

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, July 29, 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. 2012-10707**, 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 **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a certain Map of Property of Joseph A. Dougherty, et ux., made by Yerkes Engineering Co., Civil Engineers and Surveyors dated September 19, 1962, and revised November 17, 1962, as follows, to wit:

BEGINNING at a point on the title line, in the bed of Oxford Road (sixty-five feet wide), said point, being at the distance of two hundred two and eight one-hundredths feet, measured Northwardly, along the title line through the bed of Oxford Road, on the arc of a circle, curving to the left, having a radius of one thousand two hundred forty feet from its point of intersection with the center line of Dartmouth Road (fifty feet wide); thence, extending from said point of beginning, South eighty-eight degrees fifty-six minutes sixteen seconds West, crossing the Westerly side of Oxford Road, one hundred eight and thirty-four one-hundredths feet to a point; thence, extending Northwardly, on the arc of a circle, curving to the left, having a radius of eighty hundred eighty-eight and ninety-two one-hundredths feet, to the arc distance of seventy-one and seventy-five one-hundredths feet, to a point of compound curve; thence, extending Northwardly, on the arc of a circle, curving to the left, having a radius of one thousand one hundred one hundred thirty-two and fifty one-hundredths feet, the arc distance of three and thirty-one one hundredths feet to an iron pin; thence, extending North, eight-eight degrees fifty-six minutes sixteen seconds East, recrossing the Westerly side of Oxford Road, aforesaid, one hundred seven and fifty one-hundredths feet to a point, on the title line through the bed of Oxford, on the arc of a circle, curving to the right, a radius of one thousand two hundred forty feet, the arc distance of seventy-five and five one-hundredths feet the first mentioned point and place of beginning.

CONTAINING in area 0.185 acre.

BEING the same property conveyed to Alero Smith-Kidd and Abraham Siwoniku from Joseph R. Spiegel and Jill E. Spiegel, husband and wife, by Deed dated October 30, 2007, and recorded on December 14, 2007, in Book 5675 at Page 01213 to 01218, being Instrument No. 2007146860.

Parcel Number: 40-00-45448-00-7.

Location of property: 710 Oxford Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Abraham A. Siwoniku and Alero Smith-Kidd** at the suit of 1900 Capital Trust II, by U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Certificate Trustee. Debt: \$945,433.21.

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. 2023-04652**, 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 building lot, along the West side of South Fifth Street, South of Garfield Avenue, situate in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent Survey and Plan, dated 4/31/1952, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pa., as follows, to wit:

BEGINNING at a corner of lands of Milo Collet and grantor in the center line of South Fifth Street, 50 feet wide, said corner being 210.71 feet, South of an iron pin at the intersection of the center line of Garfield Avenue, 50 feet wide; thence, along the center line of South Fifth Street, South 34 degrees 27 minutes East, 75 feet to a corner; thence, along other lands of grantor, of which this was a part, the next 2 courses and distances: South 55 degrees 33 minutes West, 200 feet to an iron pin, a corner; thence, North 34 degrees 27 minutes West, 75 feet to an iron pin, a corner; thence, along land of Milo Collet, North 55 degrees 33 minutes East, 200 feet to the place of beginning.

ALSO, ALL THAT CERTAIN lot to the West of Fifth Street and North of Cherry Lane, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Building Lots, dated 6/24/1968, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pa., and being Lot No. 3 on said Plan, as follows, to wit:

BEGINNING at an old pin, a corner of lands of Regina E. Rettstadt and Norman B. Alderfer, and being South 55 degrees 33 minutes West, 200 feet from the center line of South Fifth Street; thence, partly along other lands of Regina E. Rettstadt, and along Lot No. 1, and along Lot No. 2, South 55 degrees 33 minutes West, 185.03 feet to an iron pin, in line of land of the Zion Mennonite Church; thence, along the same, North 35 degrees 57 minutes West, 75.02 feet to an iron pin; thence, along Lot No. 4 on said Plan, North 55 degrees 33 minutes East, 187.13 feet to a corner of lands of Merrill S. Clemmer and Norman B. Alderfer; thence, along latter, South 34 degrees 27 minutes East, 75 feet to the place of beginning.

BEING the same premises which Richard A. Noll, Jr. and Nicole C. Martino, now by marriage, known as Nicole C. Noll, by Deed, dated 12/14/2012, and recorded 12/26/2012, in Montgomery County, in Deed Book 5859 at Page 427, conveyed unto Richard A. Noll, Jr. and Nicole C. Noll, husband and wife, in fee.

BEING OPA #057000002.

Parcel Number: 21-00-02660-00-1.

Location of property: 220 South Fifth Street, Souderton, PA 18964.

The improvements thereon are: Residence.

Seized and taken in execution as the property of **Michael W. Heridia a/k/a Michael Herdia** at the suit of First Citizens Community Bank, Successor to and Assignee of Huntingdon Valley Bank. Debt: \$1,867,953.71.

Curtin & Heefner LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-10141**, 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, bounded and described according to a survey made by Charles F. Mebus, Registered Engineer, dated November 14th, 1939, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Buttonwood Way (forty feet wide) at the distance of fifty-one and nineteen one-hundredths feet, Southeastwardly from a point of curve of a radius corner (which has a radius of ten feet), said point of curve being at the distance of nine and twenty-nine one-hundredths feet, Southeastwardly from the intersection, which the said side of Buttonwood Way produced, makes with the Southeasterly side of Radcliffe Road (formerly Twickenham Road) forty feet wide, produced; thence though Lot No. 136, North 60 degrees forty-one minutes eighteen seconds East, one hundred thirty-five and seventeen one-hundredths feet to a point in the rear line of certain other lots fronting on Montier Road; thence, along the said rear line of lots fronting on Montier Road; thence, along the said rear line of lots, South forty-three degrees fifty minutes twenty-six seconds East, fifty-one and sixty-five one-hundredths feet to a point; thence, through Lot No. 135, South sixty degrees forty-one minutes eighteen seconds West, one hundred forty-eight and thirteen one-hundredths feet to a point in the aforesaid Northeasterly side of Buttonwood Way; thence, along the same, North twenty-nine degrees eighteen minutes forty-two seconds West, fifty feet to the place of beginning.

BEING Lots No. 135 and No. 136 on Plan of Glenside Heights, formerly Waverly Heights.

BEING the same premises which Andrejs Perkons, by Deed, dated December 14, 2007, and recorded at Montgomery County Recorder of Deeds Office on January 14, 2008, in Deed Book 5678 at Page 02413, granted and conveyed unto Michael P. Conmy and Emily M. Conmy.

Parcel Number: 31-00-03853-00-4.

Location of property: 205 Buttonwood Way, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Emily M. Conmy and Michael P. Conmy** at the suit of U.S. Bank Trust, National Association, as Trustee for Truman 2021 SC9 Title Trust. Debt: \$273,355.19.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-07608**, 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 or piece of ground, with improvements to be made thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as set forth in the Declaration of Wyngate, a Planned Community, dated June 16, 2008, by The Fairways at Cedarbrook Hills, LP, and recorded with the Recorder of Deeds Office, Montgomery County, Pennsylvania, in Book 5697 at Page 643; and as amended by First Amendment to Declaration of Wyngate, dated October 10,

2008, by The Fairways at Cedarbrook Hills, LP, recorded in Book 5710 at Page 2427; and as amended by Second Amendment to Declaration of Wyngate, recorded in Book 5725 at Page 601; and as amended by Third Amendment to Declaration of Wyngate, dated February 1, 2011, recorded in Book 5793 at Page 691; and as amended by Fourth Amendment to Declaration of Wyngate, dated October 3, 2011, recorded in Book 5815 at Page 1294; and as amended by Fifth Amendment to Declaration of Wyngate, dated January 17, 2013, recorded in Book 5862 at Page 937; and as amended by Sixth Amendment to Declaration of Wyngate, dated January 6, 2014, recorded in Book 5901 at Page 909; and as amended by Seventh Amendment to Declaration of Wyngate, dated January 20, 2014, recorded in Book 5902 at Page 847; and as amended by Eighth Amendment to Declaration of Wyngate, dated February 7, 2014, recorded in Book 5903 at Page 2274; and as amended by Ninth Amendment to Declaration of Wyngate, dated April 15, 2014, recorded in Book 5911 at Page 571; and as amended by Tenth Amendment to Declaration of Wyngate, dated May 14, 2014, recorded in Book 5913 at Page 1030; and as amended by Eleventh Amendment to Declaration of Wyngate, dated July 22, 2014, recorded in Book 5921 at Page 1147; as amended by Twelfth Amendment to Declaration of Wyngate, dated November 3, 2014, recorded in Book 5933 at Page 2256; as amended by Thirteenth Amendment to Declaration of Wyngate, dated December 10, 2014, recorded in Book 5937 at Page 2599; as amended by Fourteenth Amendment to Declaration of Wyngate, dated January 20, 2015, recorded in Book 5942 at Page 286; and as amended by Fifteenth Amendment to Declaration of Wyngate, dated March 31, 2015, recorded in Book 5948 at Page 1847; and as amended by Sixteenth Amendment to Declaration of Wyngate, dated April 2, 2015, recorded in Book 5949 at Page 2420; and shown on "Record Plan - Wyngate, (formerly The Fairways at Cedarbrook Hills)", recorded June 23, 2008, in Plan Book 31, Pages 355-357, and more particularly described as follows to wit:

BEING Lot 906.

AND being the same property conveyed to NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by Deed, recorded in Deed Book 5950 at Page 664, in the Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

BEING the same premises which Mildred Wright, by Deed, dated 06/21/2016, and recorded 07/05/2016, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6005 at Page 01692, granted and conveyed unto Mildred Wright and Deborah A. Wright, as Joint Tenants with Rights of Survivorship.

AND the said Mildred Wright has departed this life, on or about 02/26/2022, thereby vesting title of the mortgaged premises unto Deborah A. Wright.

AND the said Deborah A. Wright, has departed this life, on or about 07/17/2023, thereby vesting title of the mortgaged premises unto Patrick K. Wright, Administrator of the Estate of Deborah A. Wright, deceased.

Parcel Number: 31-00-17338-91-8.

Location of property: 61 Old Cedarbrook Road, Building 9, Wyncote, PA 19095.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick K. Wright, Administrator of the Estate of Deborah A. Wright, deceased; Mildred Wright, deceased; and The United States of America c/o The United States Attorney for the Eastern District of PA** at the suit of NewRez, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$103,454.66.

Carolyn Treglia (Brook & 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. 2024-08494**, 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 **Hatfield Township**, Montgomery County, Pennsylvania, described according to a Record Plan, made for Lexington Commons Limited, by Chambers Associates, dated 2/21/1983, and last revised 8/27/1985, and recorded 8/30/1985, in Plan Book A-46 at Pages 392 to 398, and described as follows, to wit:

BEGINNING at a point on the Southeast side of Stoneham Circle, said point also being the Northernmost terminus of a round corner, connecting the Southeast side of Stoneham Circle, with the Northeast side of Independence Way (50 feet wide); thence, from said place of beginning and continuing along the Southeast side of Stoneham Circle, North 43 degrees 12 minutes 30 seconds East, 62.72 feet to a point, a corner of Lot No. 136; thence, leaving the Southeast side of Stoneham Circle, and along Lot No. 136; South 46 degrees 44 minutes 30 seconds East, 145.56 feet to a point, a corner of Lot No. 134; thence, along Lot No. 134, South 39 degrees 3 minutes 26 seconds West, 72.19 feet to a point on the Northeast side of Independence Way; thence, along the Northeast side of Independence Way, the three following courses and distances: (1) North 46 degrees 44 minutes 30 seconds West, 121.57 feet to a point of curve; (2) on the arc of a circle, curving to the left, having a radius of 250.00 feet, the arc distance of 18.50 feet to a point of reverse curve; (3) on the arc of a circle, curving to the right, having a radius of 10.00 feet, the arc distance of 16.44 feet to a point, on the Southeast side of Stoneham Circle, and first mentioned point and place of beginning.

BEING Lot No. 135 on said Plan.

BEING the same which Yeun Kyoung Paek and Nam H. Paek, by Deed, dated 03/29/2001, and recorded 4/12/2001, in the County of Montgomery, in Book 5356 at Page 347, conveyed unto Raymond E. Walton, his Heirs and Assigns, as Sole Owner, his Personal Representatives and Assigns.

Parcel Number: 35-00-10133-14-6.

Location of property: 1156 Stoneham Circle, Hatfield, PA 19440.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Luna Dastider and Ranendu Dastider** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Soley, as Owner Trustee for VRMTG Asset Trust. Debt: \$268,616.17.

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

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

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

By virtue of a Writ of Execution **No. 2024-14901**, 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 Montgomery Place, at Welsh Village Condominium, located in **Montgomery 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 Recorder of Deeds Office, of Montgomery County, of a Declaration, recorded 7/6/1990, in Deed Book 4951 at Page 375; First Amendment thereto, in Deed Book 4953 at Page 146, recorded 7/27/1990; Second Amendment thereto, in Deed Book 4956 at Page 1686; Third Amendment thereto, in Deed Book 4957 at Page 1333; Fourth Amendment thereto, in Deed Book 4963 at Page 617; Fifth Amendment thereto, recorded 12/20/1990, in Deed Book 4965 at Page 1430; Sixth Amendment thereto, recorded 3/8/1991, in Deed Book 4970 at Page 2451; Seventh Amendment thereto, recorded 3/26/1991, in Deed Book 4971 at Page 2462; Eighth Amendment thereto, recorded 7/30/1991, in Deed Book 4982 at Page 919; Ninth Amendment thereto, recorded 8/15/1991, in Deed Book 4983 at Page 2448; Tenth Amendment, recorded in Deed Book 4986 at Page 1295; Eleventh Amendment, recorded 1/22/1992, in Deed Book 4997 at Page 727; Restated and Amended Declaration, recorded 6/25/1993, in Deed Book 5045 at Page 993; First Amendment Restated and Amended Declaration thereto, recorded in Deed Book 5047 at Page 1528; Second Amendment Restated and Amended Declaration, recorded 8/17/1993, in Deed Book 5051 at Page 698; Third Amendment Restated and Amended Declaration thereto, recorded 11/24/1993, in Deed Book 5061 at Page 2480; and a Fourth Restated and Amended Declaration, recorded 1/14/1994, in Deed Book 5067 at Page 194; and a Fifth Restated and Amended Declaration, recorded 2/22/1994, in Deed Book 5070 at Page 44; and a Sixth Restated and Amended Declaration, recorded 3/21/1994, in Deed Book 5072 at Page 1245; and a Seventh Restated and Amended Declaration, recorded 5/3/1994, in Deed Book 5076 at Page 911; and an Eighth Restated and Amended Declaration, recorded 7/11/1994, in Deed Book 5083 at Page 1716; and a Ninth Restated and Amended Declaration, recorded 9/7/1994, in Deed Book 5090 at Page 715; and a Tenth Restated and Amended Declaration, recorded 12/2/1994, in Deed Book 5099 at Page 132; and an Eleventh Restated and Amended Declaration, recorded 2/7/1995, in Deed Book 5105 at Page 261; and a Twelfth Restated and Amended Declaration, recorded 6/2/1995, in Deed Book 5113 at Page 2427; and a Thirteenth Restated and Amended Declaration, recorded 8/2/1995, in Deed Book 5120 at Page 1249; and a Fourteenth Restated and Amended Declaration, recorded 11/1/1995, in Deed Book 5130 at Page 472.

BEING and designated as Unit No. 804.

TOGETHER with a proportionate undivided interest in the common elements as set forth in and subject to adjustment in such Declaration and Amendments.

BEING Unit 804 Montgomery Place East at Welsh Village.

BEING the same which Raymond K. Kang and Yeon-Joo Diane Kang, by Deed, dated August 24, 2000, and recorded at Montgomery County Recorder of Deeds Office, on September 13, 2000, in Deed Book 5331 at Page 0666, granted and conveyed unto Gregory R. Ruggie and Robin Ruggie.

UPON information and belief, Gregory R. Ruggie, departed this life on December 11, 2016.

FURTHER, upon information and belief, Robin M. Ruggie departed this life on October 31, 2023.

Parcel Number: 46-00-01686-43-7.

Location of property: 804 Karens Court, North Wales, PA 19454 a/k/a 804 Karens Court, Unit 804, North Wales, PA 19454.

The improvements thereon are: Residential dwelling, condominium townhouse.

Seized and taken in execution as the property of **Linda C. Ross, as Known Heir of Robin M. Ruggie, deceased; Gregory R. Ruggie, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Robin M. Ruggie, deceased** at the suit of Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust XI-A. Debt: \$181,192.66.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-18518**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described according to a Record Plan of Norriton Knoll - Phase I, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-42 at Page 14, and re-recorded in Plan Book A-46 at Page 68, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dragon Circle (50 feet wide), a corner of this and Lot No. 67 as shown on said Plan, which point is measured, the 2 following courses and distances from a point of curve on the Southeasterly side of Fieldcrest Avenue (50 feet wide): (1) leaving Fieldcrest Avenue, on the arc of a curve, curving to the left, having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Northeasterly side of Dragon Circle; and (2) South 29 degrees 07 minutes 30 seconds East, along said side thereof, 60 feet to the point of beginning; thence, extending from said point of beginning, North 60 degrees 52 minutes 30 seconds East, along line of Lot No. 67, 118.84 feet to a point a corner in line of Open Space Area; thence, extending South 39 degrees 37 minutes 00 seconds East, along line of said Open Space Area, 20.34 feet to a point, a corner of Lot No. 69, as shown on said Plan; thence, extending South 60 degrees 52 minutes 30 seconds West, along line of Lot No. 69, 122.59 feet to a point, a corner on the Northeasterly side of Dragon Circle, aforesaid; thence, extending North 29 degrees 07 minutes 30 seconds West, along line of Dragon Circle, 20 feet to the first mentioned point and place of beginning. BEING Lot No. 68 as shown on said Plan.

BEING the same premises which Andrew E. Dorley, by Deed, dated 2/15/2013, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 2/27/2013, in Deed Book Volume 5865 at Page 102, granted and conveyed unto Brian Lyons.

Parcel Number: 63-00-01914-30-9.

Location of property: 2491 Dragon Circle, Norristown, PA 19403

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian Lyons** at the suit of Lakeview Loan Servicing, LLC. Debt: \$185,381.98.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-19766**, 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 parcel of land, with the messuage thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey, as made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a point of tangency on Crest View Lane (50 feet wide) and distant along the same from the Northwestern property line intersection, as projected, of the aforesaid Crest View Lane and another street known as Villa Drive (50 feet wide), North 54 degrees 49 minutes West, 30.0 feet; thence, from said point of beginning, continuing along the Northernly side of Crest View Lane, North 54 degrees 49 minutes West, 90.0 feet to a corner other lands Smith and Emes (Lot 7); thence, along the same, North 35 degrees 11 minutes East, 200.0 feet to a corner, on line Lot 10; thence, along the same, and Lot 9, South 54 degrees 49 minutes East, 120.0 feet to a corner on the Westerly property line Villa Drive; thence, along the same, South 35 degrees 11 minutes West, 170.0 feet to a point of curvature; thence, by a curve, curving to the right, having a radius of 30 feet and an arc length of 47.12 feet to the point of tangency on Crest View Lane, and point of beginning.

BEING all of Lot 8 on a Plan of Lots, as laid out by George F. Shaner, R.E., for Smith and Emes; and known as Grand View Manor; and recorded as such at Norristown, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Lisa Charbonneau and Bradley Charbonneau, by Deed from Charles R. Weller, Jr., dated December 28, 2021, and recorded February 3, 2022, in Deed Book 6265 at Page 01252, being Instrument Number 2022013904.

Parcel Number: 42-00-01087-00-5.

Location of property: 889 Crest View Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa Charbonneau and Bradley Charbonneau** at the suit of Lakeview Loan Servicing, LLC. Debt: \$253,208.81.

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

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

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

By virtue of a Writ of Execution **No. 2024-27518**, 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 Latch's Lane Condominium, located in **Lower Merion 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 Montgomery County Recorder of Deeds Office, of a Declaration, dated 1/19/1981, and recorded in Deed Book 4600 at Page 134; and a First Amendment thereto, dated 11/19/1981, and recorded in Deed Book 4635 at Page 521; and a Second Amendment thereto, dated 11/19/1981, and recorded in Deed Book 4678 at Page 477; and a Third Amendment thereto, dated 10/6/1982, and recorded in Deed Book 4695 at Page 1557; and a Fourth Amendment thereto, dated 3/19/1984, and recorded in Deed Book 4733 at Page 259; and a Fifth Amendment thereto, dated 4/22/1985, and recorded in Deed Book 4768 at Page 1113; and a Sixth Amendment thereto, dated 10/15/1986, and recorded in Deed Book 4816 at Page 684; and a Seventh Amendment thereto, dated 6/12/1987, and recorded in Deed Book 4820 at Page 1575; and a Seventh Amendment thereto, dated 6/12/1987, and recorded in Deed Book 4841 at Page 379; and being and designated as Unit No. 402.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Miriam Stein, by Deed, dated September 8, 1995, and recorded September 15, 1995, in Montgomery County, in Deed Book 5125 at Page 1276, granted and conveyed unto Miriam R. Stein and Philippa S. Fellheimer (mother and daughter), in fee.

AND the said Miriam R. Stein, being so thereof seized, departed this life on November 30, 2001, leaving a Last Will and Testament at Montgomery County as Will No. 2002-X0916, wherein said testatrix did nominate, constitute and appoint Trudie Weiser, Philippa Fellheimer, and Ned Stein, Executors to whom Letters Testamentary were granted on March 15, 2002.

AND the said Philippa S. Fellheimer, being so thereof seized, departed this life on January 22, 2021, leaving a Last Will and Testament at Montgomery County as Will No. 2022-X0092 wherein said testatrix did nominate, constitute and appoint Ethan S. Fellheimer, Executor to whom Letters Testamentary were granted on 1/12/2022.

AND in said Will Philippa S. Fellheimer, granted a Life Estate unto Leslie S. Greenberg.

Parcel Number: 40-00-44101-02-2.

Location of property: Unit 402 Latch's Lane Condominium, 40 Old Lancaster Road, Merion Station, PA 19066.

The improvements thereon are: Residential condominium.

Seized and taken in execution as the property of **Ethan S. Fellheimer, Individually and in his Capacity, as Successor Executor of the Estate of Philippa S. Fellheimer, deceased; Miriam R. Stein, deceased; and Leslie Greenberg** at the suit of Latch's Lane Owners Association. Debt: \$9,591.56, plus interest, fees and costs from January 8, 2025.

Craig H. Fox (Fox and Fox Attorneys at Law, P.C.), Attorney(s). I.D. #49509

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. 2025-06317**, 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, with the building thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Lafayette Street, at the distance of 133 feet, Northwesterly, from the Northwest side of Hamilton Street; thence, extending along said land, the line for a portion of the distance, passing through the middle of the partition wall, dividing the house erected on these premises from the one on the adjoining premises, North 46 degrees East, 116 and 47/100th feet to a point; thence, extending along said land, North 44 degrees West, 38 and 6/10th feet to a point; thence, extending along said land, South 46 degrees West, 116 and 47/100th feet to a point on the Northeast side of Lafayette Street; thence, extending along the said line on the Northeast side of Lafayette Street; thence, extending along the said Northeast side of Lafayette Street, South 44 degrees East, 38 and 6/10th feet to the first mention point of beginning.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Montgomery County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

TITLE TO SAID PREMISES IS VESTED IN Richard Mitchell, by Deed from Margaret M. Hepworth, a Trustee for Joseph A. Mariani, Trust EIN 27-6272352.T, dated June 20, 2023, recorded June 29, 2023, in Book No. 6331 at Page 24.

THE SAID Richard Mitchell, having departed this life on 02/25/2024.

Parcel Number: 13-00-20136-00-2.

Location of property: 1215 W. Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations, Claiming Right, Title or Interest, from or under Richard Mitchell, deceased** at the suit of AmeriHome Mortgage Company, LLC. Debt: \$241,961.26.

Kevin E. Cordero (Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company), 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. 2025-14395**, 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 buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and being known as Lot #79, on Revision #5 of Plan of Forrest Hills, made for Herman J. Friedman, Incorporated, by Aladino A. Autilio, Jr., Registered Professional Engineer, dated August 8, 1954, and recorded in the Office for the Recording of Deeds, at Norristown, in Plan Book, more fully described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Aspen Way, fifty feet, at the distance of six hundred eight and eight one-hundredths feet, measured Northeastwardly, along the Northwesterly side of Aspen Way, from the Easternmost terminus of a radial round corner, connecting the Northwesterly side of Aspen Way with the Easterly side of Forest Hills Drive, fifty feet wide; thence, extending North sixty-two degrees twenty-eight minutes forty-five seconds West, one hundred fifteen and nine one-hundredths feet to a point; thence, extending North, nineteen degrees thirty-two minutes East, ninety-two and seventy-eight one-hundredths feet to a point; thence, extending South, sixty-two degrees twenty-eight minutes forty-five seconds East, one hundred twenty-eight feet to the Northwesterly side of Aspen Way; thence, extending South, twenty-seven degrees thirty-one minutes fifteen seconds West, along the Northwesterly side of Aspen Way, ninety-one and eighty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING the same property as conveyed to Robert Aycox and Stefanie Aycox, as Tenants by the Entirety, by Deed from William J. Sohn and Lorna J. Sohn, dated 09/28/01, recorded 10/22/01, in Book 5382 at Page 0865, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

Parcel Number: 31-00-01441-00-4.

Location of property: 8220 Aspen Way, Elkins Park, PA 19027.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Stefanie Aycox** at the suit of MCLP Asset Company, Inc. Debt: \$458,876.76.

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

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

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

By virtue of a Writ of Execution **No. 2025-19896**, 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 as follows, to wit:

BEGINNING at a point in the Northwesterly side of Keswick Avenue, at the distance of 71.75 feet, Southwestwardly, from the Westerly corner of Wesley and Keswick Avenue (the former 40 feet, in width).

CONTAINING in front or breadth on the said side of Keswick Avenue, 20.25 feet, and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to Keswick Avenue, 44.50 feet to the Southwestly line thereof, passing through the center of a party wall, known as No. 4 Triangle.

BEING the same premises which Suzanne Fitzpatrick, by Deed, dated 10/31/2007, and recorded 11/09/2007, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5671 at Page 02018, granted and conveyed unto Allen C. Thomas, III, in fee.

Parcel Number: 31-00-16156-00-4 a/k/a 31-00-16156-004.

Location of property: 166 S. Keswick Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Allen C. Thomas, III** at the suit of PNC Bank, National Association. Debt: \$99,896.93.

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. 2025-20663**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described as follows, to wit: BEGINNING at a point on the Southwesterly side of Arbor Road (40 feet wide), at the distance of 150 feet, Northwestwardly from the intersection of the Northwesterly building line of Waldon Road (40 feet wide), with the Southwesterly building line of Arbor Road (both projected).

CONTAINING in front or breadth on the said Arbor Road, 25 feet, and extending of the width, in length or depth, Southwestwardly, between parallel lines at right angles to the said Arbor Road, 125 feet.

TOGETHER with the free and common use, right, liberty, and privilege of the aforesaid driveway leading into and from Arbor Road, as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the lots of ground, bounded thereon and entitled to the use thereof.

BEING the same premises which James D. Soriano and Jeanette Corcino, n/k/a Jeanette Soriano, by Deed, dated May 30, 2003, and recorded July 14, 2003, in Montgomery County, in Deed Book 5464 at Page 0541, conveyed unto Teagan N. Robinson and Jasen D. Lewis, in fee.

Parcel Number: 31-00-00337-00-1.

Location of property: 612 Arbor Road, Cheltenham, PA 19012.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jasen D. Lewis and Teagan N. Robinson** at the suit of MCLP Asset Company, Inc. Debt: \$200,684.59.

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

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

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

By virtue of a Writ of Execution **No. 2025-23355**, 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 parcel of land and the buildings thereon, located on the Southerly side of Fagleysville Road, L.R. 46007 (Ultimate R/W 64 feet - Required R/W 33 feet), situate in **New Hanover Township**, Montgomery County, Pennsylvania, described according to a Plan and Survey, as prepared by John T. Aston, Registered Surveyor, Boyertown, Pa., Plan No. 1214-1A, dated April 23, 1981, as last revised and being Lot No. 1, bounded on the North by Fagleysville Road, on the East by the land of Morton S. and Karen and Robin Ray Herskowitz, on the South by Lot No. 2 of the above-mentioned Plan, and on the West by the land of St. Paul's United Church of Christ of Pottstown, being more fully described, as follows:

BEGINNING at a p.k. nail set in the centerline of Fagleysville Road, a corner of this and the land of Dorothy F. Elliott, being located 820.38 feet, measured Eastwardly, along the centerline of Fagleysville Road, from the centerline of Sanatoga Road; thence, from the point of beginning, along the centerline of Fagleysville Road, the next 3 courses and distances to wit: (1) North 84 degrees 06 minutes 15 seconds East, 58.76 feet to a p.k. nail set; (2) North 83 degrees 32 minutes 34 seconds East, 100.00 feet to a p.k. nail set; (3) North 78 degrees 26 minutes 34 seconds East, 132.75 feet to a p.k. nail set, a corner of this and the land of Morton S. and Karen and Robin Ray Herskowitz; thence, leaving the bed of Fagleysville Road, along the land of Morton S. and Karen and Robin Ray Herskowitz, South 2 degrees 36 minutes 56 seconds East, 544.89 feet to an iron pin set, a corner of this and Lot No. 2 of the above-mentioned Plan, the line crossing over Swamp Creek; thence, along Lot No. 2, the next 2 courses and distances to wit: (1) North 87 degrees 11 minutes 17 seconds West, 120.70 feet to an iron pin set, a corner; (2) South 77 degrees 50 minutes 03 seconds West, 321.99 feet to an iron pin set, a corner of this and in the line of the land of St. Paul's United Church of Christ of Pottstown; thence, along the land of St. Paul's United Church of Christ of Pottstown, the next 3 courses and distances to wit: (1) North 24 degrees 45 minutes 58 seconds East, 267.18 feet to a point, a corner; (2) North 18 degrees 27 minutes 50 seconds East, 100.00 feet to a point, a corner; (3) North 43 degrees 21 minutes 33 seconds West, 127.95 feet to an iron pin set, a corner of this and the land of Dorothy F. Elliott; thence, along the land of Dorothy Elliott, North 26 degrees 52 minutes 08 seconds East, 147.86 feet to the point of beginning, the line crossing over Swamp Creek.

TOGETHER with an easement for a driveway along the Southerly property line of the above described Lot, to provide access from Wagner Road to Lot No. 1, as shown on the above-mentioned Plan, being more fully described, as follows:

BEGINNING at a point in the centerline of Wagner Road, a corner of this and the land of St. Paul's United Church of Christ of Pottstown; thence, from the point of beginning, along the land of St. Paul's United Church of Christ of Pottstown, leaving the bed of Wagner Road, North 24 degrees 45 minutes 58 seconds East, 197.68 feet to an iron pin set, a corner of this and Lot No. 1; thence, along Lot No. 1 North 77 degrees 50 minutes 03 seconds East, 80.31 feet to a point, a corner of this and Lot No. 2 of the above-mentioned Plan; thence, through Lot No. 2, South 28 degrees 25 minutes West, 262.05 feet to a point, in the centerline of Wagner Road; thence, along the centerline of Wagner Road, North 47 degrees 04 minutes 48 seconds West, 50.00 feet to the point of beginning.

SUBJECT to the following condition and restriction, Grantees herein, their heirs and assigns, shall be solely responsible for all construction, maintenance and repair of the right-of-way from Wagner Road to the lot of land, being conveyed herein, including any cost of cleansing, plowing, opening, etc. This shall be a covenant running with the land.

BEING the same premises which CJD Group LLC and Belmont Equity Group LLC, by Deed dated 03/11/2019, and recorded 03/19/2019, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6129 at Page 362, granted and conveyed unto James Matthews, III, in fee.

Parcel Number: 470007696006 a/k/a 47-00-07696-00-6.

Location of property: 2521 Wagner Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Matthews, III** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$241,055.93.

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. 2025-23618**, 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, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying, and being in **Hatboro Borough**, Montgomery County, Pennsylvania, described according to a Plan of Property, sub-divided for York Garden Homes, Inc., made by George C. Gilmore, Registered Surveyor, on the 31st day of May A.D., 1943, as follows, to wit:

SITUATE on the Southwesterly side of Edward Road (45 feet wide), at the distance of 760 feet from the Southeasterly side of Township Line Road, also known as Blair Mill Road (50 feet wide) (both extended).

CONTAINING in front or breadth on said side of Edward Road, 52 feet, and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to said Edward Road, 100 feet.

BEING Lot No. 68 on said Plan.

BEING the same premises which Daniel J. Claussen and Vickie Claussen, by Deed, dated June 29, 2007, and recorded in the Office of Recorder of Deeds of Montgomery County, on July 12, 2007, in Deed Book 5655 at Page 00510, being Instrument #2007083800, granted and conveyed unto Jeffrey A. Rafa.

Parcel Number: 08-00-01723-00-6.

Location of property: 17 Edward Road, Hatboro, PA 19040.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jeffrey A. Rafa** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$170,869.12.

Steven P. Kelly, Esquire, I.D. #308573; **Matthew Fleck, Esquire**, I.D. #330498; **Jessica N. Manis, Esquire**, I.D. #318705; **Matthew C. Fallings, Esquire**, I.D. #326896; **Daniel P. Jones, Esquire**, I.D. #321876; and **Caroline P. Helton, Esquire**, I.D. #329932, Attorneys for Plaintiff.

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. 2025-25062**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN frame message and tracts or pieces of land, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner, in a line of land of Charles Easton, late Harry Undercuffler, and running; thence, by the same, along a public road, South thirty-six degrees West, two perches and seven tenths to a corner of land of Frank Shirey; thence, by the same, North fifty-six and one-quarter degrees West, nineteen perches and five tenths to a stone, in a line of land of Clint Yerger Brown, formerly Eli Yerger; thence, by the same, North thirty-six and three quarter degrees East, four perches to a corner, in line of H. K. Bartman's land; thence, by the same, South forty-nine and three-quarter degrees East, nineteen and seven-tenths perches to the place of beginning.

CONTAINING sixty-eight perches of land, more or less.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN tract of piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made in October 1965, by Albert G. Newbold, Registered Engineer, as follows:

BEGINNING at a nail in the center line of Wilson Avenue, said nail, marking a corner of other land of George S. Renninger; thence, by George S. Renninger, North forty-five degrees forty-eight minutes fifty seconds West, three hundred twenty-four and thirty-two hundredths feet to an iron pipe, in a line of lands, now or late Lloyd W. Johnson; thence, North forty-two degrees forty minutes East, one hundred feet to a maple tree; thence, by Lloyd W. Johnson, and partly by lands, now or late of Lee E. Buchert, South forty-five degrees forty-eight minutes forty seconds East, three hundred twenty-three and fifty-four hundredths feet to a nail in the center line of Wilson Avenue; thence, by the same, and by lands, now or late of Elmer C. Reinhart, South forty-two degrees thirteen minutes West, one hundred feet to the place of beginning.

CONTAINING seven hundred forty-four thousandths' acres, more or less.

BEING the same premises which Ernest B. Fosnocht and Peggy S. Fosnocht, by Deed dated September 18, 1997, and recorded in the Office of Recorder of Deeds of Montgomery County, on October 20, 1997, in Book 5203 at Page 1862, being Instrument #018178, granted and conveyed unto Peggy S. Fosnocht. Peggy S. Fosnocht, having departed this life on September 20, 2023.

Parcel Number: 32-00-07852-00-9.

Location of property: 69 Wilson Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Ernest Dustin Fosnocht, Solely, in his Capacity, as Heir of Peggy S. Fosnocht, deceased** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$223,839.84.

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. 2025-26402**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lots or pieces of land, with buildings thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan of Lots known as "Brookview", as prepared by Hiltner and Hitchcock, in February 1929, as follows, to wit:

BEGINNING at the point of intersection of the Southeast side of State Road and the Northeast side of Wilson Street (50 feet wide); thence, along the said side of State Road, the 2 following courses and distances, viz: North 14 degrees 23 minutes East, 220.51 feet to an angle point; and thence, North 11 degrees 15 minutes East, 132.40 feet to a point of intersection of the said side of State Street and the Southwest side of Harding Street (50 feet Wide); thence, along the said side of Harding Street, Southeastwardly, 268.65 feet to a point of intersection of the said side of Harding Street and the Northwest side of Ohio Avenue (50 Feet wide); thence, along the said side of Ohio Avenue, Southwestwardly, 361.29 feet to a point of intersection of the said side of Ohio Avenue and the Northeast side of Wilson Street, aforesaid; thence, along the said side of Wilson Street, North 52 degrees 52 minutes West, 170.04 feet to the place of beginning.

BEING Lots Nos. 1 to 16, Section "B" on the above-mentioned Plan.

EXCEPTING THEREFROM, ALL THOSE CERTAIN parcels or tracts of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey, made by Ralph E. Shaner and Son, R.E., as follows, to wit:

BEGINNING at the Southwesterly property line intersection of Harding Street (50 feet wide) and Ohio Street (50 feet wide); thence, along the Westerly side of Ohio Street, South 28 degrees 58 minutes West, 125 feet to a corner other lands of Miriam M. Freese; thence, along the same, North 68 degrees 30.72 minutes West, 233.06 feet to a corner on the Easterly side of State Street; thence, along the same, North 14 degrees 23 minutes East, 30 feet; and North 11 degrees 15 minutes East, 131.22 feet to a corner, marking the Southeasterly property line intersection of State Street and Harding Street; thence, along the Southerly side of Harding Street, South 61 degrees 2 minutes East, 268.65 feet to a corner and place of beginning.

ALSO EXCEPTING THEREOUT THEREFROM, so much of the premises that may have been taken by Notice of Filing of Declaration of Taking in Fee Simple or Absolute Title, filed by *The Burgess and Town Council of Pottstown vs. Betty L. Fry*, filed 9-23-1980, as to file #80-16664, and recorded in the Office of the Recorder of Deeds, at Norristown, Pennsylvania, in Deed Book 4563 at Page 25, along with Deed of Dedications as being recorded in Deed Book 4604 at Page 255, as being corrected in Deed Book 4616 at Page 292.

RECORD OWNER Mariano Biundo a/k/a Mario Biundo's date of death was May 21, 2023.

Parcel Number: 60-00-02797-00-5.

Location of property: 817 N. State Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Westhampton Restaurant Group LLC; Salvatore Biundo; and Salvatore Biundo, as Executor of the Estate of Mariano Biundo a/k/a Mario Biundo**, deceased at the suit of Dime Community Bank. Debt: \$567,022.70.

Philip Galanaugh (Maselli, Mills & Fornal, P.C.), 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. 2025-26495**, 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 **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision, prepared for Heritage Real Estate Investment Co., called Regents Park Phase III, dated 4/21/1980, and last revised 7/9/1986, as prepared by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pa., and recorded in the Office of the Recorder of Deeds, in Plan Book A-46 at Page 69, as follows, to wit.

BEGINNING at a point of tangent on the Northeasterly side of Treetop Lane, measured on the arc of a circle, curving to the right, having radius of 15 feet, the arc distance of 23.56 feet from a point of curve on the Southwesterly side of Norrington Drive; thence, extending from said point and place of beginning, along the said side of Treetop Lane, South 69 degrees 20 minutes 30 seconds West, 36.35 feet to a point, a corner of Lot #298; thence, extending along said Lot, passing through a partition wall, North 20 degrees 39 minutes 30 seconds West, 129.98 feet to a point, a corner of Lot #296; thence, extending along said Lot, North 60 degrees 54 minutes East, 51.58 feet to a point on the Southwesterly side of Norrington Drive; thence, extending along said side thereof, the two (2) following courses and distances: (1) on the arc of a circle, curving to the right, having a radius of 325 feet, the arc distance of 14.57 feet to a point of tangent; and (2) South 20 degrees 39 minutes 30 seconds East, 107.99 feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to the first mentioned point and place of beginning.

BEING Lot #297 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN James Patrick O'Brien, by Deed from Karen A. Simms, dated July 7, 2006, recorded July 28, 2006, in Book No. 05611 at Page 0026.

Parcel Number: 63-00-08201-42-1.

Location of property: 819 Treetop Lane, Norristown, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **James Patrick O'Brien** at the suit of Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns Mortgage Funding Trust 2006-AR2. Debt: \$235,646.51.

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

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

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

By virtue of a Writ of Execution **No. 2025-28825**, 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 Hampton Green Condominium located in **Montgomery 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 Montgomery County Recorder of Deeds Office of a certain Declaration and Plan attached thereto, dated 2/1/2000, and recorded 2/8/2000, in Deed Book 5306 at Page 562, and re-recorded 3/29/2000, in Deed Book 5311 at Page 1999; and First Amendment to Declaration, recorded 3/29/2000, in Deed Book 5311 at Page 1805; and a Second Amendment to Declaration, recorded 4/18/2000, in Deed Book 5313 at Page 2489; and a Third Amendment to Declaration, recorded 7/21/2000, in Deed Book 5324 at Page 598; and a Fourth Amendment to Declaration, recorded 8/2/2000, in Deed Book 5325 at Page 2342; and a Fifth Amendment to Declaration, recorded 9/19/2000, in Deed Book 5332 at Page 725, and re-recorded on 9/28/2000, in Deed Book 5333 at Page 954; and a Sixth Amendment to Declaration, recorded 10/3/2000, in Deed Book 5333 at Page 2208; and a Seventh Amendment to Declaration, recorded 11/14/2000, in Deed Book 5338 at Page 712; and a Eighth Amendment to Declaration, recorded 12/4/2000, in Deed Book 5340 at Page 2443; and a Ninth Amendment to Declaration, recorded 2/21/2001, in Deed Book 5351 at Page 263; and a Tenth Amendment to Declaration, recorded 2/21/2001, in Deed Book 5351 at Page 271; and a Eleventh Amendment to Declaration, recorded 3/29/2001, in Deed Book 5354 at Page 1542; and a Twelfth Amendment to Declaration,

recorded on 4/5/2001, in Deed Book 5355 at Page 834; and a Thirteenth Amendment to Declaration, recorded on 7/26/2001, in Deed Book 5369 at Page 59; and a Fourteenth Amendment to Declaration, recorded on 7/26/2001, in Deed Book 5369 at Page 67; and a Fifteenth Amendment to Declaration, recorded on 8/8/2001, in Deed Book 5370 at Page 1929; and a Sixteenth Amendment to Declaration, recorded on 9/17/2001, in Deed Book 5376 at Page 1440; and a Seventeenth Amendment to Declaration, recorded on 10/4/2001, in Deed Book 5379 at Page 1150; and an Eighteenth Amendment to Declaration, recorded on 11/14/2001, in Deed Book 5385 at Page 636; and a Nineteenth Amendment to Declaration, recorded on 12/21/2001, in Deed Book 5389 at Page 1636; and a Twentieth Amendment to Declaration, recorded 2/8/2002, in Deed Book 5395 at Page 480; and a Twenty First Amendment to Declaration, recorded 3/15/2002, in Deed Book 5400 at Page 64; and a Twenty Second Amendment to Declaration, recorded 4/17/2002, in Deed Book 5403 at Page 2000; and a Twenty Third Amendment to Declaration, recorded 10/3/2002, in Deed Book 5428 at Page 506; and a Twenty-Fourth Amendment to Declaration, recorded 2/11/2003, in Deed Book 5445 at Page 2122; and a Twenty-Fifth Amendment to Declaration, recorded 7/16/2003, in Deed Book 5464 at Page 1620.

BEING designated as Unit No. 77 and Plats and Plan for Condominium, dated 6/7/1999, and attached as part of the Declaration of Hampton Green Condominium, A Condominium.

TOGETHER with the percentage interests in the common elements assigned to said unit, as more fully set forth in the Declaration and Plats and Plans, and any amendments thereto, together with all right, title and interest in, and to all limited common elements to the unit, as more fully set forth in the Declaration and Plats and Plan, and any amendments hereto.

BEING the same premises which Kiet T. Luong and My D. Nguyen, by Deed dated 11/24/2004, and recorded 12/07/2004, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 05635 at Page 1959, granted and conveyed unto Jun S. Ku, in fee.

Parcel Number: 460001039292 a/k/a 46-00-01039-292 a/k/a 46-00-01039-29-2.

Location of property: 221 Hampton Green Drive, North Wales, PA 19454.

The improvements thereon are: Residential, condominium townhouse.

Seized and taken in execution as the property of **Jun S. Ku** at the suit of Wells Fargo Bank, N.A. Debt: \$96,665.31.

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. 2025-29728**, 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 buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, Montgomery, Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot or piece of ground with the stone message or tenement thereon erected, situate at Melrose Park, **Cheltenham Township**, Montgomery County, Pennsylvania, and described as follows:

BEGINNING at a point, in the center line of Sharpless Road (50 feet wide), at the distance of 233.74 feet, Northwest of a point of intersection of the said center line, with the center line of Mountain Avenue (50 feet wide); thence, South 41° 29' West, leaving Sharpless Road, and along land of W.G. Stewart and William A. Smith, 225 feet to a corner; thence, North 48° 31' West, along land conveyed to F.A. Weihe Meyer, 38 feet to a corner; thence, South 41° 29' West, along land of said E.A. Weihe Meyer, 32.22 feet to a corner; thence, North 48° 31' West, along land of Viola D. Freeman, 90 feet to a corner; thence, North 41° 29' East, along land of said Viola D. Freeman and the Misses Gildmeyer, 257.21 feet to a point, in the center line of Sharpless Road; and thence, South 48° 31' East, along the center line of said Sharpless Road, 128 feet to the place of beginning.

BEING the same premises which Fannie Mae a/k/a Federal National Mortgage Association, by Deed dated 8/22/2018, and recorded at Montgomery County Recorder of Deeds Office on 9/5/2018, in Deed Book 6105 at Page 1806, granted and conveyed unto Gregory Sampson.

Parcel Number: 31-00-24436-00-4.

Location of property: 1004 Sharpless Road, Elkins Park, PA 19027.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Gregory W. Sampson a/k/a Gregory Sampson a/k/a Gregory Wayne Sampson** at the suit of Trumark Financial Credit Union. Debt: \$213,692.10.

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

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

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

By virtue of a Writ of Execution **No. 2025-31338**, 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 seven lots or pieces of ground with the buildings thereon in **Abington Township**, Montgomery County, Pennsylvania, being known as Lots 2101, 2102, 2103, 2104, 2105, 2106 and 2107, on Plan recorded at Norristown, in Deed Book 732 at Page 600.

BEGINNING at a point in the middle line of Penn Avenue (formerly Avenue "F") (40 feet wide), at the distance of 312.97 feet, Southwestward from the middle line of Jenkintown Road (50 feet wide).

CONTAINING together, in front or breadth on the said middle line of Penn Avenue (formerly Avenue "F"), 140 feet, (each Lot being 20 feet in front) and extending together of that width, in length or depth, Southeastwardly, between lines at right angles to the said middle line of Penn Avenue (formerly Avenue "F"), 120 feet.

BEING the same premises which Catharine T. Moore, deceased and William S. Moore, her, (deceased 1/13/2009), by Deed, dated 03/28/2011, and recorded 07/12/2011, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5806 at Page 2797, granted and conveyed unto Michael J. Cahill, in fee.

Parcel Number: 300052816002 a/k/a 30-00-52816-00-2.

Location of property: 525 Penn Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Cahill and The Secretary of Housing and Urban Development** at the suit of Freedom Mortgage Corporation. Debt: \$163,334.40.

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. 2025-31415**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of "The Clusters of Horsham Towne" Phase No. 2, Section "B3", made for Fricker Corporation, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated March 27, 1985, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-46 at Page 472.

BEING Lot Number 209, as shown on the above-mentioned Plan.

BEING the same property conveyed to Roy C. Karlson from Fricker Corporation, a Pennsylvania Corporation, by Deed dated July 18, 1986, and recorded on July 24, 1986, in Book 4807 at Page 80. Roy C. Karlson passed away on November 22, 2023.

Parcel Number: 36-00-10408-29-3.

Location of property: 6 School Road, Horsham, PA 19044.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Roy C. Karlson, deceased** at the suit of Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-C. Debt: \$437,338.60.

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. 2026-00704**, 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, piece or parcel of land, situate in **Rockledge Borough**, Montgomery County, Pennsylvania, more particularly bounded and described as follows:

DESCRIBED according to a Plan of Property made for Nicholas F. Hearn, by Charles E. Shoemaker, Inc., on the 4th day of April 1970 and revised on the 7th day of April 1970, as follows, to wit:

SITUATE on the Northwesterly side of Fillmore Street (60 feet wide), at the distance of 100 feet, Southwestwardly from the Southwestwardly side of Loney Street (60 feet wide).

CONTAINING in front or breadth on the said Fillmore Street, 25 feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to the said Fillmore Street, the Southwestly line thereof, passing partly through the party wall of the premises erected on this Lot and the premises erected on the Lot adjoining to the Southwest thereof, 110 feet.

BEING known as Lot 3-B on aforesaid Plan.

BEING the same premises which Kristie Polec, now known as Kristie Donohue, by Deed dated 08/03/2009, and recorded 08/28/2009, in the Office of the Recorder of Deeds, in and for the County of Montgomery, as Deed Book 5742 at Page 00495, being Instrument No. 2009094270, granted and conveyed unto Margaret Conlan, in fee.

Parcel Number: 18-00-01033-50-6.

Location of property: 7938 Fillmore Street, Jenkintown, PA 19046.

The improvements thereon are: Single-family residence.

Seized and taken in execution as the property of **Margaret D. Conlan a/k/a Margaret Conlan** at the suit of Lake Michigan Credit Union. Debt: \$102,874.05.

Benjamin Hoen, 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. 2026-01174**, 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 and Commonwealth of Pennsylvania, described according to a Survey and Plan thereof, made by Oliver L. King, Registered Professional Engineer, on February 9, 1946, as follows, to wit:

BEGINNING at a point, in the centerline of Montgomery Avenue (44 feet wide), at the distance of 100 feet, North of the intersection of the said center line, with the center line of Ashbourne Road (as originally opened 33 feet wide) (but now widened to a width of 41 feet by the addition of 8 feet on the Northerly side thereof); thence, along the said center line of Montgomery Avenue, North 03 degrees 34 minutes West, 90 feet to a point; thence, North 86 degrees 26 minutes East, 22 feet to a point on the Easterly side of Montgomery Avenue; thence, along the said Easterly side of Montgomery Avenue, North 03 degrees 34 minutes West, 11.24 feet to a corner, marked by a drill hole in the pavement; thence, North 87 degrees 05 minutes East, partly along the Northerly side of a stone retaining wall, 62.91 feet to a point, marked by a nail in top of said wall; thence, still along wall, North 66 degrees 45 minutes East, 19.98 feet to a point, marked by a nail in top of said wall; thence, still along said wall, South 87 degrees 41 minutes East, 7.95 feet to a point, marked by an iron pipe; thence, North 85 degrees 37 minutes East, 48.08 feet to a corner, marked by iron pipe; thence, South 04 degrees 23 minutes East, 17.09 feet to a corner, marked by an iron pin; thence, South 19 degrees 47 minutes West, 98.03 feet to a corner, marked by an iron pin; thence, South 86 degrees 26 minutes West, passing over an iron pin on the Easterly side of Montgomery Avenue, 121.12 feet to a point, in the aforesaid center line of Montgomery Avenue, the first mentioned point and place of beginning.

BEING the same premises which Francis D. Biello, President of Tony Biello & Sons, Inc., by Deed dated 7/28/2004, and recorded in the Office of the Recorder of Deeds of Montgomery County, PA, on 12/21/2004, in Book 5537 at Page 649, et. seq., granted and conveyed unto Montgomery County Realty.

Parcel Number: 31-00-19210-00-1.

Location of property: 7803 Montgomery Avenue, Elkins Park, PA 19027.

The improvements thereon are: Commercial, repair shop of garages.

Seized and taken in execution as the property of **Montgomery Court Realty Co., L.P., et al.** at the suit of Kutztown Mortgage Partners, LLC. Debt: \$486,732.12.

Phillip D. Berger, 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. 2026-03151**, 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 **Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision for Prescol, Inc., made by Meixner, Civil Engineers and Surveyors, dated July 2, 1964, as follows, to wit:

BEGINNING at a point on the Northeast side of Dietz Mill Road, at the distance of 946.70 feet, measured South 59 degrees 49 minutes East, from a point, an angle in the same, which point is at the distance of 332.71 feet, measured South 64 degrees 19 minutes East from the Southeast side of Fluck or Barndt Road; thence, extending along line of lands, now or late of Robert P. Heitz and Marie Heitz, husband and wife; North 30 degrees 11 minutes East, 400 feet to a point in line of land, now or late of Paul Moyer; thence, extending along the same, South 59 degrees 49 minutes East, 150 feet to a point, on the Northwest side of an unopened street or road; thence, extending by the same, South 30 degrees 11 minutes West, 380 feet to a point of curve; thence, extending on the arc of a circle, curving to the right, in a Southwesterly direction, having a radius of 20 feet, the arc distance of 31.41 feet to a point, on said side of Dietz Mill Road; thence, extending by the same, North 59 degrees 49 minutes West, 130 feet to the first mentioned point and place of beginning.

BEING Lot No 26 on said Plan and being designated as Lot No. 19, Section "B" on a Certain Plan, recorded in Plan Book A-8 at Page 26, Montgomery County records.

BEING the same premises which David L. Cassel and Ruth N. Cassel, husband and wife, by Deed dated May 24, 2004, and recorded June 7, 2004, in Montgomery County, in Deed Book 5510 at Page 1714, granted and conveyed unto Bradley Kooker and Denise M. Kooker, in fee.

Parcel Number: 44-00-00535-00-6.

Location of property: 204 S. Dietz Mill Road, Telford, PA 18969

The improvements thereon are: Residential, single family.

Seized and taken in execution as the property of **Bradley K. Kooker and Denise M. Kooker** at the suit of Univest Bank and Trust Co. Debt: \$104,282.69.

Kelly L. Eberle, Attorney.

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

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

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that the shareholders and directors of **Surgical Care Specialists, Inc.**, a Pennsylvania Professional Corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law. Correspondence may be sent to Surgical Care Specialists, P.O. Box 409, Abington, PA 19001.

Zachary R. Dolchin, Solicitor
Semanoff Ormsby Greenberg & Torchia, LLC
 2617 Huntingdon Pike
 Huntingdon Valley, PA 19006

AUDIT LIST

Second and Final Publication

NOTICE

ORPHANS' COURT DIVISION
 COURT OF COMMON PLEAS
 OF MONTGOMERY 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 JULY 6, 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, JULY 6, 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, JULY 6, 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. **BOUDREAU III, GEORGE EDWARD, 1999 GIFT TRUST, TRUST SETTLOR, (2025-X2943) - First and Interim Accounting of Paul Boudreau, Trustee.**
2. **ESTATE OF BULLOCK SR., WILLIAM J., DECEASED, (2022-X4242) - First and Final Account of Mary Ann Warburton, Executrix.**
3. **THE LAWRENCE J. SAVIO AND REGINE DEL SAVIO REVOCABLE LIVING TRUST, (2023-X4161) - First and Final Account.**
4. **ESTATE OF FUNSTON, LANCE THOMAS, DECEASED, (2023-X2677) - First and Interim Account of Brent T. Funston, Executor.**

5. ESTATE OF KAHN, LEONARD S., DECEASED, (2024-X0153) - First Account of Alex Murland, Trustee of Leonard S. Kahn GST-Exempt Trust under Will dated October 1, 2014, F.B.O. Jared Kahn.
6. ESTATE OF KAHN, LEONARD S., DECEASED, (2024-X0153) - First Account of Alex Murland, Trustee of Leonard S. Kahn GST-Exempt Trust under Will dated October 1, 2014, F.B.O. Jesse Kahn.
7. ESTATE OF MARCHESE, JOSEPH DAVID, DECEASED, (2004-X3559) - Fifth & Final Account of Gregory W. Philips, Administrator D.B.N. C.T.A.
8. ESTATE OF OTTEY JR., ROBERT A., DECEASED, (2019-X2572) - First and Final Account of Robert A. Ottey, III, Administrator.
9. SABO, MELANIE J., TRUST SETTLOR, (2024-X3397) - Second Account of Matthew J. Sabo, Trustee.
10. ESTATE OF WILLIAMS, ELLIS D., DECEASED, (0039-X0292) - Ninth and Final Account of Wells Fargo Bank, N.A.
11. ESTATE OF WOODRUFF III, HENRY C., DECEASED, (2023-X4150) - First and Final Account of Christopher J. Serpico, Esquire, Administrator.

RELISTED ACCOUNTS

1. ESTATE OF ROSENTHAL, CONSTANCE, DECEASED, (2024-X2860) - First and Final Account.

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

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-13931

NOTICE IS HEREBY GIVEN that on May 27, 2026, the Petition of DeAnna Mist Ewing, on behalf of William Theodore Ewing, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to TREY THEODORE EWING.

The Court has fixed August 5, 2026, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-05685

NOTICE IS HEREBY GIVEN that on March 27, 2026, the Petition of Kaitlyn Dahlia Cruz was filed in the above-named Court, praying for a Decree to change the Petitioner's name to KAITLYN DAHLIA DIAZ.

The Court has fixed August 5, 2026, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-06227

NOTICE IS HEREBY GIVEN that the Petition of Tommie DeNardo was filed in the above-named Court, praying for a Decree to change the Petitioner's name to THOMAS DENARDO.

The Court has fixed August 12, 2026, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

**BASS, SUSAN J. also known as
SUSAN JANE BASS, dec'd.**
Late of Whitemarsh Township.
Executrix: MOIRA B. ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118.
ATTORNEY: MOIRA B. ROSENBERGER,
BARBER, SHARPE & ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118

BERK, MELISSA ANNE, dec'd.
Late of Upper Dublin Township.
Executor: LEE JEFFREY BERK,
c/o E. Marc Miller, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: E. MARC MILLER,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

**COLLINS, MARY JO also known as
MARY JOSEPHINE COLLINS and
MARY J. COLLINS, dec'd.**
Late of Abington Township.
Administrator CTA: LAWRENCE D. COLLINS,
10928 Helmer Drive, Apt. 2,
Philadelphia, PA 19154.
ATTORNEY: ROBERT C. GERHARD, III,
GERHARD & GERHARD, P.C.,
815 Greenwood Avenue, Suite 8,
Jenkintown, PA 19046,
215-885-6785

D'AMICO, DINA M., dec'd.

Late of Towamencin Township.
 Administrator: MICHAEL D. GEORGE,
 c/o Ian W. Peltzman, Esquire,
 716 Bethlehem Pike, Suite 303,
 Lower Gwynedd, PA 19002.
 ATTORNEY: IAN W. PELTZMAN,
 LAW OFFICE OF ANDREW B. PELTZMAN,
 716 Bethlehem Pike, Suite 303,
 Lower Gwynedd, PA 19002

DALEY, JOSEPH, dec'd.

Late of Borough of Hatboro.
 Administrator: GERALD J. DALEY,
 c/o Laura M. Mercuri, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 DUFFY NORTH,
 104 N. York Road,
 Hatboro, PA 19040

DOCHWAT, CHRISTINA M., dec'd.

Late of Upper Providence Township.
 Executor: EUGENE A. LUCIW,
 c/o Christina M. Marinos, Esquire,
 1880 JFK Boulevard, Suite 1740,
 Philadelphia, PA 19103.
 ATTORNEY: CHRISTINA M. MARINOS,
 ALEXANDER & PELLI, LLC,
 1880 JFK Boulevard, Suite 1740,
 Philadelphia, PA 19103

HAINES, JOHN W., dec'd.

Late of Horsham Township.
 Administratrix: LINDA J. BENFIELD,
 c/o Stephen M. Asbel, Esquire,
 Cira Centre, 13th Floor,
 2929 Arch Street,
 Philadelphia, PA 19104.
 ATTORNEY: STEPHEN M. ASBEL,
 REGER RIZZO DARNALL LLP,
 Cira Centre, 13th Floor,
 2929 Arch Street,
 Philadelphia, PA 19104

HANNON JR., HENRY L., dec'd.

Late of Abington Township.
 Executor: BRANDON P. HANNON,
 c/o Ian W. Peltzman, Esquire,
 716 Bethlehem Pike, Suite 303,
 Lower Gwynedd, PA 19002.
 ATTORNEY: IAN W. PELTZMAN,
 LAW OFFICE OF ANDREW B. PELTZMAN,
 716 Bethlehem Pike, Suite 303,
 Lower Gwynedd, PA 19002

HEPPE, CHARLES J., dec'd.

Late of Upper Dublin Township.
 Executor: DAVID G. GLUECK,
 1523 Fox Lane,
 Breinigsville, PA 18031.
 ATTORNEY: DAVID G. ENNIS,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038

HOFFMAN, ANN THERESA R., dec'd.

Late of Upper Providence Township.
 Executor: WILLIAM W. HOFFMAN,
 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

HUGHES, JUDITH W., dec'd.

Late of Franconia Township.
 Executors: FRANCIS X. HUGHES, JR.,
 574 Constitutional Drive,
 Warminster, PA 18974,
 ELLEN H. MOORE,
 942 Chestnut Street,
 Collegeville, PA 19426,
 MICHAEL B. HUGHES,
 313 Plantation Drive,
 Cinnaminson, NJ 08077.
 ATTORNEY: ELIZABETH M. WETZLER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

KITTNER, CONSTANCE SHEERR, dec'd.

Late of Borough of Jenkintown.
 Executor: RICHARD CHARLES SHEERR,
 c/o Roy S. Ross, Esquire,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103.
 ATTORNEY: ROY S. ROSS,
 DILWORTH PAXSON LLP,
 1650 Market Street, Suite 1200,
 Philadelphia, PA 19103

LeFEVRE, CAROL JANE, dec'd.

Late of Gwynedd, PA.
 Co-Executors: PETER G. LeFEVRE,
 1849 Middlebridge Drive,
 Silver Spring, MD 20906,
 SUSAN F. HOOK,
 410 Twin Streams Drive,
 Warminster, PA 18974.

MALTESE, MARGARET P., dec'd.

Late of Borough of Lansdale.
 Administratrix: GABRIELLA JOSEPHINE
 CERMINARA,
 c/o Stephen M. Howard, Esquire,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446.
 ATTORNEY: STEPHEN M. HOWARD,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446

MARABELLA, ANTHONY, dec'd.

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

McDADE, ELIZABETH I., dec'd.

Late of Borough of Trappe.
 Executrix: KRISTY L. CURTIS,
 1359 Hendricks Road,
 Pennsburg, PA 18073.
 ATTORNEY: JACQUELINE A. JOHNSON,
 P.O. Box 26770,
 Collegeville, PA 19426

MEYERS, STEPHEN RUSSELL also known as STEPHEN MEYERS and STEPHEN R. MEYERS, dec'd.
Late of Borough of North Wales.
Administrator: MATTHEW STEPHEN MEYERS,
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

MILLER, BONNIE MAE, dec'd.
Late of Cheltenham Township.
Executors: FRED W. MILLER AND
JAMES B. MILLER,
c/o Anna O. Sappington, Esquire and
Judith Stutman Izes, Esquire,
101 Old York Road, Suite 303,
Jenkintown, PA 19046.
ATTORNEYS: ANNA O. SAPPINGTON AND
JUDITH STUTMAN IZES,
ANNA SAPPINGTON P.C.,
101 Old York Road, Suite 303,
Jenkintown, PA 19046

MIRIJANIAN, JAN DERAN also known as JAN D. MIRIJANIAN and JAN MIRIJANIAN, dec'd.
Late of Plymouth Meeting, PA.
Executrix: KIMBERLY GIDER,
115 Ava Court,
Plymouth Meeting, PA 19462.
ATTORNEYS: SWS GROUP PC,
401 E. Elm Street, Suite 300,
Conshohocken, PA 19428

MULLEN III, THOMAS ALOYSIUS, dec'd.
Late of Lower Merion Township.
Executor: ANDREW E. MULLEN,
c/o Laura M. Tobey, Esquire,
724 W. Lancaster Avenue, Suite 215,
Wayne, PA 19087.
ATTORNEY: LAURA M. TOBEY,
REIDENBACH & ASSOCIATES, LLC,
724 W. Lancaster Avenue, Suite 215,
Wayne, PA 19087

NEMPLOS, MARY PEYTON also known as MARY SEMPSROTT, dec'd.
Late of Upper Merion Township.
Executor: STEVEN P. NEMPLOS,
22350 Amberwood Court,
Tehachapi, CA 93561.

PERGOLIZZI, FRANK, dec'd.
Late of Whitmarsh Township.
Executor: JOSEPH PEROLIZZI, JR.,
1684 Maple Avenue,
Paoli, PA 19301.
ATTORNEY: JACQUELINE A. JOHNSON,
P.O. Box 26770,
Collegeville, PA 19426

PREPOST, MARGARET K., dec'd.
Late of Horsham Township.
Co-Executrices: SUSAN S. STAUFFER AND
JULIE A. GERY,
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: JOEL STEINMAN,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215

PUKAS, ROBERT ANTHONY, dec'd.
Late of West Norriton Township.
Executrix: EMMA PUKAS,
2001 Ardin Drive,
West Norriton, PA 19403.
ATTORNEY: JAMES J. MCCARTHY,
McCARTHY & MCCARTHY, PC,
10 E. 6th Avenue, Suite 315,
Conshohocken, PA 19428

RONTO, KURTIS W., dec'd.
Late of Limerick Township.
Executrix: BRITTANY J. RONTO,
c/o Jessica R. Grater, Esquire,
Monastra & Grater, LLC,
740 E. High Street,
Pottstown, PA 19464.

ROSATO, KATHLEEN M., dec'd.
Late of West Norriton Township.
Executrix: ANDREA PORTER,
113 Honey Locust Circle,
Collegeville, PA 19426.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403

TAVALESE, SHIRLEY also known as SHIRLEY A. TAVALESE, dec'd.
Late of Pottstown, PA.
Executor: EDWARD M. LUCAS, JR.,
c/o Richard Curley, Esquire,
Law Offices of Richard T. Curley,
50 E. Philadelphia Avenue,
P.O. Box 357,
Boyertown, PA 19512.

WILLIAMS, SUZANNE F. also known as SUSAN WILLIAMS, dec'd.
Late of North Wales, PA.
Executrix: MARINDA L. ROMBOLA,
908 E. Welsh Road,
Maple Glen, PA 19002.

Second Publication

BILLINGS, ELIZABETH, dec'd.
Late of Lower Providence Township.
Executrix: KAREN WALTER,
505 E. Main Street,
Birdsboro, PA 19508.
ATTORNEY: DAVID W. BIRNBAUM,
HOWLAND HESS BIRNBAUM,
2444 Huntingdon Pike,
Bethayres, PA 19006

BRANSFIELD, MICHAEL JOSEPH also known as REVEREND MICHAEL JOSEPH BRANSFIELD, dec'd.
Late of Whitmarsh Township.
Executor: SEAN PATRICK BRANSFIELD,
c/o Roy S. Ross, Esquire,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: ROY S. ROSS,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

BURKITT, NANCY J., dec'd.
Late of Towamencin Township.
Executrices: BETH ANN CALISSI AND
LORI J. PILEGGI,
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

**CAPARO, CHARLES D. also known as
CHARLES CAPARO, dec'd.**

Late of Borough of Norristown.
Executrix: AMY B. BRAVERMAN,
c/o Edward J. Hughes, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.

ATTORNEY: EDWARD J. HUGHES,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323

COLMAN, JOSEPH A., dec'd.

Late of Upper Gwynedd Township.
Executrix: KATHLEEN VEIT,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

COVINGTON, SAMUEL LEE, dec'd.

Late of Borough of Pottstown.
Administrator: DAVID COVINGTON,
319 Hazle Street, Apt. 2,
Tamaqua, PA 18252.

ATTORNEY: MICHAELANGELO DIPPOLITO,
THEPEOPLESLAWFIRM.COM, LLC,
712 Kimberton Road,
Chester Springs, PA 19425

**DAVIS, MARY HELEN also known as
HELEN E. DAVIS, dec'd.**

Late of Montgomery Township.
Executrix: DEBORAH ORFE,
c/o Jessica Varallo, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2012.

ATTORNEY: JESSICA VARALLO,
MONTCO ELDER LAW LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

DENNISON, KAREN MARIE, dec'd.

Late of Lower Merion Township.
Executor: TERRY EARL DENNISON, JR.,
18190 E. Bellewood Drive,
Aurora, CO 80015.

ATTORNEY: LINDSEY HOELZLE,
HOELZLE LAW LLC,
P.O. Box 98,
Birchrunville, PA 19421

DONOGHUE, MEGHAN DEANNA, dec'd.

Late of Norristown, PA.
Administratrix: JENNIFER DAGIA,
268 Hill Church Road,
Spring City, PA 19475.

DUBE, BENJAMIN, dec'd.

Late of Borough of Royersford.
Administrator: HERSCHEL DUBE,
c/o Matthew L. Conley, Esquire,
300 N. Pottstown Pike, Suite 220,
Exton, PA 19341.
ATTORNEY: MATTHEW L. CONLEY,
CONLEY LAW PRACTICE, LLC,
300 N. Pottstown Pike, Suite 220,
Exton, PA 19341

EVANS, DONNA G., dec'd.

Late of New Hanover Township.
Executrix: LISA M. EVANS.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

GREBOW, MARJORIE R., dec'd.

Late of Borough of Ambler.
Executor: PETER E. GREBOW,
c/o Kathryn H. Crary, Esquire,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571.
ATTORNEY: KATHRYN H. CRARY,
GADSDEN SCHNEIDER & WOODWARD LLP,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571

GREENSPAN, REVA MOSS also known as

REVA ALICE GREENSPAN, dec'd.

Late of Lower Merion Township.
Executors: SHERYL J. KESHISHIAN,
1001 City Avenue, WB312,
Wynnewood, PA 19096,
JAY S. GREENSPAN,
259 Merion Road,
Merion Station, PA 19066.

HAMMAKER, STEVEN WARD, dec'd.

Late of West Pottsgrove Township.
Executor: JARED STEVEN HAMMAKER,
c/o Jamie V. Ottaviano, Esquire,
Picardi Philips & Ottaviano,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776.
ATTORNEY: JAMIE V. OTTAVIANO,
PICARDI PHILIPS & OTTAVIANO,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776

HOFFMAN, LORRAINE, dec'd.

Late of Lansdale, PA.
Executor: ERICK HOFFMAN,
1990 Bishopwood Boulevard, W.,
Harleysville, PA 19438.

HOLIDAY, BRANDON, dec'd.

Late of Borough of North Wales.
Administrator: ROBERT E. HOLIDAY, II,
15 Horseshoe Drive,
Mt. Laurel, NJ 08054.

HONORE, KATHLEEN MAE, dec'd.

Late of Cheltenham Township.
Executor: KENNARD MARTIN,
c/o Larry Scott Auerbach, Esquire,
1000 Easton Road,
Abington, PA 19001.
ATTORNEY: LARRY SCOTT AUERBACH,
1000 Easton Road,
Abington, PA 19001

MARKLE, CAROLYN E., dec'd.

Late of Lower Merion Township.
Administrator: DWIGHT CHALKER,
1 Avignon,
Devon, PA 19333.
ATTORNEY: KATHRYN H. CRARY,
GADSDEN SCHNEIDER & WOODWARD LLP,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571

MESSA, JOHN AUGUST, dec'd.

Late of Blue Bell, PA.
 Executor: TARA MESSA,
 1008 W. 38th Street,
 Vancouver, WA 98660.

MICOLUCCI, PATRICIA DENISE, dec'd.

Late of Lower Merion Township.
 Administrator: MATTHEW MICOLUCCI,
 20811 Island Forest Drive,
 Cornelius NC 28031.
 ATTORNEY: LEE R. ALLMAN,
 ALLMAN, KELLY & WILLNER, LLC,
 41 Paoli Plaza, Suite G,
 Paoli, PA 19301

MOSKOVITZ, DOROTHY, dec'd.

Late of Upper Merion Township.
 Executrix: LINDA MOSKOVITZ,
 c/o Daniella A. Horn, Esquire,
 1 Roberts Avenue,
 Glenside, PA 19038.
 ATTORNEY: DANIELLA A. HORN,
 KLENK LAW, LLC,
 1 Roberts Avenue,
 Glenside, PA 19038

NOFER, DOROTHY G., dec'd.

Late of Whitemarsh Township.
 Executors: KRISTIN NOFER HOULE,
 1118 Old Schuylkill Road,
 Pottstown, PA 19465,
 FRANK S. NOFER,
 514 Bassett Lane,
 Norristown, PA 19403.
 ATTORNEY: DIRK M. SIMPSON,
 ROYER COOPER COHEN BRAUNFELD LLC,
 101 W. Elm Street, Suite 400,
 Conshohocken, PA 19428

POLAK, MARLENE, dec'd.

Late of Plymouth Township.
 Administrator: RAYMOND A. BRIA, JR.,
 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

RUTTER, BARBARA ANN also known as BARBARA A. RUTTER, dec'd.

Late of Upper Dublin Township.
 Executrix: JENNIFER ANN SWANSON,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Drive, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Drive, Suite 200,
 Lansdale, PA 19446

SCHULER, BETTY P., dec'd.

Late of Borough of Red Hill.
 Executrix: WANDA L. RITTENHOUSE,
 2525 Wasser Road,
 Pennsburg, PA 18073.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD & KARVER, P.C.,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

SPEECE, GERALDINE A., dec'd.

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

STANLEY, JOHN, dec'd.

Late of Upper Providence Township.
 Executrix: KELLY FOCHT,
 1205 Collegeville Road,
 Collegeville, PA 19426.
 ATTORNEY: KRISTEN R. MATTHEWS,
 KRISTEN MATTHEWS LAW,
 14 E. Welsh Pool Road,
 Exton, PA 19341

Third and Final Publication**ANDERSON, ELSIE P., dec'd.**

Late of Lower Salford Township.
 Executors: PEARL E. ANDERSON AND
 PAUL J. BASHUS.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024

BOILEAU, JEAN ANNE also known as**JEAN A. BOILEAU and JEAN BOILEAU, dec'd.**

Late of Elkins Park, PA.
 Executrix: CHRISTINE SWEENEY,
 8220 Marion Road,
 Elkins Park, PA 19027.
 ATTORNEY: WENDY J. ASHBY,
 ASHBY LAW OFFICES, LLC,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951

BORGESE, SALVATORE F., dec'd.

Late of Lower Merion Township.
 Executor: ROBERT J. BORGESE
 (A/K/A ROBERT J. BORGHESE),
 c/o Michael S. Williams, Esquire,
 30 S. 17th Street, Suite 820,
 Philadelphia, PA 19103-4003.
 ATTORNEY: MICHAEL S. WILLIAMS,
 DOOLITTLE WILLIAMS LLP,
 30 S. 17th Street, Suite 820,
 Philadelphia, PA 19103-4003

BURKEY SR., JOSEPH W., dec'd.

Late of East Norriton Township.
 Executrix: PATRICIA A. BURKEY,
 6 Colonial Drive,
 Norristown, PA 19401.
 ATTORNEY: SALVATORE F. BELLO, III,
 BELLO, REILLEY, McGRORY, DiPIPPA &
 BELLO, P.C.,
 144 E. DeKalb Pike, Suite 300,
 King of Prussia, PA 19406

CAMMAROTA SR., WILLIAM MICHAEL, dec'd.

Late of Schwenksville, PA.
 Administrator: EDWARD CAMMAROTA,
 4724 Meridian Street,
 Philadelphia, PA 19136.
 ATTORNEY: PETER J. DOLAN,
 DOLAN RAY LAW, LLC,
 2500 E. High Street, Building 700,
 Pottstown, PA 19464

CARDWELL, MARY, dec'd.

Late of Lansdale, PA.
 Executor: JOHN E. CARDWELL, III,
 P.O. Box 101,
 Kulpsville, PA 19443.

CARROLL, DOLORES ANNE, dec'd.

Late of Lower Providence Township.
 Executor: DANIEL CARROLL,
 2902 Green Tree Drive,
 McKinney, TX 75072.
 ATTORNEY: W. MARSHALL PEARSON,
 311 Exton Commons,
 Exton, PA 19341

COHEN, STANLEY H., dec'd.

Late of Lower Providence Township.
 Executrix: RUTH L. COHEN,
 c/o Rebecca Rosenberger Smolen, Esquire,
 1 Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004.
 ATTORNEY: REBECCA ROSENBERGER SMOLEN,
 BALA LAW GROUP, LLC,
 1 Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004

CULLEN, JOHN F., dec'd.

Late of Borough of Lansdale.
 Co-Executors: JOHN CULLEN, JR. AND
 AMY HERRON,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

DAILEY, ELIZABETH B., dec'd.

Late of Upper Dublin Township.
 Executors: MARY DAILEY STEWART,
 THOMAS M. DAILEY AND
 AMY E. NITOWSKI,
 c/o Lisa A. Shearman, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: LISA A. SHEARMAN,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

DEARDEN, JUDITH, dec'd.

Late of Hatboro, PA.
 Executrix: MEGAN M. McDONALD, ESQUIRE,
 c/o Ashby Law Offices, LLC,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951.
 ATTORNEY: MEGAN M. McDONALD,
 ASHBY LAW OFFICES, LLC,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951

DUNWOODY, CAROLE, dec'd.

Late of Marlborough Township.
 Administrators: JOHN DUNWOODY AND
 DANIELLE WEIX,
 c/o Jessica Varallo, Esquire,
 608 W. Main Street,
 Lansdale, PA 19446-2012.
 ATTORNEY: JESSICA VARALLO,
 MONTCO ELDER LAW LLP,
 608 W. Main Street,
 Lansdale, PA 19446-2012

FULMER, WILLIAM FRANKLIN, dec'd.

Late of West Norriton Township.
 Executor: WADE RANDALL FULMER,
 1031 Cardinal Road,
 Norristown, PA 19403.
 ATTORNEY: SALVATORE F. BELLO, III,
 BELLO, REILLEY, McGRORY, DiPIPPA &
 BELLO, P.C.,
 144 E. DeKalb Pike, Suite 300,
 King of Prussia, PA 19406

HABERLE, PATRICIA A., dec'd.

Late of Borough of Pennsburg.
 Executor: DAVID P. ZEIDENBERG,
 c/o Christopher P. Mullaney, Esquire,
 Mullaney Law Offices,
 598 Main Street, P.O. Box 24,
 Pennsburg, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024

HARRIS, SHEILA L., dec'd.

Late of Willow Grove, PA.
 Executor: ARTHUR HARRIS,
 3903 Tarnbrook Drive,
 Mount Laurel, NJ 19090.
 ATTORNEY: CHERYL KRACOFF,
 LAW OFFICE OF CHERYL KRACOFF,
 1 Abington Plaza, Suite 404,
 Jenkintown, PA 19046

HENDERSON, JANICE ANN, dec'd.

Late of Pottstown, PA.
 Executrix: LISA ANN APPEGATE,
 c/o Jessica R. Grater, Esquire,
 Monastra & Grater, LLC,
 740 E. High Street,
 Pottstown, PA 19464.

HOFFMANN, BERNHARD J. also known as**BERNHARD J. HOFFMAN, dec'd.**

Late of Borough of Narberth.
 Executrix: ANN HOFFMAN,
 337 Meeting House Lane,
 Narberth, PA 19072.
 ATTORNEY: HEATHER L. TURNER,
 LAW OFFICE HEATHER L. TURNER,
 137 N. Narberth Avenue,
 Narberth, PA 19072

LaNETT JR., ANTHONY JOSEPH, dec'd.

Late of Springfield Township.
 Executor: GINA E. LOGGIA,
 113 Shelburne Drive,
 North Wales, PA 19454.

LEWIS, JAMES M., dec'd.

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

LOTTI, BARBARA, dec'd.

Late of Lower Salford Township.
 Executrix: KAREN A. KENDERLINE,
 c/o Robert J. Iannozzi, Jr., Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: ROBERT J. IANNOZZI, JR.,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

MATT, FREDERICK CHARLES, dec'd.

Late of Audubon, PA.
 Executrices: DIANE MATT-FOSNOT,
 707 Larkspur Lane,
 Warrington, PA 18976-1681,
 MARY ELIZABETH MATT,
 25321 Shannondell Drive,
 Audubon, PA 19403.

McALAINE, ANNE S., dec'd.

Late of Lower Merion Township.
 Executor: JOHN EDWARD CALNAN,
 523 Ramblewood Road,
 Bryn Mawr, PA 19010.

McCABE JR., PATRICK J., dec'd.

Late of Lower Merion Township.
 Executor: PATRICK J. McCABE, III,
 c/o Andrew H. Dohan, Esquire,
 45 Liberty Boulevard, Suite 230,
 Malvern, PA 19355-1419.
 ATTORNEY: ANDREW H. DOHAN,
 WISLER PEARLSTINE, LLP,
 45 Liberty Boulevard, Suite 230,
 Malvern, PA 19355-1419

NEUMANN, SHIRLEY E., dec'd.

Late of Lower Merion Township.
 Executrix: BEVERLY D. BERMAN,
 11400 Strand Drive, Apt. 314,
 Rockville, MD 20852.
 ATTORNEY: DOUGLAS L. KAUNE,
 UNRUH, TURNER, BURKE & FREES, PC,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460

PALME, ROBERT W., dec'd.

Late of Abington Township.
 Executor: BRIAN P. PALME,
 c/o Kelly M. Barry, Esquire,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101.
 ATTORNEY: KELLY M. BARRY,
 OBERMAYER, REBMANN, MAXWELL &
 HIPPEL, LLP,
 Centre Square West, Suite 3400,
 1500 Market Street,
 Philadelphia, PA 19102-2101

PENDLETON, RONALD, dec'd.

Late of Ambler, PA.
 Executor: CELENE PENDLETON,
 c/o Teresa Brady, Esquire,
 P.O. Box 7143,
 Pennadel, PA 19047-7143.
 ATTORNEY: TERESA BRADY,
 P.O. Box 7143,
 Pennadel, PA 19047-7143

PHELAN, LAURA D., dec'd.

Late of Springfield Township.
 Executrix: JANE M. CAMPBELL,
 c/o John F. Welsh, Esquire,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702.
 ATTORNEY: JOHN F. WALSH,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702

RECK SR., MICHAEL T. also known as**MICHAEL RECK, dec'd.**

Late of East Greenville, PA.
 Executrices: DANA L. MILLER AND
 KATHLEEN M. GLASS,
 c/o Lia K. Snyder, Esquire,
 119 E. Main Street,
 Macungie, PA 18062.
 ATTORNEY: LIA K. SNYDER,
 119 E. Main Street,
 Macungie, PA 18062

RUTH, ROBERT R. also known as**ROBERT ROSENBERGER RUTH, dec'd.**

Late of Lower Salford Township.
 Executors: MARGARET A. HUNSICKER,
 907 Cooke Lane,
 Norristown, PA 19401,
 KEVIN B. RUTH,
 308 Fulton Street,
 Akron, PA 17501.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

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

Late of Montgomery County, PA.
 Administratrix: ROBERTA E. O'BRIEN,
 c/o Bowen & Burns,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966.
 ATTORNEY: GERALD L. BOWEN, JR.,
 BOWEN & BURNS,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966

STERN, HARRIS I., dec'd.

Late of Lower Merion Township.
 Executors: PAMELA LEE STERN-GOLDMAN,
 RHONDA TELLEM SACKS AND
 JAMISEN STERN SHRUT,
 c/o Matthew A. Levitsky, Esquire,
 980 Jolly Road, Suite 110,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: MATTHEW A. LEVITSKY,
 FOX ROTHSCHILD LLP,
 980 Jolly Road, Suite 110,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

WALKER, ANDREW RODMAN, dec'd.

Late of Upper Moreland Township.
 Executrix: CYNTHIA S. EBY,
 630 Gadd Road,
 Hixson, TN 37343-3829.
 ATTORNEY: EDWARD A. ZETICK,
 P.O. Box 414,
 Jenkintown, PA 19046-0414

WEBB, CATHERINE, dec'd.

Late of Upper Moreland Township.
 Administrator: NEAL WEBB,
 708 Burbidge Road,
 Hatboro, PA 19040.

WOLFGANG, JEFFREY DAVID, dec'd.

Late of Douglass Township.
 Administratrix: AMY CALCAGNO,
 5860 Gladstone Street,
 Colorado Springs, CO 80906.

ATTORNEY: MICHAEL L. GALBRAITH,
GALBRAITH LAW, LLC,
1845 Walnut Street, 25th Floor,
Philadelphia, PA 19103

WORST, NANCY B., dec'd.

Late of Perkiomen, PA.
Executor: LINDA SEIPLE,
131 E. Park Avenue,
Schwenksville, PA 19473.

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 the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an Application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of **Lulu Country Club**, with the principal place of business at **1600 Limekiln Pike, Glenside, PA 19038**. The name of the entity interested in said business is **Lulu-JJR LLC**.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on May 20, 2026, for **Skully Training**, with a principal place of business located at 768 S. Trappe Road, Collegeville, PA 19426, in Montgomery County. The individual interested in this business is Jason Scull, also located at 768 S. Trappe Road, Collegeville, PA 19426. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on May 1, 2026, for **TAKE AIM AIRGUNS**, with a principal place of business located at 501 Hoyt Road, Huntingdon Valley, PA 19006, in Montgomery County. The individual interested in this business is Albert DeFillippis, also located at 501 Hoyt Road, Huntingdon Valley, PA 19006. This is filed in compliance with 54 Pa. C.S. Sec. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on May 8, 2026, for **Venture Lab Consulting**, with a principal place of business located at 30 S. 15th Street, Suite 1550, #227205, Philadelphia, PA 19102. The individual interested in this business is Kristin Mosby, also located at 30 S. 15th Street, Suite 1550, #227205, Philadelphia, PA 19102. This is filed in compliance with 54 Pa. C.S. Sec. 311.

TRUST NOTICES

First Publication

**THE ANTHONY W. SALMON AND
LERA M. SALMON TRUST DATED 11/22/85,
AS AMENDED BY AMENDMENT OF
TRUST AGREEMENT DATED 3/11/08**

**Lera M. Salmon, Deceased, 6/4/16
Anthony W. Salmon, Deceased, 3/28/26
Late of Towamencin Twp., Lansdale, Pennsylvania**

All persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

Robert C. Salmon, **Trustee**
6671 Crest Way Ct.
Dallas, TX 75230

Or his Attorney,
JEFFREY K. LANDIS, Esquire
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP
114 East Broad Street, P.O. Box 769
Souderton, Pennsylvania 18964
215-723-4350

Second Publication

**LIVING TRUST OF DIANE PURDY
DATED AUGUST 18, 2011
DIANE PURDY, DEC'D.**

Late of Ambler 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:

Trustees: Brittany Barber and Nichole Parent
c/o Brook Hastings, Esquire
4259 W. Swamp Pike, Suite 240, Doylestown, PA 18902

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

Third and Final Publication

**PETER S. MECKEL TRUST
DATED MAY 8, 1997, AS AMENDED
Peter S. Meckel, Dec'd.
Late of Lower Providence Twp.,
Montgomery County, PA**

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

Trustee: Holly Meckel
c/o Joan M. Graner, Esq.
30 Cassatt Ave., Berwyn, PA 19312

**Joan M. Graner, Atty.
McAndrews, Mehalick, Connolly, Hulse & Ryan P.C.**
30 Cassatt Ave., Berwyn, PA 19312

REVOCABLE TRUST AGREEMENT OF**SUSAN B. YOUNG****Susan Brown Young a/k/a Susan B. Young, Dec.'d.
Late of Lower Providence Twp.,
Montgomery County, PA**

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

Trustees: Jennifer Young Pioch & Katherine Young Weller
c/o Jill R. Fowler, Esq.
1001 Conshohocken State Rd., #1-300,
W. Conshohocken, PA 19428

**Jill R. Fowler, Atty.
Heckscher, Teillon, Terrill, & Sager, PC**
1001 Conshohocken State Rd., #1-300,
W. Conshohocken, PA 19428

**TRUST OF ANN P. SMITH, DECEASED
DATED JANUARY 25, 2005****Ann P. Smith, Dec.'d.
Late of Towamencin Twp.,
Montgomery County, PA**

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

Trustees: Laura C. Smith and Robert L. Smith
c/o John T. Dooley, Esq.
1800 Pennbrook Parkway, #103, Lansdale, PA 19446

**John T. Dooley, Atty.
Dischell, Bartle & Dooley**
1800 Pennbrook Parkway, #103, Lansdale, PA 19446

EXECUTIONS ISSUED**Week Ending June 18, 2026****The Defendant's Name Appears
First in Capital Letters**

BERMAN, SCOTT: TD BANK, GRNSH. - LVNV Funding, LLC, et al.; 201029739; WRIT/EXEC.
BROWN, KATHRYN: TD BANK, GRNSH. - Discover Bank, et al.; 202501551.
CASEY, MICHAEL - Lakeview Loan Servicing, LLC; 202301523; ORDER/IN REM/\$285,884.45.
CHAMPION CIVIL SERVICES, LLC: LeBLANC, JENNIFER: JPMORGAN CHASE BANK, N.A., GRNSH. - PNC Bank, N.A.; 202602043.
CLARK, CHERITA: MARLO - Lakeview Loan Servicing, LLC; 202524029.
DUNLEAVEY, HOPE - Cheltenham Township School District; 202323395; WRIT/EXEC.
FANARO, BRIANA: PHOENIXVILLE FEDERAL BANK & TRUST, GRNSH. - Discover Bank, et al.; 202428844.
FEGLEY, RYAN: STEPHANIE - Boyertown Area School District; 202503244; WRIT/EXEC.
FREEMAN, EMANUEL: CUMMINGS FREEMAN, EMMA: THE UNITED STATES OF AMERICA C/O US ATTORNEYS OFFICE - U.S. Bank Trust, N.A., not in its Capacity, et al.; 202421485.

GARVEY, MICHAEL: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Bank of America, N.A.; 202510144; \$3,205.19.
HANUSEY, NICOLE: TRI COUNTY FCU, GRNSH. - Discover Bank, et al.; 202505569.
JENKINS, JOHN: NAVY FEDERAL CREDIT UNION, GRNSH. - Eagle One Federal Credit Union; 202614794; \$6,139.40.
KELLY, DANIEL: JOANNE - Abington Township; 202323298; WRIT/EXEC.
LANDIS, MICHAEL - Boyertown Area School District; 202419208; WRIT/EXEC.
LONDYNN HOME HEALTH CARE, LLC: FRANKLIN MINT FEDERAL CREDIT UNION, GRNSH. - Pennsylvania Unemployment Compensation Fund; 202461910; \$4,969.41.
MAGYAR HOLDINGS, INC.: PELLATHY, GREGORY: SHEINTOCH, EVERETT: FREEDOM CREDIT UNION, GRNSH. - Citizens Bank, et al.; 200827400; \$66,490.17.
MANN, RICHARD - Citimortgage, Inc.; 202515562.
McCLATCHY, SARAH - M&T Bank; 202225156.
McHUGH, JEFFREY - School District of Upper Moreland Township; 202501646; WRIT/EXEC.
PANZARELLA, RUSSELL: ELIZABETH - U.S. Bank Trust, N.A., as Legal Title Trustee, et al.; 202518353; ORDER/JUDGMENT/\$259,855.28.
PENN PRO ROOFING, LLC: ZEBLUIM, ALEX: MESSINA, GREGORY: UNIVEST BANK AND TRUST CO, GRNSH. - American Builders & Contractors Supply Co., Inc.; 202528929.
PLANK, ROBERT: THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY - Freedom Mortgage Corporation; 202510888.
RAMBO, RICHARD - Pottstown School District; 202419535; WRIT/EXEC.
READY 2 GO DUMPSTERS, LLC: LOUISSAINT, MOISE: JPMORGAN CHASE BANK, N.A., GRNSH. - PNC Bank, N.A.; 202522944.
S. MILLER AND SON BUILDING, LLC - Pottstown School District; 202505923; WRIT/EXEC.
SARGENT, REDFORD: McQUILLEN, SARA - Lower Merion Township; 201626990; WRIT/EXEC.
WACKER, WILLIAM: DAWN - Souderton Area School District; 202015544; WRIT/EXEC.
WATTS, DOUGLAS - Citigroup Mortgage Loan Trust 2022-RP5; 202529635.
WEIDNER, DEREK: LAWN & LANDSCAPE WORKS, LLC: TOLL BROTHERS, GRNSH. - GT&E, LLC; 202615026; \$32,508.54.
WYLIE, DANIELLE: ARDENT CREDIT UNION, GRNSH. - Citibank, N.A.; 202529345.
YOUNG, DENNIS: WELLS FARGO, GRNSH. - LVNV Funding, LLC; 200808172; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED**Week Ending June 18, 2026****The Defendant's Name Appears
First in Capital Letters**

ABEDNEGO, VICENTE - Capital One, N.A.; 202615127; Judgment fr. District Justice; \$6,074.17.

ABRAHAM, MARK: BRIDGET - Enrico Partners, L.P.; 202615033; Certification of Judgment; \$98,764.00.
 BHUYAN, RITOM - Midland Credit Management, Inc.; 202615130; Judgment fr. District Justice; \$1,340.77.
 BIMBA, LUKAS - Midland Credit Management, Inc.; 202615108; Judgment fr. District Justice; \$8,336.41.
 BIRDSEYE, JARED - Capital One Bank USA, N.A.; 202615064; Judgment fr. District Justice; \$4,041.50.
 BUSSEY, DIONTAE - Midland Credit Management, Inc.; 202615111; Judgment fr. District Justice; \$1,401.49.
 CHAPMAN, TATIANA - Capital One, N.A.; 202615069; Judgment fr. District Justice; \$1,661.88.
 DEVLIN, ZACHARY - Crown Asset Management, LLC; 202615115; Judgment fr. District Justice; \$1,686.12.
 GRIER, CHRIS - Midland Credit Management, Inc.; 202615142; Judgment fr. District Justice; \$4,536.98.
 HART, JAY - LVNV Funding, LLC; 202615099; Judgment fr. District Justice; \$3,826.27.
 LENTZ, MIKE - Manson, Barry; 202615102; Judgment fr. District Justice; \$12,252.34.
 MASON, JESSICA - Midland Credit Management, Inc.; 202615140; Judgment fr. District Justice; \$4,525.07.
 MONTGOMERY, LASHEKAH - Midland Credit Management, Inc.; 202615131; Judgment fr. District Justice; \$1,333.22.
 MOONEY, SHANNA - Barclays Bank Delaware; 202615094; Judgment fr. District Justice; \$5,192.27.
 MORALES, MARIHA - Capital One, N.A.; 202615101; Judgment fr. District Justice; \$5,556.73.
 PETE'S EXPRESS CAR WASH - Ciaccio, Anthony; 202615165; Judgment fr. District Justice; \$3,791.24.
 PHILBIN, MATTHEW - Capital One, N.A.; 202615065; Judgment fr. District Justice; \$4,747.60.
 POWELL, RICHEL - PCA Acquisitions V, LLC; 202615095; Judgment fr. District Justice; \$5,208.42.
 PRYOR, CHARLYNE - Midland Credit Management, Inc.; 202615136; Judgment fr. District Justice; \$1,636.04.
 RIVERA, JAMES - Capital One, N.A.; 202615092; Judgment fr. District Justice; \$4,601.59.
 ROGERS, BRIAN - Capital One, N.A.; 202615068; Judgment fr. District Justice; \$2,437.50.
 RUHF, ANDREW - Midland Credit Management, Inc.; 202615143; Judgment fr. District Justice; \$2,233.79.
 SMITH, ALANA - Capital One, N.A.; 202615060; Judgment fr. District Justice; \$11,445.00.
 YOON, JI - Walker, Daniel; 202615128; Judgment fr. District Justice; \$4,764.09.

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

Drive2Drive, LLC; 202670353; \$17,823.31.
 Evans, Charles; 202670354; \$114,861.69.
 Massey, Nancy; 202670357; \$16,894.16.
 Rabbit Deliveries, Inc.; 202670355; \$90,610.87.
 Thompson, Evan; 202670356; \$312,875.99.

LETTERS OF ADMINISTRATION

Granted Week Ending June 18, 2026

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

COLLINS, MARY J. - Abington Township; Collins, Lawrence D., 2105 Susquehanna Road, Abington, PA 19001.

DEAN, ROSEMARY - Hatfield Township; Podlogar, Mary E., 608 W. Main Street, Lansdale, PA 19446-2012.
 EPSTEIN, ROSALIND - Abington Township; Epstein, James, 115 Walnut Street, Philadelphia, PA 19106.
 FERKO, CHARLENE M. - Upper Providence Township; Szczepanski, Antoinette M., 489 Limerick Center Road, Royersford, PA 19468.
 HAINES, JOHN W. - Ambler Borough; Benfield, Linda J., 1004 Glendevon Drive, Ambler, PA 19002.
 KIM, YOUNG K. - Montgomery Township; Kim, Chi Hong, 113 Cheswick Drive, North Wales, PA 19454.
 KNAPP, DAVID A. - Horsham Township; Knapp, Michael C., 111 Meadow Lane, Wallingford, PA 19086.
 McBRIDE, TYHISHA M. - Lower Salford Township; McBride, Anthony D., 285 Wyndham Court, Harleysville, PA 19438.
 ROBINSON, JIMMY - Pottstown Borough; Robinson, Cathya, 2227 Heather Lane, Pottstown, PA 19464.
 TAYLOR, KAIMA - Cheltenham Township; Cooper, Charles R., 8114 Cobden Road, Laverock, PA 19038.
 WAYOCK, GEORGE D. - Pottstown Borough; Malick, Vicki A., 1392 Queen Street, Pottstown, PA 19464.

SUITS BROUGHT

Week Ending June 18, 2026

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

ANDY FRAIN SERVICES: ALICEA, XAVIER: ANDY FRAIN SERVICES - Milton, Christopher; 202615114; Civil Action.
 ANGELIC HEALTH PALLIATIVE AND HOSPICE, LLC - Coughlin, Sherrie; 202615049; Civil Action.
 AVERY, JOEL - Pennsylvania State Employees Credit Union; 202615042; Civil Action; Pomy, Matthew W.
 BYRNE, KAYLA - Sampson, Kenneth; 202615043; Complaint for Custody/Visitation.
 CALDWELL, NOEL - Erb-Willard, Ivy; 202615034; Complaint for Custody/Visitation.
 CARBCO MANUFACTURING COMPANY - Ramm, Brigitte; 202615146; Foreign Subpoena.
 DeGRANDE, MARK: STEPHANIE - Vineis, Jason; 202614949; Petition to Appeal Nunc Pro Tunc.
 EATON, KELLY - Eaton, Brandi; 202615075; Complaint for Custody/Visitation; Early, Elizabeth C.
 EDMONDS, MELICIA - Edmonds, Rahjeed; 202615120; Complaint Divorce.
 FAIRWAY CONSTRUCTIONS 9, LLC: R & R RENOVATIONS AND RESTORATIONS, LLC - Steigerwalt, Dale; 202615151; Civil Action; DeStefano, Emanuele Joseph.
 GASKINS, BRAHEIM - RSF Property Management, LLC; 202614784; Petition to Appeal Nunc Pro Tunc.
 GEOGE, AMOS - Map Hunters and Cooke, LLC; 202615030; Defendants Appeal from District Justice.
 HOCH, JOSHUA - Hoch, Bianca; 202615093; Complaint Divorce.
 KAISER, PHILIP - Buck, Jillian; 202615022; Complaint for Custody/Visitation.
 KELLY, KAHLA - Tucker, Corey; 202615161; Complaint for Custody/Visitation.

LEVY, LEAH - Arbuiso, Charles; 202615122;
Complaint Divorce.

LYNCH, DAMIAN - Etchemendy, Paris; 202615126;
Complaint for Custody/Visitation; Angst, Emily Jane.

MAPAY - Metz, Robert; 202615103; Foreign Subpoena.

MASON, LUKE - Mullins, Caitlyn; 202615121;
Complaint for Custody/Visitation.

MASUKA, TAURAI - Mugi, Sharon; 202615024;
Complaint for Custody/Visitation; Thomas, Leno P.

McPEAK, DANIEL - Custodio, Miguelina;
202615191; Complaint Divorce.

MITCHELL, ZACHARY - Bank of America, N.A.;
202615129; Civil Action; Cawley, Jonathan Paul.

MOORE, MATTHEW - Stone, David; 202614951;
Petition.

MORENKO, DANIEL - Morenko, Sindy; 202615153;
Complaint Divorce.

NEW YORK LIFE INSURANCE COMPANY -
J.G. Wentworth Originations, LLC; 202614924;
Petition; Maro, Robert A.

NOVELLI, REBECCA - Novelli, Steven; 202615116;
Complaint Divorce.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Leahan, Thomas; 202615017;
Appeal from Suspension/Registration/Insp.; Mullaney,
Martin P.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Bennett, Evbonia; 202615051;
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - A & T Auto & Truck Repairs, Inc.;
202615046; Appeal from Suspension/Registration/
Insp.; Scheetz Jr., Lawrence R.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Efkowitz, Kenneth; 202615045;
Appeal from Suspension/Registration/Insp.; Scheetz Jr.,
Lawrence R.

PUGLISI, GAETANO - Haber, Patricia; 202615047;
Foreign Subpoena.

RECCHILONGO, NICHOLAS - Schneider, Elizabeth;
202615100; Petition.

SANDLER, IGOR - Genkil, Yana; 202615057;
Complaint Divorce; Zlock, Kevin M.

SEN, TILOTTAMA - Brooks, Robert; 202615055;
Complaint for Custody/Visitation; Schimmel, Diana C.

SHERRICK, GREGORY - Sherrick, Tricia; 202615112;
Complaint Divorce.

SNYDER, MAURICE - Snyder, Elizabeth; 202615113;
Complaint Divorce.

STAFFORD, JESSE - Krause, Crystal; 202615004;
Petition for Protection from Intimidation.

TERRA, JOSEPH: PENNSYLVANIA DEPARTMENT
OF CORRECTIONS - Jaroweki, Craig; 202615067;
Civil Action.

TOMARELLI, CHRISTOPHER - Klineburger, Mary;
202614981; Complaint for Custody/Visitation;
Smith Jr., Thomas R.

UNITED STATES OF AMERICA - Schultz, Robert;
202615090; Complaint in Quiet Title.

WILLIAMS, TANIMA - Copes, James; 202615159;
Complaint Divorce.

WILLIAMS, THOMAS - Snowden, Catherine;
202615003; Complaint Divorce.

WILSON, TIAKA - Wilson, Todd; 202615098;
Complaint Divorce.

WOLFINGER, ELI - Coleman, Megan; 202614601;
Complaint for Custody/Visitation; Ryan, Jennifer R.

YOLONG, ELISABETH - Yollong, Pius; 202615005;
Complaint for Custody/Visitation.

WILLS PROBATED

Granted Week Ending June 18, 2026

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

ADAMS, LUCILLE - Lower Frederick Township;
Adams, David B., 11 Happy Valley Road,
Orwigsburg, PA 17961.

ALBANESE, JOSEPHINE M. - Conshohocken
Borough; Maziarz, Christine R., 1208 Andora Drive, SE,
Bolivia, NC 28422; McGee, Maryjo, 702 Elmway Circle,
Blue Bell, PA 19422.

BAZIK, JOHN J. - Montgomery Township; Benner,
Jacqueline, 658 Halteman Road, Souderton,
PA 18964; Paul, Stephanie, 2225 Kerr Road,
Harleysville, PA 19438.

BUCK, RUTH E. - Lower Gwynedd Township;
Buck, Karen C., 611 Naomi Street, Philadelphia,
PA 19144.

CALBAZANA, CAROLE - Abington Township;
Cheek, Maya, 201 E. Gravers Lane, Philadelphia,
PA 19118; Rosin, Dan, 822 Pine Street,
Philadelphia, PA 19107.

CASHMAN, GLORIA J. - Plymouth Township; Bass,
Patti, 417 Maplewood Drive, Plymouth Meeting,
PA 19462.

CIARROCCA, ALICE L. - Lansdale Borough; Keeler,
Philip E., 484 Harleysville Pike, Harleysville,
PA 19438.

CLAVERELLI, DOLORES - Hatboro Borough; Ciaverelli,
Alan L., 2830 Denbeigh Dr Hatfield, PA 19440;
Hughes, Elizabeth A., 3445 Davisville Road,
Hatboro, PA 19040.

CORSON, JOHN E. - Whitpain Township; Corson,
Philip Richard F., 1108 Old Bethlehem Pike,
Ambler, PA 19002.

DADDARIO, ELEANOR C. - Whitpain Township;
Daddario, Richard T., 892 Summerset Place,
Ambler, PA 19002.

DiCAMILLO, MICHAEL T. - Abington Township;
Fazzini-DiCamillo, Mary, 1117 Edge Hill Road,
Abington, PA 19001.

HOFFMAN, LOUIS E. - Telford Borough; Bedeaux,
James, 134 S. Main Street, Perkasio, PA 18944;
Bedeaux, Tammy, 242 W. Hamlin Avenue, Telford,
PA 18969.

IVILL, NANCY M. - Lower Providence Township;
Ivill, Dennis W., 1101 Lombard Street, Philadelphia,
PA 19147.

KEMP, CHRISTINE F. - Montgomery Township;
Kemp, Angela, 8001 2nd Avenue, Stone Harbor,
NJ 08247.

LEFEVRE, CAROL J. - Lower Gwynedd Township;
Hook, Susan F., 410 Twin Streams Drive,
Warminster, PA 18974; Lefevre, Peter G.,
1849 Middlebridge Drive, Silver Spring, MD.

LEFTON, AMARILICE - Lower Merion Township;
Lefton, Marie, 113 Commonwealth Avenue, Boston,
PA 02116.

LOEFFLER, FREDERICK - Abington Township;
Loeffler, Eric V., 108 Woodland Drive, Lansdale,
PA 19446.

MADARA JR., EDWARD S. - Lower Merion Township;
Madara, Rosalinda R., 74 Pasture Lane,
Bryn Mawr, PA 19010.

- MIHUTZ, VERONICA - Upper Merion Township;
Stong, Michelle E., 448 Windy Hill Road,
Gilbertsville, PA 19525.
- MILLER, ANNE S. - Plymouth Township; Podlogar,
Mary E., 105 Country Lane, Lansdale, PA 19446.
- PALERMO, MARIE - Montgomery Township; Organisak,
Lisa, 16 Martin Drive, Sudbury, MA 01776.
- PEARLBERG, GERMAINE M. - Abington Township;
Hardesty, Joanne G., 338 Carson Terrace,
Huntingdon Valley, PA 19006.
- POZZI, ROSEMARY A. - Montgomery Township;
Grattan, Deena, 117 Shelburne Drive, North Wales,
PA 19454; Jones, Tinamarie, 1128 Stump Road,
North Wales, PA 19454.
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- VALENTINE, PATTERSON M. - Springfield Township;
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Shay, Mark T., 483 Plymouth Road, Glenside,
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- WILLIAMS, SUZANNE F. - North Wales Borough;
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