

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.

First 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 Whitemarsh 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, Whitemarsh 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. 2024-04323**, 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 certain Plan of Property, made for A. Stuard, Jr., and Patricia Hardy Graham, by George B. Mebus, Inc., Engineers, dated May 6, 1963, and revised August 6, 1963, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-8 at Page 124, as follows, to wit:

BEGINNING at a point on the Northerly side of Laburnum Lane (forty feet wide), a corner of Lot No. 2 on said Plan, said point, being the four following courses and distances from a point of curve, on the Northeastly side of Church Road (46.50 feet wide); (1) leaving Church Road, on the arc of a circle, curving to the left, having a radius of twenty four and forty five one hundredths feet, the arc distance of thirty eight and forty one one-hundredths feet to a point of reverse curve, on the Northwesterly side of Laburnum Lane; (2) Northeastwardly, along the Northwesterly side of Laburnum Lane, on the arc of a circle, curving to the right, having a radius of two hundred twenty and ninety one one-hundredths feet, the arc distance of one hundred seven and seventy seven one-hundredths feet to a point of tangent, on the same; (3) North forty three degrees forty four minutes East, still along the Northwesterly side of Laburnum Lane, one hundred fifty six and sixty five one hundredths feet to a point of curve, on the same; and (4) Northeastwardly and Eastwardly, partly along the Northwesterly and Northerly sides of Laburnum Lane, on the arc of a circle, curving to the right, having a radius of one hundred eighteen and eight one hundredths feet, the arc distance of sixty seven and sixty one one-hundredths feet to a point beginning; thence, extending from said point of beginning, along Lot No. 2, aforesaid, the three following courses and distances: (1) North forty six degrees sixteen minutes West one hundred twenty two and twenty three one hundredths feet to a point; (2) North six degrees twenty six minutes five seconds West thirty four and seventy one one-hundredths feet to a point; and (3) North forty three degrees forty four minutes East, one hundred seventy eight feet to a point; thence, extending South forty six degrees thirty three minutes, forty five seconds East, one hundred fifty four feet to a point; thence, extending South forty one degrees eighteen minutes West one hundred fifty six and fifty one one-hundredths feet to a point; thence, extending South four degrees fifty four minutes thirty six seconds West, twenty one and forty four one hundredths feet to a point on the Northerly side of Laburnum Lane, aforesaid; thence, extending Westwardly along the Northerly side of Laburnum Lane, on the arc of a circle, curving to the left, having a radius of one hundred eighteen and eight one hundredths feet, the arc distance of thirty seven and eight five one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 1, as shown on the above-mentioned Plan.

TOGETHER with the free and common use, right, liberty and privilege of ingress and egress over the adjoining driveway of the Grantors located on the Southwest side of property being conveyed herewith, for a depth of one hundred feet Northwestward from the Northwest side of Laburnum Lane.

BEING the same premises, which David Hollander Grossman, a single man, and Cindy Beth Grossman, a single woman, by Deed, dated 12/29/1981, and recorded 01/08/1982, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4675 at Page 515, granted and conveyed unto Sol Grossman and Esther H. Grossman, husband and wife, as Tenants by the Entirety.

AND ALSO, BEING the same premises, which Sol Grossman and Esther H. Grossman, his wife, by Deed, dated 05/01/1990 and recorded 07/20/1990, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 4952 at Page 1078, granted and conveyed unto Esther H. Grossman.

AND THE SAID Esther H. Grossman, has since departed this life on 03/29/2020, leaving a Last Will and Testament, duly filed and probated to No. 46-2020-X1125 in the Office of the Register of Wills of Montgomery County, wherein, she did nominate Cindy B. Green, to whom Letters Testamentary were granted on 05/07/2020.

BEING the same premises, which Estate of Esther H. Grossman, by Deed, dated 3/4/2021, and recorded 1/4/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6250 at Page 1661, granted and conveyed unto Giang Huong Nguyen, in fee.

Parcel Number: 31-00-16357-00-1.

Location of property: 919 Laburnum Lane, Wyncote, PA 19095.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Giang Huong Nguyen** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for VRMTG Asset Trust. Debt: \$339,661.66.

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

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

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

By virtue of a Writ of Execution **No. 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. 2025-02437**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, and described according to a Subdivision Plan of "Fox Run", made by Showalter & Associates, dated July 8, 1997, and last revised November 14, 2000, and recorded in Montgomery County, in Plan Book A-60 at Page 162-163, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Paddington Road (50 feet wide), which point of beginning is common to this Lot and Lot No. 40, as shown on said Plan; thence, extending from said point of beginning, along Lot No. 40, South 48 degrees 11 minutes 21 seconds East, crossing the bed of a certain 25.00 feet wide storm easement, 222.67 feet to a point, in line of Open Space, as shown on said Plan; thence, extending along the same, South 40 degrees 48 minutes 39 seconds West, 160.49 feet to a point, a corner of Lot No. 38, as shown on said Plan; thence, extending along the same, North 34 degrees 43 minutes 25 seconds West, recrossing the bed of said storm easement, 231.39 feet to a point on the said Southeasterly side of Paddington Road; thence, extending along the same, Northeasterly, on the arc of a circle, curving to the left, having a radius of 225.00 feet, the arc distance of 107.61 feet, to the first mentioned point of curve and place of beginning.

BEING Lot No. 39 as shown on said Plan.

BEING the same premises which by Deed, dated 4/30/2002, and recorded at Montgomery County Recorder of Deeds Office, on 5/9/2002, in Deed Book 5407 at Page 605, granted and conveyed unto Mark R. Turosinski and Jennifer T. East. Parcel Number: 61-00-04080-00-8.

Location of property: 3 Paddington Road, Collegeville, PA 19426-3854.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Mark R. Turosinski and Jennifer T. East** at the suit of Township of Upper Providence. Debt: \$3,051.03.

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. 2025-04663**, 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 Northeastly 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 Southeastly 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 Northeastly 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 **Graellie Delamar-Leavel a/k/a Graellie 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 Northwestern 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 Northeastly 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 Haefien, 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 Northwesternly 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 Northwesternly 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 Northwesternly 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

NOTICE IS HEREBY GIVEN that **Hallowell Moreland Manor Foundation**, a Pennsylvania nonprofit corporation with its registered office at 338 Cinnamon Drive, Huntingdon Valley, PA, 19006, Montgomery County, is now engaged in winding up and settling the affairs of said nonprofit corporation. The corporation will be filing a Voluntary Dissolution [Never Transacted Business] with the Commonwealth of Pennsylvania at Harrisburg, PA, so that its existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Nonprofit Corporation Law of 1988 (as amended). **McNees Wallace & Nurick LLC**
100 Pine Street
Harrisburg, PA 17101

ARTICLES OF INCORPORATION FOR NONPROFIT

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is **FOCHOR Ministries and Foundation**

The Articles of Incorporation (filing date) 12/15/2025

The purpose for which it was organized are as follows: To provide charitable support to Christian medical missions throughout Africa, through charitable contributions, grants, and other donations, with an emphasis on missions focused on orphaned children.

Elizabeth M. Wetzler, Esquire
Landis, Hunsberger, Gingrich & Weik, LLP
114 East Broad Street, P.O. Box 769
Souderton, PA 18964

AUDIT LIST

Second and Final Publication

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

VIRTUAL AUDIT

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of AUGUST 3, 2026, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Monday, AUGUST 3, 2026.**

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

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

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

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, AUGUST 3, 2026. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

1. ESTATE OF ALLABERG, AL, DECEASED, (2024-X3173) - First and Final Account.
2. ESTATE OF CRITCHFIELD, ELMER DEAN, DECEASED, (2022-X3096) - First and Final Account of Elmer Dean Critchfield.
3. ESTATE OF CURRY, MATTIE L., DECEASED, (2025-X3423) - First and Partial Account.
4. DETTRA, AGUSTUS, TRUST SETTLOR, (1948-X0152) - Fifth and Interim Account.
5. SAUNDERS, DOROTHY L., TRUST SETTLOR, (1996-X0340) - Third and Interim Account.
6. ESTATE OF SULTANOVA, DURDONA, DECEASED, (2024-X2292) - First and Final Account.

Relisted Accounts

1. ESTATE OF FUNSTON, LANCE THOMAS, DECEASED, (2023-X2677) - First and Interim Account of Brent T. Funston, Executor.
2. ESTATE OF ROSENTHAL, CONSTANCE, DECEASED, (2024-X2860) - First and Final Account.
3. ESTATE OF WILLIAMS, ELLIS D., DECEASED, (0039-X0292) - Ninth and Final Account of Wells Fargo Bank, N.A.

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

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **Marketplace Marvels LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on July 16, 2026.

James Cunilio, Esquire
Cunilio & Cunilio

835 W. Lancaster Avenue, Suite 200
 Bryn Mawr, PA 19010

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2026-17249

NOTICE IS HEREBY GIVEN that on July 15, 2026, the Petition of Alyce Zenner, on behalf of Peyton Elizabeth Sheerer, a minor child, was filed in the above-named Court, praying for a Decree to change the Child's name to PEYTON ELIZABETH ZENNER.

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.

Jonathan T. Hoffman, Esquire

1001 Conshohocken State Road, Suite 2-400
 West Conshohocken, PA 19428

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2026-10446

NOTICE IS HEREBY GIVEN that on May 12, 2026, the Petition of Diane Marie Hegerich was filed in the above-named Court, praying for a Decree to change the Petitioner's name to DYAN ELOHEH.

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. 2026-16254

NOTICE IS HEREBY GIVEN that on June 30, 2026, the Petition of Elise M. Miranda-Martin was filed in the above-named Court, praying for a Decree to change the Petitioner's name to ELISE MINERVA MIRANDA-MARTIN.

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. 2026-16478

NOTICE IS HEREBY GIVEN that on July 2, 2026, the Petition of Sarah Rose Mae Hallberg was filed in the above-named Court, praying for a Decree to change the Petitioner's name to SARAH ROSE MAE BRADY.

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. 2026-15498

NOTICE IS HEREBY GIVEN that on June 23, 2026, the Petition of Stella Noel Yi was filed in the above-named Court, praying for a Decree to change the Petitioner's name to STELLA NOEL DINH.

The Court has fixed August 20, 2026, at 9:00 AM, in Courtroom "7" 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

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,
100 N. 18th Street,
Philadelphia, PA 19103.
ATTORNEY: KEVIN P. GILBOY,
GILBOY & GILBOY,
Two Logan Square, Suite 1825,
100 N. 18th Street,
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,
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

CESARONE, BRUNO, dec'd.

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

CLARK, OLIVER B., dec'd.

Late of Borough of Lansdale.
Executrix: CLAUDIA J. NALENCE,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.
ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

COLLILUORI, MICHAEL J., dec'd.

Late of Montgomery County, PA.
Executor: RYAN COLLILUORI,
224 Rose Valley Road,
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,
West Conshohocken, PA 19428.
ATTORNEY: BRITTANY J. CAMP,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken Road, Suite 1-300,
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-Trevose, PA 19053.
ATTORNEY: HARRY METKA,
900 Northbrook Drive, Suite 101,
Feasterville-Trevose, 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. Cappelletta, 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,
Trevose, 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, FRÉDERICK 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

Second Publication

BARNES, PAUL WILLIAM, dec'd.

Late of Hatboro, PA.
Executor: STACEY BROWN,
2848 Galloway Avenue,
Roslyn, PA 19001.

BURNS, H. DONALD also known as

HUGH DONALD BURNS, dec'd.

Late of Lower Salford Township.
Executrix: MARY ANN BURNS,
260 Manor Road,
Harleysville, PA 19438.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

CHANEY, ANDREA, dec'd.

Late of Lansdale, PA.
Administrator: ANDREA CHANEY-LAWRENCE,
6025 Ridge Avenue, Suite 319,
Philadelphia, PA 19128.

CLARK, VIRGINIA B., dec'd.

Late of Lower Merion Township.
Executor: EDWARD CALDER CLARK,
1216 Wells Street,
Conshohocken, PA 19428.
ATTORNEY: KATHRYN H. CRARY,
GADSDEN SCHNEIDER & WOODWARD LLP,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571

DAVIS JR., JOHN JAMES also known as

JOHN J. DAVIS and

JOHN JAMES DAVIS, dec'd.

Late of Lower Pottsgrove Township.
Executrix: BARBARA J. HOLLOWAY,
c/o Jeremy Z. Mitten, Esquire,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936.
ATTORNEY: JEREMY Z. MITTMAN,
LAW OFFICES OF JEREMY Z. MITTMAN,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936

DUNLEAVY, DENIS E., dec'd.

Late of Whitpain Township.
Co-Administrators: BRIAN DUNLEAVY AND
KATHLEEN SMEYKAL,
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

FINNEGAN, MILDRED, dec'd.

Late of Huntingdon Valley, PA.
Executrix: DEIRDRE WILMAN,
11 College Avenue,
Flourtown, PA 19031.

GOLDSTONE, GEORGE R., dec'd.

Late of Lower Merion Township.
Executor: MARK GOLDSTONE,
c/o Jennifer M. Breton, Esquire,
130 N. 18th Street, Suite 1500,
Philadelphia, PA 19103.

ATTORNEY: JENNIFER M. BRETON,
ASTOR WEISS KAPLAN & MANDEL, LLP,
130 N. 18th Street, Suite 1500,
Philadelphia, PA 19103

GROODY, JULIANNE C., dec'd.

Late of Springfield Township.
Executrix: VIRGINIA A. FARRELL,
4036 Westaway Drive,
Lafayette Hill, PA 19444.

HALE, SHIRLEY A., dec'd.

Late of Borough of Lansdale.
Executrix: CHARLISSA MONTTOYE PAULOVICH,
c/o Melissa V. Bond, Esquire,
16 N. Franklin Street, Suite 300,
P.O. Box 853,
Doylestown, PA 18901.
ATTORNEY: MELISSA V. BOND,
BOND & McCULLOUGH,
16 N. Franklin Street, Suite 300,
P.O. Box 853,
Doylestown, PA 18901

HARDY, SALLY ANN, dec'd.

Late of Willow Grove, PA.
Executrix: CECILIA WAGNER,
315 Monroe Street, Apt. 2,
Philadelphia, PA 19147.

HAUSER JR., FRANK W., dec'd.

Late of Abington Township.
Executrix: SUZANNE HOLLAND,
1348 Carol Road,
Meadowbrook, PA 19046.
ATTORNEY: JOSEPH P. McGOWAN,
JOSEPH P. McGOWAN, P.C.,
701 Lakeside Park,
Southampton, PA 18966

HILL, DAVID T., dec'd.

Late of Borough of North Wales.
Executor: DAVID BALTOZER,
c/o Karen Schecter Dayno, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: KAREN SCHECTER DAYNOR,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

HOLST, DAVID BARRY, dec'd.

Late of Upper Salford Township.
Executor: CHRISTOPHER DAVID HOLST,
c/o Valerie Rosenbluth Angst, Esquire,
Angst & Angst, P.C.,
878 Main Street,
Harleysville, PA 19438.

JANETT, FRANK L., dec'd.

Late of Borough of Ambler.
Administrator: FRANK L. JANETT, III,
c/o Vincent D. Margiotti, Esquire,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936.
ATTORNEY: VINCENT D. MARGIOTTI,
PENNSYLVANIA PROBATE & ESTATE FIRM, LLC,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936

JETT, JANG SOON, dec'd.

Late of Bala Cynwyd, PA.
Administrators: REGINALD T. JETT,
5701 N. 16th Street,
Philadelphia, PA 19141,
JANICE P. JETT,
1625 Elaine Street,
Philadelphia, PA 19150.

JIMENEZ, JOSEPH W. also known as

**JOSEPH WILLIAM JIMENEZ,
JOSEPH JIMENEZ and
JOE JIMENEZ, dec'd.**

Late of Upper Merion Township.
Administratrix: SONJA MARIE VENEZIA,
c/o Nikolaos I. Tsouros, Esquire,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406.
ATTORNEY: NIKOLAOS I. TSOUROS,
LAW OFFICES OF WENDY F. BLECZINSKI,
Valley Forge Square II, Suite 105,
661 Moore Road,
King of Prussia, PA 19406

**JUDGE, KRISTIN O. also known as
KRISTIN OLIVIA JUDGE, dec'd.**

Late of Abington Township.
Executor: MARTY M. JUDGE,
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

KATZ, CIPORA, dec'd.

Late of Huntingdon Valley, PA.
Executor: MICHAEL LEBOVICH,
c/o Heather A. Printz, Esquire,
Printz Law,
51 West End Trail, Box 424,
Macungie, PA 18062.

KRAMER, EMILY E., dec'd.

Late of Lansdale, PA.
Executors: ROBERT BRUCE KRAMER,
8 Kennedy Drive,
Ephrata, PA 17522,
DEBRA LYNNE BENBOW,
6064 Sawmill Road, P.O. Box 261,
Lahaska, PA 18931.
ATTORNEY: ANDREW P. GRAU,
THE GRAU LAW FIRM,
911 Easton Road, P.O. Box 209,
Willow Grove, PA 19090

KROHNEMANN, CHRISTA IRENE, dec'd.

Late of Borough of Lansdale.
Executor: ERIK H. KROHNEMANN,
c/o Maza, David & Hoeffel,
P.O. Box 369,
Lederach, PA 19450-0369.
ATTORNEY: PATRICIA M. DAVID,
MAZA, DAVID & HOFFEL,
P.O. Box 369,
Lederach, PA 19450-0369,
215-256-0007

KULP, SHIRLEY A., dec'd.

Late of Franconia Township.
Executrix: BOBBIE A. CONOLLY,
60 S. County Line Road, Apt. A9,
Souderton, PA 18964.
ATTORNEY: ELIZABETH M. WETZLER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

LaVECCHIA, CECELIA A., dec'd.

Late of Borough of Hatboro.
Executrix: LISA M. MAYO,
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

LAYHER, HELEN E., dec'd.

Late of North Wales, PA.
Executor: MICHAEL CARRIGAN,
340 Roslyn Avenue,
Glenside, PA 19038.
ATTORNEY: GERALD E. RATH, III,
25 E. Butler Pike,
Ambler, PA 19002

**LEE, RUTH also known as
RUTH RIND LEE, dec'd.**

Late of Lower Salford Township.
Executor: DAVID A. LEE,
738 Bellingham Lane,
Harleysville, PA 19438.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

LEWIS, JOYCE, dec'd.

Late of Wyncote, PA.
Executrix: CASH TAYLOR.

MANES JR., JAMES A., dec'd.

Late of Abington Township.
Administratrix: MARIANNE GALLAGHER,
1273 Huntingdon Street,
Abington, PA 19001.
ATTORNEY: JOHN A. MANES, JR.,
JOHN A. MANES, JR. & ASSOCIATES,
325 E. Street Road,
Trevose, PA 19053

MARTINEZ, VIRGINIA LEE, dec'd.

Late of Douglass Township.
Administrator: JAMES ANTHONY MARTINEZ,
915 Congo Road,
Gilbertsville, PA 19525.
ATTORNEY: SHILPA P. KHARVA,
KHARVA LAW OFFICE, LLC,
175 Strafford Avenue, Suite 1, #202,
Wayne, PA 19087

**MELLIGAN, MARGARET D. also known as
MARGARET MELLIGAN, dec'd.**

Late of Lower Merion Township.
Executor: ANTHONY FALCONE,
400 St. Davids Road,
Wayne, PA 19087.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

MORROW JR., ROBERT D., dec'd.

Late of Upper Dublin Township.
Executrix: DOROTHY JEAN McDANIEL,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

MURPHY, ALICE A., dec'd.

Late of Lower Moreland Township.
 Administrator C.T.A.: KEVIN J. MURPHY,
 c/o Mazullo & Murphy, P.C.,
 2003 Lower State Road, Suite 120,
 Doylestown, PA 18901.
 ATTORNEY: KEVIN J. MURPHY,
 MAZULLO & MURPHY, P.C.,
 2003 Lower State Road, Suite 120,
 Doylestown, PA 18901

NADWODNY, MICHAEL SCOTT also known as MICHAEL NADWODNY and MICHAEL S. NADWODNY, dec'd.

Late of Limerick Township.
 Administrator: GEORGE M. NIKOLAOU, ESQUIRE,
 166 Allendale Road,
 King of Prussia, PA 19406.

PARKER, SUSAN BECHTEL also known as SUSAN B. PARKER, dec'd.

Late of Lower Providence Township.
 Executor: THOMAS BECHTEL PARKER,
 c/o Jill R. Fowler, Esquire,
 1001 Conshohocken Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: JILL R. FOWLER,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken Road, Suite 1-300,
 West Conshohocken, PA 19428

QUIGLEY, JOSEPH M., dec'd.

Late of Lower Pottsgrove Township.
 Administratrix: MARY F. QUIGLEY,
 1350 N. Sanatoga Road,
 Pottstown, PA 19464.
 ATTORNEY: KENNETH E. PICARDI,
 PICARDI PHILIPS & OTTAVIANO,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464-0776

RAY, SYLVIA ANN also known as SYLVIA A. RAY, dec'd.

Late of Lower Merion Township.
 Executrices: JANICE ROBINSON AND
 SHEILA RAY,
 c/o Paul C. Heinz, Esquire,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101.
 ATTORNEY: PAUL C. HEINZ,
 OBERMAYER REBMANN MAXWELL &
 HIPPEL, LLP,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101

RHEINER, BARBARA G., dec'd.

Late of Lower Providence Township.
 Executor: JOHN W. RHEINER,
 870 Cherry Lane,
 Wycombe, PA 18980.
 ATTORNEY: RACHEL SHAFFER GERSIE,
 FENDRICK MORGAN LLC,
 1950 Route 70 East, Suite 200,
 Cherry Hill, NJ 08003

SEIXAS, DOLLY ANN, dec'd.

Late of Lower Merion Township.
 Executor: JONATHAN HOWLE,
 510 Thach Avenue, Unit 102,
 Arden, NC 28704.

ATTORNEY: JAMES J. RUGGIERO, JR.,
 RUGGIERO LAW OFFICES, LLC,
 16 Industrial Boulevard, Suite 211,
 Paoli, PA 19301

STANDEN, CHERYL ARLENE, dec'd.

Late of Upper Dublin Township.
 Executor: GRETCHEN KOLLNESHER,
 2 Joining Brook,
 Spring House, PA 19477,
 JOSHUA STANDEN,
 319 Valley Road,
 Oreland, PA 19075.
 ATTORNEY: DAVID G. ENNIS,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038

STEPANEK, SUZANNE V., dec'd.

Late of Borough of Schwenksville.
 Executrix: JULIE SPRATT,
 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

WARNER, BETTY J., dec'd.

Late of Borough of Hatfield.
 Executor: ALAN WARNER,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

WASHINGTON, GREGORY T., dec'd.

Late of Wyncote, PA.
 Executrix: LISA Y. RISCO,
 8460 Limekiln Pike, Apt. 924,
 Wyncote, PA 19095.

WEINSTEIN, WILLIAM also known as WILLIAM SAUL WEINSTEIN, dec'd.

Late of Cheltenham Township.
 Executrix: RONNA C. WEINSTEIN,
 c/o Kenneth R. Pugh, Esquire,
 910 Harvest Drive, Suite 200,
 P.O. Box 3037,
 Blue Bell, PA 19422-0765.
 ATTORNEY: KENNETH R. PUGH,
 KAPLIN STEWART MELOFF REITER &
 STEIN, PC,
 910 Harvest Drive, Suite 200,
 P.O. Box 3037,
 Blue Bell, PA 19422-0765

WEZNER, BRYANT SAMUEL, dec'd.

Late of Whitpain Township.
 Executor: MARC DAVID WEZNER,
 c/o Ryan M. Bornstein, Esquire,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312.
 ATTORNEY: RYAN M. BORNSTEIN,
 HARVEY BALLARD & BORNSTEIN, LLC,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312

Third and Final Publication**CIAVERELLI, DOLORES, dec'd.**

Late of Upper Moreland Township.
 Co-Executors: ALAN L. CIAVERELLI AND
 ELIZABETH A. HUGHES,
 c/o Hopkins & Hopkins,
 114 N. Main Street,
 Doylestown, PA 18901.

ATTORNEY: ERIC W. HOPKINS,
HOPKINS & HOPKINS,
114 N. Main Street,
Doylestown, PA 18901

CYPHERS, ANNA MARIE, dec'd.

Late of Hatboro, PA.
Executrix: ANN MICHELLE CYPHERS,
410 N. Warminster Road,
Hatboro, PA 19040.
ATTORNEY: GLENN C. ROMANO,
GLENN C. ROMANO, ESQUIRE,
3830 Lukens Lane,
Hatboro, PA 19040

ELHABCHI, NASREDDINE, dec'd.

Late of Borough of Pottstown.
Administratrix: ATIKA ELHABCHI,
c/o Thomas G. Wolpert, Esquire,
527 Main Street,
Royersford, PA 19468.
ATTORNEY: THOMAS G. WOLPERT,
WOLPERT SCHREIBER McDONNELL P.C.,
527 Main Street,
Royersford, PA 19468

FORST, ALICE M., dec'd.

Late of North Wales, PA.
Administratrix: DEBORAH A. EWER,
2655 Schukraft Road,
Quakertown, PA 18951.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

FRILING, JAMES R., dec'd.

Late of Lansdale, PA.
Executrix: MELISSA FRILING,
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

FRITZ, JAMES J., dec'd.

Late of Borough of Conshohocken.
Executrix: DANIELLE EARTHART,
c/o David G. Garner, Esquire,
2129 E. High Street,
Pottstown, PA 19464.

**HARVEY, JOAN K. also known as
JOAN KELLETT HARVEY, dec'd.**

Late of Lower Merion Township.
Executrix: LYDA F. KIMBALL,
c/o Amy S. Ufberg, Esquire,
Cira Centre, 2929 Arch Street,
Philadelphia, PA 19104-2808.
ATTORNEY: AMY S. UFBERG,
DECHERT LLP,
Cira Centre, 2929 Arch Street,
Philadelphia, PA 19104-2808

HERSHMAN, ELAINE ARDEN, dec'd.

Late of Upper Merion Township.
Executrix: LINDA HERSHMAN,
1034 Beaumont Road,
Berwyn, PA 19312.
ATTORNEY: DAVID DiPASQUA,
230 N. Monroe Street,
Media, PA 19063

HITCHENS, JOHN, dec'd.

Late of Lansdale, PA.
Executors: THOMAS KEVIN HITCHENS AND
KAREN LYNN HITCHENS,
225 Dorseyville Road,
Pittsburgh, PA 15215.
ATTORNEY: KIRSTEN B. MINISCALCO,
WINTER DUFFY LAW,
600 E. Main Street,
Lansdale, PA 19446

HOLT, RUTH ANN, dec'd.

Late of Hatfield Township.
Executor: CRAIG A. HOLT,
c/o Marguerite M. Nocchi, Esquire,
Nocchi Law PC,
P.O. Box 997,
Lansdale, PA 19446.

IANIERI, SARA ANN, dec'd.

Late of Lower Salford Township.
Executor: JOSEPH C. IANIERI, JR.,
4003 Ottawa Court, P.O. Box 447,
Skipack, PA 19474.
ATTORNEY: MARYBETH O. LAURIA,
LAURIA LAW LLC,
3031 Walton Road, Suite C310,
Plymouth Meeting, PA 19462

KARACES, CHRISTINE MYNAUGH, dec'd.

Late of Upper Merion Township.
Executrix: PATRICIA A. MYNAUGH,
1939 Fairmount Avenue, Box 56072,
Philadelphia, PA 19130.

KLINIEWSKI, MARY RUTH, dec'd.

Late of Lower Moreland Township.
Executrix: KAREN L. KLINIEWSKI,
1610 Horace Court,
Bensalem, PA 19020.
ATTORNEY: DONALD PETRILLE, JR.,
HIGH SWARTZ, LLP,
116 E. Court Street,
Doylestown, PA 18901

LAMB, ALICE ANN, dec'd.

Late of Abington Township.
Administrators: DANIEL C. LAMB AND
BENJAMIN J. LAMB,
c/o Aevitas Law, PLLC,
275 Hess Boulevard, Suite 101,
Lancaster, PA 17601.
ATTORNEY: NEIL R. VESTERMARK,
AEVITAS LAW, PLLC,
275 Hess Boulevard, Suite 101,
Lancaster, PA 17601

LASKIN, JANET, dec'd.

Late of Lower Merion Township.
Executors: MELISSA F. SAYER AND
ANDREW B. SAPIRO,
c/o Robert S. Levy, Esquire,
1204 Township Line Road, 2nd Floor,
Drexel Hill, PA 19026.
ATTORNEY: ROBERT S. LEVY,
COOPER SCHALL & LEVY, P.C.,
1204 Township Line Road, 2nd Floor,
Drexel Hill, PA 19026

McCRUDDEN, JANICE C., dec'd.

Late of Pottstown, PA.
Executor: JOHN M. McCRUDDEN,
c/o Jamie V. Ottaviano, Esquire,
Picardi Philips & Ottaviano,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776.

McKENNA, JOHN BOSCO, dec'd.

Late of Borough of Hatboro.
 Executrix: MAYRA ELIZABETH RIVAS,
 c/o Bradley E. Allen, Esquire,
 7711 Castor Avenue,
 Philadelphia, PA 19152.
 ATTORNEY: BRADLEY E. ALLEN,
 7711 Castor Avenue,
 Philadelphia, PA 19152

MITCHELL, DONOVAN PATRICK, dec'd.

Late of New Hanover Township.
 Executor: ANNAMARIA MITCHELL,
 2416 Lomara Drive,
 Pottstown, PA 19464.

MORATH, JANICE M. also known as JANICE MORATH, dec'd.

Late of Lower Providence Township.
 Executor: KURT ROBERT MORATH,
 c/o Sommar, Tracy & Sommar,
 210 S. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: JAMES C. SOMMAR,
 SOMMAR, TRACY & SOMMAR,
 210 S. Broad Street,
 Lansdale, PA 19446

MORTIMER, JANICE M., dec'd.

Late of Franconia Township.
 Executrix: MARY LOUISE DENESOWICZ,
 873 Juniper Circle,
 Harleysville, PA 19438.
 ATTORNEY: DOROTHY K. WEIK-HANGE,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

PEMBLETON, DEBORAH L., dec'd.

Late of Cheltenham Township.
 Administrator: ROBERT CHARLES
 PEMBLETON,
 c/o Sean Murphy, Esquire,
 340 N. Lansdowne Avenue,
 Lansdowne, PA 19050.
 ATTORNEY: SEAN MURPHY,
 340 N. Lansdowne Avenue,
 Lansdowne, PA 19050

PISANO, JEANNINE, dec'd.

Late of Whitemarsh Township.
 Executrix: MARGARET GLEMSER,
 341 Oak Avenue,
 Woodbury, NJ 08096-4461.
 ATTORNEY: ANN M. O'KEEFE,
 10 Blakely Road,
 Haverford, PA 19041

POPOVSKY, SHARON DEBRA, dec'd.

Late of Meadowbrook, PA.
 Administrator: VICTOR T. POPOVSKY,
 1399 Glenbrook Road,
 Meadowbrook, PA 19046.

RACHMAN, YOLANDA A., dec'd.

Late of Lower Providence Township.
 Executor: DAVID RACHMAN,
 c/o Amanda Racines Lovett, Esquire,
 Gardner Racines & Sheetz,
 3968 Maulfair Place,
 Allentown, PA 18103.
 ATTORNEY: AMANDA RACINES LOVETT,
 GARDNER RACINES & SHEETZ,
 3968 Maulfair Place,
 Allentown, PA 18103

ROBINSON, JIMMY, dec'd.

Late of Lower Pottsgrove Township.
 Administratrix: CATHYANA ROBINSON,
 2227 Heather Lane,
 Pottstown, PA 19464.
 ATTORNEY: STEVEN M. ZELINGER,
 STEVEN M. ZELINGER, LLC,
 1650 Market Street, Suite 3600,
 Philadelphia, PA 19103

SHEPPARD, CAROLYN J., dec'd.

Late of Springfield Township.
 Executrix: SUSAN C. BRUNO,
 c/o Gerald R. Clarke, Esquire,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038.
 ATTORNEY: GERALD R. CLARKE,
 CLARKE & ASSOCIATES,
 119 S. Easton Road, Suite 207,
 Glenside, PA 19038

SHOEMAKER, FRANCESMARIE MARGARET, dec'd.

Late of Worcester Township.
 Co-Executors: MARCIA A. CHIARELLO,
 1542 Clearview Avenue,
 Blue Bell, PA 19422,
 JEFFREY A. SHOEMAKER,
 177 Radcliff Drive,
 East Norwich, NY 11732,
 CARL C. SHOEMAKER,
 2-83 Saddle River Road,
 Fair Lawn, NJ 07410.

SPERRY, PATRICIA Q. also known as PATRICIA QUINN SPERRY, dec'd.

Late of Lower Providence Township.
 Executrix: CYNTHIA SPERRY MENAN,
 c/o Joseph A. Bellinghieri, Esquire,
 17 W. Miner Street,
 West Chester, PA 19382.
 ATTORNEY: JOSEPH A. BELLINGHIERI,
 MacELREE HARVEY, LTD.,
 17 W. Miner Street,
 West Chester, PA 19382

TERRY, NAOMI JILL, dec'd.

Late of Norristown, PA.
 Administrator: WILLIAM TERRY,
 1919 Shipway Walk,
 Philadelphia, PA 19125.
 ATTORNEY: DIAN TRABULSY,
 FAITHFULLY LEGAL,
 630 Freedom Business Center Drive, 3rd Floor,
 King of Prussia, PA 19406

WARR, CONSTANCE H., dec'd.

Late of Lower Providence Township.
 Executrix: KAREN MABRY,
 811 Clover Lane,
 Plymouth Meeting, PA 19462.

WHITE, LYDIA J. also known as JOAN WHITE, dec'd.

Late of Montgomery Township.
 Executor: ANDREW D. WHITE,
 c/o Mary E. Podlogar, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446-2012.
 ATTORNEY: MARY E. PODLOGAR,
 MONTCO ELDER LAW, LLP,
 608 W. Main Street,
 Lansdale, PA 19446-2012

WOLF, DONALD M., dec'd.

Late of Upper Dublin Township.
 Executrix: VALERIE WILKINS,
 39 Sofia Court,
 Limerick, PA 19468.
 ATTORNEY: MARK J. DAVIS,
 CONNOR ELDER LAW, LLC,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

WOODTON, MAUDEEN T., dec'd.

Late of Springfield Township.
 Executor: ERIC J. WOODTON,
 2420 Brown Street,
 Philadelphia, PA 19130.
 ATTORNEY: KRIS E. FENDROCK,
 MYERS, BRIER & KELLY, LLP,
 425 Biden Street, Suite 300,
 Scranton, PA 18503

YORGEY, ROBERT, dec'd.

Late of East Norriton Township.
 Administrator: SANDREA L. YORGEY,
 3309 Knoeller Road,
 East Norriton, PA 19403-2065.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

FICTITIOUS NAMES

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

NOTICE IS HEREBY GIVEN, pursuant to Florida Statutes, Section 865.09, effective January 1, 1991, of intention to file in the office of the State of Florida, at Tallahassee, the Capital, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style, or designation of **RITA MARIE SAVILLE**, with its principal place of business at 77 Martin Avenue, Gilbertsville, PA 19525.

The name and address of the person owning or interested in said business is: Rita Marie Saville, 77 Martin Avenue, Gilbertsville, PA 19525.

The application was filed on June 9, 2026.

NOTICE IS HEREBY GIVEN, pursuant to Florida Statutes, Section 865.09, effective January 1, 1991, of intention to file in the office of the State of Florida, at Tallahassee, the Capital, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style, or designation of **SHARON M HILFERTY**, with its principal place of business at 703 Black Rock Road, Collegeville, PA 19426.

The name and address of the person owning or interested in said business is: Sharon M Hilferty, 703 Black Rock Road, Collegeville, PA 19426.

The application was filed on May 18, 2026.

NOTICE IS HEREBY GIVEN, pursuant to Florida Statutes, Section 865.09, effective January 1, 1991, of intention to file in the office of the State of Florida, at Tallahassee, the Capital, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style, or designation of **TONISUE PATRICK**, with its principal place of business at 410 Laurel Lane, P.O. Box 549, Oaks, PA 19456.

The name and address of the person owning or interested in said business is: Toni Sue Patrick, 410 Laurel Lane, P.O. Box 549, Oaks, PA 19456.

The application was filed on May 18, 2026.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 28, 2026, by **Solesca Energy Inc.**, a foreign business corporation formed under the laws of the State of Delaware, where its principal office is located at 4809 N. Ravenswood Avenue, Unit 421, Chicago, IL 60640, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County at 20 Embassy Circle, Norristown, PA 19403.

Andrew Mettry, Esquire

Cooley

110 N. Wacker Drive, Suite 4200
 Chicago, IL 60606

PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on July 13, 2026, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Erin Kenny Low Vision P.C.**

TRUST NOTICES**Second Publication****THE REETA GOODMAN FAMILY TRUST**

Reeta Goodman, Dec'd.

**Late of Lower Merion 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: Pamela Goodman
 c/o Rudolph L. Celli, Jr., Esq.
 Celli & Associates
 125 Strafford Avenue, Suite 115
 Wayne, PA 19087

Third and Final Publication**PHYLLIS ANTHONY IRREVOCABLE TRUST**
Phyllis Anthony, Dec'd.
Late of Pottstown Borough,
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: Helen M. Waldt
107 Rose Valley Rd., Pottstown, PA 19464

Atty.: Rebecca A. Hobbs
OWM Law
1503 Sunset Dr., #201, Pottstown, PA 19464

EXECUTIONS ISSUED**Week Ending July 21, 2026****The Defendant's Name Appears
First in Capital Letters**

ADKINS, TROY: PNC BANK, N.A., GRNSH. - Jefferson Capital Systems, LLC; 202600213; WRIT/EXEC.
BARNES, TRAVIS - Pennymac Loan Services, LLC; 202524193.
BRUSCIA, JAMES - PHH Mortgage Corporation; 202600280.
CHAPMAN, ARTHUR: CITIZENS BANK, N.A., GRNSH. - Jefferson Capital Systems, LLC; 202525368; WRIT/EXEC.
CHAVARRIA, IVAN: PNC BANK, GRNSH. - Discover Bank, et al.; 202531312; \$8,816.72.
COLE, VERA - Newrez, LLC d/b/a Shellpoint Mortgage Servicing; 202521922.
COOKE, ISIS: POLICE & FIRE FEDERAL CREDIT UNION, GRNSH. - OneMain Financial Group, LLC, as Servicer for Wilmington Trust; 202600605.
DeNARDO, ANTHONY: WACHOVIA BANK, GRNSH. - Palasades Collection, LLC; 200708365; WRIT/EXEC.
ENERGY STAR SERVICES, INC.: WELLS FARGO BANK, GRNSH. - Seo Locale, LLC; 202505699.
FARNSWORTH, WILLIAM: WELLS FARGO, GRNSH. - Spring Oaks Capital Spv., LLC; 202614963; WRIT/EXEC.
GREATER PHILADELPHIA EQUIPMENT COMPANY: PENN COMMUNITY BANK, GRNSH. - VV2727, LLC; 202617310; \$38,811.50.
HARPELL, KYERA: WELLS FARGO, GRNSH. - Unifund CCR, LLC; 202100586.
HERTIAGE FENCE CO.: CARUSO, CHRISTOPHER - Power PAK Civil & Safety, LLC; 202501772; WRIT/EXEC.
HUTCHINSON, LILLIAN: TD BANK, N.A., GRNSH. - Midland Credit Management, Inc.; 202525777; \$16,457.99.
INTERSTATE ABSTRACT - Gresham, Alice; 202617260; \$4,935.75.
JILLAMY, INC. - VV2750, LLC; 202617077; \$277,732.37.
KLASKIN, EBEN: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202415649.

KYAMWINE, PHOEBE - Chatham Village Condominium Association; 202616191; \$5,207.09.
MAGILL, F.: TERRY - Nationstar Mortgage, LLC; 202518397.
McELROY, ARNOLD: BANK OF AMERICA, GRNSH. - Bold Realty, LLC; 202617151; \$2,177.82.
MEREDITH, MICHELE: PNC BANK, GRNSH. - Drexel University; 202416093; ORDER/JDMT. REASSESSED/\$79,943.4.
MODES, CHERYL: WELLS FARGO BANK, GRNSH. - Barclays Bank Delaware; 202508436.
NAV SERVICES, LLC - Donegal Mutual Insurance Company, et al.; 202504642; WRIT/EXEC.
NEWHART, SCOTT: HARLEYSVILLE BANK, GRNSH. - The Meadows Condominium Association; 202408112; \$8,739.78.
ORTIZ, KATRINA: CITIZENS BANK, GRNSH. - Discover Bank, et al.; 202531311; \$8,773.40.
RICKETTS BURWELL, JONATHON: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202521899.
ROGERS, DARRELL: CITIZENS BANK, GRNSH. - Discover Bank, et al.; 202531340; \$8,077.15.
ROSCIOLI, LAURA: SANTANDER BANK, GRNSH. - Unifund CCR, LLC; 202015408.
SCHWARTZ, CHRISTIN: WELLS FARGO, GRNSH. - Barclays Bank Delaware; 202531391; WRIT/EXEC.
SCIARRA, SCOTT: CITIZENS BANK, N.A., GRNSH. - Midland Credit Management, Inc.; 202516805; \$10,798.21.
SELLEN, KHARY: NAVY FEDERAL CREDIT UNION, GRNSH. - Westlake Services, LLC; 202106619; WRIT/EXEC.
SHAFFER, LLOYD: WELLS FARGO, GRNSH. - Barclays Bank Delaware; 202530841; WRIT/EXEC.
SNIPES, STEVEN: NAVY FEDERAL CREDIT UNION, GRNSH. - Discover Bank, et al.; 202531310; \$9,071.42.
STASYK, S. MARIE: NICOLAS - Federal Home Loan Mortgage Corporation, as Trustee, et al.; 202406082.
TAYLOR, NOLLEEN: WELLS FARGO BANK, GRNSH. - Westlake Services, LLC d/b/a Westlake Financial Services; 202508034.
TIMLIN, TIMOTHY: TD BANK, GRNSH. - Grassy Sprain Group, Inc., et al.; 201926792.
VARGAS, SHANNON: FISHER, JOSEPH: PNC BANK, GRNSH. - Maple Hill Community Association; 202616663; \$5,695.10.
VOSACEK, CARL: VIRGINIA: WELLS FARGO BANK, GRNSH. - Citadel Federal Credit Union; 202206878; \$11,022.33.
WARRICK, JESSICA: TRUIST FINANCIAL CORPORATION, GRNSH. - Discover, et al.; 202531314; \$7,524.07.

JUDGMENTS AND LIENS ENTERED**Week Ending July 21, 2026****The Defendant's Name Appears
First in Capital Letters**

100 CHIRO DOTTER, LLC: DOTTER, KEVIN - 575 Horsham Road Owner, LLC; 202617513; Complaint in Confession of Judgment; \$651,148.61.
ALEXANDER, ALEXIS - Capital One, N.A.; 202617487; Judgment fr. District Justice; \$2,972.55.

BROOKS, CHERYL: CATALANO, MICHAEL - Ammendola, Joseph; 202617403; Judgment fr. District Justice; \$8,360.21.
 CARLSON, RHONDA: RHONDA CLARK CARLSON INTERIORS LLC - Kaplan, Dustin; 202617298; Certification of Judgment; \$31,559.11.
 GREATER PHILADELPHIA EQUIPMENT COMPANY - VV2727, LLC; 202617310; Complaint in Confession of Judgment Money; \$38,811.50.
 HARE, CHRISTOPHER - Jefferson Capital Systems, LLC; 202617145; Judgment fr. District Justice; \$3,331.89.
 HEADD, JENELLE - Capital One, N.A.; 202617475; Judgment fr. District Justice; \$4,819.80.
 JILLAMY, INC. - VV2750, LLC; 202617077; Complaint in Confession of Judgment; \$277,732.37.
 KLYR RUM, LLC - Horsham Properties, LLC; 202617141; Judgment fr. District Justice; \$10,940.88.
 KRECICKI, MICHAEL - Jefferson Capital Systems, LLC; 202617156; Judgment fr. District Justice; \$11,085.00.
 LUCAS, KEVIN - Westlake Services, LLC; 202617469; Judgment fr. District Justice; \$5,141.58.
 MADRAK, JOHN - Jefferson Capital Systems, LLC; 202617146; Judgment fr. District Justice; \$5,402.40.
 MINOR, TYONA - Jefferson Capital Systems, LLC; 202617153; Judgment fr. District Justice; \$1,605.13.
 PATTERSON, ANTWANETTE - Merlie, Alfred; 202617381; Judgment fr. District Justice; \$3,728.75.
 RETAIL DELIVERY SERVICE R.E.: CHRIS MADISON - Hassinger, Jennifer; 202617205; Judgment fr. District Justice; \$1,655.25.
 ROMERO, MADELINE - Capital One, N.A.; 202617368; Judgment fr. District Justice; \$3,437.85.
 ROSS, JAMEL - Jefferson Capital Systems, LLC; 202617153; Judgment fr. District Justice; \$3,273.72.
 SHANER, ANGELIQUE - Merlie, Alfred; 202617380; Judgment fr. District Justice; \$5,513.25.
 SHEVLIN, RICHARD - LVNV Funding, LLC; 202617140; Judgment fr. District Justice; \$1,408.37.
 THE ESTATE OF MICHAEL MARUSCHAK - Russell, Alexander; 202617404; Mechanics Lien Claim; \$13,500.00.
 WILLIAMS, AMANDA - Jefferson Capital Systems, LLC; 202617144; Judgment fr. District Justice; \$1,076.84.

UNITED STATES INTERNAL REV. - entered claims against:

Adens, David; 202670451; \$154,632.87.
 Beattitudes Home Health Care, Inc.; 202670437; \$112,306.51.
 Buckwalter, Mary; 202670426; \$164,006.52.
 Chestnut, Paul: Annamarie; 202670420; \$80,529.21.
 Chiodo, Elizabeth; 202670442; \$5,878.17.
 Chiodo, Elizabeth: Robert; 202670441; \$30,534.45.
 Conboy, Patrick; 202670431; \$77,135.57.
 Connor, William; 202670422; \$73,256.72.
 Dickerson, Jared: Nichole; 202670443; \$13,954.14.
 Duda, Joseph; 202670430; \$550,550.12.
 Frye, Jeffrey; 202670429; \$844,465.48.
 Frye, Jeffrey; 202670447; \$219,147.92.
 Gwynedd Dental Associates, LLC; 202670448; \$496,964.81.
 Harris, Quincy; 202670421; \$56,566.89.
 Kaissi, Fred; 202670428; \$76,327.13.
 Kane, Jeremiah; 202670432; \$249,209.70.
 Limerick Twp. Finance Dept.; 202670427; \$13,092.61.
 McDonald, Michael; 202670423; \$41,040.16.
 Mulholland, Rebecca; 202670433; \$28,293.11.

Mulholland, Rebecca: DePasqu, John; 202670434; \$103,816.05.
 Naticchione, Peter: Jeanine; 202670446; \$75,348.42.
 OFRIA, LLC; 202670438; \$45,547.98.
 Perez Hernandez, Lidian; 202670439; \$219,509.10.
 Ponticello, Sharon; 202670435; \$491,610.38.
 Scott, Thomas: Angela; 202670418; \$71,238.98.
 Spector, Matthew: Gladish, Heather; 202670445; \$100,372.83.
 Stanton, Danielle; 202670450; \$213,463.89.
 Tariq Jewelers, Inc.: Grand Jewelers; 202670419; \$19,328.11.
 Turner, Kelly; 202670440; \$81,698.41.
 Vantage Landscaping, Inc.; 202670449; \$29,933.95.
 Walker, Tierney; 202670444; \$15,596.24.
 We, Juan: Chiu, Naomi; 202670425; \$249,457.04.
 Wilkerson, Gina; 202670436; \$133,923.91.
 Woodside, Stephen; 202670424; \$15,629.57.

LETTERS OF ADMINISTRATION

Granted Week Ending July 21, 2026

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

BERGER, EDWARD F. - Lansdale Borough; Berger, John L., 609 SE 4th Place, Cape Coral, FL 33990.
 CLARKE, THOMAS F. - Rockledge Borough; Clarke, Thomas R., 23 Welisewitz Road, Ringoes, NJ 08551.
 DEBBAUDT, ALBA L. - Norristown Borough; Debbaudt, Madeleine N., 515 Plymouth Road, Plymouth Meeting, PA 19462.
 EDWARDS, LUCILLE - Lower Merion Township; Osterweil, Wendy, 6908 Clearview Street, Philadelphia, PA 19119.
 HODGE, KENNETH - Montgomery Township; Hodge, Branden K., 7225 Limekiln Pike, Philadelphia, PA 19138.
 HUGHES, STUART W. - Horsham Township; Hughes, Glenn S., 134 Morningside Circle, Wayne, PA 19087.
 LAMB, ALICE A. - Abington Township; Lamb, Benjamin J., 626 Whittier Drive, Warminster, PA 18974; Lamb, Daniel C., 1749 Highland Avenue, Langhorne, PA 19047.
 LASSIN, HARRIET J. - Cheltenham Township; Garbose, Lynne L., 690 Lantern Lane, Gwynedd Valley, PA 19437; Lassin, Gary D., 1318 Gypsy Hill Road, Gwynedd Valley, PA 19437.
 McENEANEY, CHARLOTTE N. - Lower Merion Township; Hashem, Thomas A., 2 Morris Lane, Bryn Mawr, PA 19010.
 MESSATZZIA, JOHN E. - Plymouth Township; Colyer, Michelle L., 633 Delaware Avenue, Norwood, PA 19074.
 MILLS SR., DAVID N. - Springfield Township; Mills-McGhee, Jacqueline, 301 Village Drive, Apt. 220, King of Prussia, PA 19406.
 MYERS, CYNTHIA A. - Red Hill Borough; Myers, Nancy M., 1366 Moyer Road, Red Hill, PA 18076.
 NABORN, ROBERT A. - Jenkintown Borough; Pronko, Cynthia K., 307 Runnymede Avenue, Jenkintown, PA 19046-2022.
 NUNEVILLER, MARY L. - Abington Township; Knight, Sandra L., 47 Church Road, Elkins Park, PA 19027.

PUCCELLA, KRISTOPHER L. - Pottstown Borough;
Fazio, Rachael A., 73 Essex Court, Norristown,
PA 19403.

SCHONBACH, DAVID H. - Douglass Township;
Hollar, David M., 161 Washington Street,
Conshohocken, PA 19428.

SEYDEL, CHERYL - Skippack Township; Strouse,
Tara J., 106 Hunters Way, Souderton, PA 18964.

STAVENGER, ROBERT A. - Whitpain Township;
Tedesco, Rosanna, 910 Oak Ridge Drive,
Blue Bell, PA 19422.

TERRANI, GHASSEM - Horsham Township;
Terrani, James, 2433 S. Lambert Street, Philadelphia,
PA 19145.

WALTHOUR, SANDRA - Lower Merion Township;
Miller, Joylyn M., 170 Lakeside Road, Ardmore,
PA 19003.

MORALES GOMEZ, VICTOR - Godoy Gomez,
Aida; 202617276; Complaint Divorce.

NEGRON BURGOS, JACKELINE - Acevedo Cruz,
Amanda; 202617222; Petition for Protection from
Intimidation.

ORTIZ, PRIYA: SINGH, SAMIYA - Lindy Property
Management Co.; 202617460; Defendants Appeal
from District Justice.

PAN, ERIK - Avalos-Diaz, Kerin; 202617402;
Civil Action.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Freeland, Madeline; 202617027;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Kanian, Eric; 202617047;
Appeal from Suspension/Registration/Insp.;
Cooper, Zachary B.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Alberto Rodriguez, Jose;
202617259; Appeal from Suspension/Registration/
Insp.; Kotik, Michael.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Cooper, William; 202617264;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Sotirchos, Joe; 202617329;
Appeal from Suspension/Registration/Insp.;
Kelly, Joseph.

SHADOWEN, ASHLEY - Weikert, Mitchell; 202617212;
Foreign Subpoena.

SMITH, KIRKLAND - King Street Commons; 202616179;
Petition to Appeal Nunc Pro Tunc.

TIRRI, ANTHONY - Bank of America, N.A.; 202617142;
Civil Action; Cawley, Jonathan Paul.

WARMINSTER INVESTORS, LLC: COASTAL
PROPERTY MAINTENANCE, LLC: OAK
RESTAURANTS, LLC, ET AL. - Nydick, Carlie;
202617076; Civil Action; O'Shaughnessy, William B.
WEBER, ROBERT - Weber, Phyllis; 202617125;
Complaint Divorce.

ZHOUMAC HOLDINGS, LLC - Ambrose, David;
202617454; Defendants Appeal from District Justice.

SUITS BROUGHT

Week Ending July 21, 2026

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

AVILA, DIANA - Hopwood, Adam; 202617366;
Complaint for Custody/Visitation.

CASSIDY, SHAWNNAH - Forrest, Joseph; 202617224;
Complaint for Custody/Visitation.

COLLELUORI, DIANA - Bank of America, N.A.;
202617135; Civil Action; Cawley, Jonathan Paul.

CUSHMORE, SALLY - Bank of America, N.A.;
202617143; Civil Action; Cawley, Jonathan Paul.

DOE, FRANCIS - Mutie, Eunice; 202617369;
Complaint Divorce.

DUNCAN, SAMUEL - ESA Management, LLC;
202617534; Defendants Appeal from District Justice.
EKENEDILICHUKWU, UZOEGHE - LVNV

Funding, LLC; 202617244; Defendants Appeal
from District Justice.

FLORES, CHRISTINA - Flores, Pedro; 202617386;
Complaint for Custody/Visitation; Solomon, Don J.
GALLO, ZAIDA: JOLLY, MAKETA: JONES, JAYDEN,
ET AL. - Baig, Ehsan; 202617377; Defendants
Appeal from District Justice.

HARRIS, CHRISTIAN - Herbert, Imani; 202617232;
Complaint for Custody/Visitation.

HAYNES, SORAIDA - Lynnewood Gardens; 202617420;
Petition to Appeal Nunc Pro Tunc.

JACOBS, JENNIFER - Bank of America, N.A.;
202617139; Civil Action; Cawley, Jonathan Paul.

KAKEMBO, KENDRA: LONG, MAKAYLA -
FP4 Valley Forge, LLC; 202617427; Defendants
Appeal from District Justice.

LASH-ANDERSON, KAREN - Anderson, Jonas;
202617117; Complaint Divorce.

MALAVE, PRINCESS - Jones, Lonnie; 202617505;
Complaint for Custody/Visitation.

MARCÝ, MADELEINE - Lucifero, Bruno; 202617243;
Complaint for Custody/Visitation; Braslow, Donna
Marcus.

McNAMARA, ROBERT: THERESA - The Estate of
Sharon Holt a/k/a Sharon Barnaik; 202617229;
Complaint in Partition; Mittman, Jeremy Z.

MICHEL, STEEVEN - Michel, Zeraida; 202617385;
Complaint for Custody/Visitation.

WILLS PROBATED

Granted Week Ending July 21, 2026

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

ACITO JR., JAMES R. - Lower Pottsgrove Township;
Vaile, Michelle L., 386 Anderson Avenue, Phoenixville,
PA 19460.

ALTSCHULL, MARILYN - Collegeville Borough;
Altschull, Beth, 934 E. High Street, Pottstown,
PA 19464.

ANG, CHARLES C. - Cheltenham Township; Ang,
Loraine G., 100 Breyer Drive, Elkins Park, PA 19027.

APPELBAUM, MARCIA N. - Jenkintown Borough;
Enelow, Jason S., 504 Society Place, Newtown,
PA 18940.

BIRKMIRE JR., THOMAS J. - Lower Providence
Township; Birkmire III, Thomas J., 51 Jefferson Street,
Bala Cynwyd, PA 19004.

BURSTEIN, RENA - Lower Merion Township; Mitro,
Joanna B., 520 Abilene Trail, Cincinnati, OH 45215.

- CLARK, VIRGINIA B. - Lower Merion Township;
Clark, Edward C., 1216 Wells Street, Conshohocken,
PA 19428.
- ELLISON, CHRISTOPHER D. - Worcester Township;
Ellison, Cheryl A., 1789 Hawks Nest Lane, Collegeville,
PA 19426.
- FASY, THOMAS M. - Ambler Borough; Rosenberger,
Jacqueline K., 300 W. Elm Street, Unit 2421,
Conshohocken, PA 19428.
- GABER, LEE D. - Whitemarsh Township; Gaber,
Amy S., 13 N. Washington Avenue, Ventnor City,
NJ 08406.
- GAERTNER, FREDERICK M. - Whitemarsh Township;
Ridgway, Elaine D., 830 S. Park Street, Red Lion,
PA 17356.
- GRAHAM, BARBARA T. - Upper Moreland Township;
Ely, Tracey G., 2007 Butler Pike, Conshohocken,
PA 19428.
- GRAHAM, IRENE E. - Ambler Borough; Hasson,
Donna L., 608 Hampton Court, Doylestown,
PA 18901.
- GULICK, JANE A. - Lansdale Borough; Gulick,
Robert K., 2416 Brittany Point, Lansdale, PA 19446.
- HEPLER, LAMAR R. - Franconia Township; Beck,
Deborah A., 8 Beverly Road, Perkasie, PA 18944.
- HESS, DENNIS P. - Upper Hanover Township; Hess,
John E., 1022 Hosensack Road, Palm, PA 18070;
Simpson, Bonnie S., 616 Main Street, Pennsburg,
PA 18073.
- HO, THAO V. - Norristown Borough; Ho, Hieu V.,
1110 Morris Street, Philadelphia, PA 19148.
- HURWITZ, SALLY R. - Upper Dublin Township;
Hurwitz, Mark A., 112 Sycamore Street, Dresher,
PA 19025.
- LAUDENSLAGER, JANET H. - Schwenksville
Borough; Matthews, Andrea C., 7104 Tanbark Way,
Raleigh, NC 27615.
- LENENFELD, LINDA - Upper Dublin Township;
Madnick, Sherri, 1637 Dublin Road, Dresher,
PA 19025; Preissman, Randi, 19 Carol Lane,
Richboro, PA 18954.
- LOVE, JANET R. - Norristown Borough; Cumalat,
Linda L., 90 S. Midway Street, Campbell, CA 95008.
- LUCZAK, DOLORES M. - Montgomery Township;
Luczak, Robert C., 330 Schadle Road, Perkasie,
PA 18944.
- LUTHY, ARTHUR P. - Montgomery Township; Luthy,
William H., 1604 Baywinds Lane, Sarasota, FL 34231.
- MELLON SR., JOSEPH F. - Whitpain Township;
Mellon Jr., Joseph F., 2923 Jolly Road,
Plymouth Meeting, PA 19462.
- MICHAEL, GAYLE - Lower Merion Township; Michael,
Matthew D., 27 W. Rock Trail, Stamford, CT 06902.
- OTT, PATRICIA K. - Lower Providence Township;
Ott Jr., Lawrence M., 15318 Shannondell Drive,
Audubon, PA 19403.
- PALMER, JUDITH - Whitemarsh Township; Palmer,
James, 340 Paoli Woods, Paoli, PA 19301.
- PATRO, MARIAN A. - Upper Providence Township;
Saxon, Theresa M., 925 Hickory Grove Drive,
Limerick, PA 19468.
- RODNEY, HAROLD A. - Plymouth Township; Green,
Tyra A., 5739 Pine Street, Philadelphia, PA 19143.
- SAMIMI, FAROKH - Lower Merion Township; Samimi,
Sara, 815 Waverly Road, Bryn Mawr, PA 19010.
- SCHIELE JR., GEORGE H. - Norristown Borough;
Kenny, Dianne, 5851 North E. 96th Avenue,
Bronson, FL 32621.
- SCHULCZ, MARJORIE A. - Upper Moreland Township;
Schulcz, Douglas M., 20 Forest Avenue, Willow Grove,
PA 19090.
- SCIALLI, GIUSEPPE - Abington Township; Loprete,
Maria J., 57 Limekiln Pike, Glenside, PA 19038.
- SHAMES, JOAN - Upper Dublin Township; Shames,
Jonathan, 872 Forestville Meadows Drive,
Great Falls, VA 22066.
- SKOLNICK, SIDNEY - Jenkintown Borough; Ackerman,
Bonnie S., 345 Newgate Road, Langhorne, PA 19047;
Skolnick, Jay, 24 Peter Drive, Richboro, PA 18954.
- STAUFFER, GRACE M. - Upper Frederick Township;
Levensgood, Susan J., 83 Goat Hill Road, Boyertown,
PA 19512; Stauffer, Ricky A., 24 Cedarcrest Drive,
Saratoga Spring, NY 12866.
- STRAFF, ARLENE D. - Trappe Borough; Eckert, Cindy,
111 Larchwood Court, Collegeville, PA 19426;
Goldberg, Ronald, 145 Vermeer Drive, Langhorne,
PA 19053.
- SUSSMANN, BARRY - Ambler Borough;
Sussmann, Jeffrey, 1987 Canyon Creek Road,
Gilbertsville, PA 19525; Sussmann, Joanne,
2332 E. Huntingdon Street, Philadelphia, PA 19125.
- TOMKIN, RENEE S. - North Wales Borough; Friedman,
Susan B., 13804 Cutleaf Court, Chantilly, VA 20151;
Leventhal, Judith G., 100 Bradford Court,
North Wales, PA 19454; Presser, Roberta L.,
112 Green Lane, Haverford, PA 19041.
- TOUT, ANGELA R. - Upper Merion Township;
Silecchia, Sandra A., 1466 Cornwall Road,
Mahwah, NJ 07430.
- VIDULICH, SHEELAGH J. - Lower Salford Township;
Novitski, Maureen K., 1030 Glasco Drive, Pennsburg,
PA 18073.
- WERSLER, ELIZABETH A. - Hatboro Borough;
Wersler, John, 20 Edward Road, Hatboro, PA 19040.
- WHYTE, GLENN J. - Franconia Township; Hazlett,
Nancy A., 294 Forks Hill Road, Montrose, PA 18801.
- WOLFE, ZENA - Lower Merion Township; Wolfe,
Richard A., 221 Manor Road, Lafayette Hill, PA 19444.
- WOLSTENHOLME, LINDA J. - Skippack Township;
Wolstenholme, Keith R., 360 W. Main Street, Trappe,
PA 19426.
- WOODROFFE, SUZANNE - Whitemarsh Township;
O'Neill, Kimberlyn B., 62 Kent Farm Lane,
West Grove, PA 19390.