

SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, August 26, 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. 2018-02740**, 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 **Springfield Township**, Montgomery County, Pennsylvania, and described according to a Revised Plan of Portions of Whitmarsh Village, Section 2, made by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, on August 7, 1950, which Plan is recorded in Deed Book 2093 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Patton Road (50 feet wide), from point of curve on the Southwest side of Cheltenham Avenue (41.5 feet wide), the 4 following courses and distances, viz: on the arc of a circle, curving to the left, with a radius of forty feet, the arc distance of sixty-two and eighty-three one hundredths feet to a point of reverse curve on the said Southeast side of Patton Road; thence, along the said Southeast side of Patton Road, on the arc of a circle, curving to the right, with a radius of three hundred seventy-five and twenty-nine one hundredths feet, the arc distance of three hundred fifty-three and eighty-seven one hundredths feet to a point; thence, South eighty-one degrees six minutes West, six hundred eighty-three and twenty-five one hundredths feet to a point, an angle; thence, South eighty-four degrees fifty-three minutes twelve seconds West, still along the said Southeast side of Patton Road, four hundred twenty-one and eighty-four one hundredths feet to the first mentioned point and place of beginning; thence, extending from said beginning point, South five degrees six minutes forty-eight seconds East, one hundred fifty-eight and twenty one-hundredths feet to a point on the Northwest side of a certain drainage right-of-way (60 feet wide); thence, extending South eighty-six degrees twenty-nine minutes thirty-six seconds West, along the Northwest side of said drainage right-of-way, ninety-five and four one hundredths feet to a point in a certain fifteen feet wide drainage easement; thence, extending North five degrees six minutes forty-eight seconds West, passing through said fifteen feet wide drainage easement, one hundred fifty-five and fifty-four one hundredths feet to a point on the Southeast side of Patton Road; thence, extending North eighty-four degrees fifty-three minutes twelve seconds East, along the said Southeast side of Patton Road, ninety-five feet to the first mentioned point and place of beginning.

BEING Lot No. 209 on the aforesaid Plan and being known as 8610 Patton Road, Whitmarsh Village, Pennsylvania.

BEING the same property conveyed to Kia J. L. Johnson, who acquired title by virtue of a deed from Florence Snyder (by Alan Snyder and Gail Snyder as Attorneys-in-Fact), dated August 5, 2005, recorded August 23, 2005, being Instrument Number 2005119522, and recorded in Book 5567 at Page 2567, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 52-00-13579-00-4.

Location of property: 8610 Patton Road, Glenside, PA 19038.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Kia J. L. Johnson** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Trustee of LSF10 Master Participation Trust. Debt: \$357,423.90.

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. 2018-20505**, 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 piece or parcel of ground, with the buildings and improvements erected thereon, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Plan of Property, made for Henry O. MacCulloch, by Charles E. Shoemaker, Registered Professional Engineer, dated August 16, 1958, and last revised October 1, 1959, as follows, to wit:

BEGINNING at a point, in the center line of Penn Avenue (formerly Avenue "F") (40 feet wide), said point, being at the distance of 552.97 feet, measured South 46 degrees 35 minutes West, along the center line of Penn Avenue, aforesaid, from its point of intersection with the center line of Jenkintown Road (50 feet wide).

CONTAINING in front or breadth, Southwestwardly, along the center line of Penn Avenue (formerly Avenue "F"), 50 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to Penn Avenue, 120 feet.

BEING all of Lots Numbers 2113, 2114 and part of Lot Number 2115 on Plan of Ferguson, North Glenside, as shown on the above-mentioned Plan.

BEING the same premises which William Agavino and Marguerite Agovino, by Deed, dated 10/17/1994, and recorded at Montgomery County Recorder of Deeds Office on 10/21/1994, in Deed Book 5094 at Page 2176, granted and conveyed unto George W. Discavage and Jean Ann Discavage.

Parcel Number: 30-00-52808-00-1.

Location of property: 511 Penn Avenue, Ardsley, PA 19038.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **George W. Discavage and Jean Ann Discavage** at the suit of Township of Abington. Debt: \$9,435.92.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-07400**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 12 and on the Northeasternmost one-half of Lot No. 11, as shown on Plan of "Melrose Park", made for Stratford Development Company, Inc., by George B. Mebus, Registered Professional Engineer, on the fifteenth day of April A.D. 1949, and bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Woodlawn Avenue (forty feet wide), at the distance of one hundred and four and twenty-two one-hundredths feet, measured South thirty-eight degrees, no minutes, fifty-seven seconds West, along the said Southeast side of Woodlawn Avenue from its intersection, with the Southwest side of Windsor Avenue (fifty feet wide), if both were extended to intersect; thence, extending South thirty-five degrees, thirty-four minutes, thirty-three seconds East, along Lot No. 13 on said Plan, one hundred and fifty-six and thirty-seven one-hundredths feet to a point; thence, extending South thirty-eight degrees, no minutes, fifty-seven seconds West, along part of Lot No. 14 on said Plan, eighty-one and ninety-eight one-hundredths feet to a point; thence, extending North fifty-one degrees, fifty-nine minutes, three seconds West, along the Southwesternmost one-half of Lot No. 11 on said Plan, one hundred and fifty feet to a point on the said Southeast side of Woodlawn Avenue; thence, extending North thirty-eight degrees, no minutes fifty-seven seconds East, along the said Southeast side of Woodlawn Avenue, one hundred and twenty-six and fifteen one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which, by Deed, dated 8/19/2016, and recorded at Montgomery County Recorder of Deeds Office on 9/27/2016, in Deed Book 6017 at Page 141, granted and conveyed unto Christine A. C. Y. Kumar.

Parcel Number: 31-00-29737-00-4.

Location of property: 7513 Woodlawn Avenue, Elkins Park, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Christine A. C. Y. Kumar** at the suit of Cheltenham School District. Debt: \$29,728.53.

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. 2022-16155**, 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, lot or piece of ground, Hereditaments and Appurtenances, situate in **Upper Moreland Township** (formerly called Moreland), Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by C. Raymond Weir, July 25, 1941, as follows, to wit:

BEGINNING at a drill hole, in the middle line of Easton Road, formerly the Doylestown and Willow Grove Turnpike, (50 feet wide), a corner of land of Kathryn Taylor, formerly of Samuel E. Spencer; thence, by said land and crossing over a stake set on the Easterly side of Easton Road, South 80 degrees, 45 minutes East, 109.23 feet to a stone, in line of land of Walter and Wilhelmina H. Greb, formerly of John K. Logan Estate; thence, by said land, South 22 degrees, 51 minutes East, 189.46 feet to a stone; thence, still by said land, South 45 degrees, 36 minutes West, 149.82 feet to a drill hole, set in the middle line of Easton Road, aforesaid, crossing a stake set on the Easterly side, thereof; thence, along the middle line of Easton Road, North 14 degrees, 3 minutes West, 306.14 feet to the place of beginning.

CONTAINING 0.684 of an Acre.

BEING the same premises, which by Deed, dated 11/23/2005, and recorded at Montgomery County Recorder of Deeds Office on 8/14/2006, in Deed Book 5612 at Page 1248, granted and conveyed unto Kent L. Mueller, DDS.

Parcel Number: 59-00-05497-00-6.

Location of property: 1115 Easton Road, Willow Grove, PA 19090.

The improvements thereon are: Retail and shop.

Seized and taken in execution as the property of **Kent L. Mueller, DDS** at the suit of School District of Upper Moreland. Debt: \$15,170.59.

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. 2022-21471**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN brick message or tenement and tract of land, situate on the South side of Queen Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point on the South side of Queen Street, at a distance of 145 feet, Westwardly from the Southwest intersection of Queen and Mt. Vernon Streets, a corner of this and land, now or late of Herbert A. Gross; thence, Southwardly, along said land, 140 feet to a 20 foot wide alley, passing in part of said course and distance through the middle or division wall of the double brick message erected upon this lot and lot directly adjoining on the East; thence, Westwardly, along said alley, 25 feet to a point, a corner of this and land, late of the said Herbert A. Gross; thence, Northwardly, along the same, 140 feet to the South side of Queen Street, aforesaid; thence, Eastwardly, along the same, 25 feet to the point or place of beginning.

BEING the same premises which by Deed, dated 09/28/2018, and recorded at Montgomery County Recorder of Deeds Office on 11/14/2018, in Deed Book 6114 at Page 2789, granted and conveyed unto Dawn Ward.

Parcel Number: 16-00-23524-00-4.

Location of property: 1236 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Dawn Ward** at the suit of Pottstown School District. Debt: \$5,994.14.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-09195**, 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 Moreland Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Final Plan of Section 3 or "Albidale", made for Victor and Milton Cutler, by Engineering and Planning Associates, Inc., dated February, 1966, and last revised August 24, 1966, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-9 at Page 86, as follows to wit:

BEGINNING at a point on the Southeasterly side of Meadow Lark Drive (50 feet wide), said point, being the two following courses and distances from a said point of curve, on the Northeasterly side of Oriole Lane (50 feet wide): (1) leaving Oriole Lane, on the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Meadow Lark Drive; and (2) North 24 degrees 50 minutes 45 seconds East, along the Southeasterly side of Meadow Lark Drive, 218.50 feet to the point of beginning.

CONTAINING in front or breadth, Northeasterly, along the Southeasterly side of Meadow Lark Drive, 112.50 feet and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to Meadow Lark Drive, 142.0 feet.

BEING Lot Number 157, as shown on the above-mentioned Plan.

BEING the same property conveyed to Hagay Hayat, as Sole Owner, by Deed from Lashineda Alsevido, dated June 17, 2019, and recorded on August 5, 2019, in the Montgomery County Clerk's/Register's Office, in Deed Book 6147 at Page 1910.

Parcel Number: 41-00-05647-00-9.

Location of property: 3549 Meadowlark Drive, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Hagay Hayat** at the suit of Penn Community Bank. Debt: \$91,045.72.

Michael J. Shavel (Hill Wallack, LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2023-19476**, 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 **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Plan of Twynwood Farms, made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated 04/10/1953, and recorded at Norristown, on 07/20/1953, in Deed Book No. 1812 at Page 601, more fully described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Flourtown Road (41.5 feet wide), at the distance of 145.12 feet, measured Southwesterly side of Flourtown Road, from the Easternmost terminus of a radial round corner, connecting the Southwesterly side of Flourtown Road, with the Southeasterly side of Redwood Road (50 feet wide); thence, along the Southwesterly side of Flourtown Road, the two following courses and distances: (1) South 79 degrees 11 minutes East, 18.59 feet to an angle point; (2) South 78 degrees 17 minutes East, 113.93 feet to a point; thence, extending South 47 degrees 44 minutes 40 seconds West, 193.18 feet to a point; thence, extending North 42 degrees 15 minutes 20 seconds West, 107 feet to a point; thence, extending North 47 degrees 44 minutes 40 seconds East, along land of G. Harrison Frazier, Jr., 115 feet to the Southwesterly side of Flourtown Road, the first mentioned point and place of beginning.

CONTAINING 16,504 square feet and being known as 33 on the above-mentioned Plan.

BEING the same premises which the Estate of Frank L. Thayer, by G. Douglas Thayer, Executor, by Deed, dated 07/23/2013, and recorded at Montgomery County Recorder of Deeds Office, on 07/24/2013, in Deed Book 5881 at Page 2679, granted and conveyed unto Emily R. Kochanowicz and Valerie A. Kochanowicz.

Parcel Number: 65-00-03949-00-9.

Location of property: 416 Flourtown Road, Lafayette Hill, PA 19444.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Emily R. Kochanowicz and Valerie A. Kochanowicz** at the suit of Whitemarsh Township. Debt: \$1,545.34.

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. 2024-14377**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, shown as a residential tract on a Subdivision Plan, dated July 17, 1967, by A. G. Newbold, P.E., recorded in Montgomery County Records, in Plan Book Volume B-19 at Page 33, bounded and described as follows, to wit:

BEGINNING at a nail, in the centerline of Colflesh Road, leading from Church Road to Route 663, said nail marking the Westerly corner of lands, now or late of Harry Kulp; thence, by the centerline of Colflesh Road, North 50 degrees 32 minutes West, 212 feet to a nail; thence, by Lot No. 3, and passing through a pin, on line on the Northeasterly side of Colflesh Road, North 40 degrees 33 minutes 20 seconds East, 507.84 feet to a pin; thence, by lands, now or late of Richard N. Hagenbuch, South 58 degrees 49 minutes East, 115.88 feet to a pin; thence, by lands, now or late of Roman Shellway, South 16 degrees 49 minutes 40 seconds West, 233.13 feet to a pin; thence, by Kulp, South 39 degrees 51 minutes West, 309.47 feet to the place of beginning.

BEING the same premises which Alice K. Schwarz, by Deed, dated 10/31/1990, and recorded at Montgomery County Recorder of Deeds Office, on 11/05/1990, in Deed Book 4962 at Page 790, granted and conveyed unto Keith T. Adams.

Parcel Number: 47-00-01068-00-1.

Location of property: 2199 Colflesh Road, Perkiomenville, PA 18074.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Keith T. Adams** at the suit of Boyertown Area School District. Debt: \$6,000.47.

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. 2024-16041**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Plan of Lots on Plan of Idro Farms, made for Oakwayne Development Co., George D. Mebos, Inc., Engineers, dated the 25th day of May A.D. 1957, and last revised the 25th day of September A.D. 1959, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Church Road (60 feet wide), said point, at the distance of 45.26 feet, measured on the arc of a circle, curving to the right, having a radius of 68 feet from a point of curve on the Southeasterly side of New Second Street (60 feet wide); thence, extending from said point of beginning, North 74 degrees 29 minutes 20 seconds East, along the Southeasterly side of Church Road, 87.18 feet to a point; thence, extending South 9 degrees 42 minutes 30 seconds West, 112.37 feet to a point; thence, extending North 80 degrees 17 minutes 30 seconds West, 132.85 feet to a point and the Southeasterly side of New Second Street, aforesaid; thence, extending North 36 degrees 21 minutes East, along the Southeasterly side of New Second Street, 49.44 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 68 feet, the arc distance of 45.26 feet to the first mentioned point of tangent and place of beginning.

BEING the same premises by Deed from Nichole K. Coleman, dated November 9, 2021, and recorded January 4, 2022, in Montgomery County Recorder of Deeds Office, Deed Book 6260 at Page 01399, granted and conveyed unto Claudia Guerrier and Rodley Laurent

Parcel Number: 31-00-06607-00-4.

Location of property: 156 E. Church Road, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Claudia Guerrier and Rodley Laurent** at the suit of Nationstar Mortgage LLC. Debt: \$359,169.82, plus interest together accruing to the date of Sheriff's Sale.

Roger Fay (Albertelli Law), 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. 2024-17950**, 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 2-story brick and stone message or tenement thereon erected, in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by Chester E. Albright, Esquire, Civil Engineer, on 5/11/1937.

BEGINNING on the Southwesterly side of Erlen Road (50 feet wide), at the distance of 264 feet, Northwestwardly, from the concrete monument, marking the intersection of the produced Southwesterly side of Erlen Road, the produced Northwestly side of Cedar Lane (40 feet wide).

CONTAINING in front or breadth on the said Erlen Road, 23.92 feet, and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to said Erlen Road, 102 feet to the center line of a certain 12 feet wide driveway, which extends Southeastwardly from Penrose Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for an automobile driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

BEING the same premises which Morenike McGill, by Deed, dated December 12, 2007, and recorded December 27, 2007, in the County of Montgomery, in Deed Book 5676 at Page 02499, conveyed unto Ada M. Simbo.

Parcel Number: 31-00-09601-00-7.

Location of property: 1822 Erlen Road, Elkins Park, PA 19027.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Ada M. Simbo** at the suit of Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-B. Debt: \$312,677.81.

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

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

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

By virtue of a Writ of Execution **No. 2025-04663**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE CERTAIN lot or piece of land, situate on the North side of Beech Street, West of Franklin Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, for a corner, on the North side of Beech Street, West of Franklin Street, and other lands, lately conveyed to the Trustees of the Salem Church of the Evangelical Association of North America; thence, along the same, Northwardly, 140 feet to Spruce Alley; thence, West, along the said alley, 20 feet to a corner of this and lands of Henry Minnich; thence, Southwardly, along the same, 140 feet to the Beech Street, aforesaid; thence, Eastwardly, along the same, 20 feet to the place of beginning.

BEING the same premises which Eugene H. McAlpine, by Deed, dated 11/20/2012, and recorded at Montgomery County Recorder of Deeds Office, on 12/17/2012, in Deed Book 5858 at Page 211, granted and conveyed unto Mt. Olive Pentecostal Church of the Living God.

Parcel Number: 16-00-01498-00-7.

Location of property: 379 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Mt. Olive Pentecostal Church of the Living God** at the suit of Pottstown School District. Debt: \$3,285.63.

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. 2025-07125**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made by George B. Mebus, Professional Engineer, Glenside, Pennsylvania, dated September 8, 1947, as follows:

BEGINNING at a stone on the Northeasterly side of proposed Tookany Creek Parkway, said stone, being at the distance of two hundred seventy-nine and thirty hundredths (279.30) feet, measured North three degrees twenty minutes West from a stone, said stone being at the arc distance of forty-nine and sixty-five hundredths (49.65) feet, measured in a Northerly direction, along the arc of a circle, curving to the right, having a radius of four hundred fifty (450) feet from the intersection, which the said side of proposed Tookany Creek Parkway makes with the Northwesterly side of Harrison Avenue (40 feet as widened 7 feet on the Southeasterly side from its former width of 33 feet wide); thence, along the said side of proposed Tookany Creek Parkway, North three degrees twenty minutes West, seventy-six and fifty-two hundredths (76.52) feet to a stone; thence North eighty-eight degrees fifty-one minutes East, one hundred seventy-one and forty-hundredths (171.40) feet to a stone; thence, South four degrees eleven minutes seventy and no hundredths (70.00) feet to a stone; thence, by a line, at right angles to the proposed Tookany Creek Parkway, South eighty-six degrees forty minutes West, one hundred seventy-two and thirty-one hundredths (172.31) feet to a stone on the aforementioned Northeasterly side of proposed Tookany Creek Parkway, the place of beginning.

BEING the same premises which Rachael Sim n/k/a Rachael Sim Fritz, by Deed, dated 04/30/2014, and recorded 05/07/2014, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5912 at Page 01039, granted and conveyed unto Rachael Sim Fritz, in fee.

Parcel Number: 31-00-26239-00-1.

Location of property: 7812 Tookany Creek Parkway, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rachael Sim Fritz f/k/a Rachael Sim, as Sole Owner** at the suit of Wells Fargo Bank, N.A. Debt: \$177,975.46.

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. 2025-14583**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, made for Westrum Enterprises, prepared by Urwiler and Walter, Inc., dated June 18, 1973, last revised January 11, 1974, as follows, viz:

BEGINNING at a point on the cul-de-sac at the terminus of Haines Drive, (50 feet wide), said point, being measured the eight following courses and distances from a point of curve on the Northwesterly side of Evergreen Drive (50 feet wide), viz: (1) leaving Evergreen Drive, on the arc of a curve, curving to the left, having a radius of 25 feet, the arc distance of 41.60 feet to a point of tangent on the Southwesterly side of Haines Drive; (2) thence, extending South 86 degrees 47 minutes 15 seconds West, along said side of Haines Drive, the distance of 51.11 feet to a point of curve, on same; (3) thence, still along said side of Haines Drive, on the arc of a curve, curving to the right, having a radius of 521.05 feet, the arc distance of 447.58 feet to a point of tangent, on same; (4) thence, extending North 21 degrees 12 minutes 45 seconds West, still along said side of Haines Drive, the distance of 202.80 feet to a point of curve, on same; (5) thence, still along said side of Haines Drive, on the arc of a curve, curving to the left, having a radius of 230 feet, the arc distance of 142.47 feet to a point of tangent, on same; (6) thence, extending North 56 degrees 42 minutes 10 seconds West, still along said side of Haines Drive, the distance of 181.84 feet to a point of curve, on same; (7) thence, still along said side of Haines Drive, on the arc of a curve, curving to the left, having a radius of 50 feet, the arc distance of 36.14 feet to a point of reverse curve, on same; and (8) thence, along the cul-de-sac at the terminus of Haines Drive, on the arc of a curve, curving to the right, having a radius of 50 feet, the arc distance of 10.29 feet to the point of beginning; thence, extending from said point of beginning, South 33 degrees 17 minutes 50 seconds West,

along Lot No. 38, as shown on said Plan, also along the centerline of a 40 feet wide easement, as shown on said Plan, the distance of 153.32 feet to a point, a corner in line of Parcel "B", as shown on said Plan; thence, extending North 56 degrees 42 minutes 10 seconds West, along Parcel "B", crossing the Northwesterly side of said easement, the distance of 147 feet to a point, a corner in line of Parcel "A", as shown on said Plan; thence, extending North 35 degrees 50 minutes 30 seconds East, along Parcel "A", the distance of 196.99 feet to a point, a corner of Lot No. 5, as shown on said Plan; thence, extending South 56 degrees 42 minutes 10 seconds East, along Lot No. 5, the distance of 63.56 feet to a point on the aforesaid cul-de-sac at the terminus of Haines Drive; thence, extending along the said cul-de-sac of Haines Drive, on the arc of a curve, curving to the left, in a Southerly to Southeastwardly direction, having a radius of 50 feet, the arc distance of 104.38 feet to a point, a corner of Lot No. 38, being the first mentioned point and place of beginning.

BEING Lot No 39, as shown on the above-mentioned Plan.

BEING the same premises which Westrum Enterprises, a Pennsylvania Limited Partnership, acting herein by and through its sole General Partner, Albert J. Westrum, by Deed dated January 27, 1975, and recorded in the Office of Recorder of Deeds, of Montgomery County, on January 28, 1975, in Book 4003 at Page 264, being Instrument #000801, granted and conveyed unto Carol L. Lawlor and John M. Lawlor.

Parcel Number: 56-00-03590-04-4.

Location of property: 300 Haines Drive, North Wales, PA 19454.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Carol L. Lawlor, John M. Lawlor; and The United States of America** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust, National Association. Debt: \$284,301.48.

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. 2025-22208**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Melrose Park, in **Cheltenham Township**, Montgomery County, Pennsylvania, and described as follows, to wit:

BEGINNING at a point, in the middle line of Sharpless Road (fifty feet wide), at the distance of three hundred and thirty feet, measured Northeastward, along the said middle line of Sharpless Road, from its intersection with the middle line of City Avenue, and the line dividing the Counties of Montgomery and Philadelphia; thence, extending in an Easterly direction, along the said middle line of Sharpless Road, on the arc of a circle, curving to the right, with a radius of seven hundred and forty-one and ninety-one one-hundredths feet, the arc distance of one hundred and seven and seventy-seven one-hundredths feet to point of reverse curve; thence, extending in a Northerly direction, still along the said middle line of Sharpless Road, on the arc of a circle, curving to the left, with a radius of seven hundred and forty-one and ninety-one one-hundredths feet, the arc distance of twelve and twenty-three one-hundredths feet to a point; thence, leaving the said Sharpless Road, and extending South thirty-two degrees, twenty minutes East, along land, now or late of E. Clarence Miller, two hundred and twelve and eighty one-hundredths feet to a corner; thence, extending South sixty degrees, twenty-six minutes, twenty seconds West; still along said land, now or late of E. Clarence Miller, one hundred feet to a corner; thence, extending North thirty-seven degrees, forty-five minutes, twenty seconds West, along land, now or late of Helen A. Gaskill, two hundred and eleven and thirty-seven one-hundredths feet, to the first mentioned point and place of beginning.

CONTAINING twenty-three and three hundred and ninety-six square feet of land, be the same, more or less.

TITLE IS VESTED IN William T. Delamar and Gloria T. Delamar, his wife, as tenants by the entireties, by Deed from George B. Abraham and Lilyan Abraham, his wife, dated 01/10/1976, and recorded on 02/27/1976, in the Montgomery County Clerk's/Register's Office as Book 4090 at Page 198.

THE said Gloria T. Delamar, departed this life on August 13, 2016.

THE said William T. Delamar, departed this life on November 20, 2022.

Parcel Number: 31-00-24421-00-1.

Location of property: 7303 Sharpless Road, Melrose Park, A 19027.

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

Seized and taken in execution as the property of **Graeile Delamar-Leavel a/k/a Graeile Delamar-Lichtenstein, Solely, in Her Capacity as Heir of William T. Delamar, Deceased; Keltcie Delamar, Solely, in Her Capacity as Heir of William T. Delamar, Deceased; Keallie Wonzy, Solely, in Her Capacity as Heir of William T. Delamar, Deceased; Dawson Delamar, Solely, in His Capacity as Heir of William T. Delamar, Deceased; Crohan Delamar, Solely, in His Capacity as Heir of William T. Delamar, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under William T. Delamar, Deceased** at the suit of Siwell Inc. d/b/a Capital Mortgage Services of Texas. Debt: \$927,388.15.

Caitlin Donnelly (McCalla Raymer Leibert Pierce LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-23240**, 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, located in the property known, named and identified as The Enclave Condominium, located in **Upper Dublin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. Sec. 3101, et seq., by the recording in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, recorded on 01/18/1996, in Deed Book 5137 at Page 1736, and any Amendments thereto, as the same may change from time to time, being and designated as Unit No. 81, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Deborah Cauterucci and Francis J. Cauterucci, by Deed, dated 11/20/2015, and recorded 12/02/2015, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5980 at Page 1833, granted and conveyed unto Rishita Shah.

Parcel Number: 54-00-16372-01-8.

Location of property: 105 Victoria Court, Ambler, PA 19002 a/k/a 105 Victoria Court, Maple Glen, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rishita Shah and Viraj Trivedi** at the suit of Trumark Financial Credit Union. Debt: \$113,632.84.

Sarah A. Elia, Attorney.

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

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

By virtue of a Writ of Execution **No. 2025-25791**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property of Taylor Investment Co., made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on February 12, 1952, and revised February 19, 1952, as follows, to wit:

BEGINNING at a point, in the middle line of Spruce Lane (50 feet wide), at the distance of 364.51 feet, measured Southwestwardly, along the middle line of Spruce Lane, from its intersection, with the middle line of Gulph Road (33 feet wide); thence, extending along the centerline of said Spruce Lane, on the arc of a circle, curving to the left, having a radius of 627.75 feet, the arc distance of 253.09 feet to a point; thence, leaving said Spruce Lane, by Lot No. 25, South 54 degrees, 42 minutes East, 157.50 feet to a point; thence, extending North 66 degrees 21 minutes East, 112.29 feet to a point; thence, extending North 23 degrees, 39 minutes West, 24.54 feet to an old stone; thence, extending North 66 degrees, 11 minutes East, 43.94 feet to a point; thence, by Lot No. 27, North 23 degrees, 48 minutes West, 194.16 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 on the above-mentioned Plan.

BEING the same premises which Kenneth Forssell a/k/a Lars Kenneth Forssell and Nina Forssell, by Deed, dated November 16, 2020, and recorded January 21, 2021, in the County of Montgomery, in Deed Book 6210 at Page 1942, conveyed unto David G. Robinson, Jr. and Sarah Robinson.

Parcel Number: 40-00-56940-00-8.

Location of property: 629 Spruce Lane, Villanova, PA 19085.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **David G. Robinson, Jr. and Sarah Robinson** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Trustee of GS Mortgage-Backed Securities Trust 2021-PJ3. Debt: \$1,062,394.94.

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

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

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

By virtue of a Writ of Execution **No. 2025-26589**, 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 piece or parcel of ground, with the building and improvements to be erected thereon, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Plan of Property, made for Henry C. MacCullough, by Charles E. Shoemaker, Registered Professional Engineer, dated March 23, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Turner Avenue (50 feet wide) (intended to be dedicated), said point, being at the distance of 550.00 feet, measured North 48 degrees 56 minutes West, along the Northeasterly side of Turner Avenue from its point of intersection with the Northwesterly side of Osbourne Avenue (formerly 2nd St.) (50 feet wide).

CONTAINING in front or breadth, Northwestwardly, along the Northeasterly side of Turner Avenue, 50.00 feet and extending of that width, in length or depth, Northeastwardly, between parallel lines, 125.00 feet.

BEING Lots Numbers 625 and 626 on Plan of Lots of "Glenside Park", as shown on the above-mentioned Plan.

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

BEING the same premises which John C. Taylor, by Deed, dated 2/15/2008, and recorded 3/27/2008, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5686 at Page 02216, granted and conveyed unto Vincent Joyner and Anitra McKinney-Joyner.

Parcel Number: 30-00-68120-00-7.

Location of property: 2923 Turner Avenue, Abington, PA 19001.

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

Seized and taken in execution as the property of **Vincent Joyner and Anitra McKinney-Joyner** at the suit of PennyMac Loan Services, LLC. Debt: \$289,872.15.

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. 2025-28846**, 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 the Tenth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, described according to a certain Plan thereof, known as Maple Crest, made by George F. Shaner, Registered Engineer, dated January 1952, and revised January 20, 1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Warren Street (50 feet wide), at the distance of 230 feet, measured on a bearing of North 44 degrees 27 minutes East, along the said side of Warren Street, from a point of tangent, in the same, said point of tangent, being at the distance of 34.56 feet, measured on the arc of a circle, curving to the left, having a radius of 22 feet, from a point of curve on the Northeasterly side of Master Street (50 feet wide).

CONTAINING in front or breadth on the said side of Warren Street, 50 feet, and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to Warren Street, 150 feet to the center line of a Utility Easement.

BEING Lot No. 432 as shown on the above-mentioned Plan.

TITLE IS VESTED IN Brittney McKeon, as Sole Owner, by Deed from Dalton Scott Anthony, dated 10/07/2022, and recorded on 10/19/2022, in the Montgomery County Clerk's/Register's Office, as Book 6305 at Page 216.

Parcel Number: 16-00-31984-00-4.

Location of property: 1077 Warren Street a/k/a 1077 N. Warren Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Brittney McKeon** at the suit of Carrington Mortgage Services, LLC. Debt: \$281,294.25.

Caitlin Donnelly (McCalla Raymer Leibert Pierce, LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2026-00732**, 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 piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, made for Ernest P. and Margaret D. Boiston, by George B. Mebus, Inc., Engineers, dated February 14, 1967, as follows to wit:

BEGINNING at a point on the Southwesterly side of Moreland Road (46.50 feet wide), said point being the three following courses and distances from a point formed by the Intersection of the extended center line of Moreland Road (33 feet wide), with the title line in the bed of Pine Road (33 feet wide): (1) leaving Pine Road, Northwestwardly, along the center line of Moreland Road (33 feet wide), 2,135.75 feet, to a point; (2) South 44 degrees 10 minutes 06 seconds West, through the bed of and crossing the Southwesterly side of Moreland Road (33 feet wide), 30.00 feet to a point on the Southwesterly side of Moreland Road (46.50 feet wide); and (3) Northwestwardly, along the Southwesterly side of Moreland Road (46.50 feet wide), 360.68 feet to the point of beginning; thence, extending from said point of beginning, South 42 degrees 12 minutes 54 seconds West, 433.19 feet to a point; thence, extending North 45 degrees 21 minutes West, 116.01 feet to a point; thence, extending North 40 degrees 15 minutes 19 seconds East, 431.03 feet to a point on the Southwesterly side of Moreland Road (46.50 feet wide); thence, extending South 46 degrees 41 minutes East, along the Southwesterly side of Moreland Road (46.50 feet wide), 130.67 feet to the first mentioned point and place of beginning.

CONTAINING in area 53.225 square feet.

BEING part of Lot Number 2 on a Plan of Morgan H. Thomas Lots, as shown on the above-mentioned Plan.

BEING the same premises which Evelyn B. Cooper, by Deed, dated January 14, 1983, and recorded in the Office of Recorder of Deeds, of Montgomery County, on January 18, 1983, in Book 4700 at Page 439, granted and conveyed unto William F. Galanti and Marian T. Galanti.

THE said William F. Galanti having departed this life on March 27, 2018.

Parcel Number: 30-00-44832-00-3.

Location of property: 330 Moreland Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Marian Galanti** at the suit of Citibank, N.A., not in its Individual Capacity, but Solely, as Trustee, on behalf of GCAT 2021-NQM3 Trust. Debt: \$270,858.94.

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. 2026-00745**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision, made for Interfaith Community Development Corporation, by Ralph E. Shaner and Son Engineering Company, Pottstown, Pa., dated 6/17/1994, and last revised 9/12/1994, and recorded in Plan Book B-41 at Page 321, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Beech Street (50 feet wide), a corner of lands, now or late of Stephen Petro; thence, extending along said lands, South 15 degrees 15 minutes West, 141.88 feet to a point on the Northerly side of Union Alley (20 feet wide); thence, extending along said alley, North 74 degrees 34 minutes West, 30.00 feet to a point, a corner of Lot No. 1, on the above-mentioned Plan; thence, extending along the line, dividing this and Lot No. 1 and through the middle of a partition wall, North 15 degrees 15 minutes East, 141.79 feet to a point on the aforesaid side of Beech Street; thence, extending along said side of Beech Street, South 74 degrees 35 minutes East, 30.00 feet to a point, a corner of lands of Petro, aforesaid; the first mentioned point and place of beginning.

BEING Lot No. 2.

BEING the same premises which Interfaith Community Development Corporation, a Pennsylvania Non-Profit Corporation, by Deed, dated October 11, 1996, and recorded October 15, 1996, in the County of Montgomery, in Deed Book 5164 at Page 868, conveyed unto Shelia M. Clark.

THE said Shelia M. Clark passed away on April 24, 2025.

Parcel Number: 16-00-01046-40-5.

Location of property: 620 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **John Clark, Heir of the Estate of Shelia M. Clark, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Shelia M. Clark, Deceased** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for GS Mortgage-Backed Securities Trust 2022-RPL2. Debt: \$47,750.14.

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

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

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

By virtue of a Writ of Execution **No. 2026-01117**, 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 C-104, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium, bearing date the 14th day of January 1982, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, on the 19th day of January 1982, in Deed Book 4676 at Page 443; and Plats and Plans for 1600 Church Road Condominium, bearing date the 14th day of January 1982, and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium, in Deed Book 4676 at Page 443.

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

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

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

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

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

Seized and taken in execution as the property of **L&S Realty LLC** at the suit of 1600 Church Road Condominium Association. Debt: \$25,195.33.

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

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

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

By virtue of a Writ of Execution **No. 2026-01123**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

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

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

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

Location of property: 1600 Church Road, Condominium D100, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **L&S Realty LLC** at the suit of 1600 Church Road Condominium Association. Debt: \$18,099.38.

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

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

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

By virtue of a Writ of Execution **No. 2026-01441**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Lower Merion Township**, Montgomery County, Pennsylvania:

BEGINNING at a point, in the center line of a proposed 40 feet wide road called Rockavon Road, at the distance of 68.84 feet, measured North 17 degrees 44 minutes West, along said center line from its intersection with the title line in the bed of Rockland Avenue; which point is at the distance of 149.88 feet, measured South 81 degrees 56 minutes West, along said title lines, in the bed of Rockland Avenue, from its intersection with line of lands, formerly of Charles J. McIlvain, Jr., known as Anthwyn Farms; thence, leaving the said Rockavon Road, by land, now or late of W. Gordon Smith, South 72 degrees 16 minutes West, 145 feet to line of land, now or late of W. E. Hexamer; thence, by same, North 17 degrees 44 minutes West, 47 feet to a corner of other land, formerly of W. Gordon Smith; thence, by same, North 72 degrees 16 minutes East, 145 feet to a point, in the center line of Rockavon Road, aforesaid; thence, by the same, South 17 degrees 44 minutes East, 47 feet to the place of beginning.

BEING the same premises which Anthony R. Brasacchio and Sandra L. Brasacchio, his wife, by Deed, dated June 26, 1972, and recorded June 28, 1972, in Montgomery County, in Deed Book 3764 at Page 100, conveyed unto Joseph L. Zenobi and Joanne Zenobi, his wife, in fee.

BEING the same premises which Joseph L. Zenobi and Joanne Zenobi, his wife, by Deed, dated February 28, 2003, and recorded March 26, 2004, in Montgomery County, in Deed Book 5501 at Page 732, conveyed unto The Zenobi Family Trust, dated February 6, 2001, Joseph L. Zenobi and Frances Joanne Mary Zenobi, Trustors and/or Trustees, in fee.

BEING the same premises which Janine E. Zenobi, Successor Trustee of the Zenobi Family Trust, by Deed, dated January 23, 2025, and recorded in the Office of Recorder of Deeds of Montgomery County, on March 12, 2025, in Book 6394 at Page 857, being Instrument # 2025012683, granted and conveyed unto Janine A. Zenobi.

Parcel Number: 40-00-51164-00-6.

Location of property: 502 Rockavon Road, Narberth, PA 19072-2319.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Janine A. Zenobi** at the suit of U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-2. Debt: \$469,173.56.

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. 2026-01450**, 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 "Woodhollow Condominium", located in **Montgomery Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by the recording in the Montgomery County Recorder of Deeds, a Declaration, dated 7/12/1983, and recorded 7/13/1983, in Deed Book 4712 at Page 185; and the Plats and Plans attached, thereto; a First Amendment, thereto, dated 8/30/1983, and recorded 9/19/1983, in Deed Book 4718 at Page 587; a Second Amendment, thereto, dated 9/28/1983, and recorded 9/29/1983, in Deed Book 4719 at Page 462; a Third Amendment, thereto, dated 10/31/1983, and recorded 11/7/1983, in Deed Book 4722 at Page 791; a Fourth Amendment, thereto, dated 12/7/1983, and recorded 1/13/1984, in Deed Book 4726 at Page 2163; a Fifth Amendment, thereto, dated 2/23/1984, and recorded 2/28/1984, in Deed Book 4730 at Page 1126; a Sixth Amendment, thereto, dated 6/28/1984, and recorded 7/10/1984, in Deed Book 4741 at Page 867; a Seventh Amendment, thereto, dated 8/28/1984, and recorded 9/24/1984, in Deed Book 4758 at Page 1389; a Eighth Amendment, thereto, dated 2/28/1984, and recorded 11/9/1984, in Deed Book 4752 at Page 338; a Ninth Amendment, thereto, dated 11/29/1984, and recorded 12/5/1984, in Deed Book 4754 at Page 512; a Tenth Amendment thereto, dated 12/31/1984, and recorded 1/4/1985, in Deed Book 4756 at Page 1897; and an Eleventh Amendment, thereto, dated 3/28/1985, in Deed Book 4763 at Page 1614; and a Twelfth Amendment, thereto, dated 6/19/1985, and recorded 6/28/1985, in Deed Book 4770 at Page 1695; and Thirteenth Amendment, thereto, dated 7/26/1985, and recorded 8/1/1985, in Deed Book 4774 at Page 27; and a Fourteenth Amendment, thereto, dated 8/16/1985, and recorded 9/19/1985, in Deed Book 4779 at Page 90; being and designated as Unit No. 2107, together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments, thereto.

BEING the same premises which David Copestakes and Karen Haeftien, now known as Karen Copestakes, husband and wife, by Deed dated 8/6/2004, and recorded 8/23/2004, in the County of Montgomery, in Deed Book 5522 at Page 1920, granted and conveyed unto Rudolph S. Cislak, Jr. and Terrianne M. Kingsbury, husband and wife, in fee.

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

BEING the same premises which Rudolph S. Cislak, Jr. and Terrianne M. Kingsbury, his wife, by Deed dated 01/30/2006, and recorded 02/13/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5590 at Page 780, granted and conveyed unto Rudolph S. Cislak, Jr. and Terrianne M. Kingsbury, as Joint Tenants with Right of Survivorship.

BEING the same premises which Rudolph S. Cislak, Jr. and Terrianne M. Kingsbury, his wife, by Deed dated 1/30/2006, and recorded 2/13/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5590 at Page 780, granted and conveyed unto Rebecca C. Plakis and Keith Caldwell, in fee.

Parcel Number: 460001683629 a/k/a 46-00-01683-62-9 a/k/a 46 00 01683 62.9 a/k/a 46-00-01683-62.9.

Location of property: 2107 Jefferson Court a/k/a 2107 Jefferson Street, North Wales, PA 19454.

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

Seized and taken in execution as the property of **Keith Caldwell and Rebecca C. Plakis a/k/a Rebecca Caldwell a/k/a Rebecca Plakis** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-in-Interest to U.S. Bank, National Association, as Trustee, as Successor in Interest to Bank of America, National Association, Successor by Merger to LaSalle Bank, National Association, as Trustee for OWNIT Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3. Debt: \$96,659.08.

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. 2026-05699**, 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 improvements to be made thereon, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of "The Stables", prepared for Bell Kumpf, L.P., by Stout, Tacconelli and Associates, Inc., dated 08/07/2003, last revised 08/27/2005, and recorded in Plan Book 25 at Pages 320, 321 and 322, as follows to wit:

BEING known as Lot No. 35.

BEING the same premises which NVR, Inc., by Deed dated February 18, 2011, and recorded in the Office of Recorder of Deeds, of Montgomery County, on March 25, 2011, in Deed Book Volume 5796 at Page 1014, granted and conveyed unto James A. Kelly, III and Rebecca Kelly, husband and wife.

Parcel Number: 67-00-00616-32-8.

Location of property: 1401 Reiner Road, Eagleville, PA 19403.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James A. Kelly, III and Rebecca Kelly** at the suit of Dollar Bank, Federal Savings Bank. Debt: \$561,052.38.

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.

By virtue of a Writ of Execution **No. 2026-06242**, 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 **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property for Anthony J. Cesare, made by David Anthony Plum, Registered Surveyor, dated 5/25/1988, last revised 12/11/1989, and recorded in Plan Book A51 at Page 389, as follows to wit:

BEGINNING at a point on the Northwesterly ultimate right-of-way line of East Mount Kirk Avenue (80 feet wide), a corner of Lot No. 1 on said Plan, which point is measured North 40 degrees 20 minutes 00 seconds East, 194.00 feet from a point, a corner of lands, now or late of John B. and Mildred Z. Pastua, on the said Northwesterly right-of-way line of East Mount Kirk Avenue, which point is measured North 49 degrees 30 minutes 00 seconds West, 40 feet from a point, in the centerline of said East Mount Kirk Avenue, which point is measured along said centerline 1551.51 feet, Northeasterly from the point of intersection of said centerline of East Mount Kirk Avenue, with the centerline of Ridge Pike; thence, from said point of beginning, extending along said Lot No. 1, the two following courses and distances: (1) South 49 degrees 30 minutes West, 312.34 feet; (2) North 40 degrees 30 minutes 00 seconds West, 205.00 feet crossing a stream to a point, a corner; thence, extending North 40 degrees 30 minutes 00 seconds East, recrossing said stream, 214.00 feet to a point, a corner of lands, now or late of John S. and Carolyn D. Beyer; thence, extending along the same, South 49 degrees 30 minutes 00 seconds East, 517.34 feet to a point on the Northwesterly right-of-way line of East Mount Kirk Avenue, aforesaid; thence, extending along the same, South 40 degrees 20 minutes 00 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

BEING the same premises which Frank M. Kepics and Jane Molinaro Kepics, by Deed dated 4/25/2022, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 5/10/2022, in Deed Book Volume 6281 at Page 94, granted and conveyed unto Stephen Herbert, Gary Luddecke, and Rachael A. Luddecke.

Parcel Number: 43-00-08868-00-8.

Location of property: 113 E. Mount Kirk Avenue, Eagleville a/k/a Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen Herbert, Gary Luddecke and Rachael A. Luddecke** at the suit of Provident Funding Associates, L.P. Debt: \$494,089.14.

Powers Kirn, LLC, Attorneys.

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

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

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

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **STALLER-ZEISES ASSOCIATES, INC.** is currently in the process of voluntarily dissolving.
Friedman Schuman Layser, P.C.
275 Commerce Drive, Suite 210
Fort Washington, PA 19034

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

Lucky 7 Deli Willow Grove Corp. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
Joan Guarì, Esquire
423 White Birch Drive
Archibald, PA 18403

ARTICLES OF INCORPORATION
FOR NONPROFIT

NOTICE IS HEREBY GIVEN, that Articles of Incorporation were filed with the Pennsylvania Department of State for **Forward for Milo, Inc.**, a Nonprofit Corporation, which will operate in accordance with the provisions of the Pennsylvania Nonprofit Corporation Law of 19 Pa. Code. Ch. 41.
Kevin J. Sommar, Esquire, Solicitor
Sommar, Tracy & Sommar
210 S. Broad Street
Lansdale, PA 19446

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-16335

NOTICE IS HEREBY GIVEN that on July 1, 2026, the Petition of Aiden Maloney was filed in the above-named Court, praying for a Decree to change the Petitioner's name to AIDEN MERLINI.
The Court has fixed September 16, 2026, at 9:00 AM, in Courtroom "11" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-16982

NOTICE IS HEREBY GIVEN that on July 10, 2026, the Petition of Ashley Mason, Mother, on behalf of Quinn Harvey Patterson, a minor child, was filed in the above-named Court, praying for a Decree to change the Child's name to QUINN COSMAS PATTERSON.
The Court has fixed September 18, 2026, at 9:00 AM, in Courtroom "12" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-17458

NOTICE IS HEREBY GIVEN that on July 20, 2026, the Petition of Edward George Wadsworth was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LEAH STEPHANIE WADSWORTH.
The Court has fixed September 23, 2026, at 9:00 AM, in Courtroom "11" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-17784

NOTICE IS HEREBY GIVEN that on July 24, 2026, the Petition of Emily Katherine Scannapieco was filed in the above-named Court, praying for a Decree to change the Petitioner's name to EMILY KATHERINE SCANNAPIECO.
The Court has fixed September 23, 2026, at 9:00 AM, in Courtroom "11" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-15325

NOTICE IS HEREBY GIVEN that on June 22, 2026, the Petition of John Augustine was filed in the above-named Court, praying for a Decree to change the Petitioner's name to JOHN JOSEPH AUGUSTINE.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-15521

NOTICE IS HEREBY GIVEN that on June 23, 2026, the Petition of Judith Aracely Ramirez Perez, on behalf of Dayrin Yamileth Gutierrez Ramirez, a minor child, was filed in the above-named Court, praying for a Decree to change the Child’s name to DAYRIN YAMILETH RAMIREZ PEREZ.

The Court has fixed September 2, 2026, at 9:00 AM, in Courtroom “E” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-17014

NOTICE IS HEREBY GIVEN that on July 10, 2026, the Petition of Liam Robeson-Grubb was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to LIAM GRUBB.

The Court has fixed September 16, 2026, at 9:00 AM, in Courtroom “11” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-17422

NOTICE IS HEREBY GIVEN that on July 24, 2026, the Petition of Paula Glanzberg-Glazier was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to PAULA GLAZIER.

The Court has fixed September 23, 2026, at 9:00 AM, in Courtroom “11” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-16005

NOTICE IS HEREBY GIVEN that on July 25, 2026, the Petition of Samantha Schmidt, on behalf of Sophia Paguio, a minor child, was filed in the above-named Court, praying for a Decree to change the Child’s name to SOPHIA SCHMIDT.

The Court has fixed September 2, 2026, at 9:00 AM, in Courtroom “E” of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

BERGEN, ELLEN M.R., dec’d.

Late of Borough of Royersford.
ADMINISTRATORS: MONICA V. BERGEN,
1018 Meadowview Lane,
Mont Clare, PA 19453,
MELISSA A. PHILLIPS,
315 Parkview Way,
Newtown, PA 18940.
ATTORNEY: GARY P. LEWIS,
LEWIS & MCINTOSH, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468

BEZDZIECKI, MICHAEL ANTHONY, dec’d.

Late of Lower Merion Township.
Administratrix: REGINA BEZDZIECKI,
c/o Michael LaRosa, Esquire,
959 West Chester Pike,
Havertown, PA 19083.
ATTORNEY: MICHAEL LaROSA,
LaROSA LAW FIRM,
959 West Chester Pike,
Havertown, PA 19083

CAPUZZI, DAVID MICHAEL, dec’d.

Late of Upper Merion Township.
Administratrix: RUTH JANE CAPUZZI,
101 Bryce Lane,
King of Prussia, PA 19406.
ATTORNEY: KEVIN S. FRANKEL,
FRANKEL ESTATE PLANNING & ELDER LAW,
150 N. Radnor Chester Road, Suite F-200,
Radnor, PA 19087

**CAREY, PATRICIA C. also known as
PATRICIA COLLEEN CAREY, dec’d.**

Late of Lansdale, PA.
Executor: GEORGE H. CAREY, III,
216 Pinecrest Lane,
Lansdale, PA 19446-1475.

**CIRONE, LISA MARIE also known as
LISA CIRONE,**

**LISA MARIE MYERS and
LISA MYERS, dec’d.**
Late of Cheltenham Township.
Administrator: FLORENCE A. PATTON,
1241 Glenbrook Road,
Huntingdon Valley, PA 19006.

COBB JR., WILLIAM A. also known as WILLIAM A. COBB, dec'd.

Late of Upper Dublin Township.
 Executor: SUSAN E. COBB,
 6040 Cannon Hill Road,
 Fort Washington, PA 19034.
 ATTORNEY: MICHAEL L. SALAD,
 COOPER LEVENSON,
 1125 Atlantic Avenue, Third Floor,
 Atlantic City, NJ 08401

COCKERHAM, CHARLENE H., dec'd.

Late of Limerick Township.
 Executor: DANIEL H. GALLAGHER,
 c/o Andrew H. Dohan, Esquire,
 45 Liberty Boulevard, Suite 230,
 Malvern, PA 19355-1419.
 ATTORNEY: ANDREW H. DOHAN,
 WISLER PEARLSTINE, LLP,
 45 Liberty Boulevard, Suite 230,
 Malvern, PA 19355-1419

CONNERY, WILLIAM J. also known as WILLIAM CONNERY, dec'd.

Late of Oaks, PA.
 Executor: ROBERT I. HILL, II,
 215 Perkiomen Avenue,
 Phoenixville, PA 19460.
 ATTORNEY: DAVID BARTHOLF,
 BARTHOLF LAW OFFICES, LLC,
 8 E. 2nd Street,
 Media, PA 19063

CORBETT, PAUL A., dec'd.

Late of Gilbertsville, PA.
 Administrator: KIMMO H. ABBASI, ESQUIRE,
 c/o Hill Wallack LLP,
 1000 Floral Vale Boulevard, Suite 300,
 Yardley, PA 19067.
 ATTORNEY: KIMMO H. ABBASI,
 HILL WALLACK LLP,
 1000 Floral Vale Boulevard, Suite 300,
 Yardley, PA 19067

D'ORAZIO, EDWARD A., dec'd.

Late of Gwynedd Township.
 Executor: DAVID N. D'ORAZIO,
 c/o Bernard J. McLafferty, Jr., Esquire,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

DuBREE, BLAISE J., dec'd.

Late of Borough of Trappe.
 Executrix: CINDI DuBREE,
 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

FAIRORTH, BENNETT, dec'd.

Late of Abington Township.
 Executrix: NANCY SARAH COHEN,
 c/o Joel E. Oshtry, Esquire,
 1819 JFK Boulevard, Suite 433,
 Philadelphia, PA 19103.

ATTORNEY: JOEL E. OSHTRY,
 OSHTRY & OSHTRY,
 1819 JFK Boulevard, Suite 433,
 Philadelphia, PA 19103

GAERTNER, FREDERICK M., dec'd.

Late of Whitemarsh Township.
 Executrix: ELAINE DORENE RIDGWAY,
 830 S. Park Street,
 Red Lion, PA 17356.
 ATTORNEY: JOHN J. HAGARTY,
 ROXBOROUGH LAW OFFICE, LLP,
 443 Green Lane,
 Philadelphia, PA 19128-3306

GERHART, VIRGINIA M., dec'd.

Late of Franconia Township.
 Executors: PERRY R. GERHART,
 1814 Hoffmansville Road, P.O. Box 247,
 Sassamansville, PA 19472,
 PAULETTE GERHART,
 391 Morwood Road,
 Earlington, PA 18918.
 ATTORNEY: STEVEN D.W. MILLER,
 MILLER LAW FIRM PC,
 718 Poplar Street, Suite I,
 Lebanon, PA 17042

GRANT, BETTY JEWELL, dec'd.

Late of Lafayette Hill, PA.
 Executrix: SHELLEY GRANT,
 176 Marlyn Avenue,
 Lansdowne, PA 19050.

HUSTON, PRISCILLA HAVEMEYER also known as PRISCILLA HUSTON, dec'd.

Late of Lower Merion Township.
 Executors: CARLEY ELDREDGE SMITH AND
 BRYN MAWR TRUST,
 c/o Brian R. Gilboy, Esquire,
 Two Logan Square, Suite 1825,
 100 N. 18th Street,
 Philadelphia, PA 19103.
 ATTORNEY: BRIAN R. GILBOY,
 GILBOY & GILBOY LLP,
 Two Logan Square, Suite 1825,
 100 N. 18th Street,
 Philadelphia, PA 19103

JAIRAJ, PRIYA also known as PRIYA JAIRAJ CHECK and PRIYA CHECK, dec'd.

Late of Upper Moreland Township.
 Executor: DARREN JON CHECK,
 c/o Kristen L. Behrens, Esquire,
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 Philadelphia, PA 19103.
 ATTORNEY: KRISTEN L. BEHRENS,
 DILWORTH PAXSON LLP,
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 Philadelphia, PA 19103

KEAVENEY, PATRICIA, dec'd.

Late of North Wales, PA.
 Executor: SHERRY ANN KEAVENEY,
 13970 Panay Way, #115,
 Marina del Rey, CA 90292.

KOLB, ROBERTA J. also known as ROBERTA JANE KOLB, dec'd.

Late of Upper Frederick Township.
 Co-Executors: LEVERNE BOYER,
 474 Hoffsmannville Road,
 Bechtelsville, PA 19525,
 LEE HEFFNER,
 23 Sandpiper Drive,
 Bechtelsville, PA 19505.

ATTORNEY: JEFFREY R. BOYD,
BOYD & KARVER, P.C.,
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Boyertown, PA 19512

LAWLEY, CAROL ANN, dec'd.

Late of Upper Merion Township.
Executrix: SARAH VELEZ,
514 Dartmouth Drive,
King of Prussia, PA 19406.

LEO, LYDIA L., dec'd.

Late of Towamencin Township.
Executrix: CYNTHIA A. LOMAN,
1305 Riley Lane,
Nipomo, CA 93444.

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

MADARA, JOHN CLYDE, dec'd.

Late of Lower Salford Township.
Executor: JAKE EVAN MADARA,
691 Worthington Drive,
Warminster, PA 18974.

**McGLONE, MARGARET C. also known as
MARGARET McGLONE, dec'd.**

Late of Upper Merion Township.
Executrix: MAUREEN ANN GRIFFITH,
c/o Christopher M. Murphy, Esquire,
Breslin, Murphy & Roberts, P.C.,
3305 Edgmont Avenue,
Brookhaven, PA 19015.

**MIHUTZ, VERONICA PLACE also known as
RONNIE MIHUTZ, dec'd.**

Late of Upper Merion Township.
Executrix: MICHELLE E. STONG,
448 Windy Hill Road,
Gilbertsville, PA 19525.

**QUAGLIA, ROBERT L. also known as
ROBERT LOUIS QUAGLIA, dec'd.**

Late of Borough of Collegeville.
Executors: ROBERT T. QUAGLIA AND
JOSEPH P. QUAGLIA,
c/o Jonathan H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
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100 Front Street,
Conshohocken, PA 19428

SAMIMI, FAROKH, dec'd.

Late of Lower Merion Township.
Executrix: SARA SAMIMI,
c/o Jamison C. MacMain, Esquire,
118 W. Market Street, Suite 300,
West Chester, PA 19382-2928.
ATTORNEY: JAMISON C. MacMAIN,
BUCKLEY BRION McGUIRE & MORRIS LLP,
118 W. Market Street, Suite 300,
West Chester, PA 19382-2928

SANTORO, FRANCES, dec'd.

Late of Borough of Collegeville.
Executrix: CHARLENE DiSANTO,
483 Shakespeare Drive,
Collegeville, PA 19426.

ATTORNEY: WILLIAM R. BLUMER,
KOZLOFF STOUT ATTORNEYS,
2640 Westview Drive,
Wyomissing, PA 19610

**SAUKAITIS, BETTY JUNE also known as
BETTY J. SAUKAITIS, dec'd.**

Late of Franconia Township.
Executrix: KAREN E. KINSEY,
c/o Diane H. Yazujian, Esquire,
P.O. Box 1099,
North Wales, PA 19454.
ATTORNEY: DIANE H. YAZUJIAN,
P.O. Box 1099,
North Wales, PA 19454

**SEROTTA, HOWARD L. also known as
HOWARD LAWRENCE SEROTTA and
HOWARD SEROTTA, dec'd.**

Late of Borough of Lansdale.
Executors: CAROL H. SEROTTA AND
JUDD A. SEROTTA,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103.
ATTORNEY: JUDD A. SEROTTA,
COZEN O'CONNOR,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103

SIMMONS, BEVERLY D., dec'd.

Late of Borough of Pottstown.
Executor: STERLING M. SIMMONS,
415 Blaze Drive,
Glenshaw, PA 15116.
ATTORNEY: JOSEPH QUINN,
RQP LAW,
192 S. Hanover Street, Suite 101,
Pottstown, PA 19464

**SMITH, KATHLEEN L. also known as
KATHLEEN AMMONS and
KATHLEEN TETRAULT, dec'd.**

Late of Norristown, PA.
Administrator: ADAM JON BLAK,
14 S. Linden Avenue,
Upper Darby, PA 19082.

SPITOFISKY, SHIRLEY, dec'd.

Late of Whitpain Township.
Executrix: AMY J. SPITOFISKY,
980 Rosewood Drive,
Blue Bell, PA 19422.
ATTORNEY: KIMBERLY J. SCOTT,
NACHMIAS MORRIS & ALT LLC,
605 Main Street, Suite 212,
Riverton, NJ 08077

STAUFFER, GRACE M., dec'd.

Late of Upper Frederick Township.
Executors: SUSAN JANE LEVENGOOD AND
RICKY ALLEN STAUFFER,
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

STOUT, ROSA, dec'd.

Late of Wyncote, PA.
Executor: KARL STOUT,
103 Walnut Street,
Jenkintown, PA 19046.

SUSSMAN, BARRY, dec'd.

Late of Borough of Ambler.
Co-Executors: JOANNE SUSSMAN AND JEFFREY SUSSMAN,
c/o Hope Bosniak, Esquire,
Dessen, Moses & Rossitto,
600 Easton Road,
Willow Grove, PA 19090.
ATTORNEY: HOPE BOSNIAK,
DESSEN, MOSES & ROSSITTO,
600 Easton Road,
Willow Grove, PA 19090

SUSSMAN, ELLEN, dec'd.

Late of Borough of Ambler.
Co-Executors: JOANNE SUSSMAN AND JEFFREY SUSSMAN,
c/o Hope Bosniak, Esquire,
Dessen, Moses & Rossitto,
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ATTORNEY: HOPE BOSNIAK,
DESSEN, MOSES & ROSSITTO,
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TERRANI, GHASSEM, dec'd.

Late of Horsham Township.
Administrator: JAMES TERRANI,
c/o Harry Metka, Esquire,
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Feasterville-Trevose, PA 19053.
ATTORNEY: HARRY METKA,
900 Northbrook Drive, Suite 101,
Feasterville-Trevose, PA 19053

TURLEY, JOSEPHINE F. also known as

JOSEPHINE TURLEY, dec'd.
Late of Upper Merion Township.
Executor: GEORGE M. NIKOLAOU, ESQUIRE,
166 Allendale Road,
King of Prussia, PA 19406.

VIDULICH, SHEELAGH JOSEPHINE, dec'd.

Late of Harleysville, PA.
Executrix: MAUREEN NOVITSKI,
1030 Glasco Drive,
Pennsburg, PA 18073.

WEINER, ROBERT J., dec'd.

Late of Lower Merion Township.
Executors: JAY L. WEINER AND LYNN A. WEINER,
c/o Warren J. Kauffman, Esquire,
1650 Market Street, Suite 1800,
Philadelphia, PA 19103.
ATTORNEY: WARREN J. KAUFFMAN,
WHITE AND WILLIAMS LLP,
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WELDON-COLZIE, ERNESTINE, dec'd.

Late of Upper Merion Township.
Administratrix: SHARON YVETTE COLZIE,
771 Ardmore Avenue,
Ardmore, PA 19003.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW PC,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

WOLFROTH, DORRIS JANE, dec'd.

Late of Borough of Roversford.
Executor: CHARLES A. HALLAHAN,
c/o Vincent M. Vangrossi, Esquire,
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Norristown, PA 19401.

ATTORNEY: VINCENT M. VANGROSSI,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401

ZEIGER, PATRICIA D., dec'd.

Late of Upper Gwynedd Township.
Executor: DONALD W. ZEIGER,
c/o Marguerite M. Nocchi, Esquire,
Nocchi Law PC,
P.O. Box 997,
Lansdale, PA 19446.

Second Publication**ANG, CHARLES CHO LIM also known as CHARLES C. ANG, dec'd.**

Late of Cheltenham Township.
Executrix: LORAIN G. ANG,
c/o Glenn F. Hing, Esquire,
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ATTORNEY: GLENN F. HING,
HING LAW P.C.,
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BARRY, ANNE F., dec'd.

Late of Horsham Township.
Administratrix: AMANDA A. MERRITT,
c/o HighPoint Law Offices,
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Chalfont, PA 18914.
ATTORNEY: JOHN M. SWEENEY,
HIGHPOINT LAW OFFICES,
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Chalfont, PA 18914

BARTLETT, ROSEMARY also known as ROSEMARY MARGARET BARTLETT, dec'd.

Late of Hatboro, PA.
Co-Executors: MARK JOSEPH BARTLETT,
56 Copperleaf Drive,
Newtown, PA 18940,
KAREN MARIE DADALSKI,
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Philadelphia, PA 19154.
ATTORNEY: SANDY JAINAUTH-BARONE,
KAREN ANN ULMER, P.C.,
174 Middletown Boulevard, Suite 300,
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215-752-6200

BILGER, ROBERT C., dec'd.

Late of Marlborough Township.
Administrator: ROBERT W. BILGER,
135 Paul Drive,
Gilbertsville, PA 19525.
ATTORNEY: RICHARD P. ALMQUIST, JR.,
PICARDI PHILIPS & OTTAVIANO,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

CHALLIS, JEAN S. also known as

JEAN S. DeGAYTAN and JEAN S. CHALLIS-DeGAYTAN, dec'd.
Late of Towamencin Township.
Executor: MARK DeGAYTAN,
c/o Sarah M. Ford, Esquire,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422.

ATTORNEY: SARAH M. FORD,
FORD AND BUCKMAN, PC,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422

CIOSTEK, STANLEY P., dec'd.

Late of Lower Providence Township.
Executrix: KIMBERLY J. CIOSTEK,
5 Furlong Road,
Douglassville, PA 19518.

ATTORNEY: REBECCA A. HOBBS,
OWM LAW PC,
1503 Sunset Drive, Suite 201,
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CLAIR, JAMES HUNTER, dec'd.

Late of Telford, PA.
Executor: DOROTHY PEARL CLAIR,
c/o HighPoint Law Offices,
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Chalfont, PA 18914.

ATTORNEY: JOHN M. SWEENEY,
HIGHPOINT LAW OFFICES,
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Chalfont, PA 18914

CLARKE, THOMAS FRANK, dec'd.

Late of Rockledge, PA.
Administrator: THOMAS ROBERT CLARKE,
23 Welisewitz Road,
Ringoes, NJ 08551.

ATTORNEY: ANDREW P. GRAU,
THE GRAU LAW FIRM,
911 Easton Road, P.O. Box 209,
Willow Grove, PA 19090

**COCCO, STEPHEN also known as
STEPHEN A. COCCO, dec'd.**

Late of Abington Township.
Executor: MICHAEL KEVIN McCABE,
c/o Matthew A. Levitsky, Esquire,
980 Jolly Road, Suite 110,
P.O. Box 3001,

Blue Bell, PA 19422-3001.
ATTORNEY: MATTHEW A. LEVITSKY,
FOX ROTHSCHILD LLP,
980 Jolly Road, Suite 110,
P.O. Box 3001,
Blue Bell, PA 19422-3001

COUNCIL, RONALD, dec'd.

Late of Montgomery County, PA.
Executrix: JANICE L. TRYCE,
c/o Stephanie A. Tryce,
P.O. Box 4039,
Philadelphia, PA 19118.

DEECK, JOAN IRENE, dec'd.

Late of Lower Merion Township.
Executrix: KIMBERLY RUBENS,
151 Linwood Avenue,
Ardmore, PA 19003.

ATTORNEY: HEATHER L. TURNER,
LAW OFFICE OF HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072

GARRITY, MARY F., dec'd.

Late of Upper Gwynedd Township.
Executor: KATHLEEN M. GARRITY,
c/o Bernard J. McLafferty, Jr., Esquire,
807 Bethlehem Pike,
Erdenheim, PA 19038.

ATTORNEY: BERNARD J. McLAFFERTY, JR.,
McLAFFERTY & KROBERGER, P.C.,
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Erdenheim, PA 19038

**GEISER, JOSEPH AARON also known as
JOE GEISER, dec'd.**

Late of Lower Salford Township.
Executor: AARON JEFFREY GEISER,
1754 Red Bed Road,
Quakertown, PA 18951.

GOLASA III, JOHN C., dec'd.

Late of Plymouth Meeting, PA.
Executor: AMANDA ROBINSON,
34 Darien Road,
Newark, DE 19711.

GRAHAM, IRENE E., dec'd.

Late of Borough of Ambler.
Executrix: DONNA LYNN HASSON,
608 Hampton Court,
Doylestown, PA 18901.

HERMAN, INEZ, dec'd.

Late of Lower Merion Township.
Executor: STEVEN R. SMULL,
c/o Thomas A. Boulden, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: THOMAS A. BOULDEN,
TIMONEY KNOX, LLP,
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Fort Washington, PA 19034-7544

HURWITZ, GRACE, dec'd.

Late of Elkins Park, PA.
Executor: EVERETT K. SHEINTOCH, ESQUIRE,
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Horsham, PA 19044.
ATTORNEY: EVERETT K. SHEINTOCH,
SHEINTOCH LAW P.C.,
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215-675-6279

KILLALY, JOAN, dec'd.

Late of Upper Merion Township.
Administratrix: KIMBERLY KILLALY.

KODADEK, JUDY, dec'd.

Late of Horsham Township.
Executrix: GEORGINA ZHANG,
110 Lawnton Road,
Willow Grove, PA 19090.
ATTORNEY: JOHN R. JAKUBOWSKI,
610 Old York Road, Suite 400,
Jenkintown, PA 19046

LASSIN, HARRIET J., dec'd.

Late of Cheltenham Township.
Administrators: LYNNE L. GARBOSE AND
GARY D. LASSIN,
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ATTORNEY: ALAN J. MITTELMAN,
SPECTOR GADON ROSEN VINCI, P.C.,
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Philadelphia, PA 19103

LATTIMORE, LISA ANN, dec'd.

Late of Springfield Township.
Administrator: WILLIAM MALONE,
c/o HighPoint Law Offices,
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Chalfont, PA 18914.

ATTORNEY: JOHN M. SWEENEY,
HIGHPOINT LAW OFFICES,
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LENENFELD, LINDA, dec'd.

Late of Upper Dublin Township.
Executrices: SHERRI MADNICK,
1637 Dublin Road,
Dresher, PA 19025,
RANDI PREISSMAN,
19 Carol Lane,
Richboro, PA 18954.

LITVIN, ARLENE F., dec'd.

Late of Upper Merion Township.
Executors: ROBERT W. LITVIN AND
ADAM KOHLER,
c/o Roy S. Ross, Esquire,
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ATTORNEY: ROY S. ROSS,
DILWORTH PAXSON, LLP,
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Philadelphia, PA 19103

MARTIN, JOSEPH CHARLES, dec'd.

Late of Lansdale, PA.
Executor: JENNIFER MARTIN,
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Franklinville, NJ 08322.

**MASUCCI, ROBERT N. also known as
ROBERT N. MASUCCI, SR., dec'd.**

Late of Whitpain Township.
Executor: ROBERT N. MASUCCI, JR.,
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ATTORNEY: MICHAEL C. McBRATNIE,
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McGLYNN, LORRAINE M., dec'd.

Late of Upper Gwynedd Township.
Executors: MITCHELL McGLYNN,
10105 Waterside Drive,
Burke, VA 22015,
LORRAINE B. McGLYNN,
260 Ridings Way,
Ambler, PA 19002.

O'DONNELL, CATHARINE C., dec'd.

Late of Towamencin Township.
Executor: CHRISTOPHER J. O'DONNELL,
444 Stonemason Way,
Lansdale, PA 19446.

OTT, JOAN ANNE, dec'd.

Late of Blue Bell, PA.
Executors: DAVID R. OTT,
1119 Harriett Road,
Huntingdon Valley, PA 19006,
LOUISE M. WHEELER,
335 Penncrest Drive,
Langhorne, PA 19047.

QUACKENBOS, JOAN A., dec'd.

Late of Montgomery Township.
Personal Representative: DIANE REDILLA,
953 Horsham Road,
Montgomeryville, PA 18936.

**REDMOND III, JOHN C. also known as
JOHN CHARLES REDMOND, III, dec'd.**

Late of Whitpain Township.
Executrices: PATRICIA A. REDMOND AND
BARBARA REDMOND,
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

RUTH ESQ., RICHARD JOSEPH , dec'd.

Late of Upper Dublin Township.
Executors: RICHARD J. RUTH, JR.,
JOHN CHARLES RUTH AND
PATRICIA ANN DEVINNEY,
c/o Bridget La Rosa, Esquire,
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ATTORNEY: BRIDGET La ROSA,
WHITE AND WILLIAMS, LLP,
1650 Market Street, Suite 1800,
Philadelphia, PA 19103

SHELLS, KAY A., dec'd.

Late of Abington Township.
Executor: WILLIAM ADAM KRAMER,
1276 Prizer Road,
Pottstown, PA 19465.
ATTORNEY: DAVID R. WHITE, JR.,
HORST KREKSTEIN & RUNYON LLC,
610 W. Germantown Pike, Suite 350,
Plymouth Meeting, PA 19462

SKOLNICK, SIDNEY JAY, dec'd.

Late of Jenkintown, PA.
Executor: JAY SKOLNICK,
24 Peter Drive,
Richboro, PA 18954,
BONNIE ACKERMAN,
345 New Gate Road,
Langhorne, PA 19047.

SPAGNOLIA, DAWN MARIE, dec'd.

Late of Abington, PA.
Administratrix: MARISA MILLS,
c/o Stern & Eisenberg,
1581 Main Street, Suite 200,
Warrington, PA 18976.
ATTORNEY: THOMAS E. SHEA,
STERN & EISENBERG,
1581 Main Street, Suite 200,
Warrington, PA 18976

SUROSKY, GEORGE C., dec'd.

Late of Lower Gwynedd Township.
Executrix: JOAN M. SUROSKY,
c/o HighPoint Law Offices,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914.
ATTORNEY: JOHN M. SWEENEY,
HIGHPOINT LAW OFFICES,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914

TAYLOR, HERMAN L., dec'd.

Late of Cheltenham Township.
Executrix: JEANETTE W. NICHOLSON,
c/o Jay E. Kivitz, Esquire,
7901 Ogontz Avenue,
Philadelphia, PA 19150.

ATTORNEY: JAY E. KIVITZ,
KIVITZ & KIVITZ, P.C.,
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Philadelphia, PA 19150

VERAMONTI, FRANCIS A., dec'd.

Late of Skippack Township.
Executor: FRANCIS RECCHUITI.
ATTORNEY: FRANCIS RECCHUITI,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401,
610-279-4200

WALLACE, JAMES, dec'd.

Late of Borough of Ambler.
Executrix: EILEEN WALLACE.

WILLOX, JOHN THOMAS, dec'd.

Late of Upper Dublin Township.
Administrator: THOMAS EDWARD WILLOX,
c/o Jeremy Z. Mittman, Esquire,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936.
ATTORNEY: JEREMY Z. MITTMAN,
LAW OFFICE OF JEREMY Z. MITTMAN,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936

WOLFE, ZENA, dec'd.

Late of Lower Merion Township.
Executor: RICHARD WOLFE,
c/o Matthew A. Levitsky, Esquire,
980 Jolly Road, Suite 110,
P.O. Box 3001,
Blue Bell, PA 19422-3001.
ATTORNEY: MATTHEW A. LEVITSKY,
FOX ROTHSCHILD LLP,
980 Jolly Road, Suite 110,
P.O. Box 3001,
Blue Bell, PA 19422-3001

**ZIEMNIAK, FRANCES A. also known as
FRANCES ZIEMNIAK and
FRANCES ANN ZIEMNIAK, dec'd.**

Late of Upper Dublin Township.
Executor: KENNETH Y. QUAY,
c/o William B. Cooper, III, Esquire,
P.O. Box 673,
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ATTORNEY: WILLIAM B. COOPER, III,
FOX ROTHSCHILD LLP,
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Third and Final Publication

ACITO JR., JAMES R., dec'd.

Late of Lower Pottsgrove Township.
Executrix: MICHELLE LYNN VAILE,
386 Anderson Avenue,
Phoenixville, PA 19460.
ATTORNEY: JOACHIM T. ANTZ,
DALY & CLEMENTE, P.C.,
1288 Valley Forge Road, Suite 72,
Phoenixville, PA 19460

AHEARN, ANDREW CRISTIAN, dec'd.

Late of Cheltenham Township.
Executrix: AKIKO MASUTANI,
c/o Nathan Snyder, Esquire,
3070 Bristol Pike, Building 2, Suite 204,
Bensalem, PA 19020.

ATTORNEY: NATHAN SNYDER,
LAW OFFICE OF NATHAN SNYDER,
3070 Bristol Pike, Building 2, Suite 204,
Bensalem, PA 19020

**BARRINGER, MARGARET CHEW also known as
MARGARET C. BARRINGER and
MARGARET BARRINGER, dec'd.**

Late of Lower Merion Township.
Executors: ROBERT E. HASKELL AND
JENNIFER HINZ BEACOM,
c/o Kevin P. Gilboy, Esquire,
Two Logan Square, Suite 1825,
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Philadelphia, PA 19103.
ATTORNEY: KEVIN P. GILBOY,
GILBOY & GILBOY,
Two Logan Square, Suite 1825,
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Philadelphia, PA 19103

BAUER, GAIL ADELE, dec'd.

Late of Borough of Pottstown.
Executors: KEVIN C. BAUER AND
JENNIFER L. BRICKEL,
c/o Nathan Snyder, Esquire,
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Bensalem, PA 19020.
ATTORNEY: NATHAN SNYDER,
LAW OFFICE OF NATHAN SNYDER,
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CESARONE, BRUNO, dec'd.

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

CLARK, OLIVER B., dec'd.

Late of Borough of Lansdale.
Executrix: CLAUDIA J. NALENCE,
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Lansdale, PA 19446.
ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
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Lansdale, PA 19446

COLLILUORI, MICHAEL J., dec'd.

Late of Montgomery County, PA.
Executor: RYAN COLLILUORI,
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Pottstown, PA 19464.
ATTORNEY: PAULA SCHARFF,
LAW OFFICE OF PAULA CHRISTINE SCHARFF,
101 Flannery Drive,
Jeffersonville, PA 19403

DAYWALT, THOMAS B., dec'd.

Late of Pottstown, PA.
Executor: JAMES TURNER.
ATTORNEY: SCOTT F. BREIDENBACH,
BREIDENBACH ASSOCIATES LAW OFFICES,
2158 Sunnyside Avenue,
Pottstown, PA 19464

**ELLISON, CHRISTOPHER D. also known as
CHRISTOPHER DAVID ELLISON, dec'd.**

Late of Worcester Township.

Executrix: CHERYL ANNE ALLISON,
c/o Brittany J. Camp, Esquire,
1001 Conshohocken Road, Suite 1-300,
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ATTORNEY: BRITTANY J. CAMP,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
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West Conshohocken, PA 19428

FASY, THOMAS M., dec'd.

Late of Borough of Ambler.

Executrix: JACQUELINE K. ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118.

ATTORNEY: JACQUELINE K.
ROSENBERGER,
BARBER, SHARPE & ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118

HACKMAN, SHIRLEY K., dec'd.

Late of Souderton, PA.

Executors: KENNETH W. AND
BETTY A. BERGEY,
259 Telford Pike,
Telford, PA 18969.

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

HENNESSEY, PATRICIA E., dec'd.

Late of Pottstown, PA.

Executors: ROBERT F. HENNESSEY, JR. AND
MICHAEL HENNESSEY,
c/o Kevin F. Hennessey, Esquire,
P.O. Box 534,
Pottstown, PA 19464.

ATTORNEY: KEVIN F. HENNESSEY,
HENNESSEY & HENNESSEY,
P.O. Box 534,
Pottstown, PA 19464

**HEPLER, LAMAR R. also known as
LAMAR ROBERT HEPLER, dec'd.**

Late of Souderton, PA.

Executrix: DEBORAH A. BECK,
8 Beverly Road,
Perkasie, PA 18944.

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

HERMAN, YOLANDA M., dec'd.

Late of Harleysville, PA.

Administrator: FLOYD HERMAN,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

**HESS, DENNIS P. also known as
DENNIS PAUL HESS, dec'd.**

Late of Upper Hanover Township.

Co-Executors: BONNIE S. SIMPSON AND
JOHN E. HESS.

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

HO, THAO V., dec'd.

Late of Norristown, PA.

Executor: HIEU HO.

**HURWITZ, SALLY RUBIN also known as
SALLY R. HURWITZ, dec'd.**

Late of Upper Dublin Township.

Executor: MARK A. HURWITZ,
c/o Jonathan H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.

ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

**JACOBS JR., EUGENE GARDNER also known as
E. GARDNER JACOBS, dec'd.**

Late of Lower Providence Township.

Executor: PHOENIXVILLE FEDERAL
BANK AND TRUST,
Attn.: Kurt A. Kunsch, Trustee,
533 Kimberton Road, P.O. Box 1046,
Kimberton, PA 19422-1046.

ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

**JOYCE, VIRGINIA R. also known as
VIRGINIA JOYCE, dec'd.**

Late of Borough of Lansdale.

Executrix: SUSANE MARIE McNEILL,
c/o Harry Metka, Esquire,
900 Northbrook Drive, Suite 101,
Feasterville-Trevoze, PA 19053.
ATTORNEY: HARRY METKA,
900 Northbrook Drive, Suite 101,
Feasterville-Trevoze, PA 19053

**KAMRIN, ANNE also known as
ANNE A. KAMRIN, dec'd.**

Late of Lower Merion Township.

Executrices: AUDREY L. KAMRIN AND
JANICE D. KAMRIN,
c/o Elizabeth S. Roberts, Esquire,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103.

ATTORNEY: ELIZABETH S. ROBERTS,
ALEXANDER & PELLI, LLC,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103

KATARYNICK, SANDRA, dec'd.

Late of Upper Merion Township.

Administrator C.T.A.: GEORGE M. NIKOLAOU,
166 Allendale Road,
King of Prussia, PA 19406.

KING, CARL R., dec'd.

Late of Pennsburg, PA.

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

**LEFTON, AMARILICE also known as
AMARILICE MILLER LEFTON, dec'd.**

Late of Lower Merion Township.
 Executrix: MARIE LEFTON,
 c/o Franca Tavella, Esquire and
 John H. Schapiro, Esquire,
 Three Logan Square, 5th Floor,
 1717 Arch Street,
 Philadelphia, PA 19103.
 ATTORNEYS: FRANCA TAVELLA AND
 JOHN H. SCHAPIRO,
 KLEINBARD LLC,
 Three Logan Square, 5th Floor,
 1717 Arch Street,
 Philadelphia, PA 19103.

LEVINE, ANNE R., dec'd.

Late of Abington Township.
 Executor: ROBERT H. LEVINE, JR.,
 c/o Kathleen M. O'Connell, Esquire,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107.
 ATTORNEY: KATHLEEN M. O'CONNELL,
 SCHUBERT GALLAGHER TYLER & MULCAHEY,
 121 S. Broad Street, 20th Floor,
 Philadelphia, PA 19107

LOMBARDO, MARYANN C., dec'd.

Late of Whitpain Township.
 Executrix: KATHLEEN M. MICHALESKI,
 103 Preston Drive,
 North Wales, PA 19454.
 ATTORNEY: MARYBETH O. LAURIA,
 LAURIA LAW LLC,
 3031 Walton Road, Suite C310,
 Plymouth Meeting, PA 19462

LOVRE, LESLIE EVA, dec'd.

Late of Royersford, PA.
 Administrator: RAYMOND SCOTT KING,
 136 Buckwalter Road,
 Royersford, PA 19468.
 ATTORNEY: GARY P. LEWIS,
 LEWIS & MCINTOSH, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

LUTHY, ARTHUR PHILIP, dec'd.

Late of Plymouth Township.
 Executor: WILLIAM H. LUTHY,
 c/o Leigh A. Segal, Esquire,
 Blue Bell Executive Campus, Suite 110,
 484 Norristown Road,
 Blue Bell, PA 19422-2323.
 ATTORNEY: LEIGH A. SEGAL,
 WISLER PEARLSTINE, LLP,
 Blue Bell Executive Campus, Suite 110,
 484 Norristown Road,
 Blue Bell, PA 19422-2323

McALPIN, ANNA MARIE, dec'd.

Late of Borough of Pottstown.
 Executrix: EMILY COOK McALPIN RAUCH,
 c/o Lisa J. Cappolella, Esquire,
 1236 E. High Street,
 Pottstown, PA 19464.
 ATTORNEY: LISA J. CAPPOLELLA,
 1236 E. High Street,
 Pottstown, PA 19464

McNICHOL, DANIEL J., dec'd.

Late of Upper Merion Township.
 Executor: DANIEL J. McNICHOL, JR.,
 c/o Franca Tavella, Esquire,
 Three Logan Square, 5th Floor,
 1717 Arch Street,
 Philadelphia, PA 19103.

ATTORNEY: FRANCA TAVELLA,
 KLEINBARD LLC,
 Three Logan Square, 5th Floor,
 1717 Arch Street,
 Philadelphia, PA 19103

**MELLON SR., JOSEPH FRANCIS also known as
JOE MELLON, dec'd.**

Late of Blue Bell, PA.
 Administrator: JOE MELLON, JR.,
 2923 Jolly Road,
 Plymouth Meeting, PA 19462.

MOYER, ARDEN L., dec'd.

Late of Souderton, PA.
 Executrix: DONNA R. KELLER,
 105 Clarion Road,
 Souderton, PA 18964.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

**OTT, PATRICIA K. also known as
PATRICIA OTT, dec'd.**

Late of Lower Providence Township.
 Executor: LAWRENCE M. OTT, JR.,
 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

PALMER, JUDITH, dec'd.

Late of Lafayette Hill, PA.
 Executor: JAMES PALMER,
 c/o Laura Zartman, Esquire,
 Fenningham, Dempster & Coval LLP,
 5 Neshaminy Interplex, Suite 315,
 Trevese, PA 19053.

POWELL, CAROLINE FREEDONA, dec'd.

Late of Franconia Township.
 Administratrix: STACEY J. WING,
 c/o Jonathan Atkinson, Esquire,
 220 N. Main Street,
 Souderton, PA 18964.
 ATTORNEY: JONATHAN ATKINSON,
 ACORN LAW,
 220 N. Main Street,
 Souderton, PA 18964

ROTHBLAT, GEORGE H., dec'd.

Late of Whitemarsh Township.
 Executor: DAVID S. ROTHBLAT,
 246 Riverwood Drive,
 New Hope, PA 18938.
 ATTORNEY: KRISTINA A. MILLER,
 COMMONS & COMMONS LLP,
 30 Pelham Road,
 Philadelphia, PA 19119

SAYLOR, FREDERICK A., dec'd.

Late of Whitpain Township.
 Executor: BRIAN D. SAYLOR,
 3200 Patricia Circle,
 East Norriton, PA 19401.

**SCHINDLER, RICHARD also known as
RICHARD M. SCHINDLER and
RICHARD MARK SCHINDLER, dec'd.**

Late of Whitemarsh Township.
 Executrix: JENNIFER L. SCHINDLER,
 c/o Rachel Fitoussi, Esquire,
 62 W. Princeton Road,
 Bala Cynwyd, PA 19004.

ATTORNEY: RACHEL FITOUSSI,
62 W. Princeton Road,
Bala Cynwyd, PA 19004

SCHUMACHER, JOAN D., dec'd.

Late of Upper Dublin Township.
Executrix: KAREN COLELLA,
c/o Rachel Benner DeAngelo, Esquire,
P.O. Box 1104, Kulpsville, PA 19443.
ATTORNEY: RACHEL BENNER DeANGELO,
P.O. Box 1104, Kulpsville, PA 19443

SHAMES, JOAN, dec'd.

Late of Upper Dublin Township.
Executor: JONATHAN SHAMES,
872 Forestville Meadows Road,
Great Falls, VA 22066.
ATTORNEY: JOHN W. RICHEY,
THE TANNENBAUM LAW GROUP,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

SHERRICK, LISA A., dec'd.

Late of Whitpain Township.
Executor: WILLIAM F. HARGADON,
517 Ridge Pike,
Lafayette Hill, PA 19444.
ATTORNEY: MARYBETH O. LAURIA,
LAURIA LAW LLC,
3031 Walton Road, Suite C310,
Plymouth Meeting, PA 19462

SILVER, SANDRA M., dec'd.

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

STOVER, W. DENNIS also known as

WILLARD DENNIS STOVER and
WILLARD STOVER, dec'd.
Late of Borough of Souderton.
Executrix: JACQUELINE M. SCHULER,
P.O. Box 367, Bedminster, PA 18910.
ATTORNEY: ROBERT E. FRAVEL,
123 N. Main Street, Suite 208,
Dublin, PA 18917

SUAREZ, CATHLEEN ELAINE, dec'd.

Late of Horsham Township.
Executor: EDWARD A. SUAREZ,
c/o Mazullo & Murphy, P.C.,
2003 Lower State Road, Suite 120,
Doylestown, PA 18901.
ATTORNEY: CHRISTOPHER MAZULLO,
MAZULLO & MURPHY, P.C.,
2003 Lower State Road, Suite 120,
Doylestown, PA 18901

WANG, MIN, dec'd.

Late of Upper Merion Township.
Administrator: CHARLES W. CAMPBELL,
1 E. Airy Street,
Norristown, PA 19401.

WHYTE, GLENN J., dec'd.

Late of Franconia Township.
Executrix: NANCY A. HAZLETT,
c/o Gregory E. Grim, Esquire,
104 S. Sixth Street,
Perkasie, PA 18944.
ATTORNEY: GREGORY E. GRIM,
GRIM, BIEHN & THATCHER,
104 S. Sixth Street,
Perkasie, PA 18944

FICTITIOUS NAME

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

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an Application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of **Apple Professional Services**, with the principal place of business at 215 Harley Court, North Wales, PA 19454. The name of the person interested in said business is Mathews Thomas with an address of 215 Harley Court, North Wales, PA 19454.

TRUST NOTICES

First Publication

**CECELIA M. LUMSDEN
REVOCABLE LIVING TRUST**

Cecelia M. Lumsden, Dec.'d.
Late of Abington Twp., Montgomery County, PA

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

Trustee: Virginia T. McNally
220 W. Glenside Ave., Glenside, PA 19038

Atty.: Marybeth O. Lauria
3031 Walton Rd., #C310, Plymouth Mtg., PA 19462

Second Publication

**REVOCABLE LIVING TRUST OF
JEAN S. CHALLIS DATED 2/24/2009,
FIRST AMENDED 8/12/2021 AND AMENDED
A SECOND AND FINAL TIME ON 12/14/2023**

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: Mark DeGaytan
c/o Sarah M. Ford, Esq.
Ford & Buckman, PC
585 Skippack Pike, #100, Blue Bell, PA 19422

EXECUTIONS ISSUED

Week Ending August 4, 2026

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

132 E. THIRD STREET, LLC - Pottstown School District; 202015474; WRIT/EXEC.
 32 SCR, LLC - Souderton Area School District; 202508317; WRIT/EXEC.
 AGNEW, H.; DEBBIE; BOSSARD, ERIC; ENDEAVOR GROUP CAPTIVE, INC., GRNSH., ET AL. - Milbert, Frederick; 200800421; WRIT/EXEC.
 ALEKNA, JAMES; KAREN - School District of Upper Dublin; 202418580; WRIT/EXEC.
 ANTHONY, LINDA; TRI COUNTY AREA FEDERAL C.U., GRNSH. - Palisades Collection, LLC, et al.; 200804568; WRIT/EXEC.
 BIDIC, NICHOLAS; PNC BANK, N.A., GRNSH. - Citadel Federal Credit Union; 202527798.
 BONILLA & SONS HOME IMPROVEMENTS, INC.: BONILLA, TOMAS; AMERICAN HERITAGE CREDIT UNION, GRNSH. - ABC Supply Co., Inc.; 202526926.
 BROWN, DARA; GUMBARGE, ZACHARY; HEIRS, UNKNOWN - Nationstar Mortgage, LLC, et al.; 202516463; WRIT/EXEC.
 CLARK, NEIL - Pine Villa Condominium Association; 202529298.
 CLARKE, ROHAN - Cheltenham School District; 202516990; WRIT/EXEC.
 DeLEON, JENIXA - Good Will Steam Fire Engine Company No. 1; 202608416; \$1,918.50.
 FIGGA, ANGELA - PNC Bank, National Association; 202523421.
 KLIMIANKOVA, INA; RYBAKOU, ANDREI - Brookwood II Condominium Association; 202505420; ORDER/JUDGMENT/\$10,978.67.
 KRATZER, TIMOTHY - Minquas Fire Company #2; 202514590; WRIT/EXEC.
 LOANE, JOSEPH - Renaissance Recovery, LLC; 202617583; \$5,723.73.
 LUKOMSKI, CHARLENE; CONLEY, KATHY - Federal Home Loan Mortgage Corporation, as Trustee, et al.; 202427210.
 LYONS, NICOLE; POLICE AND FIRE FCU, GRNSH. - LVNV Funding, LLC; 202526275; \$1,205.72.
 MARTIN, MICHAEL; JENNIFER - Perkiomen Valley School District; 202414810; WRIT/EXEC.
 MOORE, GERALD - Perkiomen Valley School District; 202322653; WRIT/EXEC.
 MOYER, ROBERT; GREENRIDGE HOMEOWNERS ASSOCIATION; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCS., ET AL. - Nationstar Mortgage, LLC, et al.; 202304621.
 MURRAY, ALICIA - Pottstown School District; 202516504; WRIT/EXEC.
 ORTINO, JOHN; LINDA - Perkiomen Valley School District; 202116080; WRIT/EXEC.
 OSBORN, JONATHAN; CITIZENS BANK, GRNSH. - Barclays Bank Delaware; 201800745; WRIT/EXEC.
 RAYSOR, DENISE - MidFirst Bank; 202601594.
 ROSE, TODD - U.S. Bank, National Association; 202212643; ORDER/AMEND/\$377,612.68.
 SETTLES, SYEETA; ARDENT CREDIT UNION, GRNSH. - Kpassagnon, Tanoh; 202617658; \$10,535.00.
 SETTLES, SYEETA; ARDENT CREDIT UNION, GRNSH. - Kpassagnon, Tanoh; 202617659; \$4,380.97.

SHAFFER, LLOYD; WELLS FARGO, GRNSH. - Barclays Bank Delaware; 202530841; WRIT/EXEC.
 THE MARCIA J. BAKER-LARE IRREVOCABLE PROPERTY TRUST - Souderton Area School District; 202514308; WRIT/EXEC.
 TRI-COUNTY FOOD DISTRIBUTION WAREHOUSE, LLC - PNC Bank, National Association; 202610519; \$3,834,969.00.
 WALKER, TIERNEY; BANK OF AMERICA, GRNSH. - Bank of America, N.A., et al.; 202219217.
 WELBER, ADRIENNE - Souderton Area School District; 202420012; WRIT/EXEC.
 WILLIAMS, ASHLEY; TD BANK, GRNSH. - Bank of America, N.A.; 202315957; \$3,072.09.
 WILLIAMS, SAM; SHAWN; TIA - U.S. Bank, National Association, not in its Individual Cap., et al.; 202600970.
 YOUNG, JOSEPH; KATHLEEN - Cheltenham School District; 202324161; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED

Week Ending August 4, 2026

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

BATISTA, FABRICIO - Spring Oaks Capital Spv., LLC; 202617957; Judgment fr. District Justice; \$4,657.11.
 GRECO, ELIZABETH - Red Lion Surgicenter, LLC; 202618328; Judgment fr. District Justice; \$1,560.00.
 HALL, JANIECE - Ingle, Manish; 202617973; Judgment fr. District Justice; \$12,176.13.
 KELLY MOTORCARS, LLC - Campus Business Associates 1; 202618348; Complaint in Confession of Judgment; \$POSSESSION.
 LEWIS, JESSICA - Zaccane Motors; 202618256; Judgment fr. District Justice; \$12,212.25.
 SANDKRIS PROPERTIES, INC. - Pizolato, Jesse; 202618205; Mechanics Lien Claim; \$63,156.66.
 SARPONG, CHRISTOPHER - Wes Carver Electric; 202617994; Mechanics Lien Claim; \$2,521.00.
 TRUIST BANK, INC. - Pizolato, Jesse; 202618207; Mechanics Lien Claim; \$63,156.66.
 VALLEY FORGE MANUFACTURING LABS, LLC - Pizolato Contracting; 202618206; Mechanics Lien Claim; \$63,156.66.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Brereton, Stuart; Caryn; 202670489; \$5,539.58.
 Crawford-Major, Antoinette; 202670485; \$26,667.81.
 DeSipio, Adam; Benaquista, Gina; 202670483; \$164,420.41.
 Farris, James; 202670481; \$10,357.62.
 Huerta Ascencion, Jose; 202670480; \$27,343.36.
 Husowitz, Brian; Kelly, Bridget; 202670486; \$989,464.25.
 Joseph, Ulrick; Pauline; 202670478; \$804,790.68.
 McGrath, John; A; 202670484; \$77,764.50.
 Sanders, Steven; DeSouza-Sanders, K.; 202670479; \$47,863.16.
 Steed, Vancil; 202670487; \$10,548.07.
 Steed, Vancil; 202670488; \$77,628.89.
 Threem Group, LLC; 202670477; \$24,136.76.
 Trapp, Jonathan; 202670482; \$21,556.06.

LETTERS OF ADMINISTRATION

Granted Week Ending August 4, 2026

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

BATTLE, GEORGE R. - Cheltenham Township;
Battle, Darlene G., 2089 B. S. John Russell Circle,
Elkins Park, PA 19027.

BRAUNER, GEORGE M. - Pottstown Borough;
Brauner, Thomas E., 618 Lemon Street, Stowe,
PA 19464.

CASALE III, GERARD - Abington Township;
Casale IV, Gerard F., 474 Roberts Avenue, Glenside,
PA 19038.

CIRONE, LISAMARIE - Cheltenham Township;
Patton, Florence A., 1241 Glenbrook Road,
Huntingdon Valley, PA 19006.

CLARK, CLARENCE - Jenkintown Borough; Bodnar,
Kim, 304 Ross Street, Pittsburgh, PA 15219.

DUNLAP, TSAHAI - East Norriton Township; Malik,
Jessica, 7 Embassy Circle, East Norriton, PA 19403.

EDWARDS, LUCILLE - Lower Merion Township;
Osterweil, Wendy, 6908 Clearview Street, Philadelphia,
PA 19119.

FLOYD, DARRELL R. - West Norriton Township;
Floyd, Indea R., 831 High Street, Norristown,
PA 19401.

GRIES, MARJORIE H. - Abington Township; McHugh,
Virginia A., 2429 Fairhill Avenue, Glenside, PA 19038.

HOBBS, CHARLENE R. - Cheltenham Township;
Donato, Christian J., 509 S. Lenola Road, Moorestown,
NJ 08057.

KELLY, JOHN B. - Upper Merion Township; Galie,
Maureen A., 5203 Twin Silo Drive, Blue Bell,
PA 19422.

LOMBARDO, HELEN D. - Lower Providence Township;
Lomardo, Frank, 3731 Stoughton Road, Collegeville,
PA 19426.

MAIER, ARTHUR F. - Lower Moreland Township;
Maier, Francis W., 714 Cotlar Lane, Warminster,
PA 18974.

MANLEY, DANIELLE E. - West Pottsgrove Township;
Manley, Darrell W., P.O. Box 3097, Pottstown,
PA 19464; Manley, Donna E., 15 Evergreen Road,
Stowe, PA 19464.

MODICA, JAMES T. - Montgomery Township; Modica,
Patricia, 209 Green View Court, Plymouth Meeting,
PA 19462.

MYERS, WILLIAM S. - Lower Merion Township;
Myers, Richard, 1991 Well Springs Lane, Malvern,
PA 19355.

ROZANSKI, VINCENT S. - Upper Moreland Township;
Rozanski, Raymond R., 1436 Elbridge Street,
Philadelphia, PA 19149.

SHAMBERG, NATALIE - Abington Township; Duniec,
Barbara L., 365 Larkspur Street, Philadelphia,
PA 19116.

SMITH, KATHLEEN - West Norriton Township;
Blak, Adam J., 14 S Linden Avenue, Upper Darby,
PA 19082.

TOMLINSON, DONALD R. - Lower Frederick
Township; Tomlinson, Holly J., 34 Jowett Street,
Bangor, ME 04401.

WALSH, ROCHELLE - Abington Township; Jones,
Cheryl, 125 Cedar Drive, Richboro, PA 18954.

WELDON-COLZIE, ERNESTINE - Upper Merion
Township; Colzie, Sharon Y., 771 Ardmore Avenue,
Ardmore, PA 19003.

WELLOCK SR., FRANCIS E. - Lower Merion Township;
Wellock Jr., Francis E., 915 Longwood Court,
Chalfont, PA 18914.

WILKENS, ANTHONY J. - Green Lane Borough;
Wilkins, Long Mary, 1026 Adams Court, Warrington,
PA 18976.

WILLIS, MORGAN W. - Douglass Township; Willis,
Dwyne, 656 Stoneridge Drive, San Luis Obispo,
CA 93401.

SUITS BROUGHT

Week Ending August 4, 2026

The Defendant's Name Appears First in Capital Letters

ABDELGAWAD, MOUSTAFA - American Express
National Bank; 202618422; Civil Action; Lipinski,
Michael R.

BAKURIDZE, GELA - Hurley, Ryan; 202618320;
Defendants Appeal from District Justice.

BALLARD, CYNTHIA - LVNV Funding, LLC;
202618401; Defendants Appeal from District Justice.

BARNHARDT, DAWN - Ojeda, Christopher; 202617974;
Defendants Appeal from District Justice.

BARRIOS CABRERA, BYRON - Gonzalez Santizo
De Barrios, Agdalia; 202617909; Complaint for
Custody/Visitation; Gigliotti, Michael P.

BEMHEIM, LAMAR - Donaldson, Judi; 202618369;
Defendants Appeal from District Justice.

BENKO, JOHN - Benko, Jennifer; 202618458;
Complaint Divorce.

BISIGNARO, NINA: NAPOLITANO, FRANK -
Bisignaro, Christina; 202618353; Complaint for
Custody/Visitation.

CAMPBELL, KRISTINA: BRUNSTETTER, ASHLEY -
Brennan, Linda; 202618380; Petition to Appeal
Nunc Pro Tunc.

CHOJNACKI, BARTOSZ - Bank of America, N.A.;
202618455; Civil Action; Cawley, Jonathan Paul.

CHOJNACKI, BARTOSZ - Bank of America, N.A.;
202618459; Civil Action; Cawley, Jonathan Paul.

COLELLA, ANTONIO - Bank of America, N.A.;
202618448; Civil Action; Cawley, Jonathan Paul.

DREAM N' MEDIA, LLC - Londonbury Borrower, LLC;
202618321; Defendants Appeal from District Justice.

EASTERN PENNSYLVANIA SOCCER ASSOCIATION -
Neal, Joanne; 202618144; Defendants Appeal from
District Justice.

FAISAL, MUHAMMAD - Bank of America, N.A.;
202618054; Civil Action; Cawley, Jonathan Paul.

GANS, ALLISON - Dunkerley, Shane; 202617966;
Complaint for Custody/Visitation; Miller, Jessica A.

GILES, DAVID - Campbell, Shayla; 202617851;
Complaint for Custody/Visitation.

GUANA PUJOTA, LUIS - Caceres Pujota, Patricia;
202617910; Complaint for Custody/Visitation;
Gigliotti, Michael P.

HARGRAVES, ROBERT - American Express
National Bank; 202618445; Civil Action; Lipinski,
Michael R.

- HOPELY, GEORGE - Hopely, Jordan; 202618001; Complaint Divorce.
- JAWORSKI, AILYSSA - Rogers, Vize; 202617122; Complaint for Custody/Visitation.
- JOHNSON, CATHY - Johnson, Daryl; 202617946; Complaint Divorce; Friedland, Harvey.
- KASSAYE, ENDALE - Jenkins-Kassaye, Cynthia; 202617950; Complaint for Custody/Visitation.
- KISSINGER, ABBY - Knittle, Harry; 202618253; Complaint in Ejectment.
- KNIGHT, TEAL - Schnitzer, Jonathan; 202618415; Complaint Divorce.
- LAWRENCE, SEAN - Lawrence, Stephanie; 202618073; Complaint for Custody/Visitation; Early, Elizabeth C.
- LEATHER, SAMUEL - LVNV Funding, LLC; 202618457; Civil Action; Carfagno, Christopher B.
- LODISE, LETIZIA - Lodise, Pasquale; 202617952; Complaint Divorce; Daly, Katie Lin.
- LUGO HERRERA, JESUS - Lozada, Maria; 202618292; Complaint Divorce.
- MALORA, LAUREN - Malora, Todd; 202617971; Complaint Divorce; Temple, David P.
- MARSILIO, MORGAN - Wagner, Michael; 202618005; Complaint Divorce.
- MAYER, ANDREA - Williams, Garfield; 202617860; Complaint for Custody/Visitation.
- MENEFEE, CHRISTINE - Menefee, Robert; 202618322; Complaint Divorce.
- MILLER, ZAVIAN - Bank of America, N.A.; 202618051; Civil Action; Cawley, Jonathan Paul.
- MULI, CHERIE - Bank of America, N.A.; 202618059; Civil Action; Cawley, Jonathan Paul.
- MYERS, BREONDRA - Garland, Bernard; 202618280; Complaint for Custody/Visitation.
- NORTHERN, TAYLOR: GARNER, RAKIY - Northern, Lasheika; 202617918; Complaint for Custody/Visitation.
- OH, DUK - Bounce AI, Inc.; 202618451; Civil Action; Baroska III, Robert L.
- PACKLAIAN, EDWARD - Bank of America, N.A.; 202618047; Civil Action; Cawley, Jonathan Paul.
- PALUMBO-ARSLAN, DEBORAH - American Express National Bank; 202618340; Civil Action; Lipinski, Michael R.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Turner, David; 202617383; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Borai, Dustin; 202617968; Appeal from Suspension/Registration/Insp.; O'Shea, Ethan R.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Zaslow, Valori; 202617980; Appeal from Suspension/Registration/Insp.; Thompson, Brooks T.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bogans, Jakeem; 202618069; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Morrison, Martina; 202618277; Appeal from Suspension/Registration/Insp.; Klein, Ellis B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Steward, Anna; 202618282; Appeal from Suspension/Registration/Insp.
- PETERSON, JANE DOE: BANGERT, JOHN DOE: KALB, JOHN DOE - Jordan, David; 202618387; Civil Action.
- PIERCE, AYSHA - Blackman, Lovell; 202617415; Complaint for Custody/Visitation.
- PINEDA SANCHEZ, DIGNA: DILIA, PINEDA HERNANDEZ: MENDEZ NOLASCO, JOSE - Pineda Sanchez, Gloria; 202617844; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.
- PITTMAN, KHALILAH: DEREK - Ryan, Byron; 202617975; Complaint for Custody/Visitation.
- RASHID, MARIUM - Bank of America, N.A.; 202618044; Civil Action; Cawley, Jonathan Paul.
- RUCKER, TAMARA - Genstar Properties, LLC; 202618382; Petition to Appeal Nunc Pro Tunc.
- SAAL, SHIRAN: WORLD OF ELECTRONICS, INC. - American Express National Bank; 202618440; Civil Action; Lipinski, Michael R.
- SAVAGE, TYRONE - Adams, Jalyssa; 202617892; Complaint for Custody/Visitation.
- SHIELDS, MICHAEL - Luca, Lisa; 202618030; Complaint for Custody/Visitation.
- SORMAN, HAKAN - Sorman, Catherine; 202618221; Complaint Divorce.
- SOTOMAYOR, ALICIA - Sotomayor, Amanda; 202618012; Complaint Divorce.
- SOUTHEASTERN PENNSYLVANIA TRANSPORTATION AUTHORITY - Richardson, Wiley; 202618297; Civil Action.
- SWIFT, ASHLEY: GIBBS, BARELL - Mamatuck, Megan; 202618438; Complaint for Custody/Visitation.
- TUM, MEASTHYDA - Guy, Isaac; 202618004; Complaint for Custody/Visitation; Averett, David J.
- UBER TECHNOLOGIES, INC. - In Re: Uber Rideshare Cases; 202618316; Foreign Subpoena.
- VAIL RESORTS, INC. - Boxley, Savannah; 202618228; Foreign Subpoena.
- VanHAM, CORRECTIONAL OFFICER: GARNETT, CORRECTIONAL OFFICER - Rega, Robert; 202618393; Civil Action.
- WAGNER, PAUL: ESTATE OF GWIN G. KENT: WAGNER, JAQUELYN - Commonwealth of Pennsylvania Department of Transportation; 202618295; Declaration of Taking Eminent Domain Gov.; Haldeman, Peter J.
- WASIELEWSKI, JESSICA - Wasielewski, Leon; 202617961; Complaint Divorce.
- WESTBERRY, LAURA - Bank of America, N.A.; 202618452; Civil Action; Cawley, Jonathan Paul.
- WRIGHT, TRAMAIN - Navy Federal Credit Union; 202618454; Civil Action; Baroska III, Robert L.
- ZEINEDDINE, ALI - Kazan, Dana; 202618150; Complaint Divorce.

WILLS PROBATED

Granted Week Ending August 4, 2026

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

- AVERY, SHARON L. - Whippain Township; Avery, Hearn Sheryl L., 135 Somerset Drive, Blue Bell, PA 19422.
- BARMAT, SCOTT L. - Horsham Township; Barmat, Brandon, 21 Wyckoff Street, Greenlawn, PA 11740.
- BRANDRETH, DAVID R. - Whippain Township; Brogan, Kelly A., 149 E. Hartwell Lane, Philadelphia, PA 19118.

- BROWN, JANET E. - Lower Salford Township;
Brown, Jeffrey C., 891 Sunset Lane, Telford,
PA 18969; Moyer, Julie A., 656 Old Skippack Road,
Harleysville, PA 19438.
- CATAGNUS, EUGENE F. - West Norriton Township;
Catagnus, Paul, 2497 Rockwood Drive,
West Norriton, PA 19403-5105.
- CONNERY, WILLIAM J. - Upper Providence Township;
Hill III, Robert I., 215 Perkiomen Avenue, Phoenixville,
PA 19460.
- COONEY, MARYANN Q. - Upper Salford Township;
Sukaly, Jennifer L., 14 Victoria Court, Harleysville,
PA 19438.
- DAVIS, JAMES L. - Upper Moreland Township; Davis,
Scott L., 500 Davisville Road, Willow Grove,
PA 19090.
- DeCLERICO, MARIE - Ambler Borough; DeClerico,
Adam D., 2329 Ridge Road, Perkasio, PA 18944.
- DOORLEY, EILEEN G. - Hatboro Borough; Doorley,
Christopher S., 206 Beech Lane, Perkasio, PA 18944.
- FLYNN, JUDITH - Hatfield Township; Flynn, James W.,
809 Princeton Place, Hatfield, PA 19440.
- GODSHALL, PERRY L. - New Hanover Township;
Zimmerman, Mary L., 830 Kulp Road, Perkiomenville,
PA 18074.
- HOCKMAN, PAUL W. - Lansdale Borough; Park,
Monica, 111 Golf Club Drive, Langhorne, PA 19047.
- HOULIHAN, SHARON M. - Horsham Township;
Diraimondi, Meghan, 108 Wynmere Drive,
Horsham, PA 19044.
- INDIK, ZENA K. - Cheltenham Township; Indik,
Lawrence R., 990 Lafayette Road, Bryn Mawr,
PA 19010.
- KITCHEN SR., SAMUEL J. - Upper Moreland Township;
Butterly, Marion E., 112 Lawnton Road,
Willow Grove, PA 19090.
- KOWALCZUK, PETER A. - Royersford Borough;
Dunphy, Corbin, 766 S. 19th Street, Philadelphia,
PA 19146.
- LAFFERTY, LAURA R. - Ambler Borough; Filippi,
Leslie L., 513 Marks Road, Orelan, PA 19075.
- LAUDENSLAGER, JANET H. - Schwenksville
Borough; Matthews, Andrea C., 7104 Tanbark Way,
Raleigh, NC 27615.
- LAYBERGER, WILLIAM F. - Lower Merion Township;
Layberger, Elizabeth C., 840 Montgomery Avenue,
Bryn Mawr, PA 19010.
- MADARA, JOHN C. - Lower Salford Township;
Madara, Jake E., 691 Worthingdon Drive, Warminster,
PA 18974.
- MAST, LOIS - Lansdale Borough; Perkins, Sharon,
12-Z River Hill Road, Louisville, KY 40207.
- MILLER, SHIRLEY H. - Lower Providence Township;
Miller, Timothy W., 19 S. Vassar Drive, Quakertown,
PA 18951.
- MILLINGHAUSEN, MARY I. - Whitpain Township;
Koenig, Donna L., 3321 Jeffery Drive, Dresher,
PA 19025.
- MOSS, LINDA A. - New Hanover Township; Moss,
Gary J., 541 Harting Circle, Warminster, PA 18974.
- MUNRO, ROBERT M. - Lansdale Borough; Munro,
Jane H., 851 Twinlyn Drive, Lansdale, PA 19446.
- O'ROURKE, REGINA M. - North Wales Borough;
Lecates, Meghan O., 732 Claire Road, Philadelphia,
PA 19128.
- O'SHAUGHNESSY, JEAN - Springfield Township;
McKelvie, Denise, 106 Garth Road, Orelan,
PA 19075.
- PEACOCK, DAVID B. - Hatboro Borough; Peacock,
Deborah, 3826 Betz Road, Hatboro, PA 19040.
- PUDELKA, IRENE P. - Lower Providence Township;
Creasy, Diane P., 109 Wayne Avenue, Eagleville,
PA 19403.
- QUAGLIA, ROBERT L. - Collegeville Borough;
Quaglia, Joseph P., 408 N. Buckthorne Avenue,
Langhorne, PA 19047; Quaglia, Robert T.,
4014 Runnymede Drive, Collegeville, PA 19426.
- RAINEY, ROBERT C. - Lower Moreland Township;
Rainey, Sarah E., 308 E. 9th Avenue, Collegeville,
PA 19426.
- REED, MARY E. - Upper Gwynedd Township; Reed,
Lisbeth A., 616 Stream View Drive, North Wales,
PA 19454.
- ROBERTS, JOAN C. - Lower Merion Township;
1436 Lancaster Avenue, Berwyn, PA 19312; Wilson,
Averel R., 49 Cloud View Road, Sausalito, CA 94965.
- SANTEE, TODD A. - Collegeville Borough; Santee,
Jennifer E., 2413 Oakland Drive, Norristown,
PA 19403.
- SAUKAITIS, BETTY J. - Franconia Township; Kinsey,
Karen E., 2298 McArthur Drive, Hatfield, PA 19440.
- SAUKAITIS, ROBERT G. - Lansdale Borough;
Kinsey, Karen E., 2298 McArthur Drive, Hatfield,
PA 19440.
- SEIDLER, SYBIL S. - Douglass Township; Cavalli,
Samantha A., 16025 S. 50th Street, Phoenix, AZ 85048.
- SEROTTA, HOWARD L. - Lansdale Borough; Serotta,
Carol H., 1433 Troxel Road, Lansdale, PA 19446;
Serotta, Judd A., 1907 Country Club Drive,
Cherry Hill, NJ 08003.
- SIMMONS, BEVERLY D. - Pottstown Borough;
Simmons, Sterling M., 415 Blaze Drive, Glenshaw,
PA 15116.
- SPENCER, MARILYN - Horsham Township;
Spencer Seidenberg, Barbara, 502 Dogwood Lane,
Conshohocken, PA 19428.
- SPIEGEL, JOAN - Plymouth Township; Spiegel,
Alan D., 258 Ryle Road, Waitsfield, VT 05673.
- SUROSKY, GEORGE C. - Ambler Borough; Surosky,
Joan M., 728 Norristown Road, Ambler, PA 19002.
- WOLK, CHRISTOPHER - Lower Frederick Township;
Wolk, Jennifer, 3 View Road, Perkiomenville,
PA 18074-9727.
- ZISK, BETTY A. - Conshohocken Borough; Zisk,
Brian A., 304 Constitute Avenue, Collegeville,
PA 19426.
- ZVODAR, MARGARET E. - Pottstown Borough;
Kane, Arlene, 117 W. 6th Street, Pottstown,
PA 19464-5104.