
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, **December 3, 2025.***

To all parties in interest and claimants:

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

Third and Final Publication

By virtue of a Writ of Execution **No. 2019-24545**, 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 situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey made thereof by George P. Shaner, R.E., as of May 16, 1952, as follows, to wit:

BEGINNING at a corner of land of Wendell Istenes, Jr., said point being in the middle of a public road, (33 feet wide), leading from Bliem Road to New Hanover; thence, by lands of Wendall Istenes, South 48 degrees 43 minutes, East 181 feet 5 inches to an iron pin, a corner of the same and point on line of other lands of Joseph M. Mitch; thence, along the same, North 41 degrees 5 minutes, East 78.92 feet to a corner of land of Morris Mitch; thence, along the same, North 54 degrees 37 minutes, West 188.42 feet to a corner, in the middle of the aforesaid public road; thence, along the middle of the same, South 35 degrees 23 minutes, West 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian Peiffer and Jackie Peiffer, husband and wife, by Deed from Cynthia Kehler, formerly Cynthia L. Johnson, dated December 21, 1998, recorded January 8, 1999, in Book No. 5258 at Page 11.

Parcel Number: 42-00-04021-00-5.

Location of property: 2226 Rhoads Road, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Brian Peiffer a/k/a Brian S. Peiffer, Jackie Peiffer a/k/a Jacquelyn F. Peiffer and The United States of America** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely as Owner Trustee for VRMTG Asset Trust. Debt: \$260,861.84.

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. 2022-06518**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a Final Plan of Long Lane Farms III, made by Tri-State Engineers and Land Surveyors, Inc., dated 9/5/1988 and last revised 3/2/1989 and recorded in Plan Book A51 at Pages 140 and 141, bounded and described as follows, to wit:

BEGINNING at a point on a cul-de-sac (variable widths) on the Northerly side of Lisa Circle, said point being measured the four (4) following courses and distances from a point of reverse curve from the Northwestern side of Korisa Drive (50 feet wide); thence, (1) leaving the aforesaid Korisa Drive, on the arc of a circle, curving to the left, having a radius of 25 feet, the arc distance of 34.24 feet to a point of tangent on the aforesaid side of the Southwesterly side of Lisa Circle (50 feet wide at this point); thence, (2) extending along same, North 18 degrees 21 minutes 15 seconds West, 80.05 feet to a point of curve on the same; thence, (3) extending along the same, on the arc of a circle, curving to the left, having a radius of 40 feet, distance of 67.42 feet to a point of reverse curve at the end of a cul-de-sac on the aforesaid Lisa Circle; thence, (4) extending same, on the arc of a circle, curving to right, having a radius of 55 feet, the arc distance of 139.68 feet to the point of beginning; thence, extending from said point of beginning, along Lot #10, as shown on the above-mentioned plan, North 63 degrees 02 minutes 30 seconds West, 131.01 feet to a point, a corner of lands, now or late of Larry and Ruth Winston; thence, extending along part of the aforesaid lands and lands, now or late of Yale R. and Irwin A. Babrin and lands, now or late of Allen and Eilene Zakuto, North 34 degrees 16 minutes 00 seconds East, 178.86 feet to a point, a corner of lands, now or late of Doug and Soonja P. Ehyn; thence, extending along said lands and lands, now or late of Randall and Barbara K. Kulp, South 61 degrees 55 minutes 50 seconds East, 109.90 feet to a point, a corner of Lot #12, as shown on the above-mentioned plan; thence, extending along the aforesaid Lot, South 10 degrees 01 minute 15 seconds West, 126.22 feet, to a point on the Northerly side of Lisa Circle; thence, extending along the same, on the arc of a circle, curving to the left, having a radius of 55 feet, the arc distance of 70.14 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot #11 as shown on the above-mentioned Plan.

BEING the same premises, which Andrew Berkowitz and Arlene Berkowitz, husband and wife, by Deed dated 11/17/2010 and recorded 11/30/2010 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5786 at Page 1342, granted and conveyed unto Andrew Berkowitz, in fee.

Parcel Number: 41-00-05188-52-2.

Location of property: 725 Lisa Circle, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew Berkowitz** at the suit of FirstTrust Bank. Debt: \$855,761.46.

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

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

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

By virtue of a Writ of Execution **No. 2022-13179**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements to be erected thereon, situate in **Horsham Township**, Montgomery County, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Tennis Avenue (33 feet wide, as widened to 41.5 feet, by the addition of 8.5 feet on the Southeastwardly side thereof), which point is located by the 3 following courses and distances: (1) South 52 degrees 24 minutes, 30 seconds West from the point of intersection a stone and the center line of Limekiln Pike (45 feet wide), with the center line of Tennis Avenue (33 feet wide), 514.01 feet to another stone in said Tennis Avenue, and; (2) South 52 degrees 25 minutes, 30 seconds West (still along the center line of said Tennis Avenue), 1,142.53 feet to a point; thence, extending South 52 degrees 25 minutes, 30 seconds West (along said center line of Tennis Avenue), 175 feet to the said point of beginning; thence, from said beginning point, South 39 degrees 28 minutes East (crossing Tennis Avenue), 400 feet to a point; thence, extending South 52 degrees 25 minutes 30 seconds, West 175 feet, more or less to a point; thence, extending North 39 degrees 28 minutes, West 400 feet, more or less to the center line of Tennis Avenue, aforesaid; thence, extending North 52 degrees 29 minutes 30 seconds East, 175 feet, more or less to the first mentioned point and place of beginning.

BEING the same premises, which Thomas Johnson, by Deed, dated 2/27/2018, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 2/28/2018, in Deed Book Volume 6081 at Page 691, granted and conveyed unto Joanne Coniglio and Joseph Coniglio.

Parcel Number: 36-00-11059-00-2.

Location of property: 936 Tennis Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joanne Coniglio and Joseph Coniglio** at the suit of TH MSR Holdings, LLC, formerly known as Matrix Financial Services Corp. Debt: \$440,693.71.

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. 2023-06689**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, as shown on Final Plan of Section 1A Sawmill Valley, dated 9-14-76, last revised 3-16-77, made by Tri-State Engineers and Land Surveyors, Inc., as follows, to wit:

BEGINNING at a point on the Northwest side of Cedarbrook Drive (40 feet wide), said point being measured the two following courses and distances from a point of curve on the Southwest side of Sawyers Way (60 feet wide): (1) leaving said Sawyers Way, on the arc of a circle, curving to the right, having a radius of 30.00 feet, the arc distance of 52.35 feet to a point on the said Northwest side of Cedarbrook Drive; (2) thence, along same, South 71 degrees 55 minutes 23 seconds West, 84.87 feet to a point of beginning; thence, extending from said point of beginning, along the Northwest side of Cedarbrook Drive, South 71 degrees 55 minutes 23 seconds West, 31.33 feet to a point, a corner of Lot #24; thence, along the same, and leaving said Cedarbrook Drive, crossing over a 10 feet wide storm easement, North 18 degrees 4 minutes 37 seconds West, 126.00 feet to a point, in the bed of a 5 feet wide storm easement; thence, along the center line of same, North 71 degrees 55 minutes 23 seconds East, 31.33 feet to a point, a corner of Lot #22; thence, along the same, recrossing said easements, South 18 degrees 4 minutes 37 seconds East, 126.00 feet to the first mentioned point and place of beginning.

BEING Lot #23 (having been recorded in Plan Book A-29 at Page 24 A and B).

BEING the same property conveyed to Boris Raskin, Nina Raskin and Janice Livshits, who acquired Title, with Rights of Survivorship, by Virtue of a Deed from Audrey M. Wales and J. A. Whalen Jr., Co-Executors of the Estate of Joseph A. Whalen, deceased, dated January 15, 2004, recorded February 11, 2004, being Instrument Number 2004026930, and recorded in Book 5495 at Page 696, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Nina Raskin died on August 10, 2024.

Parcel Number: 36-00-01832-23-8.

Location of property: 6 Cedarbrook Drive, Horsham, PA 19044.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Janice Livshits, Boris Raskin (deceased) and Nina Raskin (deceased)** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$224,221.20.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-18319**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared as part of 'Fairbrook', prepared for Rouse/Chamberlin Homes, by Richard C. Mast Associates, P.C., dated May 24, 2004, last revised October 11, 2007, and recorded in Plan Book 30 at Pages 210 thru 213, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fairbrook Drive (52 feet wide), said point being a corner of Lot No. 27 as shown on the above-mentioned Plan; thence, extending from said point of beginning, along the Northeasterly side of Fairbrook Drive, the two (2) following courses and distances: (1) North 36° 50' 55" West, 4.02 feet to a point of curve; and (2) on the arc of a circle, curving to the right, having a radius of 225 feet, the arc distance of 143.52 feet to a point, a corner of Lot No. 25, as shown on the above-mentioned Plan; thence, extending along same, North 89° 41' 50" East, 212.78 feet to a point, in line of Lot No. 34, as shown on the above-mentioned Plan; thence, extending along the same, South 24° 4' 41" East, 11.58 feet to a point, a corner of Lot No. 27, as shown on the above-mentioned Plan; thence, extending along same, South 53° 9' 5" West, 212.62 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Rouse/Chamberlin, Ltd., by Deed, dated 11/13/2008, and recorded at Montgomery County Recorder of Deeds Office, on 11/17/2008, in Deed Book 5714 at Page 618, granted and conveyed unto James J. Plunkett and Alicia N. Plunkett.

Parcel Number: 47-00-07388-35-4.

Location of property: 139 Fairbrook Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **James J. Plunkett and Alicia N. Plunkett** at the suit of Trumark Financial Credit Union. Debt: \$37,370.38.

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. 2023-21681**, 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 ground, situate in **Souderton Borough**, Montgomery County, Pennsylvania, being shown on Record Plan 38 at Page 136, Facility Expansion Zion Mennonite Church, prepared by Horizon Engineering Associates, LLC, as dated August 31, 2011, and last revised January 25, 2012, and being more fully described as follows:

BEGINNING at a point, in the bed of South Front Street, a corner of Lot No. 5 on said Plan; thence, extending Northeasterly along Lot No. 5, the three following courses and distances: 1) North 41 degrees 53 minutes 21 seconds East, 161.73 feet; 2) North 69 degrees 07 minutes 11 seconds East, 40.30 feet; and 3) North 49 degrees 01 minutes 38 seconds East, 34.35 feet to a point on the Westerly side of a 15 feet wide alley; thence, extending along said alley, South 47 degrees 36 minutes 39 seconds East, 115.19 feet to a point on the Northerly line of Prop. Relocated Ball Field; thence, extending along Prop. Relocated Ball Field, South 47 degrees 31 minutes 46 seconds West, 233.94 feet to a point, in the center line of South Front Street; thence, extending along same, North 47 degrees 02 minutes 00 seconds West, 114.93 feet to the point and place of beginning.

BEING Lot No. 2 on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Corey A. Evans, as Sole Owner, by Deed from Zion Mennonite Church of Souderton, date recorded February 21, 2019, in Book No. 6125 at Page 2447.

Parcel Number: 21-00-03376-00-5.

Location of property: 177 S. Front Street, Souderton, PA 18964.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Corey A. Evans** at the suit of Movement Mortgage, LLC. Debt: \$238,370.43.

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. 2023-25534**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Plan of "Cottage Lots" at Willow Grove, made by Joseph W. Hunter, Registered Surveyor, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown Pennsylvania, in Deed Book 403 at Page 500, as one Lot, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Summit Avenue (50 feet wide), said point, being at the distance of three hundred feet, measured Northeastwardly, along the Northwesterly side of Summit Avenue, from its point of intersection with the Northeasterly side of Decatur Avenue (50 feet wide).

CONTAINING IN FRONT OR BREADTH Northeastwardly, along the Northwesterly side of Summit Avenue, fifty feet and extending of that width, in length or depth, Northwestwardly, between parallel lines at right angles to Summit Avenue, one hundred twenty-five feet.

BEING Lots Numbers 141 and 142 as shown on the above-mentioned Plan.

BEING the same premises which Jesse Reeves and Joseph Eure, Executors of the Estate of Mary K. Fuller, deceased, by Deed, dated 11/30/1976, and recorded 01/14/1977, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4173 at Page 262, granted and conveyed unto Richard E. Powell and Martha Powell, husband and wife, as Tenants by the Entirety.

AND THE SAID Martha Powell, has since departed this life on 05/12/1995, leaving title vested in Richard E. Powell, by Right of Survivorship.

AND THE SAID Richard E. Powell (a/k/a Richard Powell), has since departed this life on 09/25/2020, whereby Letters Testamentary were granted to Clarence Maleek Duncan Powell on 2/16/2021 in File Number 46-2021-X0523.

Parcel Number: 30-00-63964-00-5.

Location of property: 1668 Summit Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Summit Development LLC** at the suit of U.S. Bank, National Association, not in its Individual Capacity, but Solely as Trustee for Residential DPV Mortgage Trust. Debt: \$569,649.10.

Nelson Diaz (LaRocca Hornik Greenberg Kittredge Carlin & McPartland 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. 2023-25581**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN brick message and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of York Street, at the distance of 112 feet, Southwardly from the Southwest corner of Third and York Street, a corner of this and land, now or late of Frederick B. Keiser; thence, by the same, Westwardly, 60 feet in land, now or late of Edwin G. Wagner, passing in part of said course and distance through the middle of the brick division or partition wall of this house and house, now or late of Keiser, immediately adjoining to the North; thence, by Wagner land and Southwardly 27 feet 9 inches to 20 feet wide public alley; thence, by the alley, Eastwardly, 60 feet to the West side of York Street; thence, by York Street, Northwardly, 28 feet to the place of beginning.

BEING the same premises, which Joseph Feola, by Deed, dated 12/16/2021, and recorded 1/31/2022, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6264 at Page 1510, granted and conveyed unto Joshua Lee Gruver, as Sole Owner.

Parcel Number: 16-00-33888-00-8.

Location of property: 267 N. York Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Joshua L. Gruver a/k/a Joshua Lee Gruver** at the suit of M&T Bank. Debt: \$202,755.29.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-16067**, 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 to be thereon erected, described according to a Plan of a Proposed Development in **Norristown Borough**, Montgomery County, Pennsylvania, for Adam B. McClathey, made 4/12/1954, revised 12/15/1954, by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Spruce Street (40 feet wide), at the distance of 74.44 feet, measured along same, South 49 degrees 20 minutes East from its point of intersection, with the Southeast side of Old Green Alley Road (32 feet wide, as widened by the addition of 8 feet to the Southeast side thereof).

CONTAINING IN FRONT OR BREADTH on the said Spruce Street, 18 feet, measured South 49 degrees 20 minutes East from the said beginning point, and extending of that width, in length or depth, North 40 degrees 40 minutes East, between parallel lines at right angles to the said Spruce Street, the Northwest line thereof, and the Southeast line thereof, extending partly through party walls between these premises and the premises adjoining to the Northwest and Southeast, respectively 90 feet to a certain 20 feet wide alley, which extends Northeastward into Old Green Alley Road and Southeastward into Walnut Street.

BEING known as lot No. 3 on the said Plan and House No. 405.

TOGETHER with and subject to the free and common use, right, liberty and privilege of the aforesaid alley as and for an alley, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the lots or pieces of ground abounding thereon and entitled to the use thereof. Under and subject to the proportionate share of the cost and expense of maintaining the said alley in good order, condition and repair.

BEING the same premises which Robin D. B. Keer, by Deed, dated 12/02/2011, and recorded 12/05/2011, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5821 at Page 920, granted and conveyed unto Priscilla Snowden, in fee.

AND THE SAID Priscilla Marie Snowden has departed from this life, on or about 12/20/2017, thereby vesting title of the mortgaged premises unto Lacey Snowden, as Co-Administrator and Heir to Priscilla Snowden; Lyawa A. Snowden, as Co-Administrator and Heir to Priscilla Snowden, Deceased.

Parcel Number: 13-00-34020-00-5.

Location of property: 405 Spruce Street, a/k/a 405 E. Spruce Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lacey Snowden, as Co-Administrator and Heir to Priscilla Snowden, Deceased and Lyawa A. Snowden, as Co-Administrator and Heir to Priscilla Snowden, Deceased** at the suit of Lake Michigan Credit Union. Debt: \$57,039.41.

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. 2025-04373**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described by a Plan of Property, made for Mr. and Mrs. Henry Pinckney, by Donald John Boucher, Registered Professional Surveyor, dated 3/1/1988, as follows, to wit:

BEGINNING at a point on the Southeasterly side of High Avenue (50 feet wide), said point, being at the distance of 275.00 feet, measured North 44 degrees 05 minutes East, along the Southeasterly side of High Avenue, from its point of intersection with the Northeasterly side of Rubicam Avenue (50 feet wide); thence, extending from said beginning point, along the Southeasterly side of High Street, North 44 degrees 05 minutes East, 50.00 feet to a point; thence, extending South 45 degrees 55 minutes East, 125.00 feet to a point; thence, extending South 44 degrees 05 minutes West, 50.00 feet to a point; thence, extending North 45 degrees 55 minutes West, 125.00 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to any enforceable restrictions or covenants of record. However, this provision shall not reinstate any expired or unenforceable restrictions or covenants.

TITLE TO SAID PREMISES IS VESTED in Wagner Lamounier, by Deed from Juanita Pinckney, dated February 19, 2003, recorded March 6, 2003, in Book No. 5448 at Page 1540.

Parcel Number: 30-00-28740-00-3.

Location of property: 1723 High Avenue, a/k/a 1723 High Street, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Wagner Lamounier and The United States of America** at the suit of TOWD Point Mortgage Trust 2015-1, by U.S. Bank, National Association, as Indenture Trustee. Debt: \$288,191.64.

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. 2025-05221**, 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 tract of land, with the building or buildings thereon erected, situate in the Seventh Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North line of Rambler Avenue, distant two hundred and fifty-nine (259) feet and seven (7) inches Easterly from the center line of Keim Street, and being a corner of Lot No. 25; thence along said Lot Northerly one hundred and fourteen (114) feet to a twenty (20) feet wide alley; thence along said alley Easterly fifty (50) feet to a corner of Lot No. 23; thence along said Lot Southerly one hundred and fourteen (114) feet to Rambler Avenue aforesaid; thence along said Avenue Westerly fifty (50) feet to the place of beginning.

BEING Lot No. 24 in a Plan of Lots known as Bellevue Heights.

BEING the same property conveyed to James D. Fuller, Jr. and Donald W. Beaver, who acquired title, with rights of survivorship, by virtue of a deed from Scott A. Shollenberger and Barbara A. Shollenberger, husband and wife, dated January 18, 2012, recorded January 18, 2012, as Instrument Number 2012005638, and recorded in Book 5825, Page 824, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-24328-00-1.

Location of property: 1027 Rambler Avenue, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James D. Fuller, Jr. and Donald W. Beaver (no marital status shown)** at the suit of MidFirst Bank. Debt: \$117,560.59.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-06882**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot of ground, being known as Lot No. 110 on Map or Plan of Clearview in the 9th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of Clearview Street (50 feet wide), a corner of the herein described property and Lot No. 111 on said Plan; thence, continuing along Lot No. 111, North 51° 48' West (crossing a 5 feet wide utility easement at the rear of said lot), 106.34 feet to a corner; thence, continuing along the Northwesterly side of 5 feet utility easement, said line also running along the Southeasterly side of the right-of-way of Route No. 100, the two following courses and distances: North 45° 30' East, 8.70 feet and North 39° 46' East, 41.39 feet to a point; thence, along Lot No. 109 on said Plan, recrossing said 5 feet wide utility easement, South 51° 48' East, 104.09 feet to a point on the Northwesterly side of Clearview Street; thence, continuing along the same, South 38° 12' West, 50 feet to the place of beginning.

BEING the same premises which Edward J. Wienczek and Theresa L. Wienczek, by Deed, dated 4/11/1994, and recorded at Montgomery County Recorder of Deeds Office on 4/29/1994, in Deed Book 5075 at Page 2250, granted and conveyed unto Edward J. Wienczek. Edward J. Wienczek departed this life on August 11, 2021.

Parcel Number: 16-00-06780-00-8.

Location of property: 479 Clearview Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Matthew N. Wienczek, Personal Representative of the Estate of Edward J. Wienczek a/k/a Ed J. Wienczek, Deceased** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$52,487.39.

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. 2025-08569**, 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.

PREMISES 1: ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according with a Survey thereof, made August 29, 1945, by Will D. Hiltner, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Southwest side of Spruce Street, at the distance of 61.51' Northwesterly from the Northwest side of DeKalb Street; thence, extending along the said Southwest side of Spruce Street, North 32° 31' West, 69.15' to a point on the Southeast side of Ross Alley; thence, extending along the Southeast side of said alley, South 58° West, 23.09' to a point, a corner; thence, extending along the outer face of a 9" wall, South 32° 31' East 69.15' to a point, a corner of land, now or late of Harry Feldman; thence, extending along said land, along the outer face of a 9" wall of the building erected upon these premises, North 58° East 23.09' to the first mentioned point and place of beginning.

PREMISES 2: ALL THAT CERTAIN brick message and lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwest side of DeKalb Street, at the distance of 23' 01-3/4" Southwest from the Southwest side of Spruce Street, 23.9' Southwest from the Southwest side of Spruce Street, according to Survey, made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on August 29, 1945, in the middle of the partition wall, between this and the adjoining house; thence, through the middle of the partition wall and along the line of land, now or late of Elias Hillman, Northwestwardly, 130' 01" (130.66' according to said survey) to a point on the Southeast side of Ross Alley and 24' 04" Southwest from the Southwest side of Spruce Street (23.9' Southwest from the Southwest side of Spruce Street, according to said survey); thence, extending along the Southeast side of Ross Alley, Southwestwardly, 25' 08" to a corner of this and lot, now or late of John Wood; thence, by the same, parallel with Spruce Street, Southeastwardly, 130', more or less, to DeKalb Street, aforesaid; and along the Northwest side thereof, Northeastwardly, 26' 10-3/4" to the place of beginning.

BEING the same property conveyed to Gloria Johnson, who acquired Title by Virtue of a Deed from Gloria Johnson, First Successor Trustee of the Allan G. Andain and Muthel C. Andain Revocable Living Trust dated December 30, 2004, dated February 3, 2023, recorded March 3, 2023, being Instrument Number 2023010737, and recorded in Book 6318 at Page 2732, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Lamar Johnson died on December 30, 2010.

INFORMATIONAL NOTE: Allan Andain, AKA Allen Andain died on January 21, 2019.

INFORMATIONAL NOTE: Muthel Andain died on February 2, 2012.

Parcel Numbers: 13-00-10120-00-1, 13-00-33808-00-1.

Location of properties: 1043 DeKalb Street, Norristown, PA 19401 and 60 E. Spruce Street, Norristown, PA 19401.

The improvements thereon are: Residential-Commercial, non-conform and parking lot.

Seized and taken in execution as the property of **Gloria Johnson** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, Successor in Interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee, for GSMPS Mortgage Loan Trust 2003-2, Mortgage Pass-Through Certificates, Series 2003-2. Debt: \$91,711.55.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-08594**, 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, hereditaments and appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as set forth in a Survey dated May 1, 1973, prepared by George F. Mebus, II, Professional Engineer, more particularly described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glenside Avenue, said point, being a distance of 140.80 feet from the intersection of the Southwesterly side of Glenside Avenue and the Northwesterly side of Linwood Avenue; thence, extending the following courses and distances: South 39 degrees, 19 minutes West, 200.00 feet to a point; thence, North 50 degrees, 41 minutes West, 20.21 feet to a point; thence, extending North 37 degrees, 58 minutes 6 seconds East, partly through a party wall to an existing two-party dwelling, 200.06 feet to a point in the said Southwesterly side of Glenside Avenue; thence, extending South 50 degrees, 41 minutes East, 24.92 feet to the point and place of beginning.

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

BEING the same premises which Matthew Tanner, by Deed, dated 8/5/2021, and recorded 9/8/2021, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6245 at Page 2647, granted and conveyed unto Fatimata Fofanah and Corey Smith.

Parcel Number: 31-00-114343-00-1.

Location of property: 312 W. Glenside Avenue, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Fatimata Fofanah and Corey Smith** at the suit of PennyMac Loan Services, LLC. Debt: \$280,919.17.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-10237**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message and lot or piece of land, situate in **North Wales Borough**, Montgomery County, Pennsylvania, being a part of a Certain Plan of Lots, laid out by the North Wales Land Association, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Walnut Street, at a distance of 25 feet, Westerly from the Westerly corner of Swartley and Walnut Streets; thence, in a Northerly direction, on a line and through the center of a double dwelling house parallel with the said Swartley Street, 149 feet to a point; thence, Westerly, 25 feet to a point, in the line of this and adjoining lots, now or late of Abel K. Sherrer; thence, Southerly, 149 feet to the Northern side of Walnut Street; thence, in an Easterly direction, along the North side of Walnut Street, 25 feet to the place of beginning.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to the quantity are for identification purposes only.

BEING the same premise which Anthony T. Dinh a/k/a Tho Dinh, by Deed, dated 10/03/2017, and recorded 10/05/2017, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6064 at Page 508, granted and conveyed unto Jean-Paul H. Vincent and Zhan Su.

Parcel Number: 14-00-04428-00-4.

Location of property: 304 W. Walnut Street, North Wales, PA 19454-3323.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jean-Paul H. Vincent and Zhan Su** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC. Debt: \$183,169.67.

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. 2025-17348**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan thereof, made by Will D. Hiltner, Registered Engineer, in February 1950, as follows, to wit:

BEGINNING at the point of intersection of the Southwest side of Main Street with Southeasterly side of Cherry Street; thence, along said side of Main Street, South 60 degrees 30 minutes East, 24.72 feet to a point, in line of land, recently conveyed to Dominick Narducci and Alexander Narducci; thence, along said land, the 4 following courses and distances, the line extending through the center of the partition walls, along said courses, South 30 degrees 19 minutes West, 76.43 feet to a point; thence, South 60 degrees 30 minutes East, 13.63 feet to a point; thence, South 29 degrees 36 minutes West, 1.17 of a foot to a point; thence, South 60 degrees 30 minutes East, 14 feet to a point, in line of land of John Taglieber; thence, along the Northwesterly face of a 9 inch brick wall of the building on the Taglieber property; South 29 degrees 36 minutes West, 29.07 feet to a point, in the center line of the partition wall, dividing the two-story brick building hereon erected and the brick warehouse on adjoining premises of Harry Butera, Inc., whereof this is part; thence, extending along the center line of said partition wall, North 60 degrees 30 minutes West, 51.40 feet to a point on the Southeasterly side of Cherry Street; thence, along the said side of Cherry Street, North 29 degrees 36 minutes East, 106.67 feet to the place of the beginning.

BEING the same premises which Scott DeSouza, by Deed, dated 09/22/2022, and recorded 10/17/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6304 at Page 2255, granted and conveyed unto Malcom Pearson.

DEED from Scott DeSouza to Malcom Pearson and recorded 10/17/2022 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Book 6304 at Page 2255.

TOGETHER with all singular buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantor, as well as law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described, above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

AND the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, specially covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that they, the said Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mention and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against them, the said Grantor and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

IN Witness Whereof the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Parcel Number: 13-00-22396-00-1.

Location of property: 34 W. Main Street, Norristown, PA 19401.

The improvements thereon are: Commercial property (Commercial - retail, offices, apartments - multi-use).

Seized and taken in execution as the property of **Pearson Residences, LLC and M&P Financial Services, LLC and Malcom C. Pearson** at the suit of Mid Penn Bank. Debt: \$605,934.60.

Samantha J. Koopman, 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.

ACTION TO QUIET TITLE

Third and Final Publication

COURT OF COMMON PLEAS
MONTGOMERY COUNTY, PA
ORPHANS' COURT DIV.
NO. 2025-X3596

IN RE: ESTATE OF
THERESA HUMMEL, DECEASED
(a/k/a **TERRY HUMMEL**)

PRELIMINARY DECREE

AND NOW, on this 7th day of Oct. 2025, upon consideration of the Petition to Quiet Title to Real Estate located at **438 W. Montgomery Ave., North Wales Borough, Montgomery County, PA (Property description below)**. Citations are issued upon **BRENDAN HUMMEL, CARL WRIGHT, III, ERIN HUMMEL, JOSEPH WRIGHT and TARA MCCLINTOCK**, to show cause, if any they may have, why the relief requested in the petition should not be granted. Citations returnable thereon are scheduled for Weds., 11/19/25 at 2:15 p.m. by Zoom videoconferencing. The Zoom Invitation is below: Topic: 2024 Judge Murphy's General Hearings, Conference, Misc List Time: This is a recurring meeting Meet anytime Join Zoom Meeting <https://zoom.us/j/91066802610?pwd=THklQ0djSUxkTmcwZDFkSlpQLlh2QT09> Meeting ID: 910 6680 2610/Passcode: 783871. One tap mobile - +12678310333,91066802610# US (Phila.). Dial by your location • +1 267 831 0333 US (Phila.). Meeting ID: 910 6680 2610 Find your local number: <https://zoom.us/u/ad321PRn77> Respondents shall file an Answer to the Petition on or before 11/19/25.

PROPERTY DESCRIPTION

ALL THAT CERTAIN lot or piece of land with the buildings and Improvements thereon erected, situate in the Borough of North Wales, County of Montgomery and State of PA, bounded and described according to a survey and plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, PA, on 1/24/56 as follows, to wit:

BEGINNING at a stone set at the intersection of the Northwest side of Montgomery Ave., Fifty ft. wide, with the Northeast side of West St., Forty ft. wide; thence along the Northeast side of West St., North fifty two degrees, twenty two mins. West, One hundred thirty-six ft. and five one-hundredths of a ft. to an iron pin on the Southeast side of an alley laid out Fourteen ft. in width; thence along said side of said alley, North thirty-seven degrees, thirty-eight mins. East, Sixty-eight ft. to an iron pin; thence extending South fifty-two degrees, twenty-two mins. East, One hundred thirty-six ft. and five one-hundredths of a ft. to an iron pin set on the Northwest side of Montgomery Avenue aforesaid; and thence along the Northwest side of Montgomery Ave., South thirty-seven degrees, thirty eight mins. West, Sixty-eight ft. to the place of beginning.

Parcel #14-00-01920-00-1.

BEING KNOWN AS 438 W. Montgomery Ave.

BEING the same premises which Raymond Edward Wolf, Jr. & Lois Wolf, his wife, by Deed dated 12/5/1963 and recorded 12/6/1963 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Bk. 3312, P. 505, granted and conveyed unto Charles Hummel & Terry Hummel, his wife, as tenants by entireties.

AND the said Charles Hummel departed this life on 10/30/06 leaving title vested in Terry Hummel, as surviving tenant by the entirety. AND the said Terry Hummel a/k/a Theresa Hummel departed this life on 08/06/09. The nature of the lien, right or interest sought to be enforced is as follows:

Petitioners bring this action to confirm title, remove clouds from title and to compel all Intestate Heirs and Creditors to assert their claims, if any, on or before 11/18/25, in the Orphans' Court of Montgomery.

BY THE COURT: LOIS E. MURPHY, A.J.

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT Articles of Dissolution were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on September 15, 2025, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, as amended.

The name of the corporation is: **Crossroads Church at Montgomery, Inc.**
Zachary D. Griffith, Esquire
Barley Snyder
 2755 Century Boulevard
 Wyomissing, PA 19610

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Morris Road Partners, LLC**, a Pennsylvania Limited Liability Company ("the Company"), that the members have approved a proposal that the Company dissolve voluntarily and that its members are now engaged in winding up and settling the affairs of the Company under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016. Claimants must include the following information in their claim: (1) claimant's name, (2) claim amount, and (3) claimant's mailing address. The claim must be in writing and must be mailed to 114 E. Broad Street, P.O. Box 64769, Souderton, PA 18964. A claim against a limited liability company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of the notice.

Elizabeth M. Wetzler, Esquire
 114 E. Broad Street, P.O. Box 64769
 Souderton, PA 18964

ARTICLES OF INCORPORATION FOR PROFIT

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

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

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 21, 2025, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Books & Bread PA**

The purposes for which it was organized are: The specific purposes of the corporation are exclusively charitable within the meaning of Section 501(c)(3) of the Internal Revenue Code and are to supply free books to food distribution nonprofits, supporting literacy, intellectual development, and empowering individuals and families to build personal libraries while nurturing both mind and body.

Peaceful Unification Advisory Council of Greater Philadelphia Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.
Law Office of Kyong T. Kim
 725 Lawrence Lane
 Ambler, PA 19002

The Fairmont Condominium Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Royce Cooper Cohen Braunfeld
 1717 Arch Street, 47th Floor
 Philadelphia, PA 19103

AUDIT LIST

First 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 DECEMBER 1, 2025, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Monday, DECEMBER 1, 2025.**

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

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

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

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, DECEMBER 1, 2025. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

1. BATEMAN, DOLORES ELLEN, DECEASED, (2023-x4521), First and Final Account of Glenn Bateman, Executor.
2. CLEMENTI, ALEGRA, IRREVOCABLE REVERSIONARY INTER VIVOS MEDICAL TRUST, (2025-X4328), First and Final Account for the Trust established under Reversionary Inter-Vivos Medical Trust Agreement for Alegria Clementi.
3. CONWELL, JANE M., TRUST SETTLOR, (2025-X4310), First and Final Account of Wells Fargo Bank, N.A. (formerly Wachovia Bank, N.A.) and Mary J. Ostertag, Trustees.
4. CORSON, C. RUSSELL, TRUST SETTLOR, (2025-X4187), First and Final Account of Wells Fargo Bank, N.A., (formerly Wachovia Bank, N.A.), Trustee.
5. GATTI, JOHN J., DECEASED, (2006-X1083), First and Final Account of Lou Gatti, Successor Trustee.
6. HETRICK, JUNE H., DECEASED, (2025-X0135), Account of Lloyd V. Clemmer, Jr., Executor.
7. KOEHLER, GEORGETTE, DECEASED, (2023-X0411), First Account of Rachel DeAngelo, Esq., Executrix.
8. McLAUGHLIN, MARY F., DECEASED, (2024-X3452), First and Final Account of Carol Adelaide Kennedy and Jay Thomas McLaughlin, Co-Executors.
9. RAWOOL, NANDKUMAR MADHAVRAO, DECEASED, (2021-X4188), Account of Timothy J. Murphy and Richard S. Aubert, Administrators.
10. RIVERSIDE CEMETERY, TRUST SETTLOR, (2005-X2475), Fourth and Interim Accounting for Riverside Cemetery – Kellas Special Care, stated and filed on behalf of Regions Bank, Successor Trustee under Trust Agreement Dated August 10, 1999, with Everstory Partners (formerly known as Stonemor Pennsylvania, LLC).
11. RIVERSIDE CEMETERY, TRUST SETTLOR (2005-X2475), Fifth and Interim Accounting for Riverside Cemetery Trust under Deed dated August 10, 1999, as amended September 14, 2004, and September 30, 2015.
12. SHAPIRO, LEONARD H., TRUST SETTLOR, (2025-X4321), First and Final Account for the Trust under Deed of Leonard H. Shapiro, dated August 8, 1995.

Relisted Accounts

1. CRESEGIONA, YOLANDA M., DECEASED, (2019-X3967), First and Final Account of Virginia Frattaroli, Executrix.
2. DIXON, FREDERICK T., DECEASED, (2024-X3401), First and Final Account of Pamela W. Bennett, Executrix.
3. RICHARDS, MICHAEL, SPECIAL NEEDS TRUST, (1994-X3203), First and Final Accounting of Paul L. Feldman, Trustee.

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

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-24708

NOTICE IS HEREBY GIVEN that on October 6, 2025, the Petition of Ainsley Rose Mulliken was filed in the above-named Court, praying for a Decree to change the Petitioner's name to AINSLEY ROSE MULLIKEN-HUEBNER.

The Court has fixed December 17, 2025, 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
NO. 2025-23671

NOTICE IS HEREBY GIVEN that on September 23, 2025, the Petition of Andrew Joshua McCoy was filed in the above-named Court, praying for a Decree to change the name to Casey June McCoy.

The Court has fixed the 10th day of December, 2025 at 9:00 A.M., in Court Room "9" in the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petitioner, 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.

Adam M. DeJohn, Esquire, Solicitor
Dessen, Moses & Rossitto
600 Easton Road
Willow Grove, PA 19090

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-19342

NOTICE IS HEREBY GIVEN that the Petition of Gizelle Thomas, Mother, on behalf of Greyson Alex Lawrence, Jr., a minor child, was filed in the above-named Court, praying for a Decree to change the Child's name to GREYSON ALEX LAWRENCE.

The Court has fixed December 10, 2025, 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. 2025-25660

NOTICE IS HEREBY GIVEN that on October 20, 2025, the Petition of Gretchen Marie Reilly-Doman, Mother, on behalf of Trinity Claire Reilly Doman, a minor child, was filed in the above-named Court, praying for a Decree to change the Child's name to TRINITY CLAIRE REILLY.

The Court has fixed January 7, 2026, at 9:00 AM, in Courtroom "11" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-23516

NOTICE IS HEREBY GIVEN that on September 23, 2025, the Petition of Matthew A. Barr was filed in the above-named Court, praying for a Decree to change the Petitioner's name to MATTHEW A. BARSZEWSKI-BARR.

The Court has fixed December 10, 2025, 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. 2025-09820

NOTICE IS HEREBY GIVEN that on May 2, 2025, the Petition of Miranda Sheri Bell was filed in the above-named Court, praying for a Decree to change the Petitioner's name to MIRANDA SHERI MICAILY.

The Court has fixed December 10, 2025, 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. 2025-25091

NOTICE IS HEREBY GIVEN that the Petition of Sofia K. Tsatsanis was filed in the above-named Court, praying for a Decree to change the Petitioner's name to SOFIA ALEVRA.

The Court has fixed December 17, 2025, 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. 2025-24197

NOTICE IS HEREBY GIVEN that on September 30, 2025, the Petition of Zosia Elizabeth Dehaven was filed in the above-named Court, praying for a Decree to change the Petitioner's name to CHRISTOPHER ANTONIO MATTHIAS DEHAVEN.

The Court has fixed December 17, 2025, 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.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-17476

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

M&T Bank,
Plaintiff

vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Scott K. Young, Deceased,
Defendant(s)

To the Defendant(s). **THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SCOTT K. YOUNG, DECEASED**

TAKE NOTICE THAT the Plaintiff, M&T Bank, has filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2025-17476, seeking to foreclose the mortgage secured by the real estate located at 244 Garden Avenue, Horsham, PA 19044.

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you, and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

Dylan Chess, Esq.
Attys. For Plaintiff

McCALLA RAYMER LEIBERT PIERCE, LLP
485F, Route 1 South, Suite 300
Iselin, NJ 08830-3072
445-207-4041

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

ALEXANDER, DONALD W., dec'd.

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

ALLEN, HENRY C., dec'd.

Late of Lower Salford Township.
Administrators: BRYAN ALLEN AND
STEPHEN J. ALLEN,
4432 Oak Beach Association,
Oak Beach, NY 11702.

BARBER, RANDY JOEL, dec'd.

Late of Red Hill, PA.
Administrator: RANDY JARED BARBER,
c/o Peter J. Gilbert, Esquire,
HighPoint Law Office, PC,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914.
ATTORNEY: PETER J. GILBERT,
HIGHPOINT LAW OFFICE, PC,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914

BENSON, STEPHEN ALLEN, dec'd.

Late of Abington Township.
Executrix: KELLY BENSON,
114 High School Road,
Elkins Park, PA 19027.

ATTORNEY: MICHAEL P. McILMAIL,
N.W. MATTIACCI LAW, LLC,
804 West Avenue,
Jenkintown, PA 19046

BRESCIA, WILLIAM M., dec'd.

Late of Lower Providence Township.
Executor: MICHAEL W. BRESCIA,
479 Crosstown Highway,
Union Dale, PA 18470.
ATTORNEY: MARYBETH O. LAURIA,
LAURIA LAW LLC,
3031 Walton Road, Suite C310,
Plymouth Meeting, PA 19462

CASTOR, DEAN READ, dec'd.

Late of Whitpain Township.
Executor: DOUGLAS R. CASTOR.
ATTORNEY: BRUCE L. CASTOR, JR.,
van der VEEN, HARTSHORN, LEVIN &
LINDHEIM,
1219 Spruce Street,
Philadelphia, PA 19107

DOHERTY, RICHARD WILLIAM, dec'd.

Late of Whitpain Township.
Executor: DAVID S. DOHERTY,
c/o Susan Deane Hunter, Esquire,
401 Old Penllyn Pike,
Blue Bell, PA 19422.
ATTORNEY: SUSAN DEANE HUNTER,
LAW OFFICES OF SUSAN DEANE HUNTER,
401 Old Penllyn Pike,
Blue Bell, PA 19422

GALLAGHER, HELEN K., dec'd.

Late of Borough of Jenkintown.
Executor: JOSEPH GALLAGHER,
1202 Delancey Place,
West Chester, PA 19382.
ATTORNEY: JAMIE SHUSTER MORGAN,
FENDRICK MORGAN, LLC,
1950 Route 70 E., Suite 200,
Cherry Hill, NJ 08003

GAMBARDELLO, SEVERIO A., dec'd.

Late of Horsham Township.
Executrix: NANCY I. DiFLORIO,
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

GERNER, KENNETH P., dec'd.

Late of Upper Moreland Township.
Administratrix: HOLLY N. BARRETO,
c/o Ian W. Peltzman, Esquire,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002.
ATTORNEY: IAN W. PELTZMAN,
LAW OFFICE OF ANDREW B. PELTZMAN,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002

GOLDBLUM, JAY IAN, dec'd.

Late of Worcester Township.
Executrix: JODI GRIFFIS,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462.

HART, BRUCE D., dec'd.

Late of Upper Gwynedd Township.
Executrix: VIRGINIA HART OLDT,
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

HARTMAN, DANIEL A., dec'd.

Late of New Hanover Township.
Administrator: PAUL D. HARTMAN,
130 Little Road,
Sassamansville, PA 19472.
ATTORNEY: EUGENE ORLANDO, JR.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

**HUGHES, BARBARA LEE also known as
BARBARA L. HUGHES, dec'd.**

Late of Perkiomen Township.
Executrix: JILLIAN ANN SULLIVAN,
c/o Susan G. Caughlan, Esquire,
2686 Overhill Drive,
Center Point, PA 19403.
ATTORNEY: SUSAN G. CAUGHLAN,
2686 Overhill Drive,
Center Point, PA 19403

JUNGINGER, BARBARA D., dec'd.

Late of Abington Township.
Administratrix CTA: LAURA M. MERCURI, ESQUIRE,
104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040

KAZMIERCZAK, MARY JOAN, dec'd.

Late of Borough of Norristown.
Executor: JOHN C. KAZMIERCZAK,
c/o John A. Gagliardi, Esquire,
122 S. Church Street,
West Chester, PA 19382.
ATTORNEY: JOHN A. GAGLIARDI,
WETZEL GAGLIARDI FETTER & LAVIN, LLC,
122 S. Church Street,
West Chester, PA 19382

**KENNEY, GERALD F. also known as
GERALD F. KENNY and
JERRY KENNEY, dec'd.**

Late of Lower Salford Township.
Executrix: ROSEMARY R. FERRINO, ESQUIRE,
608 W. Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

KITCH, JAMES C., dec'd.

Late of Lower Providence Township.
Administratrix: JEAN ANDERSON,
1421 Pawlings Road,
Phoenixville, PA 19460.
ATTORNEY: THOMAS A. MASTROIANNI,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

LaFREEDA, ELIZABETH, dec'd.

Late of Souderton, PA.
Executor: CHRIS LaFREEDA,
372 Jamestown Circle,
Eagleville, PA 19403.

LANETTI, LINDA D., dec'd.

Late of Borough of Pottstown.
Administrator: GLENN MIKSIS,
43 Walnut Street,
Pottstown, PA 19464.
ATTORNEY: DENNIS C. VONDRAN, JR.,
LAMB McERLANE, PC,
24 E. Market Street, P.O. Box 565,
West Chester, PA 19381

LEONARD, LYNN S., dec'd.

Late of Whitemarsh Township.
Executor: WILLIAM C. LEONARD,
c/o Jay G. Fischer, Esquire,
342 E. Lancaster Avenue,
Downingtown, PA 19335.
ATTORNEY: JAY G. FISCHER,
JAY G. FISCHER LAW,
342 E. Lancaster Avenue,
Downingtown, PA 19335,
610-269-0900, ext. 104

LINGG, MARY A., dec'd.

Late of Souderton, PA.
Executor: ROBERT LINGG,
7713 Virginia Oaks Drive,
Gainesville, VA 20155.

**LYONS, ALBERT SIDNEY also known as
ALBERT SIDNEY LYONS, II, dec'd.**

Late of Lansdale, PA.
Executrix: BETTY S. LYONS,
94 Willow Way,
Lansdale, PA 19446.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

**MACKIE, JAMES WILSON also known as
JAMES MACKIE, dec'd.**

Late of Lower Merion Township.
Executors: CLARE F. MACKIE AND
DAVID M. ROBINSON,
c/o Heike K. Sullivan, Esquire,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103.
ATTORNEY: HEIKE K. SULLIVAN,
BALLARD SPAHR LLP,
1735 Market Street, 51st Floor,
Philadelphia, PA 19103

MATTHEWS, AUDREY, dec'd.

Late of Upper Providence Township.
Executor: THOMAS M. KEENAN.
ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

McALLISTER, MERLE, dec'd.

Late of Borough of Narberth.
Executrices: SARAH ROSENBERG AND
KAREN VERDERAME,
c/o Louis I. Lipsky, Esquire,
1101 Market Street, Suite 2820,
Philadelphia, PA 19107.

ATTORNEY: LOUIS I. LIPSKY,
LIPSKY AND BRANDT,
1101 Market Street, Suite 2820,
Philadelphia, PA 19107

McGEE, LAWRENCE JOHN also known as

LARRY McGEE, dec'd.
Late of Conshohocken, PA.
Administrator: ANNA MARIE McCABE,
301 Hancock Avenue,
East Norriton, PA 19401.

MENDELSON, JULES, dec'd.

Late of Abington Township.
Administrators CTA: JENNIFER MENDELSON AND
SCOTT MENDELSON,
c/o Zachary R. Dolchin, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: ZACHARY R. DOLCHIN,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006

MILLER, KATHLEEN MARIE, dec'd.

Late of Lower Providence Township.
Administratrices: KATHLEEN LEE JEFFREY,
892 Weaver Avenue,
Palmyra, PA 17078,
KIMBERLY ELLEN ROBBINS,
50 Bryce Way,
Phoenixville, PA 19460.

ATTORNEY: DAVID A. MARTINO,
LAW OFFICES OF DAVID A. MARTINO,
1854 Route 209, P.O. Box 420,
Brodheads ville, PA 18322

MUSSER, TERRIS LEE, dec'd.

Late of Perkiomen Township.
Executrix: ALYSHA P. MUSSER,
c/o Clemm and Associates, LLC,
4517 Binfords Ridge Road,
Charlotte, NC 28226.
ATTORNEY: KATIE M. CLEMM,
CLEMM AND ASSOCIATES, LLC,
4517 Binfords Ridge Road,
Charlotte, NC 28226

NUNEZ, MANUEL V., dec'd.

Late of Lansdale, PA.
Executors: CLARA NUNEZ BENNER,
51 Elroy Road,
Souderton, PA 18964,
MANUEL A. NUNEZ,
452 Sorrel Court,
Collegeville, PA 19426.
ATTORNEY: BRIAN D. GOURLEY,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

PESIN, FREDDIE MARK, dec'd.

Late of Upper Merion Township.
Executrix: STACI P. HARPELL,
610 Winston Lane,
West Chester, PA 19382.
ATTORNEY: JENNIFER E. SMITH,
McCOLLOM D'EMILIO SMITH UEBLER LLC,
2751 Centerville Road, Suite 401,
Wilmington, DE 19801

PIERCE, PEARL L., dec'd.

Late of Limerick Township.
Administrator: DONALD PIERCE,
349 S. Limerick Road,
Limerick, PA 19468.
ATTORNEY: JUDITH P. STUTMAN IZES,
GAZAN & JOHN, PC,
30 W. Airy Street,
Norristown, PA 19401

PIUNTI, MARIO A., dec'd.

Late of Abington Township.
Executor: DOMINIC PIUNTI,
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

POSLOSKY, JOHN J., dec'd.

Late of Borough of Pennsburg.
Executrix: MARY ANN POSLOSKY,
c/o Mullaney Law Offices,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

POSTERNACK, DIANE, dec'd.

Late of Lower Merion Township.
Executor: GARY POSTERNACK,
c/o Zachary R. Dolchin, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: ZACHARY R. DOLCHIN,
SEMANOFF ORMSBY GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006

ROLLIN, ALVIN J., dec'd.

Late of Towamencin Township.
Executrix: KRIS ROLLIN,
149 Oberlin Terrace,
Lansdale, PA 19446.

SEROTA, BERNARD H., dec'd.

Late of Upper Dublin Township.
Executrix: ELLEN SIMONS,
c/o Larry Scott Auerbach, Esquire,
1000 Easton Road,
Abington, PA 19001.
ATTORNEY: LARRY SCOTT AUERBACH,
1000 Easton Road,
Abington, PA 19001

SMITH, DONNA K., dec'd.

Late of Upper Providence Township.
Executrix: LAUREN SMITH SCHERLING,
12 Weightman Drive,
Malvern, PA 19355.
ATTORNEY: KATHRYN H. CRARY,
GADSDEN SCHNEIDER & WOODWARD LLP,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571

SMITH, JAMES S., dec'd.

Late of Upper Gwynedd Township.
Executor: CRAIG L. SMITH,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.

ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

**SNYDER, ROBERT DAVID also known as
ROBERT D. SNYDER, SR., dec'd.**

Late of Cheltenham Township.
Administrator: ROBERT D. SNYDER, JR.,
700 Spruce Street,
Lansdale, PA 19446.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
300 Welsh Road, Building One, Suite 100,
Horsham, PA 19044

**STAUFFER, ROBERT BOYCE also known as
ROBERT B. STAUFFER and
ROBERT STAUFFER, dec'd.**

Late of Borough of Ambler.
Executor: JAMES GOWDY,
c/o Holmberg Law Offices,
P.O. Box 622,
Glenside, PA 19038.
ATTORNEY: GLEN R. HOLMBERG,
HOLMBERG LAW OFFICES,
P.O. Box 622,
Glenside, PA 19038

SULLIVAN, CHARLES J., dec'd.

Late of Borough of Jenkintown.
Executors: JOSEPH SULLIVAN AND
CHARLES SULLIVAN,
c/o Gerard J. Woods, Esquire,
101 Greenwood Avenue, Suite 300,
Jenkintown, PA 19046.
ATTORNEY: GERARD J. WOODS,
101 Greenwood Avenue, Suite 300,
Jenkintown, PA 19046

WASSERMAN, SUSAN K., dec'd.

Late of Lower Merion Township.
Executors: KATHRYN HUEBNER AND
ALAN WASSERMAN,
c/o Andrew Gavrin, Esquire,
306 Clairemont Road,
Villanova, PA 19085.
ATTORNEY: ANDREW GAVRIN,
THE LAW OFFICE OF ANDREW GAVRIN,
306 Clairemont Road,
Villanova, PA 19085

WENHOLD, CARL F., dec'd.

Late of Borough of Lansdale.
Executrix: HARRIETT M. WENHOLD,
c/o Kristen L. Behrens, Esquire,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: KRISTEN L. BEHRENS,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

WHITE, FANNIE, dec'd.

Late of Whitemarsh Township.
Administratrix: SELENA PERSICO,
c/o Jennifer M. Breton, Esquire,
130 N. 18th Street, Suite 1500,
Philadelphia, PA 19103.
ATTORNEY: JENNIFER M. BRETON,
ASTOR WEISS KAPLAN & MANDEL, LLP,
130 N. 18th Street, Suite 1500,
Philadelphia, PA 19103

WONG, MARIETTA L., dec'd.

Late of Abington Township.
Executrix: LESLIE BELL,
22119 Ann's Choice Way,
Warminster, PA 18974.

WOODS, SONIA MOSS, dec'd.

Late of Elkins Park, PA.
Administratrices: BEVERLY G. WOODS,
406 N. 31st Street,
Philadelphia, PA 19104,
KIMBERLY D. WOODS,
105 Brochant Circle,
Whitpain, PA 19422.

ZELOV, PETER E., dec'd.

Late of Lower Merion Township.
Executrix: SUZANNE W. ZELOV,
520 N. Spring Mill Road,
Villanova, PA 19085.
ATTORNEY: BARRY L. SMALL,
DUANE MORRIS LLP,
30 S. 17th Street, 5th Floor,
Philadelphia, PA 19103

Second Publication

**BEAN, LEE WILLIAM also known as
LEE W. BEAN and
LEE BEAN, dec'd.**

Late of Royersford, PA.
Administrator: KELLY WIEAND-DOUGHTY,
c/o Grim, Biehn & Thatcher,
P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: GREGORY E. GRIM,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215

BULL, STELLA T., dec'd.

Late of West Norriton Township.
Executor: KENNETH R. BULL,
c/o Richard E. Javage, Jr., Esquire,
3350 Township Line Road,
Drexel Hill, PA 19026.
ATTORNEY: RICHARD E. JAVAGE, JR.,
3350 Township Line Road,
Drexel Hill, PA 19026

BULLICK, ROBERT W., dec'd.

Late of Whitemarsh Township.
Executor: CHRISTOPHER BULLICK,
18 Castle Rock Drive,
Havertown, PA 19083.
ATTORNEY: JOHN J. HAGARTY,
ROXBOROUGH LAW OFFICE, LLC,
443 Green Lane,
Philadelphia, PA 19128

CARSON, PATRICIA A.S., dec'd.

Late of Lower Merion Township.
Executrix: ANNE FORBES VAN NEST,
c/o Stephanie A. Henrick, Esquire,
1001 Conshohocken State Road, Suite 1-210,
West Conshohocken, PA 19428.
ATTORNEY: STEPHANIE A. HENRICK,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
1001 Conshohocken State Road, Suite 1-210,
West Conshohocken, PA 19428

CHEN, CHIUNG, dec'd.

Late of Abington Township.
Executrix: DEBRA COHEN,
c/o Sophia H. Duffy, Esquire,
Winter & Duffy Law,
190 Bethlehem Pike, Suite 1,
P.O. Box 564,
Colmar, PA 18915.

**CONNOLLY, ELIZABETH FRAZIER also known as
ELIZABETH F. CONNOLLY, dec'd.**

Late of Lower Merion Township.
Executor: THOMAS P. CONNOLLY,
c/o Paul C. Heintz, Esquire,
1500 Market Street, Suite 3400 West,
Philadelphia, PA 19102.
ATTORNEY: PAUL C. HEINTZ,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
1500 Market Street, Suite 3400 West,
Philadelphia, PA 19102

DWYER, WILLIAM A., dec'd.

Late of Montgomery Township.
Administrator: SHAYNE DWYER,
1314 Trevino Drive,
Roanoke, VA 24019.
ATTORNEY: MARY KAY KELM,
2326 N. Broad Street, Suite 200,
Colmar, PA 18915

ENWRIGHT, JOHN E., dec'd.

Late of Upper Moreland Township.
Executrix: DANIELLE AMMERMAN,
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

FASCIONE, DANIEL R., dec'd.

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

FELTON, BEVERLY JANE, dec'd.

Late of Borough of Pottstown.
Executrix: COLLENE MARIE FELTON,
220 River Road,
Pottstown, PA 19464.
ATTORNEY: CAROLYN M. MARCHESANI,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

FESTA, GUIDO, dec'd.

Late of Lower Providence Township.
Administrator c.t.a: KEVIN RYAN,
c/o Amy R. Stern, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

FICKE, FRANCES, dec'd.

Late of Lower Moreland Township.
Executor: BRUCE D. HESS,
1838 West Avenue,
Ocean City, NJ 08226.
ATTORNEY: DAVID W. BIRNBAUM,
HOWLAND HESS BIRNBAUM,
2444 Huntingdon Pike,
Bethayres, PA 19006

**HALE, RAYMOND J. also known as
RAYMOND JACK HALE, II, dec'd.**

Late of Borough of Norristown.
Administrator: RAYMOND JACK HALE, III,
202 Nata, Newport Beach, CA 92660.
ATTORNEY: JACQUELINE A. JOHNSON,
3770 Ridge Pike,
Collegeville, PA 19426

HALLMAN, ELIZABETH M., dec'd.

Late of Borough of Pottstown.
Executors: KATHLEEN A. THRASHER,
31 Woodland Avenue,
Wellsboro, PA 16901,
DAVID R. BUSH,
347 Erb Road,
Perkiomenville, PA 18074.
ATTORNEY: ROSE KENNEDY,
CURRAN ESTATE & ELDER LAW, PLLC,
1212 Liggett Avenue,
Reading, PA 19611

JACKSON, DEANNA L., dec'd.

Late of West Norriton Township.
Executor: ANTHONY CESARE,
c/o King Laird, P.C.,
360 W. Main Street,
Trappe, PA 19426.
ATTORNEY: ANDREW C. LAIRD,
KING LAIRD, P.C.,
360 W. Main Street,
Trappe, PA 19426

**KENT, GWINN GRAHAM also known as
GWINN K. KELLER and
GWINN G. KENT, dec'd.**

Late of Upper Frederick Township.
Executors: EBEN KENT AND
MELESANDRA SACKS,
c/o Kim D. Fetrow, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: KIM D. FETROW,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

KORMOS, IMELDA ANN, dec'd.

Late of Borough of Norristown.
Executor: HAROLD J. KORMOS,
118 Longstone Drive,
Reading, PA 19606.
ATTORNEY: JOHN W. RICHEY,
THE TANNENBAUM LAW GROUP,
600 W. Germantown Pike, Suite 400
Plymouth Meeting, PA 19462

LUNA, MARIA MARGARITA RAMIREZ, dec'd.

Late of Upper Merion Township.
Administratrix: KRISTEN L. BEHRENS, ESQUIRE,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.

ATTORNEY: KRISTEN L. BEHRENS,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

MALLOY, SHIRLEY J., dec'd.

Late of Worcester Township.
Executrix: LISA ROBERTS,
3767 Mill Road,
Collegeville, PA 19426.
ATTORNEY: NICOLAS F. METER,
METER LAW OFFICES, LLC,
1401 E. High Street,
Pottstown, PA 19464

McGRATH JR., EDWARD V., dec'd.

Late of Abington Township.
Executor: EDWARD A. McGRATH,
c/o Joseph J. Fiandra, Esquire,
426 N. Easton Road,
Glenside, PA 19038.
ATTORNEY: JOSEPH J. FIANDRA,
JOSEPH J. FIANDRA, LLC,
426 N. Easton Road,
Glenside, PA 19038

MILLER, DENNIS E., dec'd.

Late of Lower Providence Township.
Executor: ERIC T. MILLER,
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

MILLER, LENA, dec'd.

Late of Abington Township.
Executrices: ELYSA J. DiPRIMIO AND
MYRA P. GINSBURG,
c/o Alan J. Mittelman, Esquire,
One Logan Square, Suite 1800,
130 N. 18th Street,
Philadelphia, PA 19103.
ATTORNEY: ALAN J. MITTELMAN,
SPECTOR GADON ROSE VINCI P.C.,
One Logan Square, Suite 1800,
130 N. 18th Street,
Philadelphia, PA 19103

MIRRA, RICHARD, dec'd.

Late of Borough of Norristown.
Administrator: RICHARD M. SAND,
c/o Paul L. Feldman, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: PAUL L. FELDMAN,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046

MURPHY, ADRIENNE AGATHA, dec'd.

Late of Upper Merion Township.
Executor: MATTHEW J. MURPHY,
315 Kenilworth Road,
Ridgewood, NJ 07540.
ATTORNEY: DIRK M. SIMPSON,
ROYER COOPER COHEN BRAUNFELD LLC,
101 W. Elm Street, #400,
Conshohocken, PA 19428

NEMETH, MARLENE A., dec'd.

Late of Limerick, PA.
Executor: MICHAEL K. NEMETH,
205 Adeline Way,
Collegeville, PA 19426.

RAMIREZ, MAXIMILLIANO DOLORES, dec'd.

Late of Upper Merion Township.
Administratrix: KRISTEN L. BEHRENS, ESQUIRE,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: KRISTEN L. BEHRENS,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

ROSEN, JEANNE K., dec'd.

Late of Lower Merion Township.
Executor: RONA J. ROSEN,
c/o Mark S. Cohen, Esquire,
51 N. 3rd Street, Suite 301,
Philadelphia, PA 19106.
ATTORNEY: MARK S. COHEN,
ASKOT, WEINER & COHEN, LLP,
51 N. 3rd Street, Suite 301,
Philadelphia, PA 19106

SCIOVATI, CATHERINE C., dec'd.

Late of Springfield Township.
Executor: PETER ANTHONY SCIOVATI,
11 Arrington Road,
Devon, PA 19333.
ATTORNEY: RICHARD B. PRESSMAN,
PRESSMAN LAW, LLC,
1135 Spruce Street,
Philadelphia, PA 19107

SMITH, RUTH N., dec'd.

Late of Abington Township.
Executrix: JANE M. SMITH,
c/o John R. Latourette, Esquire,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: JOHN R. LATOURETTE,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

TOMLINSON, BARBARA A., dec'd.

Late of Plymouth Meeting, PA.
Executor: STEVEN S. VALENTI,
1118 Long Beach Road,
South Hempstead, NY 11550.

WHITE JR., FREDERICK A., dec'd.

Late of Royersford, PA.
Executor: HOLLY A. FINK,
c/o Unruh, Turner, Burke & Frees, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460.
ATTORNEY: DOUGLAS L. KAUNE,
UNRUH, TURNER, BURKE & FREES, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460

WYSONG, LEONA E., dec'd.

Late of New Hanover Township.
Executrix: KIM WYSONG,
237 Congo Road,
Gilbertsville, PA 19525.
ATTORNEY: JEFFREY R. BOYD,
BOYD AND KARVER, P.C.,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

YENTZER, REGINA also known as**REGINA E. YENTZER, dec'd.**

Late of Towamencin Township.
 Executrix: KAYCEE DOLLER,
 c/o Michael Cherewka, Esquire,
 624 N. Front Street,
 Wormleysburg, PA 17043.
 ATTORNEY: MICHAEL CHEREWKA,
 CHEREWKA LAW P.C.,
 624 N. Front Street,
 Wormleysburg, PA 17043

Third and Final Publication**ABBRUZZI, SARA S., dec'd.**

Late of Upper Merion Township.
 Executrix: SARA ABBRUZZI,
 975 Mayberry Road,
 Conshohocken, PA 19428-2621.
 ATTORNEY: DAVID W. BIRNBAUM,
 HOWLAND HESS BIRNBAUM,
 2444 Huntingdon Pike,
 Bethayres, PA 19006

BAKER, JOHN C. also known as**JOHN CHESTER BAKER, dec'd.**

Late of Lower Merion Township.
 Executor: JOHN MICHAEL BAKER,
 c/o Erica A. Russo, Esquire,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428.
 ATTORNEY: ERICA A. RUSSO,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Road, Suite 1-300,
 West Conshohocken, PA 19428

BENESH, BRUCE L. also known as**BRUCE LEONARD BENESH, dec'd.**

Late of Borough of Norristown.
 Executrix: ANJANETTE N. BURNS,
 c/o Jonathan H. Ellis, Esquire,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428

CENTRELLA, KAREN RHOADS, dec'd.

Late of Royersford, PA.
 Executor: WILLIAM CENTRELLA,
 1646 Camara Court,
 Grand Prairie, TX 75051.

CLIBANOFF, JERALD, dec'd.

Late of Plymouth Township.
 Executors: ANDREW CLIBANOFF AND
 JAMES CLIBANOFF,
 c/o Arthur G. Krevitz, Esquire,
 4230 Bensalem Boulevard,
 Bensalem, PA 19020-2032.
 ATTORNEY: ARTHUR G. KREVITZ,
 KREVITZ & ASSOCIATES, P.C.,
 4230 Bensalem Boulevard,
 Bensalem, PA 19020-2032

DAY, MARY E., dec'd.

Late of Upper Gwynedd Township.
 Executrix: JULIE T. BEDNAR,
 c/o Diane H. Yazujian, Esquire,
 P.O. Box 1099,
 North Wales, PA 19454.

ATTORNEY: DIANE H. YAZUJIAN,
 P.O. Box 1099,
 North Wales, PA 19454

EVANS, ROBERT HAROLD, dec'd.

Late of Lansdale, PA.
 Executrix: LINDA EVANS,
 107 Kent Drive,
 North Wales, PA 19454.

FREED, WILLIAM B., dec'd.

Late of Franconia Township.
 Executrices: SHERYL F. DERSTINE,
 1 Woodlawn Drive, P.O. Box 335,
 Blooming Glen, PA 18911,
 SHARLENE D. IMMEL,
 1110 Orchard Road,
 Sellersville, PA 18960.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

FREEZE, BARBARA W., dec'd.

Late of Towamencin Township.
 Executrices: PAMELA F. FISCHER AND
 Jo ANN BARLOW,
 c/o Diane H. Yazujian, Esquire,
 P.O. Box 1099,
 North Wales, PA 19454.
 ATTORNEY: DIANE H. YAZUJIAN,
 P.O. Box 1099,
 North Wales, PA 19454

FRESE SR., VINCENT ANTHONY, dec'd.

Late of North Wales, PA.
 Executor: VINCENT A. FRESE, JR.,
 4 Paisley Road,
 Richboro, PA 18954.

GAVINS, BRIAN MICHAEL, dec'd.

Late of Hatfield Township.
 Administratrix: KATHLEEN CARR,
 364 New Britain Road,
 Doylestown, PA 18901.
 ATTORNEY: MARK FEINMAN,
 8171 Castor Avenue,
 Philadelphia, PA 19152

HAIG, CHARLES G. also known as**CHARLES GEORGE HAIG, dec'd.**

Late of New Hanover Township.
 Administratrix: DONNA J. HAIG.
 ATTORNEY: MICHELLE M. FORSELL,
 CROSSON & RICHETTI, LLC,
 570 Main Street,
 Pennsburg, PA 18073

HUGHES, THOMAS F., dec'd.

Late of Glenside, PA.
 Administrator: EDWARD HUGHES,
 123 Stanley Avenue,
 Glenside, PA 19038.
 ATTORNEY: DAVID T. SIEGEL,
 LAW OFFICE OF DAVID T. SIEGEL, LLC,
 36 Dartmouth Lane,
 Richboro, PA 18954

JAVSICAS, ANNE E also known as**ANNE B. JAVSICAS and****ANNE JAVSICAS, dec'd.**

Late of Lower Gwynedd Township.
 Executors: AARON JAVSICAS,
 132 Walnut Street,
 Jenkintown, PA 19046,

LAURA JAVSICAS,
44 Fraleigh Street,
Red Hook, NY 12571.
ATTORNEY: KATHERINE B. COMMONS,
COMMONS & COMMONS LLP,
30 Pelham Road,
Philadelphia, PA 19119

JIMENEZ, MARIA A., dec'd.
Late of East Norriton Township.
Administrator: RODNEY TORRES,
4141 Penn Avenue,
Sinking Springs, PA 19608.
ATTORNEY: ROBIN J. MARZELLA,
R.J. MARZELLA ASSOCIATES,
3513 N. Front Street,
Harrisburg, PA 17110

KEISLING, EILEEN M., dec'd.
Late of Upper Providence Township.
Executor: JEFFREY KEISLING,
c/o Amy C. Quigg, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: AMY C. QUIGG,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

KEYT, JOAN T., dec'd.
Late of Upper Gwynedd Township.
Executor: JULIA KEYT,
846 Jackson Street,
Lansdale, PA 19446.
ATTORNEY: HARRIET R. LITZ,
1495 Alan Wood Road, Suite 102A,
Conshohocken, PA 19428

LABY, GILDA RADBORD, dec'd.
Late of Lower Merion Township.
Executor: ARTHUR B. LABY,
c/o Lisa M. Nentwig, Esquire,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: LISA M. NENTWIG,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

LAPP, DANIEL W., dec'd.
Late of Lansdale, PA.
Executors: DERWOOD D. LAPP,
7506 N. Hoover Road,
Hesston, KS 67062, and
JULIA R. LAPP HARRIS,
4237 Brook Road,
Richmond, VA 23227.
ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

**LARE, CAROLYN A. also known as
CAROLYN LARE, dec'd.**
Late of Salford Township.
Executrix: BARBARA THOMAS,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

**LORD, PAMELA S. also known as
PAMELA S. HELINEK, dec'd.**
Late of Lower Frederick Township.
Executor: JEFFREY K. LANDIS, ESQUIRE,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964.

LUKSA, RUTH N., dec'd.
Late of Plymouth Township.
Executor: STEVEN M. LUKSA,
4457 Devonshire Drive,
Center Valley, PA 18034.
ATTORNEY: EMORY A. WYANT, JR.,
STRONG STEVENS & WYANT, PC,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422

MAYER, TERRY M., dec'd.
Late of Borough of East Greenville.
Co-Executors: TODD M. MAYER AND
KELLY L. GLINSKI,
c/o Mullaney Law Offices,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

McMAHON, DONNA ELIZABETH, dec'd.
Late of Lower Providence Township.
Executor: DANIEL McMAHON,
c/o Danielle M. Yacono, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: DANIELLE M. YACONO,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

MELO, FLORENCE, dec'd.
Late of Springfield Township.
Executor: RONALD FRANCIS SMITH,
c/o Karen L. Wolfe, Esquire,
30 Pelham Road,
Philadelphia, PA 19119.
ATTORNEY: KAREN L. WOLFE,
COMMONS & COMMONS LLP,
30 Pelham Road,
Philadelphia, PA 19119

MISCHINSKI, CAROLE LINDA, dec'd.
Late of Telford, PA.
Executrix: KELLY COLLIER,
c/o Joseph J. Baldassari, Esquire,
1043 S. Park Avenue,
Audubon, PA 19403.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403

MOHL, CLEO ALMA, dec'd.
Late of Hatboro PA.
Administrator: DAVID MOHL,
110 Faulkner Circle,
Greer, SC 29651.

MOLETTIERE, STELLA S., dec'd.
Late of Borough of Lansdale.
Co-Executors: DEBORAH GARGES AND
THOMAS A. MOLETTIERE,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

O'RIORDAN, EILEEN, dec'd.

Late of Lower Moreland Township.
Executrix: MARILYN FLIS,
102 Liberty Drive,
Bensalem, PA 19020.
ATTORNEY: EDWARD J. GILSON, JR.,
4 Neshaminy Drive, Suite 105,
Trevose, PA 19053

OLEKSA, JANET A., dec'd.

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

OVERHOLTZER, ROYDEN, dec'd.

Late of Borough of Lansdale.
Executor: JAMES OVERHOLTZER,
c/o Eric Ladley, Esquire,
608 W. Main Street,
Lansdale, PA 19446.
ATTORNEY: ERIC LADLEY,
MONTCO ELDER LAW LLP,
608 W. Main Street,
Lansdale, PA 19446

RAMIREZ, ALEX ANDRADE, dec'd.

Late of Borough of Norristown.
Administratrix: KRISTEN L. BEHRENS, ESQUIRE,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: KRISTEN L. BEHRENS,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

SCHILLER, BERLE M. also known as**BERLE MARK SCHILLER, dec'd.**

Late of Lower Merion Township.
Executrix: MOLLY T. SCHILLER,
c/o Paul C. Heinz, Esquire,
Centre Square West, Suite 3400,
1500 Market Street,
Philadelphia, PA 19102-2101.
ATTORNEY: PAUL C. HEINZ,
OBERMAYER, REBMANN, MAXWELL &
HIPPEL, LLP,
Centre Square West, Suite 3400,
1500 Market Street,
Philadelphia, PA 19102-2101

SCHWILLE, REGINA M., dec'd.

Late of Upper Gwynedd Township.
Executor: VINCENT P. FREEMAN,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

SNYDER, BONNIE ANN also known as**BONNIE A. SNYDER, dec'd.**

Late of Douglass Township.
Executor: CALVIN A. SNYDER,
c/o Law Offices of Lawrence B. Fox, P.C.,
1834 Pennsylvania Avenue,
Hanover Township,
Allentown, PA 18109.

SZCZUREK, GENEVIEVE L., dec'd.

Late of Cheltenham Township.
Executrix: LAURA JEAN SZCZUREK,
c/o Joseph H. Dougherty, Esquire,
2209 Mt. Carmel Avenue,
Glenside, PA 19038.
ATTORNEY: JOSEPH H. DOUGHERTY,
DOUGHERTY & ECKEL,
2209 Mt. Carmel Avenue,
Glenside, PA 19038

TAMER, PINAR, dec'd.

Late of Upper Providence Township.
Executor: JEFFREY R. BOYD, ESQUIRE,
Boyd & Karver, P.C.,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD,
BOYD & KARVER, P.C.,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

THORNE, DOLORES ELIZABETH, dec'd.

Late of Springfield Township.
Executrix: CONSTANCE MARIE THORNE-McALARY,
524 Ramsey Road,
Oreland, PA 19075.
ATTORNEY: BRIAN P. McVAN,
McVAN & WEIDENBURNER,
162 S. Easton Road,
Glenside, PA 19038

TOEPEL, RICHARD H., dec'd.

Late of Lower Pottsgrove Township.
Executor: MARK A. TOEPEL,
307 Hampton Circle,
Gilbertsville, PA 19525.
ATTORNEY: JEFFREY C. KARVER,
BOYD & KARVER, P.C.,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

TRUMBORE, DIANE C., dec'd.

Late of Harleysville, PA.
Executrix: DENYEL TRUMBORE,
c/o Mullaney Law Offices,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

VOLK, THOMAS WILLIAM, dec'd.

Late of Upper Moreland Township.
Administrator: DAVID VOLK,
c/o David M. Hollar, Esquire,
161 Washington Street, Suite 400,
Conshohocken, PA 19428.
ATTORNEY: DAVID M. HOLLAR,
DAVID M. HOLLAR, PLLC,
161 Washington Street, Suite 400,
Conshohocken, PA 19428

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 4, 2025, by **Elif - American Friends of the Israel Association for Child Protection, Inc.**, a foreign business corporation formed under the laws of the State of Maryland, where its principal office is located at 267 Meeting House Lane, Merion Station, PA 19066, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. §6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at 267 Meeting House Lane, Merion Station, PA 19066, in Montgomery County.

TRUST NOTICE

Third and Final Publication

JOANN COX REVOCABLE LIVING TRUST JOANN COX, DECEASED Late of Pennsburg, 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: Johnny Lee Cox, Jr.
c/o Mullaney Law Offices
598 Main Street, P.O. Box 24
Red Hill, PA 18076-0024

Trustee's Attorney: Christopher P. Mullaney
Mullaney Law Offices
598 Main Street, P.O. Box 24
Red Hill, PA 18076-0024

EXECUTIONS ISSUED

Week Ending November 10, 2025

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

ALEXANDER, McCONNELL: TD BANK, GRNSH. - Tanis Concrete, Inc.; 202307837.

AMBOX OPERATIONS CO., LLC D/B/A AMERICAN BOX AND RECYCLING CO.: KEYBANK, N.A., GRNSH. - Trinity Logistics, Inc.; 202523679; \$900,000.00.

BARRY, GREGORY: ALENA - U.S. Bank Trust, N.A.; 202501130.

BARTHOLOMEW, WILLIAM: CITIZENS BANK, GRNSH. - Wentworth at Charlestowne Village Homeowners Association; 202526420; \$6,874.89.

BENAVIDES, CARLOS: WELLS FARGO, GRNSH. - Velocity Investments, LLC; 202504233.

BOCCELLA, ALBERT: TD BANK, GRNSH. - LVNV Funding, LLC; 202516531; \$5,297.64.

BURNETT, WILLIAM: ALISON - The Bank of New York Mellon f/k/a The Bank of New York, as Trustee, et al.; 202326427; ORDER/IN REM/ \$322,906.49.

DADDARIO, NOVI - The Estates of Warwick Community Association, A Planned Comm., et al.; 202408512.

DIAMANTI, PAULANNA: BANK OF AMERICA, GRNSH. - Velocity Investments, LLC; 202503877.

DONOHUE, MARK: KIMBERLY - AJAX Mortgage Loan Trust 2019-G Mortgage Backed Securities; 202103263.

ELISE GROVER, SOLELY, IN HER CAPACITY: HEIRS SUCCESSORS AND/OR ASSIGNS, UNKNOWN, ET AL. - Santander Bank, N.A.; 202220949.

ENERGY STAR SERVICES, INC.: WELLS FARGO BANK, GRNSH. - SEO Locale, LLC; 202505699.

FREEDMAN, PETER: SUSAN - Deutsche Bank National Trust Company, as Trustee for IndyMac; 202421767; ORDER/JDMT. \$445,351.11.

GANTERT, GEORGE: PNC BANK, GRNSH. - LVNV Funding, LLC; 202521975; WRIT/EXEC.

GMP NUTRACEUTICALS: TRUIST BANK, GRNSH. - Rockwood Casualty Insurance Company; 202522118.

GRAY, JAMES: LISA - HSBC Bank USA, N.A., as Trustee for Wells Fargo, et al.; 202518020; \$92,346.60.

HERBERT, MICHELLE: NAVY FCU, GRNSH. - Velocity Investments, LLC; 202504518.

HUGHES, AMANDA - Amerihome Mortgage Company, LLC; 202506545; \$456,837.81.

IRVIN, ANTHONY: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202510539; \$5,904.39.

KING, LARRY - Nationstar Mortgage, LLC; 202314835.

KOMMINENI, LAKSHMI: SHREE ANJANEYA, LLC: TD BANK, GRNSH. - Dixon Shane, LLC; 202414068; WRIT/EXEC.

KRIEBEL, RICHARD: LAURA - Branch Banking and Trust Company; 201823290.

LOURENCO, KATHIA: WOODFOREST NATIONAL BANK, GRNSH. - LVNV Funding, LLC; 202521998; WRIT/EXEC.

MOHR, DANIEL: BANK OF AMERICA, GRNSH. - Credit Corp. Solutions, Inc.; 202500253; \$6,783.09.

NAUTI POINT GOLF PARTNERS, LLC: CHASE BANK, GRNSH. - Flynn, Daniel; 202522106; ORDER/JUDGMENT/\$100,000.00.

PALATNIK, MARINA: WELLS FARGO, GRNSH. - Capital One, N.A.; 202309183; WRIT/EXEC.

RHOADES, RORI: CITIZENS BANK, GRNSH. - Velocity Investments, LLC; 202503970.

SCHLACHTERMAN, JOSHUA: UNITED STATES OF AMERICA DEPARTMENT OF TREASURY INTERNAL REV., ET AL. - Berkshire Bank; 202519497.

SMITH, JAMIE: BANK OF AMERICA, GRNSH. - LVNV Funding, LLC; 202414645; \$6,585.91.

STEPHENSON, NAPOLEON: BANK OF AMERICA, GRNSH. - Velocity Investments, LLC; 202503883.

STIMPFLE, ANDREW: THE VICTORY BANK, GRNSH. - Lehigh Valley Educators CU; 202527036; \$152,948.53.

STOKES, GREGORY: WELLS FARGO BANK, GRNSH. - LVNV Funding, LLC; 202510189; \$1,463.92.

STURGES, SUSAN: KEYBANK, GRNSH. - Capital One Bank, N.A.; 202300595; WRIT/EXEC.

SZEREMI, ILDIKO: SANTANDER BANK, GRNSH. - Citibank, N.A.; 202418778.

TROUPE, CLAUDE: CITIZENS BANK, GRNSH. - Grassy Sprain Group, Inc., et al.; 202115584; ORDER/JUDGMENT/\$26,438.00.

WATSON, KYLE: POLICE AND FIRE FCU,
GRNSH. - Velocity Investments, LLC; 202503896.
ZASLOW, STACY: TD BANK, GRNSH. - Velocity
Investments, LLC; 202503952.

JUDGMENTS AND LIENS ENTERED

Week Ending November 10, 2025

The Defendant's Name Appears First in Capital Letters

ALVAREZ, CROSBY - Midland Credit Management, Inc.;
202526999; Judgment fr. District Justice; \$980.05.
CLEARFIELD DEVELOPMENT 34, LLC: ROSS,
DAVID: TERR, JEREMY - IFP Funding I, LLC;
202527186; Complaint in Confession of Judgment;
\$991,313.94.
COMMERCIAL INTERIORS NORTH AMERICA, LLC:
FILANDINO, CHRISTINA - Capital Building Supply;
202527441; Complaint in Confession of Judgment;
\$448,441.30.
DEERY, JOSHUA - Midland Credit Management, Inc.;
202527011; Judgment fr. District Justice; \$3,010.55.
DURKIN, DONALD: DONALD: JAMES, ET AL. -
City of Newark; 202527352; Foreign Judgment;
\$194,832.33.
FLOYD, DANA - LVNV Funding, LLC; 202526925;
Judgment fr. District Justice; \$1,578.27.
GAMBONE, JOSEPHINE - Midland Credit
Management, Inc.; 202527020; Judgment fr.
District Justice; \$920.85.
HAIGLER, SYTIRA - Midland Credit Management, Inc.;
202527016; Judgment fr. District Justice; \$1,407.48.
HEISER, JAMIE - Midland Credit Management, Inc.;
202527006; Judgment fr. District Justice; \$1,583.43.
KRECICKI, MICHAEL - Midland Credit
Management, Inc.; 202527014; Judgment fr.
District Justice; \$1,955.94.
MONTGOMERY, LASHEKAH - Midland Credit
Management, Inc.; 202527017; Judgment fr.
District Justice; \$8,059.99.
MUNROE, JENNIFER - Midland Credit
Management, Inc.; 202527015; Judgment fr.
District Justice; \$976.13.
SANTORE, JANETTE - Olubajo, Michael; 202527194;
Certification of Judgment; \$1,640.25.
STINSON, JACQUI - Midland Credit Management, Inc.;
202526980; Judgment fr. District Justice; \$1,603.72.
THE NEW GENERATION HARDSCAPING, LLC -
Harleysville Bank; 202527319; Complaint in
Confession of Judgment; \$58,356.23.
TRAVALINE, JOSEPH - LVNV Funding, LLC;
202526930; Judgment fr. District Justice; \$1,183.00.

UNITED STATES INTERNAL REV. - entered claims against:

ARC Alliance; 202570600; \$40,041.68.
Havanki, Brian; 202570602; \$52,036.67.
Info724, Ltd.; 202570601; \$51,319.59.
Welcore Property Management, LLC; 202570603;
\$16,250.63.

UPPER MORELAND TWP/HATBORO BORO. JOINT SEWER AUTH. - entered municipal claims against:

Barbo, Andre; 202526834; \$434.37.
Botsaris, Christos; 202526835; \$496.30.
Botsaris, Christos: Maria; 202526836; \$327.21.
Burton, Brian: Nerlande; 202526838; \$542.58.
Christos, Gilbert: Jane; 202526847; \$345.28.
Comprehensive Ophthalmology; 202526848; \$1,666.19.
Nicholson, Grace: Daniel: Shane, et al.; 202526865;
\$375.84.
Pantal, Daniella; 202526866; \$374.09.
Rossano, Vincent: Lisa; 202526868; \$345.28.
Thomas, Linda: Gregory; 202526871; \$407.48.
Trusty, Gilbert: Anita; 202526872; \$424.29.
Tusing, Karl: Annette; 202526873; \$471.19.
Vega, Yarelle; 202526874; \$472.87.
Ventresca, Michelle; 202526875; \$636.48.
Wilkes, Suzenna; 202526876; \$352.33.
Yakusevich, Nikolay: Volha; 202526878; \$394.18.

LETTERS OF ADMINISTRATION

Granted Week Ending November 10, 2025

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

BOLDAZ, MARLENE H. - Pottstown Borough;
Kowal, Gerald J., 899 Woodlawn Avenue, Phoenixville,
PA 19460.
BURGER, LUISE K. - Burger, Lloyd, 2289 Rhoads Road,
Pottstown, PA 19464.
CHONG, YUK L. - Abington Township; Slutsky, Robert,
600 W. Germantown Pike, Plymouth Meeting,
PA 19462.
DeLEON, ANGELA E. - Pottstown Borough; DeLeon,
Jose A., 510 Beech Street, Pottstown, PA 19464.
DELP, BRYAN C. - Upper Moreland Township; Delp,
Barbara E., 1003 Easton Road, Willow Grove,
PA 19090.
HARTMAN, DANIEL A. - New Hanover Township;
Hartman, Paul D., 130 Little Road, Sassamansville,
PA 19472.
JOHNSON, SHIRL - Hatboro Borough; Johnson,
Charles, 31 S. Spring Garden Street, Ambler,
PA 19002.
KAHN, MARTHA - Cheltenham Township; Kahn,
Randi, 7429 Overhill Road, Melrose Park, PA 19027.
LANETTI, LINDA D. - Pottstown Borough; Miksis,
Glenn, 43 Walnut Street, Pottstown, PA 19464.
McCOACH, MICHELLE - Lower Salford Township;
McCoach, Kevin W., 800 Kimberton Road,
Phoenixville, PA 19460; McCoach, Kimberly,
800 Kimberton Road, Phoenixville, PA 19460.
McGETTIGAN, ROBERT - West Norriton Township;
McGettigan, Colleen A., 1302 Cherry Street,
Pottstown, PA 19464; McGettigan, Michael F.,
115 Shetland Way, Collegeville, PA 19426.
MORAN, ELIZABETH A. - Abington Township;
Riebow, Cynthia A., 1330 East Avenue, Roslyn,
PA 19001.
NASE JR., ALOYSIUS J. - Norristown Borough; Nase,
Sarah A., 951 Cadmus Road, Pottstown, PA 19465;
Nase, Tyler A., 1508 Hasbrouk, Ithica, NY 14850.

PIERCE, PEARL L. - Limerick Township; Pierce, Donald, 349 S. Limerick Road, Limerick, PA 19468.
 RENGITH, CHICKU M. - Norristown Borough; Induchoodan, Remya K., 1011 New Hope Street, Norristown, PA 19401.
 SHORR, HAROLD - Montgomery Township; Shorr, Scott, 903 Mason Run, Pine Hill, NJ 08021.
 SONG, KIWOONG J. - Lower Merion Township; Song, Kieun S., 12487 Rose Path Circle, Fairfax, VA 22033.
 STOUT, BRADLEY A. - Souderton Borough; Stout, Joan M., 18 Highland Drive, Telford, PA 18969.
 WILLIAMS, JEAN L. - Whitpain Township; Williams, Robert, 723 Tennis Avenue, Ambler, PA 19002.
 WISE, JAMES A. - Pennsburg Borough; Rauch, Danielle L., 6594 Point Pleasant Pike, New Hope, PA 18938; Sykes, Megan M., 151 S. Main Street, Dublin, PA 18917.

SUITS BROUGHT

Week Ending November 10, 2025

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

ALANO, CLYDEELLIS - LVNV Funding, LLC; 202527434; Civil Action.
 ALTMAN, KEVIN - Lamar, Annick; 202526885; Complaint Divorce.
 ALVES, KATHRYN - Bank of America, N.A.; 202526995; Civil Action; Cawley, Jonathan Paul.
 ALVES, KATHRYN - Bank of America, N.A.; 202526998; Civil Action; Cawley, Jonathan Paul.
 ANGELO, GARY: GARY - O'Connell, Larissa; 202527019; Complaint for Custody/Visitation.
 AUGUNAS, BRAD - Bank of America, N.A.; 202526992; Civil Action; Cawley, Jonathan Paul.
 AUGUNAS, BRAD - Bank of America, N.A.; 202526990; Civil Action; Cawley, Jonathan Paul.
 AUGUNAS, BRAD - Bank of America, N.A.; 202526983; Civil Action; Cawley, Jonathan Paul.
 BAXTER, DONELLE - Bank of America, N.A.; 202527002; Civil Action; Cawley, Jonathan Paul.
 BRANDOW, ANNE - LVNV Funding, LLC; 202527436; Civil Action; Carfagno, Christopher B.
 BROWN, INDIA: BURNLEY, ADRIAN - Lindy Property Management Co.; 202527427; Defendants Appeal from District Justice.
 BROWN, STACY - Bhatti, Muhammad; 202526913; Defendants Appeal from District Justice.
 CAFFEY, JONATHAN - LVNV Funding, LLC; 202527435; Civil Action; Carfagno, Christopher B.
 COOPER, HEATHER - Midland Credit Management, Inc.; 202527003; Civil Action; Baroska III, Robert L.
 DAVIDSON FOX & COMPANY, LLP: DANIELS, JAMES - Haykal, Andre; 202527411; Foreign Subpoena.
 DAVISON, THOMAS - Darlington, Ellen; 202526881; Complaint for Custody/Visitation; Hoffman, Jonathan T.
 DeRITIS, EMILY - Huntowski, Matthew; 202527067; Complaint for Custody/Visitation; Duffy, Liam J.
 DESOLA, SHYLA - LVNV Funding, LLC; 202527439; Civil Action; Carfagno, Christopher B.
 FULLER - SIMS, KAWINE - Purnell, Tamia; 202527408; Complaint for Custody/Visitation.
 GADZICKI, W. BRANT - Burris, Linda; 202526880; Complaint for Custody/Visitation; Famous, Natalie L.
 GARVEY, BRIAN - Mumper, Grace; 202526883; Complaint for Custody/Visitation; Kaestner, Tyler E.
 HAMBY, ROBERT - Hamby, Kristin; 202526938; Complaint Divorce.
 HAMEEN, ANWAR - Weldon, Elena; 202526822; Complaint for Custody/Visitation.
 HESS, LORETTA - LVNV Funding, LLC; 202527443; Civil Action; Carfagno, Christopher B.
 KNAPP, ANDREW - Knapp, Michelle; 202527193; Complaint Divorce; Marinari, Guy.
 KUBIAK, BRETT - Kubiak, Toshoy; 202526932; Complaint Divorce.
 LAZOWICKI, MATTHEW - Montco-Rooter, LLC/ MTCH Service Experts Corp.; 202527359; Defendants Appeal from District Justice.
 MABILA, NGOKWEY - Kakou, Ezani; 202526903; Complaint for Custody/Visitation.
 NAULTY, STACY - LVNV Funding, LLC; 202527440; Civil Action; Carfagno, Christopher B.
 O'DONNELL, DANIEL: OCCUPANTS - Yu, Shenghao; 202527449; Complaint in Ejectment.
 PARK, HYEJU - Bank of America, N.A.; 202526986; Civil Action; Cawley, Jonathan Paul.
 PARK, HYEJU - Bank of America, N.A.; 202526984; Civil Action; Cawley, Jonathan Paul.
 PATEL, MUNNI - Patel, Parixit; 202527216; Petition to Appeal Nunc Pro Tunc.
 PENN CARE FOR KIDS LIMERICK: DEVANEY, DANA: HOSPITAL OF THE UNIVERSITY OF PENNSYLVANIA, ET AL. - Hause, Mason; 202526991; Civil Action.
 PIAZZA, FERN - Costello, James; 202526886; Defendants Appeal from District Justice.
 POLISH, DIANA - Bank of America, N.A.; 202526977; Civil Action; Cawley, Jonathan Paul.
 POLISH, DIANA - Bank of America, N.A.; 202526989; Civil Action; Cawley, Jonathan Paul.
 SALUTRIC, MARGIE - LVNV Funding, LLC; 202527018; Civil Action; Hannum, Kellie.
 SAXON, DAWN - Saxon, Mark; 202526900; Complaint for Custody/Visitation; Snyder, Nathan.
 STALLER, ROBERT - The Addison; 202526927; Defendants Appeal from District Justice.
 STEWART, CHARLES - Stewart, Trisha; 202527429; Complaint for Custody/Visitation.
 TREAT, DIANE - Bank of America, N.A.; 202526996; Civil Action; Cawley, Jonathan Paul.
 ULMER, MARCUS - Ulmer, Jennifer; 202526898; Complaint for Custody/Visitation; Gibney, Kimberly Cline.
 VS3 HOMES, LLC - Saw Mill Run Condo. Assoc.; 202527179; Defendants Appeal from District Justice.
 WIDTFELDT, BENJAMIN - Widtfeldt, Megan; 202527225; Complaint for Custody/Visitation; Norcross, Colleen.
 WILLIAMS, BRENT: OCCUPANTS - Engro, Carol; 202527008; Complaint in Ejectment.
 WILLIAMS, EDWARD - Bank of America, N.A.; 202527010; Civil Action; Cawley, Jonathan Paul.
 WILLIAMS, EDWARD - Bank of America, N.A.; 202527005; Civil Action; Cawley, Jonathan Paul.
 WYATT, FAITH - Stewart, Earlene; 202527284; Complaint for Custody/Visitation.

WILLS PROBATED

Granted Week Ending November 10, 2025

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

- BARRY, WILLIAM J. - Cheltenham Township; Barry, David F., 331 Myrtle Avenue, Cheltenham, PA 19012.
- BRUNI, LOUIS J. - Plymouth Township; Bruni Jr., Louis J., 1104 E. Beach Avenue, Brigantine, PA 08203.
- CALABRESE, ANNA G. - Horsham Township; Calabrese, Joseph M., 5 Heather Lane, Horsham, PA 19044.
- COVER, RONALD A. - Hatfield Borough; McCuen, Joyce C., 4310 Daufuskie Place Court, Johns Island, SC 29455.
- DERSTINE, MARLIN M. - Douglass Township; Derstine, Mark M., 735 Spring Lane, Lansdale, PA 19446.
- DOERING, ROBERT P. - 280 Park Avenue, New York, NY 10017; Doering, Jean H., 311 Woods Road, Glenside, PA 19038.
- DOWNEY, JACQUELINE - Upper Dublin Township; Amato, Lynn A., 808 Plymouth Road, Lower Gwynedd, PA 19002.
- DULIN, CHARLES A. - North Wales Borough; Dulin, Pamela, 1112 JFK Drive, North Wales, PA 19454.
- EMLÉN, ELIZABETH - Perkiomen Township; Mathias, Sarah E., 3 Christman Road, Reading, PA 19606.
- FOLKES, ANNE E. - Lansdale Borough; Folkles, Daniel, 116 Wentworth Drive, Lansdale, PA 19446; Folkles, Lawrence, 1207 Cedars Road, Collegeville, PA 19426; Folkles, Michael, 7351 McFettridge Lane, Coopersburg, PA 18036.
- FREY, ANN S. - Upper Dublin Township; Frey, William G., 1704 Paradise Lake Drive, Mt. Pleasant, SC 29464.
- GALLAGHER, HELEN K. - Jenkintown Borough; Gallagher, Joseph P., 1202 Delancey Place, West Chester, PA 19382.
- GAVIGAN, WILLIAM E. - Hatfield Township; Gavigan, Amelia M., 2749 Woodview Drive, Hatfield, PA 19440.
- HOFFNER, MARGARET - Whitpain Township; Hoffner, Martin, 825 Surrey Drive, Gwynedd Valley, PA 19437.
- LaFLAMME, STEPHEN J. - Whitmarsh Township; LaFlamme, Sean D., 104 Academy Lane, Broomall, PA 19008.
- LaFREEDA, ELIZABETH A. - Souderton Borough; LaFreeda, Chris D., 372 Jamestown Circle, Eagleville, PA 19403.
- LANDES, STEVEN A. - Telford Borough; Landes, Gregory S., 206 S. Allentown Road, Telford, PA 18969.
- LENGEL, MARK J. - Lengel, Mark D., 1216 Arbor Court, Quakertown, PA 18951.
- LIGHTNER, JOANNE F. - Abington Township; Backert, Laurel A., 1370 Beaver Road, Southampton, PA 18966.
- McKEE, Jo A. - Upper Dublin Township; Conte, Jessica A., 27 Douglas Street, Ambler, PA 19002.
- MEADE, DIANE J. - Pottstown Borough; Meade, Timothy A., 1685 N. Keim Street, Pottstown, PA 19464.
- MILLER, GARY - North Wales Borough; McFadden, Lois, 1108 Continental Drive, Harleysville, PA 19438; Miller, Alan, 578 Woodford Road, North Wales, PA 19454.
- NAPLES, DOROTHY T. - Towamencin Township; Loh, Michelle K., 507 Thresher Way, Lansdale, PA 19446.
- NEIDER, KATHLEEN - Abington Township; Mele, Roseann M., 2112 Woodlawn Avenue, Glenside, PA 19038.
- NEWMAN, WILLIAM M. - Lower Merion Township; Ramsey, Maragaret S., 1650 Oakwood Terrace, Narberth, PA 19072.
- OLLANDER, PHYLLIS - Montgomery Township; Ollander-Krane, Robert, 72651 Homestead Road, Palm Desert, CA 92260.
- PORRECA JR., CHARLES A. - Lower Merion Township; Engro, Carol A., 140 Rockland Avenue, Bala Cynwyd, PA 19004.
- REESE, BRIAN S. - Green Lane Borough; Reese, Henry C., 2303 Chipmunk Court, West, Columbia, SC 29169.
- ROLLIN, ALVIN J. - Lansdale Borough; Rollin, Kristine A., 149 Oberlin Terrace, Lansdale, PA 19446.
- RUBIN, MARILYN - Hatboro Borough; Rubin, Larry I., 600 Valley Road, Warrington, PA 18976; Shumas, Michelle A., 1509 Corsley Court, Maple Glen, PA 19002.
- SHANK, CHRISTINE A. - East Norriton Township; Toomey, Jennifer M., 734 Baron Crest Way, Coatesville, PA 19320.
- SMITH, DELIA M. - Hatfield Township; Dougherty, Deborah A., 1098 Peaceful Lane, Hatfield, PA 19440.
- STAUFFER, ROBERT B. - Ambler Borough; Gowdy, James, 22512 Cleary Lane, Guilford, IN 47022.
- STERN, ELIZABETH B. - Norristown Borough; Stern, Edward A., 713 Renel Road, Plymouth Meeting, PA 19462.
- SUDLER, WINNIFRED S. - Sudler, Stephen A., 1246 Annapolis Way, Grayson, GA 30017.
- TAUSZ, ANNE M. - Stefanowicz, Lori A., 1260 Fairacres Road, Rydal, PA 19046; Tausz, Gregory M., 857 Patterson Drive, Lansdale, PA 19446.
- TERRY-JOHNSON, JOANNE B. - Conshohocken Borough; Terry, Craig, 286 Tennessee Avenue Conshohocken, PA 19428.
- WAYS, RICHARD A. - Whitpain Township; Oswald, William C., 1120 N. Bethlehem Pike, Spring House, PA 19477.
- WONG, MARIETTA L. - Abington Township; Bell, Leslie W., 22119 Ann's Choice Way, Warminster, PA 18974.