, dated August 6, 1951, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 2201 at Page 601, as follows, to wit:

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

BEING Lot No 31 on the aforementioned Plan.

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

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

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

The improvements thereon are: Residential, single-family.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-24564**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot of land, with the dwelling thereon erected, known as No. 49 Basin Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

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

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

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

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

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

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

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

Leopold and Associates, PLLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-25169**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Plan of "Colonial Manor", made by Charles E. Shoemaker, Registered Professional Engineer, dated June 5, 1963, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-7 at Page 93, as follows, to wit:

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

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

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

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

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

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

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

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

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

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

CONTAINING in area 0.773 acres, more or less.

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

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

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-29078**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

By virtue of a Writ of Execution **No. 2025-30248**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and being shown as Lot No. 2 as shown on a Plan of Subdivision, made for Morton H. Fetterolf, Jr., by Oscar Corson, Registered Professional Engineer, dated December 2, 1954, which Plan is recorded at Norristown, in Plan Book B-2 at Page 59, as follows, to wit:

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

CONTAINING 1.432 acres, more or less.

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

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

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

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

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

Hladik, Onorato and Federman, LLP, Attorneys.

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

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

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

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

BEGINNING at the Easterly corner of Unit No. 233, a common corner of Units No. 232 and 233, said corner located the following 2 courses and distances from the point of intersection of the center line of Iron Hill Way: (1) North 28 degrees 31 minutes 24 seconds West, a distance of 261.27 feet; thence, (2) South 61 degrees 28 minutes 36 seconds West, a distance of 45.81 feet to the point of beginning; and thence, running along and around Unit No. 233, the following 8 courses and distances, passing through a common party wall: (1) South 61 degrees 36 minutes 10 seconds West, a distance of 74.00 feet to a corner; thence, (2) North 28 degrees 23 minutes 50 seconds West, a distance of 28.00 feet to a corner; thence, (3) North 61 degrees 36 minutes 10 seconds East, a distance of 48.00 feet to a corner; thence, (4) South 28 degrees 23 minutes 50 seconds East, a distance of 7.50 feet to a corner; thence, (5) South 71 degrees 49 minutes 27 seconds East, a distance of 5.80 feet to a corner; thence, (6) North 18 degrees 37 minutes 21 seconds East, a distance of 6.03 feet to a corner; thence, (7) North 61 degrees 36 minutes 10 seconds East, a distance of 17.60 feet to a corner; thence, (8) South 28 degrees 23 minutes 50 seconds East, a distance of 20.40 feet to the first mentioned point and place of beginning.

BEING designated as Unit No. 233.

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

By virtue of a Writ of Execution **No. 2026-04462**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2026-04548**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania; described according to Subdivision Plan of Vernon Court, made by Schlosser & Clauss, Consulting Engineers, Inc., dated 5-10-2000, last revised 10-23-2000, and recorded in Plan Book A-59 at Page 482, as follows, to wit:

BEING Unit 50 as shown on the above-mentioned Plan.

BEING the same premises which T.H. Properties, A PA Limited Partnership, by Deed, dated 09/21/2001, and recorded 10/22/2001, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5381 at Page 1812, granted and conveyed unto Stephen Cooke and Amy Cooke, Tenants by the Entirety.

AND the said Stephen Cooke has departed this life, on or about 05/01/2005, thereby vesting title of the mortgaged premises unto Amy Cooke.

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

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

The improvements thereon are: Residential property.

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

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

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

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

By virtue of a Writ of Execution **No. 2026-05706**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

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

Kristine M. Anthou, Attorney.

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

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

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

NOTICE is hereby given that the shareholders and directors of **Michael Anthony Real Estate, Inc.**, a Pennsylvania corporation, with an address of 100 Springhouse Drive, Suite 105, Collegeville, PA 19426, have approved a proposal that the corporation dissolve voluntarily and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Unruh, Turner, Burke & Frees, Solicitors

P.O. Box 515

West Chester, PA 19381-0515

NOTICE is hereby given that the shareholders and directors of **Saddlebrook Estates, Inc.**, a Pennsylvania corporation, with an address of 1650 Governors Way, P.O. Box 1181, Blue Bell, PA 19422, have approved a proposal that the corporation dissolve voluntarily and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Unruh, Turner, Burke & Frees, Solicitors

P.O. Box 515

West Chester, PA 19381-0515

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.

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

Kaplin Stewart

910 Harvest Drive

Blue Bell, PA 19422

NOTICE is hereby given that the shareholders and directors of **Penn Therapy Associates, Inc.**, a Pennsylvania corporation, with an address of 2050 West Chester Pike, Havertown, PA 19083, have approved a proposal that the corporation dissolve voluntarily and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1977 of the Pennsylvania Business Corporation Law of 1988, as amended.

Warren, McGraw & Knowles, LLC

920 Lenmar Drive

Blue Bell, PA 19422

ARTICLES OF INCORPORATION FOR NONPROFIT

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on September 4, 2026, with respect to a proposed non-profit corporation **Greater Philadelphia Homeschool Science Fair, Inc.**, which has been incorporated under the Nonprofit Corporation Law of 1988.

The specific purpose of the organization is organizing an annual science fair and related educational programming for homeschooled students in the Greater Philadelphia area.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 31, 2026, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Total Team Xperience**

Total Team Xperience (TTX) is dedicated to developing youth through athletics, education, and mentorship. TTX provides opportunities for young people to build confidence, discipline, teamwork, leadership skills, and positive life experiences while preparing them for success both on and off the court.

CIVIL ACTION - NOTICES

Bingaman, Hess, Coblentz & Bell, P.C.
By: **Thomas A. Rothermel, Esquire**
Identification No. 92997

Treeview Corporate Center, Suite 100
2 Meridian Boulevard
Wyomissing, PA 19610
Ph: 610-374-8377
Fax: 610-376-3105

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-03381

ACTION IN MORTGAGE FORECLOSURE

Ambler Savings Bank
155 E. Butler Avenue
Ambler, PA 19002,
Plaintiff

vs.

Robert McCracken, Known Heir of
Robert W. McCracken, Jr., Deceased
35 W. Conestoga Road
Devon, PA 19333

Matthew McCracken, Known Heir of
Robert W. McCracken, Jr., Deceased
110 Nathan Drive
Cinnaminson, NJ 08077

Thomas McCracken, Known Heir of
Robert W. McCracken, Jr., Deceased
4520 Fitler Street
Philadelphia, PA 19114

Anne Cashman, Known Heir of
Robert W. McCracken, Jr., Deceased
728 Hamilton Road
Bryn Mawr, PA 19010

Katherine Matheussen, Known Heir of
Robert W. McCracken, Jr., Deceased
9248 Frankford Avenue
Philadelphia, PA 19114

Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest
from or under Robert W. McCracken, Jr., Deceased
46 Township Line Road, Apt. 22
Elkins Park, PA 19027,
Defendants

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

TO: Robert McCracken, Defendant, and all Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert W. McCracken, Jr., Deceased

You are hereby notified that Plaintiff, Ambler Savings Bank, has commenced an action against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2026-03381, by the filing of a Complaint in Mortgage Foreclosure on February 23, 2026. The action seeks to foreclose a mortgage upon the real property located at 46 Township Line Rd., Unit C220, Elkins Park, Montgomery County, Pennsylvania, Parcel ID No. 31-00-26564-14-4, given by Robert W. McCracken, Jr., and recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, on December 29, 2021 to Instrument No. 2021142204. Plaintiff seeks an in rem judgment in mortgage foreclosure in the amount of \$62,748.16, together with interest thereon, plus additional costs (including additional escrow advances), additional attorneys' fees and costs, and for foreclosure and sale of the mortgaged premises.

NOTICE

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

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

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

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

Thomas A. Rothermel, Esquire
Bingaman Hess
2 Meridian Blvd., Ste. 100
Wyomissing, PA 19610
610-374-8377

**ESTATE NOTICE
SERVICE BY PUBLICATION
ESTATE OF JOHN HOWARD VOGEL, SR.,
DECEASED
LATE OF MONTGOMERY COUNTY
NO. 46-2026-X2854**

**To: SCOTT VOGEL, heir of John Howard Vogel, Sr.,
Deceased (Date of Death: 8/30/25)**

A Petition for Citation to Compel Administration of Decedent's Estate by Surviving Heir or in the Alternative to Show Cause Why Petitioner or his Nominee Should Not Be Appointed Administrator, has been filed by a principal creditor of decedent, Citizens Bank, N.A., and a Citation has been awarded.

WE COMMAND YOU, That laying aside all business and excused whatsoever, to file an Answer to the within Petition or Motion before me Tina Lawson, Esq., Register for the probate of Wills and Granting of Letters of Administration, in and for the County of Montgomery at my office, One Montgomery Plaza, 4th Fl., P.O. Box 311, Norristown, PA, 19404-0311, on or before 9/25/26. Said Answer shall show cause, if any there be, why SAID HEIR SHOULD NOT BE COMPELLED TO ACT AS ADMINISTRATOR OF THE DECEDENT'S ESTATE OR IN THE ALTERNATIVE WHY PETITIONER OR ITS NOMINEE CHARLES A.J. HALPIN, III, ESQ. SHOULD NOT BE GRANTED LETTERS OF ADMINISTRATION. (A copy of the Petition and this Citation can be obtained from the Law Office of Charles A.J. Halpin, III, Esq., 215-563-4613). You are warned that if you fail to do so the case may proceed without you and a decision may be entered against you without further notice for the relief requested and you may lose money or property.

YOU SHOULD TAKE THIS NOTICE 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 INFO. ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFO. ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

CHARLES A.J. HALPIN, III, Esq.
The Land Title Bldg., #1830
100 S. Broad Street
Phila., PA 19110
215-563-4613

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

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

vs.

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

and

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

and

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

PUBLICATION SUMMONS

**THE STATE OF WISCONSIN, TO THE DEFENDANT
NAMED ABOVE:**

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

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

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

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

By: Josh C. Kopp
State Bar No. 1041791
Attorneys for Plaintiff

Mailing Address:

10 East Doty Street, Suite 900
 Madison, WI 53703
 T: 608-661-3963
 F: 608-316-3152
 josh.kopp@vonbriesen.com

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

ESTATE NOTICES

Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.

First Publication**ANGELO JR., STANLEY JOHN also known as**

**STANLEY JOHN ANGELO,
 STANLEY J. ANGELO and
 STANLEY ANGELO, dec'd.**

Late of Abington Township.
 Executor: MATTHEW LEVITSKY,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: MATTHEW A. LEVITSKY,
 FOX ROTHSCHILD LLP,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

BERKEY, ROBERT T., dec'd.

Late of Limerick Township.
 Executrix: JESSICA MARIE BENFIELD,
 c/o Robert P. Snyder, Esquire,
 121 Ivy Lane,
 King of Prussia, PA 19406.
 ATTORNEY: ROBERT P. SNYDER,
 SNYDER LAW GROUP, P.C.,
 121 Ivy Lane,
 King of Prussia, PA 19406

BIRCHFIELD, RUTH E., dec'd.

Late of Borough of Hatboro.
 Executor: WADE G. BIRCHFIELD,
 c/o Don J. Solomon, Esquire,
 300 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: DON J. SOLOMON,
 300 N. York Road,
 Hatboro, PA 19040

CAPASSO JR., PASQUALE, dec'd.

Late of Borough of Green Lane.
 Administrator DBNCTA: ALEXANDER V. CAPASSO,
 c/o Kenneth R. Pugh, Esquire,
 910 Harvest Drive, Suite 200,
 Blue Bell, PA 19422-0765.
 ATTORNEY: KENNETH R. PUGH,
 KAPLIN STEWART MELOFF REITER &
 STEIN, PC,
 910 Harvest Drive, Suite 200,
 Blue Bell, PA 19422-0765

CATAGNUS, SHARON L., dec'd.

Late of Borough of Norristown.
 Executors: RICHARD CINAGLIA,
 SHARON V. CATAGNUS AND
 ANTHONY J. CATAGNUS,
 c/o Lara A. Bolte, Esquire,
 301 E. Germantown Pike, First Floor,
 East Norriton, PA 19401.
 ATTORNEY: LARA A. BOLTE,
 SALVO ROGERS ELINSKI & SCULLIN,
 301 E. Germantown Pike, First Floor,
 East Norriton, PA 19401

DEHAAN, EDITH, dec'd.

Late of Wyncote, PA.
 Executrix: SHAYNA A. HUH.

DURKALEC, MARK ALFRED ANTHONY, dec'd.

Late of Marlborough Township.
 Personal Representative: EDITH A. DURKALEC,
 4301 Geryville Pike,
 Green Lane, PA 18054.

HEPPNER, GAIL E., dec'd.

Late of Upper Merion Township.
 Executrix: DAWN R. ZADROGA,
 c/o Jennifer L. Simons, Esquire,
 30 Cassatt Avenue,
 Berwyn, PA 19312.
 ATTORNEY: JENNIFER L. SIMONS,
 McANDREWS, MEHALICK, CONNOLLY,
 HULSE AND RYAN, P.C.,
 30 Cassatt Avenue,
 Berwyn, PA 19312

HUDACK, DAVID J., dec'd.

Late of Springfield Township.
 Executor: DAVID M. ENGLE,
 c/o Prokup & Swartz,
 7736 Main Street,
 Fogelsville, PA 18051.

JENSEN, KATHLEEN MARIE also known as

KATHLEEN M. JENSEN, dec'd.
 Late of Lower Pottsgrove Township.
 Executrix: KAREN MARIE JENSEN,
 c/o David G. Garner, Esquire,
 2129 E. High Street,
 Pottstown, PA 19464.

KLUG, MURRAY, dec'd.

Late of Springfield Township.
 Administrator: HARRY KLUG,
 54 Remsen Street, Apt. 1,
 Brooklyn, NY 11201.
 ATTORNEY: KRISTINA A. MILLER,
 COMMONS & COMMONS, LLP,
 30 Pelham Road,
 Philadelphia, PA 19119

KNAPP, DAVID A., dec'd.

Late of Upper Moreland Township.
 Administrator: MICHAEL C. KNAPP,
 c/o Carl M. Knapp, Esquire,
 809 N. Bethlehem Pike, Unit F2,
 Ambler, PA 19002.
 ATTORNEY: CARL M. KNAPP,
 KNAPP LAW, LLC,
 809 N. Bethlehem Pike, Unit F2,
 Ambler, PA 19002

KOWALCZUK, PETER A., dec'd.

Late of Upper Providence Township.
 Executor: CORBIN J. DUNPHY,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.

ATTORNEY: ANDREW C. LAIRD,
KING LAIRD, P.C.,
360 W. Main Street,
Trappe, PA 19426

LYONS, HELENE M., dec'd.

Late of Borough of Hatboro.
Executor: MARTIN A. LYONS,
c/o Don J. Solomon, Esquire,
300 N. York Road,
Hatboro, PA 19040.
ATTORNEY: DON J. SOLOMON,
300 N. York Road,
Hatboro, PA 19040

**MANN, JAMES ARTHUR also known as
JAMES A. MANN, dec'd.**

Late of Borough of Royersford.
Administratrix: SHIRLEY MANN,
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

MATASE, MARY ANNA, dec'd.

Late of Harleysville, PA.
Executrix: BARBARA MATASE,
170 Middle Park Drive,
Souderton, PA 18964.

McNALLY, MATTHEW CHARLES also known as

**MATTHEW McNALLY,
MATTHEW C. McNALLY and
MATT McNALLY, dec'd.**
Late of Borough of Lansdale.
Executrix: MEGHAN EMILY McNALLY,
c/o Philip G. Italiano, Esquire,
1500 Walnut Street, 7th Floor West,
Philadelphia, PA 19102.
ATTORNEY: PHILIP G. ITALIANO,
1500 Walnut Street, 7th Floor West,
Philadelphia, PA 19102

MILLER, EVELYN HOOPES, dec'd.

Late of Upper Dublin Township.
Executrix: MARGARET HOOPES MILLER CLASS,
c/o Sarah A. Eastburn, Esquire,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137.
ATTORNEY: SARAH A. EASTBURN,
EASTBURN AND GRAY, P.C.,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137

**MILLINGHAUSEN, HARRY PAUL also known as
PAUL MILLINGHAUSEN and
H. PAUL MILLINGHAUSEN, dec'd.**

Late of Whitpain Township.
Executrix: SHARON LEE MILLINGHAUSEN,
c/o Lara A. Bolte, Esquire,
301 E. Germantown Pike, First Floor,
East Norriton, PA 19401.
ATTORNEY: LARA A. BOLTE,
SALVO ROGERS ELINSKI & SCULLIN,
301 E. Germantown Pike, First Floor,
East Norriton, PA 19401

NEELY, THOMAS J., dec'd.

Late of Borough of Pottstown.
Executrix: WENDY L. ROGERS,
135 S. Keim Street,
Pottstown, PA 19464.

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

PAK, THOMAS, dec'd.

Late of Lansdale, PA.
Executor: IN SOO PAK,
1500 Garden Road,
Lansdale, PA 19446.
ATTORNEY: PAUL ROATH,
LAW OFFICE OF PAUL ROATH,
P.O. Box 427,
Norristown, PA 19404

PENROSE, PATRICIA J., dec'd.

Late of Borough of Green Lane.
Executrix: PATRICIA A. BERNHEISEL,
c/o Christopher P. Mullaney, Esquire,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

RYAN, RACHELLE, dec'd.

Late of Towamencin Township.
Executrix: ALICIA ANN DIXON,
610 Hartzel Way,
Sellersville, PA 18960.
ATTORNEY: ABIGAIL M. ZONARICH,
METTE,
7 Neshaminy Interplex, Suite 400,
Trevose, PA 19053

SCHROEDER, STEPHEN T., dec'd.

Late of Montgomery Township.
Administratrix: KARYN SCHROEDER,
c/o Anna O. Sappington, Esquire and
Judith Stutman Izes, Esquire,
101 Old York Road, Suite 303,
Jenkintown, PA 19046.
ATTORNEY: ANNA O. SAPPINGTON,
JUDITH STUTMAN IZES,
ANNA SAPPINGTON P.C.,
101 Old York Road, Suite 303,
Jenkintown, PA 19046

SMITH, CRAIG, dec'd.

Late of Borough of Lansdale.
Executor: ANDREW L. BERGEY,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

TAYLOR, KAREN ANNE, dec'd.

Late of Upper Moreland Township.
Executor: DAVE B. TAYLOR,
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

TORELLO, JOAN H., dec'd.

Late of Whitpain Township.
Executrix: SHARON L. TORELLO,
c/o Carol R. Livingood, Esquire,
130 N. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087-0191.

ATTORNEY: CAROL R. LIVINGOOD,
TIMONEY KNOX LLP,
130 N. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087-0191

TUROCK, JOHN JOSEPH, dec'd.

Late of Collegeville, PA.
Executrix: STACEY FOSTER,
445 Chestnut Street,
Collegeville, PA 19426.

URUSOW, RUDY, dec'd.

Late of Hatfield, PA.
Executrix: GEREL L. ELSETINOW,
c/o David C. Onorato, Esquire,
298 Wissahickon Avenue,
North Wales, PA 19446.
ATTORNEY: DAVID C. ONORATO,
HLADIK, ONORATO & FEDERMAN, LLP,
298 Wissahickon Avenue,
North Wales, PA 19454

WAXLER, RICHARD, dec'd.

Late of Borough of Pottstown.
Executor: BARRY WAXLER,
5040 Seachase Way,
San Diego, CA 92130.
ATTORNEY: FREDERICK M. NICE,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

WHITENIGHT, DORIS GENE, dec'd.

Late of Spring Mount, PA.
Executor: GLENDA A. RAINES.
ATTORNEY: ROBERT J. REILLEY, JR.,
BELLO, REILLEY, McGRORY, DiPIPPA &
BELLO, P.C.,
144 E. DeKalb Pike, Suite 300,
King of Prussia, PA 19406

WYATT, PHYLLIS A., dec'd.

Late of Rockledge, PA.
Executor: WALTER G. WYATT, JR.,
742 Kirkwood Avenue,
Jenkintown, PA 19046.

ZHOU, WEIQIU, dec'd.

Late of Willow Grove, PA.
Administratrix: YING ZHOU,
3545 Welsh Road,
Willow Grove, PA 19090.
ATTORNEY: PAUL ROATH,
LAW OFFICE OF PAUL ROATH,
P.O. Box 427,
Norristown, PA 19404

Second Publication

ADAMS, NANCY MARIE, dec'd.

Late of Borough of Norristown.
Executors: MARIA DeLUCA,
CHARLES J. DeLUCA, JR. AND
MARGARET ANN DeLUCA,
c/o John J. Del Casale, Esquire,
300 W. State Street, Suite 207,
Media, PA 19063-2639.
ATTORNEY: JOHN J. DEL CASALE,
M. MARK MENDEL, LTD.,
300 W. State Street, Suite 207,
Media, PA 19063-2639

**ADAMS, NEYSA C. also known as
NEYSA ADAMS, dec'd.**

Late of Lower Merion Township.
Executrices: CAROL A. KIRSHNER AND
JUDITH ANNE ADAMS,
c/o David B. Pudlin, Esquire,
1735 Market Street, 26th Floor,
Philadelphia, PA 19103.

ATTORNEY: DAVID B. PUDLIN,
HANGLEY ARONCHICK SEGAL PUDLIN &
SCHILLER,
1735 Market Street, 26th Floor,
Philadelphia, PA 19103

**ALBERT, LISA ANN also known as
LISA A. ALBERT, dec'd.**

Late of East Norriton Township.
Executrix: JACQUELYN DOROTHY MACK,
314 Grandview Circle,
Honey Brook, PA 19344.
ATTORNEY: EUGENE ORLANDO, JR.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

**APPELBAUM, MARCIA NORMA also known as
MARCY APPELBAUM, dec'd.**

Late of Abington Township.
Executor: JASON SETH ENELOW,
504 Society Place,
Newtown, PA 18940.
ATTORNEY: ABIGAIL M. ZONARICH,
METTE,
7 Neshaminy Interplex, Suite 400,
Trevose, PA 19053

ATIENZA, CHRISTIAN ANDRE, dec'd.

Late of Borough of Conshohocken.
Executrix: KATRIN ATIENZA,
337 Overlook Lane,
Conshohocken, PA 19428.
ATTORNEY: BASS WILDER CHADWICK,
CHADWICK ESTATE LAW PLLC,
150 N. Radnor Chester Road, Suite F200,
Wayne, PA 19087

AVERY, SHARON L., dec'd.

Late of Whitpain Township.
Executrix: SHERYL L. AVERY HEARN,
c/o Nathan Egner, Esquire,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087.
ATTORNEY: NATHAN EGNER,
DAVIDSON & EGNER,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087

**BACKOS, ANNA ANITA also known as
ANNA A. BACKOS and
ANITA BACKOS, dec'd.**

Late of Lower Merion Township.
Executor: ANTONIOS C. BACKOS,
c/o Stephen D. Potts, Esquire,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087-3115.
ATTORNEY: STEPHEN D. POTTS,
HERR, POTTS & POTTS, LLC,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087-3115

BERARDELLI, ROBERT LAWRENCE, dec'd.

Late of Worcester Township.
 Executrices: CAROL ANN BERARDELLI AND
 LYNN M. BERARDELLI,
 c/o Nikolaos I. Tsouros, Esquire,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406.
 ATTORNEY: NIKOLAOS I. TSOUROS,
 LAW OFFICES OF WENDY F. BLECZINSKI,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406

BUSCH, CONNIE L., dec'd.

Late of Hatfield, PA.
 Administrator: LARRY BUSCH,
 c/o David C. Onorato, Esquire,
 298 Wissahickon Avenue,
 North Wales, PA 19454.
 ATTORNEY: DAVID C. ONORATO,
 HLADIK, ONORATO & FEDERMAN, LLP,
 298 Wissahickon Avenue,
 North Wales, PA 19454

CASTERLINE, JOANN R., dec'd.

Late of Hatfield Township.
 Executrix: MEGAN CONWELL,
 117 Orlemann Avenue,
 Oreland, PA 19075.
 ATTORNEY: BRIAN P. McVAN,
 McVAN AND WEIDENBURNER,
 162 S. Easton Road,
 Glenside, PA 19038

CHAPURAN, RONALD FRANCIS also known as

RONALD F. CHAPURAN, dec'd.
 Late of East Norriton Township.
 Executrix: JEAN A. DURLING,
 c/o William B. Cooper, III, Esquire,
 P.O. Box 673, Exton, PA 19341-0673.
 ATTORNEY: WILLIAM B. COOPER, III,
 FOX ROTHSCHILD LLP,
 P.O. Box 673, Exton, PA 19341-0673

COFFIN, GAEL PENDLETON also known as

GAEL COFFIN and
GAEL P. COFFIN, dec'd.
 Late of Borough of Bryn Athyn.
 Executor: JUSTIN D. COFFIN,
 c/o Judd A. Serotta, Esquire,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103.
 ATTORNEY: JUDD A. SEROTTA,
 COZEN O'CONNOR,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103

DANKO, DENNIS MICHAEL, dec'd.

Late of Schwenksville, PA.
 Executrix: DENISE DANIELS,
 28 Wismer Road,
 Schwenksville, PA 19473

DETWILER, DONALD Z., dec'd.

Late of Franconia Township.
 Executors: KERRY M. DETWILER,
 111 Ellen Way,
 Harleysville, PA 19438,
 TRACY Y. LANDIS,
 333 Pondview Drive,
 Harleysville, PA 19438.

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

DeVIVO, LOUISE, dec'd.

Late of Lower Merion Township.
 Executrix: DENISE DE VIVO FARRER,
 c/o April L. Charleston, Esquire,
 60 W. Boot Road, Suite 201,
 West Chester, PA 19380.
 ATTORNEY: APRIL L. CHARLESTON,
 THE CHARLESTON FIRM,
 60 W. Boot Road, Suite 201,
 West Chester, PA 19380

DINUNZI, FRANK, dec'd.

Late of Borough of Conshohocken.
 Administratrix: KAREN S. LORENCE,
 300 Cedar Grove Road,
 Conshohocken, PA 19428.
 ATTORNEY: DAVID J. SCHILLER,
 SCHILLER LAW ASSOCIATES,
 530 Swede Street,
 Norristown, PA 19401

DOUGHERTY, KAREN LOUISE also known as

KAREN R. DOUGHERTY, dec'd.
 Late of Harleysville, PA.
 Executrix: SUSAN BETH DOUGHERTY,
 76 Courter Road,
 Franklin Lakes, NJ 07417.

ESTES, RICHARD J. also known as

RICHARD JAMES ESTES and
RICHARD JAMES THOMAS ESTES, dec'd.
 Late of Whitmarsh Township.
 Executors: LYNN ESTES CALKINS AND
 DAVID J. PAYNE,
 c/o Erica A. Russo, Esquire,
 1001 Conshohocken Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: ERICA A. RUSSO,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken Road, Suite 1-300,
 West Conshohocken, PA 19428

FEENEY, MARGUERITE C., dec'd.

Late of Pottstown, PA.
 Executrix: MARY E. BURCKHARDT,
 91 Stone Hill Drive,
 Pottstown, PA 19464.
 ATTORNEY: MARK R. SPROW,
 9 E. Lancaster Avenue,
 Shillington, PA 19607

FRANKENFIELD SR., LARRY A., dec'd.

Late of Palm, PA.
 Executor: LARRY FRANKENFIELD, JR.
 ATTORNEY: CHRISTOPHER H. MEINZER,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

GALL, LINDA R., dec'd.

Late of Abington Township.
 Executor: CHRISTOPHER P. BAKER,
 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

GERALD, KELLY also known as**KELLY A. GERALD, dec'd.**

Late of Hatfield Township.

Executrix: LAURA M. MERCURI,

104 N. York Road,

Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,

DUFFY NORTH,

104 N. York Road,

Hatboro, PA 19040

GODSHALL, PERRY L., dec'd.

Late of New Hanover Township.

Executrix: MARK L. ZIMMERMAN,

c/o Christopher P. Mullaney, Esquire,

598 Main Street, P.O. Box 24,

Red Hill, PA 18076-0024.

ATTORNEY: CHRISTOPHER P. MULLANEY,

MULLANEY LAW OFFICES,

598 Main Street, P.O. Box 24,

Red Hill, PA 18076-0024

GRZYWACZ, LISA D., dec'd.

Late of Royersford, PA.

Administrator: CARL GRZYWACZ,

329 Vista Drive,

Phoenixville, PA 19460.

HAMILTON, WILLIAM G., dec'd.

Late of Abington Township.

Executrix: NAN W. HAMILTON,

c/o Karen M. Stockmal, Esquire,

1235 Westlakes Drive, Suite 320,

Berwyn, PA 19312.

ATTORNEY: KAREN M. STOCKMAL,

KMS LAW OFFICES, LLC,

1235 Westlakes Drive, Suite 320,

Berwyn, PA 19312

KLINE JR., ALBERT THEODORE, dec'd.

Late of Upper Dublin Township.

Executor: DONALD F. KLINE,

c/o Carol R. Livingood, Esquire,

130 W. Lancaster Avenue, P.O. Box 191,

Wayne, PA 19087-0191.

ATTORNEY: CAROL R. LIVINGOOD,

TIMONEY KNOX, LLP,

130 W. Lancaster Avenue, P.O. Box 191,

Wayne, PA 19087-0191

KNECHEL, GLADYS G., dec'd.

Late of Harleysville, PA.

Co-Executors: JERYL M. KNECHEL,

443 Stover Road,

Harleysville, PA 19438,

GLORIA J. BERGEY,

2745 Diamond Street,

Hatfield, PA 19440,

EILEEN K. PARMER,

491 Indian Creek,

Harleysville, PA 19438.

ATTORNEY: KATELYN M. HALDEMAN,

LEGACY LAW PLLC,

147 W. Airport Road,

Lititz, PA 17543

KOKINDA, DOLORES E. also known as**DOLORES ELEANOR KOKINDA, dec'd.**

Late of Towamencin Township.

Executrix: LYNN V. SNYDER,

817 Columbia Avenue,

Lansdale, PA 19446.

ATTORNEY: BRIAN D. GOURLEY,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,

114 E. Broad Street, P.O. Box 769,

Souderton, PA 18964

KORCZYNSKI, JOSEPH, dec'd.

Late of Lower Providence Township.

Administratrix CTA: TAMMY M. KORCZYNSKI,

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

KWASNAK, DIANE T., dec'd.

Late of Upper Moreland Township.

Executor: PETER HUMPHREYS,

515 Lincoln Avenue,

Willow Grove, PA 19090.

ATTORNEY: JANNA M. PELLETIER,

535 N. Church Street, Suite 115,

West Chester, PA 19380

LEVIN, JOYCE LUCILLE also known as**JOYCE L. LEVIN,****JOYCE LEVIN and****JOYCE LUCILLE SCIARRA, dec'd.**

Late of Whitpain, PA.

Executors: SAMUEL LEVIN,

20 N. Front Street, Apt. 3E,

Philadelphia, PA 19106,

JOSHUA LEVIN,

446 Dean Street, Apt. 4R,

Brooklyn, NY 11217.

ATTORNEY: WENDY J. ASHBY,

ASHBY LAW OFFICES, LLC,

314 W. Broad Street, Suite 118,

Quakertown, PA 18951

LINCUL, ELIZABETH, dec'd.

Late of Plymouth Township.

Executrix: SUZANNE M. LAMLIN,

c/o Gail P. Roth, Esquire,

301 E. Germantown Pike, Suite 100,

East Norriton, PA 19401.

ATTORNEY: GAIL P. ROTH,

SALVO ROGERS ELINSKI & SCULLIN,

301 E. Germantown Pike, Suite 100,

East Norriton, PA 19401

McGINN-JANOFF, PAULA, dec'd.

Late of Montgomery Township.

Executor: JOSEPH MCGINN,

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

McGOWAN, WILLIAM JOHN, dec'd.

Late of Borough of Hatboro.

Executors: MATTHEW B. MCGOWAN AND

REBECCA L. WEAVER,

c/o Don J. Solomon, Esquire,

300 N. York Road,

Hatboro, PA 19040.

ATTORNEY: DON J. SOLOMON,
300 N. York Road,
Hatboro, PA 19040

**McMULLIN JR., FRANCIS D. also known as
FRANK D. McMULLIN, JR., dec'd.**

Late of Whitpain Township.
Executrix: CAROL LEE FRANK,
c/o Lara A. Bolte, Esquire,
301 E. Germantown Pike, Suite 100,
East Norriton, PA 19401.
ATTORNEY: LARA A. BOLTE,
SALVO ROGERS ELINSKI & SCULLIN,
301 E. Germantown Pike, Suite 100,
East Norriton, PA 19401

**MICHAEL, GAYLE also known as
GAYLE GRANATIR MICHAEL, dec'd.**

Late of Lower Merion Township.
Executor: MATTHEW D. MICHAEL,
c/o Andrew Gavrín, Esquire,
306 Clairemont Road,
Villanova, PA 19085.
ATTORNEY: ANDREW GAVRIN,
THE LAW OFFICE OF ANDREW GAVRIN,
306 Clairemont Road,
Villanova, PA 19085

MILLINGHAUSEN, MARY I., dec'd.

Late of Whitpain Township.
Executrix: DONNA L. KOENIG,
c/o Lara A. Bolte, Esquire,
301 E. Germantown Pike, Suite 100,
East Norriton, PA 19401.
ATTORNEY: LARA A. BOLTE,
SALVO ROGERS ELINSKI & SCULLIN,
301 E. Germantown Pike, Suite 100,
East Norriton, PA 19401

MONFORT, EILEEN R., dec'd.

Late of Norristown, PA.
Executors: PETER G. MONFORT AND
TERESA M. DeSANTIS.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

MOSS, LINDA A., dec'd.

Late of Gilbertsville, PA.
Executor: GARY J. MOSS,
541 Harting Circle,
Warminster, PA 18974.

NOVITSKI, LESLIE A., dec'd.

Late of Pottstown, PA.
Executrix: KRISTEN SHEA MOYER,
c/o H. Charles Markofski, Esquire,
1258 E. Philadelphia Avenue,
Gilbertsville, PA 19525-9673.
ATTORNEY: H. CHARLES MARKOFSKI,
1258 E. Philadelphia Avenue,
Gilbertsville, PA 19525-9673

**PARKER, MARCIA W. also known as
MARCIA WITTERS PARKER, dec'd.**

Late of Towamencin Township.
Executor: DAVID J. PARKER,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 103,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 103,
Lansdale, PA 19446

PARSONS, JEAN B., dec'd.

Late of Lower Providence Township.
Executrix: LINDA P. SALZER,
c/o Ernest D. Palmarella, Esquire,
Swedesford Park, Suite 105,
1255 Drummers Lane,
Wayne, PA 19087.

ATTORNEY: ERNEST D. PALMARELLA,
PALMARELLA & RAAB, PC,
Swedesford Park, Suite 105,
1255 Drummers Lane,
Wayne, PA 19087

PAUL, MARY T., dec'd.

Late of Hatfield Township.
Executor: BARBARA J. PAUL,
312 Mansfield Circle,
Quakertown, PA 18951.

PENNINGTON JR., LEWIS, dec'd.

Late of Borough of Pottstown.
Administratrix: BONNIE L. PENNINGTON,
348 W. King Street,
Pottstown, PA 19464.
ATTORNEY: JESSICA R. GRATER,
MONASTRA & GRATER, LLC,
740 E. High Street,
Pottstown, PA 19464

PICURI, DEBRA A., dec'd.

Late of Borough of Bridgeport.
Administratrix: BRITTANY PICURI,
900 Glasgow Street,
Pottstown, PA 19464.
ATTORNEY: SCOTT G. HOH,
606 N. 5th Street,
Reading, PA 19601

RAYFIELD, PATRICIA W., dec'd.

Late of Lower Merion Township.
Executors: MICHAEL B. RAYFIELD AND
JOSHUA RAYFIELD,
c/o Jennifer L. Zegel, Esquire,
Three Logan Square, 5th Floor,
1717 Arch Street,
Philadelphia, PA 19103.
ATTORNEY: JENNIFER L. ZEGEL,
KLEINBARD LLC,
Three Logan Square, 5th Floor,
1717 Arch Street,
Philadelphia, PA 19103

ROBERTS, JOAN C., dec'd.

Late of Lower Merion Township.
Executors: AVEREL R. WILSON AND
BRYN MAWR TRUST COMPANY,
c/o Megan E. O'Rourke, Esquire,
1617 JFK Boulevard, Suite 550,
Philadelphia, PA 19103.
ATTORNEY: MEGAN E. O'ROURKE,
MARRONE & O'ROURKE LLP,
1617 JFK Boulevard, Suite 550,
Philadelphia, PA 19103

**SCHUCK, ROBERT J. also known as
ROBERT J. SCHUCK SR., dec'd.**

Late of Hatfield Township.
Executrix: BARBARA A. BALL,
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

**SCHWARTZ, RYAH P. also known as
RYAH PAULINE SCHWARTZ, dec'd.**

Late of Abington Township.
 Executor: WILLIAM L. SCHWARTZ,
 c/o Neal G. Wiley, Esquire,
 1880 JFK Boulevard, Suite 1740,
 Philadelphia, PA 19103.
 ATTORNEY: NEAL G. WILEY,
 ALEXANDER & PELLI, LLC,
 1880 JFK Boulevard, Suite 1740,
 Philadelphia, PA 19103

**STILES, JOAN E. also known as
JOAN EDENBORN STILES, dec'd.**

Late of Worcester Township.
 Executor: MR. MICHAEL R. STILES,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

TODD, ROBERT J., dec'd.

Late of Hatboro, PA.
 Executrix: BARBARA A. TODD,
 c/o Adrian L. Meyer, Esquire,
 62 N. Church Street,
 Doylestown, PA 18901.
 ATTORNEY: ADRIAN L. MEYER,
 LAW OFFICE OF ADRIAN L. MEYER,
 62 N. Church Street,
 Doylestown, PA 18901

**TUHACEK, CATHERINE THERESA also known as
KAY TUHACEK, dec'd.**

Late of Franconia Township.
 Executor: DONALD TUHACEK,
 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

TYSON, ANGELA M., dec'd.

Late of Upper Gwynedd Township.
 Executrix: WENDY A. TYSON,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 103,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 103,
 Lansdale, PA 19446

URENA, SANDY, dec'd.

Late of Melrose Park, PA.
 Administrator: ELENIS URENA,
 3370 Stonewyck Street,
 Orlando, FL 32824.

VANDERMARK, GEORGE, dec'd.

Late of Conshohocken, PA.
 Administrator: ERIC J. STORTI,
 1501 Butler Pike,
 Conshohocken, PA 19428.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

WALKER, NANCY S., dec'd.

Late of Hatfield Township.
 Executor: MORGAN MUNOZ,
 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

WILSON, MICHAEL BRIAN, dec'd.

Late of Springfield Township.
 Administratrix: KRISTEN HOTCHKISS WILSON,
 c/o Amy C. Quigg, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: AMY C. QUIGG,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

ZIMMERMAN, BARRY L., dec'd.

Late of Abington Township.
 Executrix: PAMELA H. ZIMMERMAN,
 c/o Kathryn H. Crary, Esquire,
 1275 Drummers Lane, Suite 210,
 Wayne, PA 19087.
 ATTORNEY: KATHRYN H. CRARY,
 GADSDEN SCHNEIDER & WOODWARD LLP,
 1275 Drummers Lane, Suite 210,
 Wayne, PA 19087

Third and Final Publication**ASTON, ROBERT W., dec'd.**

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

BIRKMIRE, FLORENCE E., dec'd.

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

BROUDY, JEFFREY P., dec'd.

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

CANALLY, MARGARET J., dec'd.

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

COHEN, LEONARD H., dec'd.

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

DAVIS, ELFRIDA, dec'd.

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

DOROZINSKY, MOLLY JEAN, dec'd.

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

EDLEMAN, KEITH A., dec'd.

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

EPPS, NORMAN J. also known as**JEFFREY N. EPPS, dec'd.**

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

INTERRANTE JR., AUGUSTINE JOSEPH, dec'd.

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

KLINGER, SCOTT J., dec'd.

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

LAMB, ROBERT, dec'd.

Late of Borough of Lansdale.
 Executrix: LAURA LAMB.

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

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

LIGHTFOOT, BARRY NEIL also known as**BARRY N. LIGHTFOOT, dec'd.**

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

MAIER, ARTHUR F., dec'd.

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

McGLAUGHLIN, MILDRED A., dec'd.

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

McKEON, ELEANOR B., dec'd.

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

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

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

SCHAEFFER, CHARLES A., dec'd.

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

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

Late of Whitpain Township.
 Executor: JOSEPH P. DOUGHER,
 c/o Douglas L. Kaune, Esquire,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460.

ATTORNEY: DOUGLAS L. KAUNE,
UNRUH, TURNER, BURKE & FREES, PC,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460

STRAUBEL, AMY, dec'd.

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

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

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

TRUMBORE, JANE D., dec'd.

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

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

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

WHITE, KEVIN RICHARD, dec'd.

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

WILSON, GARY, dec'd.

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

WOLSTENHOLME, LINDA JANE, dec'd.

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

TRUST NOTICES

First Publication

**JEROME W. RALPH
REVOCABLE LIVING TRUST
DATED FEBRUARY 19, 2001, AS AMENDED
Jerome W. Ralph, Dec.'d.**

Late of Plymouth 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: Madelyn Malis
c/o Jonathan H. Ellis, Esq.
Flaster Greenberg, PC
One Tower Bridge, #100
100 Front St.
Conshohocken, PA 19428

Second Publication

**MARY ANN O'BRIEN IRREVOCABLE TRUST
MARY ANN O'BRIEN, DEC'D.**

Late of Whitpain 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: Walter O'Brien
9815 Spring Ridge Lane, Vienna, VA 22182

Trustee's Attorney: Kevin S. Frankel
150 N. Radnor Chester Road, Suite F200
Radnor, PA 19087

**THE SCARLETT 2017 REVOCABLE TRUST
Irene Cecelia Scarlett, Dec'd.**

Late of Towamencin 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: Kelli J. Scarlett, Shawn W. Scarlett &
Timothy J. Scarlett
127 Green St., Souderton, PA 18964

Atty.: Lara A. Bolte
Salvo Rogers Elinski & Scullin
301 E. Germantown Pike, #100, E. Norriton, PA 19401

Third and Final Publication

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

Late of Springfield Twp., Montgomery County, PA

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

Trustees: Roger D. Stewart and Thomas A. Stewart, III
c/o Brook Hastings, Esquire
4259 W. Swamp Road, Suite 240, Doylestown, PA 18902

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

EXECUTIONS ISSUED

Week Ending September 8, 2026

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

ARTILLERY BREWING COMPANY - Sysco Corporation; 202620258; \$8,314.12.
BEIDEMAN, JEFFREY: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 200729424; WRIT/EXEC.
BISIGNARO, LEONARD: CHRISTINA - The Bank of New York Mellon; 202422352.
DARBOUZE, DAYANA: WSFS BANK, GRNSH. - Arrow Financial Services, LLC; 201000190; \$3,558.40.
EVIN ELECTRIC, LLC - Wilson's Check Cashing; 202619374; \$8,714.75.
JUSTICE CASH BUYERS, LLC: JPMORGAN CHASE BANK, N.A., GRNSH. - Shelton, James; 202620470; \$11,595.00.
MULLEN, BROCK: BROCK HAULING & EXCAVATING, LLC: MULLER, BROCK: KEY BANK, GRNSH. - Eagle Power and Equipment Corp.; 202619406; \$6,620.24.
NESTER, ANTONELLA: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Barclays Bank Delaware; 202000541; \$7,026.93.
PRO SOLUTIONS HOME RENOVATIONS, LLC: KRAEMER, DENNIS: CHASE BANK, GRNSH. - S & K Distribution, LLC; 202620401; \$19,269.24.
SPIETH, BRIAN: DONNA - Rocket Mortgage, LLC; 202608005; \$264,404.08.
STOVER, RICHARD - U.S. Bank Trust, N.A., as Trustee for LB-Trecho; 202520002.
VASQUEZ, FRANCISCO: TRUIST BANK, GRNSH. - LVNV Funding, LLC; 200732055; WRIT/EXEC.
WEISS, CHRISTOPHER: KATHRYN - Citigroup Mortgage Loan Trust 2022 RP2; 202521809.
WHEELER, DYLAN: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 200818678; WRIT/EXEC.
WOLPERT, DAVID - Wells Fargo Bank, N.A.; 202610392; \$74,742.04.

JUDGMENTS AND LIENS ENTERED

Week Ending September 8, 2026

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

BATTEL, DIANN - Capital One, N.A.; 202620735; Judgment fr. District Justice; \$4,804.91.
CLADPACK 432114, LLC - Skippack Corner, L.P.; 202620554; Complaint in Confession of Judgment; \$489,410.19.
COXBELL, DAVID - First Montgomery Properties, Inc.; 202620682; Judgment fr. District Justice; \$4,166.43.
KANE, BRIAN - Capital One, N.A.; 202620716; Judgment fr. District Justice; \$2,657.28.

RAMIREZ, BETHANY - Walsh, Brian; 202620541; Judgment fr. District Justice; \$3,707.00.
ROBERTO, JOSEPH - Capital One, N.A.; 202620723; Judgment fr. District Justice; \$5,047.49.
SEMETEI K.G., INC.: SEMETEI, ASYLBEK - ULUU-TOO, Inc.; 202620636; Judgment fr. District Justice; \$5,183.75.
SHIPMAN, ERICKA - Capital One, N.A.; 202620708; Judgment fr. District Justice; \$2,447.66.
STAFFIERI PRINCIPLE, ANTHONY - Schoetz, Joseph; 202620534; Judgment fr. District Justice; \$10,742.34.
STEPHENS, CHRISTOPHER - Capital One, N.A.; 202620731; Judgment fr. District Justice; \$4,341.69.
WHITE, TENILLE - Capital One, N.A.; 202620733; Judgment fr. District Justice; \$3,741.40.

UNITED STATES INTERNAL REV. - entered claims against:

Daku, Entela; 202670574; \$64,051.95.
Daku, Gani; 202670573; \$64,051.95.
Dupriest, Samantha; 202670577; \$3,386.20.
Flores, F.: Guerrero, A.; 202670572; \$308,114.75.
Glennon, Daniel; 202670570; \$122,169.37.
Go, Young; 202670568; \$115,462.83.
Golden, David; 202670580; \$50,887.21.
Haig & Company, LLC; 202670576; \$99,698.39.
Ianieri, Antonello: C.; 202670565; \$64,709.02.
IPS Professional Engineers, et al.; 202670567; \$243,890.19.
Kzach Janitorial Supplies, LLC; 202670578; \$43,912.09.
Murray, Erik; 202670566; \$251,691.98.
RPH Group; 202670564; \$18,367.12.
Salkowski, Billy; 202670569; \$143,537.82.
Thomco, Incorporated; 202670575; \$41,706.82.
Titano, Francis: Tammy; 202670571; \$183,875.64.
William's Elite Trucking, LLC; 202670579; \$89,874.28.

UPPER MORELAND-HATBORO JOINT SEWER AUTHORITY

Anderson, Joseph: Wendy; 202620700; \$364.05.
Balibar, Vadim: Kaiser, Jessica; 202620701; \$473.71.
Bender, Jane; 202620702; \$362.02.
Booth, Lora; 202620703; \$326.37.
Burns, Jason; 202620704; \$359.87.
Canty, Regina; 202620710; \$345.28.
Creighton, Timothy: Taylor; 202620711; \$396.91.
Deal, Brian; 202620712; \$486.26.
Evin Electric, LLC; 202620713; \$390.98.
Helm, Brian: Kimberly; 202620714; \$403.40.
Infinite Enterprises Llc; 202620725; \$488.64.
Johnson, Julia: Aubrey, Christian; 202620726; \$418.27.
Karpowich, Glen: Alison; 202620727; \$325.54.
Kotkoskie, Frank; 202620729; \$383.77.
Loftus, Matthew: Kristen; 202620736; \$427.67.
Mackey, John; 202620737; \$388.79.
Maselko, Thomas: Bianca; 202620738; \$327.22.
McKevitt, Michael; 202620739; \$376.09.
Minicucci, Saverio: Starker-Minicucci, Ellen; 202620740; \$328.05.
Morgan Stanley Mortgage Loan Trust; 202620748; \$328.43.
Mueller, Kent; 202620749; \$710.52.
Pastor, Charles: Marianne: Wyatt, Catherine; 202620750; \$492.96.
Rizzo, Joseph: Cristine; 202620751; \$337.92.

Rohrbach, Lori; 202620752; \$400.53.
 Rush, Joseph; Caitlin; 202620755; \$367.40.
 Sanoy, Rochelle; 202620756; \$389.80.
 Sciallis, Joseph; Nichole; 202620757; \$568.29.
 Stieber, Michael; Ashley; 202620758; \$330.33.
 Stout, Erik; Brittany; 202620759; \$566.62.
 Synnestvedt, Val; Tiffany; 202620728; \$567.46.
 Taggart, John; Nancy; 202620760; \$345.28.
 Tiziana, Anthony; Catherine; 202620761; \$602.54.

LETTERS OF ADMINISTRATION

Granted Week Ending September 8, 2026

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

BENDER, JENNIFER L. - Lower Salford Township;
 Bender, Linda J., 109 Westin Road, Douglassville,
 PA 19518; Bender, Scott E., 109 Westin Road,
 Douglassville, PA 19518.
 BLOOM, DEBORAH M. - Jenkintown Borough;
 Bloom Jr. Ernest, 3103 Jenkintown Road, Glenside,
 PA 19038.
 BUSCH, CONNIE L. - Hatfield Borough; Busch, Larry,
 1405 W. 10th Street, Freemont, NE 68025.
 BUSCH, JUDITH - Upper Gwynedd Township; Becone,
 Amy, 1249 Dell Road, Eagleville, PA 19403; Busch,
 Jon, 5032 Jane Avenue, Charlotte, NC 28269;
 Jabbour, Lauren, 733 Mockingbird Lane, Audubon,
 PA 19403; Mongeau, Hillary, 617 S. Sumnetytown Pike,
 North Wales, PA 19454.
 CAPASSO JR., PASQUALE - Green Lane Borough;
 Capasso, Alexander V., 3013 Grace Lane, Pennsburg,
 PA 18073.
 CLARKE, CHRISTOPHER J. - Upper Dublin Township;
 Clarke, Jeremy P., 365 W. North Street, Carlisle,
 PA 17013.
 DAVENPORT, JONATHAN - Abington Township;
 Erario, Patricia, 2104 Grey Friars Terrace, Chalfont,
 PA 18914.
 DUNSWELL, VINROY - Upper Merion Township;
 Muli, Cherie A., 640 American Avenue, King of Prussia,
 PA 19406-4016.
 GARDNER, ANITA Z. - East Norriton Township;
 Gardner, Geoffrey R., 410 Pinecrest Road, Norristown,
 PA 19403.
 GARY-DIXON, ANNETTE - Springfield Township;
 Lapworth, Robert, 111 College Avenue, Flourtown,
 PA 19031.
 HEIM, BARBARA A. - Conshohocken Borough; Blyler,
 Andrea A., 1235 Somers Point Road, Egg Harbor Twp.,
 NJ 08234.
 HICKS, ROSTON J. - Upper Providence Township;
 Bowers, Theda E., 509 Logan Road, Phoenixville,
 PA 19460.
 JACOBI, MICHAEL W. - Cheltenham Township;
 Mishara, Lauren J., 216 Nelson Road, Scarsdale,
 NY 10583.
 JOHNSON, ALISA R. - Upper Providence Township;
 DiNunno, Audrey L., 541 N. Henderson Road,
 King of Prussia, PA 19406.
 KASZA II, MICHAEL S. - Montgomery Township;
 Kasza, Sharlene, 122 Geary Street, Buffalo, NY 14210.
 MANN, JAMES A. - Royersford Borough; Mann,
 Shirley, 1730 Painted Sky Terrace, Charlottesville,
 VA 22901.

MANN, JAMES A. - Royersford Borough; Mann,
 Shirley, 1730 Painted Sky Terrace, Charlottesville,
 VA 22901.

MURPHY-MOORE, HELEN C. - West Norriton
 Township; Moore, Robert J., 19 Whitehall Road,
 West Norriton, PA 19403.

SAELI, EUGENE A. - Lower Salford Township;
 Saeli, Kevin E., 58 Llewellyn Lane, Royersford,
 PA 19468; Saeli, Thomas J., 4037 Garrett Road,
 Drexel Hill, PA 19026.

SPARROW, MARLENE D. - Upper Merion Township;
 Jenkins, Arnold Jeanne, 735 Whitetail Circle,
 King of Prussia, PA 19406-1528.

STROGATZ, BENJAMIN L. - Upper Merion Township;
 Strogatz, Barbara W., 1200 Grandview Terrace,
 Radnor, PA 19087.

TYSON, LANE W. - West Norriton Township; Scholl,
 Dale T., 1017 Spur Road, Souderton, PA 18964.

WALLACE, JULIA L. - Whitmarsh Township;
 Wallace, Benton Felicia K., 212 Berwick Place,
 Lansdale, PA 19446; Wallace, Brian R.,
 8208 Gilbert Street, Philadelphia, PA 19150.

WHELAN, ROBERT S. - Whelan, Margaret T.,
 494 Kurt Drive, Blue Bell, PA 19422.

WILLIAMS, GUY D. - East Norriton Township; Gallo,
 Joyce R., 3005 St. Vincent Street, East Norriton,
 PA 19403.

SUITS BROUGHT

Week Ending September 8, 2026

The Defendant's Name Appears First in Capital Letters

BARTON BUILDING ENTERPRISES, LLC:
 BARTON, GLENN - Liss, Ira; 202620635;
 Defendants Appeal from District Justice.
 BRABHAM, TYREE - 11 Park Ave., LLC; 202620440;
 Petition to Appeal Nunc Pro Tunc.
 BUTTARO, FRANK - Buttaro, Dana; 202620404;
 Complaint Divorce; Grasso, Michael B.
 CLEVINGER, PAULINE: ROSS, PAULINE -
 Ross, James; 202620707; Complaint Divorce.
 COFFIELD, ANYA: MONROE, ZACHARY -
 Monroe, Patricia; 202620384; Complaint for
 Custody/Visitation.
 DOYLE, SCOTT - Bounce AI, Inc.; 202620429;
 Civil Action; Baroska III, Robert L.
 DYCHES, TAYANNA - Williams, Malik; 202619993;
 Complaint for Custody/Visitation.
 EDWARDS, HARLEY - Johnson, Takeisha; 202620649;
 Complaint for Custody/Visitation.
 EMCOR SERVICES NEW YORK/NEW JERSEY, INC. -
 Certain Interested Underwriters at Lloyd's London;
 202620420; Foreign Subpoena.
 ESPARZA-ALANIZ, RODOLFO - Maile, Heather;
 202620436; Petition for Protection from Intimidation.
 FLORISTAL, DENCY - Bellevue, Robens; 202620526;
 Complaint Divorce.
 FRANCISCO, FELIX - Evangelista, Carlenys; 202620558;
 Complaint Divorce.
 FU, XUEWEN - Zhang, Xingguo; 202620747;
 Complaint Divorce.
 GONZÁLEZ, ANGELINA - Sharp, Demetrius;
 202620426; Complaint for Custody/Visitation.

GUFFEY, LAWRENCE - Guffey, Lucy; 202620569;
Foreign Subpoena.
HICKS, EMMA - Licata, Sarah; 202620745; Complaint
in Ejectment.
LANGAN, JENIFER - Greenwood Property
Management, LLC; 202620762; Petition to Appeal
Nunc Pro Tunc.
LONG, MARVIN - LVNV Funding, LLC c/o Patenaude &
Felix, A.P.C.; 202620563; Defendants Appeal
from District Justice.
LYNCH, GEARY - Weston, Georginia; 202620559;
Complaint for Custody/Visitation.
MANNON, JASON - Mannon, Wendy; 202620581;
Complaint Divorce.
McGILL, SELMIA - Shuler, Saudia; 202620637;
Complaint for Custody/Visitation.
MINGO, KEON - Grant, Rhayvin; 202619987;
Complaint for Custody/Visitation.
MOLL, JACOB - Soares, Shannon; 202620465;
Complaint for Custody/Visitation; Sager, Daniel.
PATE, NASYA - FP4 Valley Forge, LLC; 202620646;
Petition to Appeal Nunc Pro Tunc.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Rebollar, Shalyn; 202620439;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Witek, Katharina; 202620475;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Ulrich, Christian; 202620542;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Fattah, Abdel; 202620609;
Appeal from Suspension/Registration/Insp.; Sopin,
Craig A.
PRICE, SIMONE - Price, Richard; 202620515;
Complaint Divorce.
RICHARDS, COLLEEN - Monaghan, Jason; 202620768;
Civil Action.
RIVERS, CORRECTIONS OFFICER: BARTON,
CORRECTIONS OFFICER: DEPARTMENT
OF CORRECTIONS, ET AL. - Van Vo, Thuy;
202620487; Civil Action.
SHETZLINE, MATTHEW - Herbert, Jennifer;
202620561; Civil Action.
SYLVESTER, APRIL: CHARLES - Gramigna, Daniel;
202620647; Complaint for Custody/Visitation.
WASHINGTON, TIFFANY - Jefferson Capital
Systems, LLC; 202620423; Civil Action; Polas,
Bryan J.
WILSON, La BRIA - Monroe, Khyree; 202620288;
Complaint for Custody/Visitation.
WILSON, NOEL - Midland Credit Management, Inc.;
202620434; Civil Action; Turay, Foday.
YOUNG-FORD, AISHA - Ford, Wallace; 202620634;
Complaint Divorce.
ZONING HEARING BOARD OF UPPER GWYNEDD
TOWNSHIP - Wise, Thomas; 202620427; Appeal
from Zoning Board Non-Govt.

WILLS PROBATED

Granted Week Ending September 8, 2026

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

ANGELO JR., STANLEY J. - Abington Township;
Levitsky, Matthew, 117 Merion Road,
Merion Station, PA 19066.
APPLEGATE, EDMUND N. - Horsham Township;
Applegate, Katherine A., 206 Southview Drive,
Horsham, PA 19044.
BEDFORD, RITA M. - Rockledge Borough; Bedford Sr.,
William D., 321 Rockledge Avenue, Rockledge,
PA 19046.
BLACK, GREGG S. - Upper Dublin Township;
Peterson, Michael N., 108 Oxford Lane,
North Wales, PA 19454.
CARBONE, ORSOLA - East Norriton Township;
Carbone, Valdemiro, 171 Pennapacker Road,
Collegeville, PA 19426; Thornton, Josephine,
10 Constitution Avenue, Norristown, PA 19403.
CHAPURAN, RONALD F. - East Norriton Township;
Durling, Jean A., 251 E. Highland Avenue,
Philadelphia, PA 19118.
CHO, KI H. - North Wales Borough; Cho, Dong-Hyuk,
204 Hampton Green Drive, North Wales, PA 19454.
CLARK, SYLVIA - Abington Township; Gruber,
Roberta H., 1919 Chestnut Street, Philadelphia,
PA 19103.
CORAN, ELAINE C. - Lower Moreland Township;
Coran, Jeffery M., 229 Haverford Road, Wynnewood,
PA 19096.
DEELY, LOIS H. - Lower Merion Township; Deely Jr.,
John R., 9488 Crane Street, Lantana, TX 76226.
DETWILER, MIRIAM J. - Upper Providence Township;
Grimm, Carol A., 2030 Holmes Court, E.,
Williamsburg, VA 23188.
DiCARLANTONIO, RAGASTENSE - Hatfield Township;
DiCarlantonio, Anthony, 3966V Charter Club Drive,
Doylestown, PA 18902.
DURKALEC, MARK A. - Marlborough Township;
Durkalec, Edith A., 4301 Geryville Pike,
Green Lane, PA 18054.
EARNSHAW, THOMAS M. - Lower Gwynedd
Township; Juliani, Samuel J., 460 Churchill Court,
Harleysville, PA 19438.
FENDRICK, BERNICE - Jenkintown Borough; Boxer,
Robin L., 17 Maple Glen Court, Flemington,
NJ 08822; Ostrum, Karen, 249 S. Landmark Lane,
Fort Washington, PA 19034.
FIRST, SANDRA D. - Lower Merion Township; First,
Mark, 200 E. 83rd Street, New York, NY 10028;
First, Samuel, 10 Sandringham Terrace, Cherry Hill,
NJ 08003; Matte, Cynthia, 78101 Spruce Pond Circle,
Plainview, NY 11803.
FORST, MARY E. - Abington Township; Checchia,
Marianne, 1033 Beverly Road, Jenkintown, PA 19046;
Forst, Patrick J., 145 Watercrest Drive, Doylestown,
PA 18901.
GIVEN, ELEANOR K. - Abington Township; Kelley,
Scott H., 18 Solebury Mountain Road, New Hope,
PA 18938.
HEPPNER, GAIL E. - Upper Merion Township; Zadroga,
Dawn R., 739 Hidden Valley Road, King of Prussia,
PA 19406.

- HERSHEY, MARYJANE L. - Franconia Township; Hershey, Mary E., 1264 Old Sumneytown Pike, Harleysville, PA 19438.
- HOFFMAN JR., CHARLES E. - Pottstown Borough; Hoffman, Dawn M., 555 Country Club Road, Phoenixville, PA 19460.
- HOMER, LORE - Springfield Township; Homer, Guy K., 604 Lancelot Road Plymouth Meeting, PA 19462.
- HORSHAW SR., RICHARD D. - Lower Merion Township; Horshaw, Marsha L., 233 Natalia Drive, New Castle, DE 19720; Horshaw, Martha E., 63 Holland Avenue, Ardmore, PA 19003.
- HOUSEAL, RONALD J. - Lower Pottsgrove Township; Houseal, Gayle, 2917 E. High Street, Pottstown, PA 19464.
- JENSEN, KATHLEEN M. - Pottstown Borough; Jensen, Karen M., 500 Rosedale Drive, Pottstown, PA 19464.
- JONES, JOANNE S. - Norristown Borough; Drevyanko, Kay C., 525 Canterbury Road, West Norriton, PA 19403.
- KEARNEY, MARK E. - Souderton Borough; Javorka, Lisa A., 16 E. Mill Road, Flourtown, PA 19031; Kearney, Jeffrey S., 217 Cricket Avenue, North Hills, PA 19038.
- KERNER, WALTER E. - Hatboro Borough; Kerner, Peters Jennifer, 3576 North Drive, Bethlehem, PA 18015.
- KNIGHT, MARIE E. - Lower Providence Township; Stevens, Janine P., 43020 Battery Point Place, Leesburg, VA 20176.
- KOHLER, RAYMOND H. - Franconia Township; Kohler, Susan M., 120 West Street, Souderton, PA 18964-1716.
- LUNA, CESAR A. - Whitpain Township; Luna, Nancy M., 144 E. 9th Avenue, Conshohocken, PA 19428.
- MARKLE III, FRANK H. - Lower Merion Township; Markle, Susan M., 840 Montgomery Avenue, Bryn Mawr, PA 19010.
- MAZZONI, JOSEPH L. - Abington Township; Gelb, Audrey M., 685 Bob White Lane, Huntingdon Valley, PA 19006; Taggart, Judith M., 2804 Hargrave Street, Philadelphia, PA 19136.
- McCAULEY, MARY A. - Towamencin Township; Casey, Frank R., 65 E. India Row, Boston, MA 02110.
- McGOWAN, ANN M. - Upper Dublin Township; Herling, Christine, 331 Mattison Avenue, Ambler, PA 19002.
- NORDON, JOAN M. - Abington Township; Boyle, Joanne T., 822 Jackson Avenue, Ardsley, PA 19038; Keane, Kathleen M., 2161 Wharton Road, Glenside, PA 19038; Riley, Patricia N., 233 Allison Road, Oreland, PA 19075.
- PAK, THOMAS S. - Upper Gwynedd Township; Pak, In Soo, 1500 Garden Road, Lansdale, PA 19446.
- PALERMO, LOUIS E. - Ambler Borough; Palermo, Mark E., 180 Benezet Street, Philadelphia, PA 19118.
- RAFFEO, VINCENT B. - Lower Providence Township; Shaner, Sherri L., 834 Palomino Drive, Collegeville, PA 19426.
- RYAN, RACHELLE - Towamencin Township; Dixon, Alicia A., 610 Hartzel Way, Sellersville, PA 18960.
- SCHNEIDER, ETHEL M. - Limerick Township; Schneider Jr., Eugene, 3 Adams Drive, Royersford, PA 19468.
- SCHNELL, RONALD G. - East Norriton Township; Schnell, Catherine R., 2120 Carol Lane, East Norriton, PA 19401.
- SPEELHOFFER, BENJAMIN D. - Norristown Borough; Speelhoffer, Dolores I., 301 Roland Drive, Norristown, PA 19401.
- STEWART, JOAN D. - Springfield Township; Stewart, Roger D., 401 Ellerslie Avenue, Ambler, PA 19002-5609; Stewart III, Thomas A., 1555 Cooper Drive, Ambler, PA 19002.
- STOCKDALE, ROLAND C. - Lower Merion Township; Stockdale, Rebecca, 2092 Hudnut Road, Schwenksville, PA 19473.
- TORELLO, JOAN H. - Whitpain Township; Torello, Sharon L., 103 Jolind Road, Paoli, PA 19301.
- TROPIANO, NICHOLAS I. - Upper Dublin Township; Tropiano, Geraldine, 990 Limekiln Pike, Maple Glen, PA 19002.
- YODIS, ELEANOR P. - Worcester Township; Steuer, Lisa M., 2229 Locust Drive, Lansdale, PA 19446.