
SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA, to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, September 24, 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.

Second Publication

By virtue of a Writ of Execution **No. 2016-20139**, 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 **Ambler Borough**, Montgomery County, Pennsylvania, described according to a Plot Plan, prepared by Doyle-Tourism Co., dated March 3, 1935, and revised November 16, 1956, made by C. Raymond Weir, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Southern Avenue (50 feet wide), at a distance of 79 feet, measured on a bearing of South 80 degrees 45 minutes East from the Southeasterly side of Park Avenue, minutes East from the Southeasterly side of Park Avenue, (50 feet wide); thence, extending North 9 degrees 15 minutes East, passing through the middle of a party wall and crossing a 12 foot wide private right-of-way, 158 feet to a point; thence, extending South 80 degrees 45 minutes East, along the Northeasterly side of the aforesaid 12 foot wide private right-of-way 26 feet to a point; thence, extending South 9 degrees 15 minutes West, re-crossing the aforesaid 12 foot wide private right-of-way, 158 feet to a point on the Northeasterly side of Southern Avenue, aforesaid; thence, extending North 80 degrees 45 minutes West, along the Northeasterly side of Southern Avenue, 26 feet to a first mentioned point and place of beginning.

BEING known as Lot #307 on the above-mentioned plan.

TOGETHER with the right to the use of the 12 feet wide alley of right-of-way, as now laid out in common with the other lot owners abutting thereon, which alley or right-of-ways at the rear of lots fronting on Southern Avenue, between the within described premises and Park Avenue.

SUBJECT to the owners of the lots abutting on the side alley or right-of-way to keep the alley or right of way to the rear of their premises in proper repair.

BEING the same premises, which The Estate of James J. Alio (a/k/a James Alio), by Jacqueline Aupperle, Administratrix, by Deed, dated September 19, 2002, and recorded September 24, 2002, in the Montgomery County Recorder of Deeds, in Book 5428 at Page 1635, conveyed unto Helen J. Rocco and Dominic A. Rocco, as Tenants by the Entirety.

Parcel Number: 01-00-04570-00-1.

Location of property: 307 Southern Avenue, Ambler, PA 19002.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Dominic A. Rocco and Helen J. Rocco** at the suit of Wilmington Trust, National Association, not in its Individual Capacity, but Soley, as Trustee of MFRA Trust 2015-1. Debt: \$203,855.23.

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

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

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

By virtue of a Writ of Execution **No. 2016-25760**, 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, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot or piece of ground, with building and improvements thereon erected, located in **Springfield Township**, Montgomery County, Pennsylvania, known as Lot No. 357, on a Plan called "Sunnybrook-North Hills", made for Sunnybrook, Inc., dated June 1, 1946, by Carton and Martin, Engineers, and recorded at Norristown, in Plan Book No. 1680-A at Page 55, and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Garth Road (50 feet wide), at the distance 75 feet, Westwardly from the Westerly side of Dale Road (50 feet Wide) (both lines produced); thence, extending Southwardly on a line at right angles to said side of Garth Road, 135 feet to a point; thence, extending South 86 degrees 38 minutes West, 50 feet to a point of curve; thence, extending Northwestwardly, on a line curving to the right, having a radius of 669.63 feet, the arc distance of 12.52 feet to a point; thence, extending North 2 degrees 17 minutes 44 seconds West, 135 feet to a point on the Southerly Side of Garth Road; and thence, Southeastwardly, along the same, on a line curving to the left, having a radius of 534.63 feet, the arc distance of 10 feet to a point; thence, North 86 degrees 38 minutes East, 50 feet to the first mentioned point and place of beginning.

BEING the same premises which Mark D. Vuolo and Kathleen Vuolo, by Deed, dated 3/17/1993, and recorded 4/12/1993, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5038 at Page 963, granted and conveyed unto Richard P. Silverman and Carol A. Silverman.

Parcel Number: 52-00-06916-00-7.

Location of property: 302 Garth Road, Orelan, PA 19075.

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

Seized and taken in execution as the property of **Carol A. Silverman and Richard P. Silverman** at the suit of HSBC Bank USA, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-WMC1. Debt: \$200,402.81.

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. 2018-05282**, 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 **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision, made for Hansen Bros. Nurseries, Inc., by Warren F. Gift, Registered Surveyor, dated 11/29/1978, and recorded in Plan Book B-36 at Page 44, as follows to wit:

BEGINNING at a point, on the title line, in the bed of Green Hill Road, said point is at the distance of one thousand five hundred forty eight and fifty six one hundredths feet, measured North thirty four degrees, twenty one minutes, ten seconds East, along the title line in the bed of Green Hill Road, from its point of intersection, with the title line in the bed of Hoffmansville Road; thence, extending from said beginning point, North fifty five degrees, thirty eight minutes, fifty seconds West, and crossing the Northwestern side of Green Hill Road, three hundred twenty and forty four one-hundredths feet to a point; thence, extending South fifty five degrees, thirty eight minutes, fifty seconds East, and recrossing the Northwestern side of Green Hill Road, three hundred twenty and forty four one-hundredths feet to a point, on the title line in the bed of same; thence, extending along the title line, in the bed of Green Hill Road, South thirty four degrees, twenty one minutes, ten seconds West, one hundred and fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on the above-mentioned plan.

BEING the same premises which Stanley E. Bruno and Loretta B. Bruno, by Deed, dated 10/10/2006, and recorded 11/27/2006, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5625 at Page 01025, granted and conveyed unto Wayne Reed and Daniela Livorno, as Tenants by the Entirety, their Assigns, their Survivor of them and the Survivor's Personal Representatives and Assigns.

Parcel Number: 32-00-02424-06-4.

Location of property: 140 Green Hill Road, Barto, PA 19504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wayne Reed a/k/a Wayne S. Reed and Daniela Livorno** at the suit of U.S. Bank, National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS2. Debt: \$598,932.27.

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. 2021-22970**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Rowland Park in **Cheltenham Township**, Montgomery County, Pennsylvania, and bounded and described in accordance with a Plan, made for Philadelphia Building Construction Company, by Wm. T. Muldrew, Civil Engineer, on February 10, 1927, and revised May 27, 1927, as follows, to wit:

BEGINNING at a point on the Southwest side of Boyer Road (40 feet wide), at the distance of 244.73 feet, measured along the side of the said Boyer Road from a point, which point is at the distance of 1.81 feet, measured South 85 degrees 50 minutes West, from another point in the side of the said Boyer Road, which last mentioned point is at the distance of 57.78 feet, from the Northwest side of Gilbert Road (40 feet wide), measured along the radial round corner, which connect the Northwest side of said Gilbert Road, with the Southwest side of the said Boyer Road; thence, extending South 38 degrees 15 minutes West (passing partly through the center of a party wall between the building erected on these premises and that erected on the premises adjoining on the Southeast), 136.08 feet to a point; thence, extending North 51 degrees 45 minutes West, 30 feet to the Southeast side of Rowland Avenue (40 feet wide) thence,

extending along same, North 38 degrees 15 minutes East, 129.98 feet to a point of curve; thence, on a curve to right with a radius of 10 feet, the arc distance of 18.06 feet to Boyer Road, aforesaid; thence, extending Southeastwardly, along same, on a curve to left, with a radius of 269.23 feet, the arc distance of 18.03 feet to the first mentioned point and place of beginning.

BEING the same premises, described in the Deed, dated January 13, 2006, recorded in the Office of Recorder of Deeds, in and for Montgomery County, on February 8, 2006, at Deed Book 5589 at Page 2279, wherein Carol Ann Hamilton, conveyed said premises unto Carol Ann Hamilton and Thomas A. Hamilton, Jr., wife and husband. Carol A. Hamilton departed this life on October 14, 2012. Thomas A. Hamilton, Jr. departed this life August 18, 2019.

Parcel Number: 31-00-03049-00-7.

Location of property: 318 Boyer Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nicole A. Hamilton-Richardson, Victoria A. Hamilton-Mattie, Rebecca Hamilton-Gilmore, Douglas Hamilton, Stephen A. Hamilton, as Heirs of The Estate of Thomas A. Hamilton, Jr., Deceased; and Unknown Heirs, Successors, and Assigns and All Persons Claiming Right, Title or Interest from or under Thomas A. Hamilton, Jr., Deceased** at the suit of U.S. Bank Trust, N.A., NIICBS, as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$200,080.21.

Kiera McFadden-Roan (Pincus Law Group, PLLC), Attorney(s). I.D. #205514

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. 2022-13457**, 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, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910.

ALL THAT CERTAIN lot, or piece of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Wyndmoor Estates, made for Gary Gordon and Gene Rubin, by D.S. Winokur Associates, dated 9/20/1978, and recorded in Plan Book A-35 at Page 27, as follows, to wit:

BEGINNING at a point, set on the Northeasterly side of Heritage Road, which point is measured on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 28.62 feet from a radial round corner, set on the Northwesterly side of Wyndmoor Lane (50 feet wide); thence, from said point of beginning, continuing on the Northeasterly side of Heritage Road, on the arc of a circle, curving to the right, having a radius of 175 feet, the arc distance of 45.68 feet to a point of tangent; thence, still along the same, North 00 degrees 59 minutes 18 seconds West, 177.48 feet to a corner of Lot 21; thence, along same, North 89 degrees 00 minutes 42 seconds East, 301.69 feet to a point, in the line of Lot 19; thence, along same, South 11 degrees 12 minutes 59 seconds West, 133.40 feet to a point, set on the Northeasterly side of Wyndmoor Lane; thence, along same, on the arc of a circle, curving on the left, having a radius of 175 feet, the arc distance of 141.98 feet to a point of tangent; thence, South 54 degrees 43 minutes 48 seconds West, 131.38 feet to a point of curve; thence, on the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 28.62 feet to the first mentioned point and place of beginning.

BEING Lot Number 20 as shown on said Plan.

BEING the same premises that Ella Karlitsky, by her Agent Fania Karlitsky, by Power of Attorney, conveyed by Deed, dated October 18, 2004, and recorded November 19, 2004, in the Office of the Recorder of Deeds, of Montgomery County, PA, in Deed Book 5533 at Page 2428, being Instrument #2004225394, granted and conveyed unto Nushin Khan, in fee.

Parcel Number: 30-00-28394-00-7.

Location of property: 1865 Heritage Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Nushin Khan and The United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWMBS, INC., CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificates, Series 2004-25. Debt: \$1,282,629.38.

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

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

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

By virtue of a Writ of Execution **No. 2022-24266**, 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 **Collegeville Borough**, Montgomery County, Pennsylvania, being bounded and described according to a Plan of Subdivision of "Collegeville Crossing", prepared for The Cutler Group, made by Urwiler & Walter, Inc., Sunnyside, PA, dated 3/12/1987, last revised 9/23/1987, said Plan, being recorded in the Office of the Recording of Deeds, at Norristown, Montgomery County, PA, in Plan Book A-49 at Page 205, 206 and 207, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Freeland Drive (50) feet wide), a corner of Lot No. 180 on said Plan; thence, extending from said point of beginning and along Freeland Drive, South 09 degrees 10 minutes 38 seconds East, 70.00 feet to a corner of Lot No. 182, on said Plan; thence, extending from Freeland Drive, and along Lot No. 182, on said Plan, South 80 degrees 49 minutes 22 seconds West, 115.00 feet to a point, in line of Lot No. 178, on said Plan; thence, extending along the same, North 09 degrees 10 minutes 38 seconds West, 70.00 feet to a corner of Lot No. 180, on said Plan; thence, along the same, North 80 degrees 49 minutes 22 seconds East, 115.00 feet to a point on the Southwesterly side of Freeland Drive, and being the first mentioned point and place of beginning.

BEING Lot No. 181 on said Plan.

CONTAINING in area 8,050 square feet, more or less.

BEING Deed, dated January 23, 2004, by Irene Londer and David Londer, wife and husband, recorded in the Office of Recorder of Deeds, in and for Montgomery County, on March 3, 2004, conveyed unto Irene Londer, a married woman. Parcel Number: 04-00-00696-14-6.

Location of property: 295 Freeland Drive, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Irene Londer and David Londer, The United States of America c/o United States Attorney for the Eastern District of Pennsylvania and Attorney General of the United States at Washington, District of Columbia, U.S. Department of Justice** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2006-6CB. Debt: \$403,980.63.

Michael J. Clark (Pincus Law Group, PLLC), Attorney(s). I.D. #202929

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. 2023-14786**, 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 Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Providence Greene, made by Yerkes Associates, Inc., dated 10/09/1989, and last revised 2/14/1995, said Plan being recorded in Plan Book A-55 at Page 403, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Greene's Way Circle (private) (50 feet wide), said point of beginning, being a corner of Lot No. 36, as shown on the above-mentioned Plan; thence, extending from said point of beginning, along Lot No. 36, North 40 degrees 42 minutes 30 seconds East, 93.50 feet to a point; thence, extending South 49 degrees 17 minutes 30 seconds East, 24 feet to a point, a corner of Lot No. 38; thence, extending along the same, South 40 degrees 42 minutes 30 seconds West, 93.50 feet to a point on the Northeasterly side of Greene's Way Circle; thence, extending along the same, North 49 degrees 17 minutes 30 seconds West, 24 feet to the first mentioned point and place of beginning.

CONTAINING in area, 2,244 square feet, more or less.

BEING Lot No. 37 as shown on the above-mentioned Plan.

BEING the same property conveyed to Deborah L. Williams, who acquired Title by Virtue of a Deed from National Residential Nominee Services Inc., dated June 24, 2010, recorded February 4, 2011, being Instrument Number 2011014054, and recorded in Book 5792 at Page 1550, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 43-00-05860-40-6.

Location of property: 1029 Greenes Way Circle, Collegeville, PA 19426.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Deborah L. Williams** at the suit of Wells Fargo Bank, N.A. Debt: \$203,482.76.

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. 2024-04147**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made May 27, 1966, by Ralph E. Shaner & Son Engineer Company and shown as Lot No. 1 on Plan of Lots.

BEGINNING at a point, in the center of Middle Creek Road, leading for Route 73 to Ladwick Road, said point, being a corner with lands of Warren A. Aibitz; thence, South 44 degrees 30 minutes East, 200.00 feet to an iron stake, a corner; thence, South 42 degrees 30 minutes West, 120 feet to a point, a corner with other lands of Leroy Mutter; thence, North 48 degrees 48 minutes West, 199.78 feet to a point, in the center of Middle Creek Road; thence, by said road, North 42 degrees 30 minutes East, to the place of beginning.

BEING the same premises which Vivian Coccia, Administratrix of the Estate of Anthony M. Coccia, by Deed, dated 3/20/2020, and recorded 4/14/2020, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 6177 at Page 2230, granted and conveyed unto Nicholas Mallis.

Parcel Number: 47-00-04984-00-9.

Location of property: 3134 Middle Creek Road, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Nicholas Mallis** at the suit of M&T Bank. Debt: \$167,783.93.

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. 2024-06263**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as the Village of Valley Glen, located in **Abington Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196, by the recording in the Recorder of Deeds, Office of Montgomery County, at Norristown, Pennsylvania, a Declaration, dated 6/20/1979, and recorded on 9/13/1979, in Deed Book 4453 at Page 33; First Amendment, in Book 4559 at Page 360, and any Amendments thereto; and Declaration Plan, dated 6/19/1976, and recorded on 9/13/1979, in Condominium Plan Book 6 at Page 67; and a Code of Regulations, dated 6/20/1979, and recorded on 9/13/1979, in Deed Book 4453 at Page 66; and First Amendment, in Book 4559 at Page 354, and any Amendments thereto.

BEING and designated on Declaration Plan as Unit #238, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.6903%.

BEING the same premises which The Villages of Valley Glen, by Deed, dated August 26, 1980, and recorded in the Office of Recorder of Deeds, of Montgomery County, on September 5, 1980, in Book 4558 at Page 73, granted and conveyed unto M. Michael Brody and Lynn B. Brody, his wife. Michael M. Brody having departed this life on December 23, 1989. Lynn B. Brody having departed this life on October 10, 2023.

Parcel Number: 30-00-24317-19-6.

Location of property: 238 Glen Place, Elkins Park, PA 19027.

The improvements thereon are: Residential, condominium townhouse.

Seized and taken in execution as the property of **Ronald Owen Brody, Solely, in his Capacity, as known Heir of Lynn B. Brody a/k/a Lillian B. Brody, deceased, and The Unknown Heirs of Lynn B. Brody a/k/a Lillian B. Brody, Deceased** at the suit of PHH Mortgage Corporation. Debt: \$363,356.77.

Matthew C. Fallings, Attorney.

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

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

By virtue of a Writ of Execution **No. 2024-14519**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of "The Woodlands of Horsham Towne", Phase No. 4 Section "A", made for Abcon, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated 11/13/1978, and last revised 07/09/1979, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-37 at Page 1, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sugar Maple Lane (40 feet wide), at a corner of Lot No. 56, as shown on said Plan, which point is measured the three following courses and distances from a point of curve on the Northeasterly side of Timber Road (50 feet wide); (1) leaving said Northeasterly side of Timber Road, on the arc of a curve, curving to the right, having a radius of 15 feet, the arc distance of 22.08 feet to a point of tangent on the Southeasterly side of Sugar Maple Lane, aforesaid; (2) thence, extending North 35 degrees, 08 minutes, 16 seconds East, along the said Southeasterly side of Sugar Maple Lane, the distance of 30.89 feet to a point of curve on the same; (3) thence, extending in a Northwardly to Northwestwardly direction, on the arc of a curve, curving to the left, partly along the said Southeasterly side and also along the Easterly and said Northeasterly sides of Sugar Maple Lane, having a radius of 220 feet, the arc distance of 277.63 feet to the point of beginning; thence, extending from said point of beginning, Northwestwardly along the said Northeasterly side of Sugar Maple Lane, on the arc of a curve, curving to the left, having a radius of 220 feet, the arc distance of 60.33 feet to a point, a corner of Lot No. 54, as shown on said Plan; thence, extending North 37 degrees, 07 minutes, 17 seconds East, along Lot No. 54, also crossing a certain 10 feet wide easement for water main, as shown on said Plan, also for a portion of the distance along the centerline of a certain 20 feet wide easement for storm sewer, as shown on said Plan, leaving said storm sewer easement and extending through

a certain proposed 20 feet wide sanitary sewer interceptor easement by Horsham Township Sewer Authority, which sewer interceptor is within the bed of a certain easement for sanitary sewer, creek and storm drainage (no width given), both as shown on said Plan, the distance of 159.43 feet to a point, a corner of other lands now or late of ABCON, Inc., as shown on Said Plan; thence, extending South 52 degrees, 25 minutes, 29 seconds East, along said other lands of ABCON, Inc., and also along the Northeasterly side of the aforesaid easement for sanitary sewer, creek and storm drainage, the distance of 106.50 feet to a point, a corner of Lot Number 56, as shown on said Plan; thence, extending South 52 degrees, 49 minutes, 58 seconds West, along Lot No. 56, also re-crossing through the last three above-mentioned easements, and also re-crossing the aforesaid easement for water main, the distance of 173.28 feet to a point on the said Northeasterly side of Sugar Maple Lane, being the first mentioned point and place of beginning. The rear, 30 feet thereof, also being the bed of a certain 30 feet wide Green Belt, as shown on said Plan.

BEING Lot No. 55, as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN William L. Burnett and Alison Burnett, by Deed from Timothy P. Picraux and Suzanne P. Picraux, husband and wife, dated December 16, 2002, and recorded January 7, 2003, in Deed Book 5441 at Page 1001.

Parcel Number: 36-00-10725-17-4.

Location of property: 12 Sugar Maple Lane, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William L. Burnett and Alison Burnett** at the suit of Citizens Bank, N.A. Debt: \$64,563.43.

Chelsea A. Nixon (McCabe, Weisberg & Conway, LLC), Attorney(s). I.D. #324130

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. 2024-15968**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE CERTAIN pieces or parcels of land, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, known and designated as Lots Nos. 1, 2 and 33, on a Plan of Lots, prepared for "The Lansdale Gun Club", by Herbert H. Metz, C.E., on the fifteenth day of September 1923, which said Plan is recorded in the Recorders Office, in and for Montgomery County, in Deed Book No. 911 at Page 600, bounded and described as follows, to wit:

LOTS NOS. 1 AND 2 - BEGINNING at a point, at the intersection of the Easterly side line of the Allentown Road (33 feet wide), and the Northwesterly side line of Green Street (40 feet wide); thence, along said sideline of the Allentown Road, North forty degrees and seven minutes West, one hundred and fifty four and twenty-one one hundredths feet to a point in the Southeasterly side line of an alley, twenty feet wide, herein and hereby dedicated to public use forever; thence, along said side line of said alley, North thirty six degrees and twenty eight minutes East, ninety six and sixty six one hundredths feet to a point, a corner of this and Lot No. 3, owned or late by Abram Fluck and Pearl E. Fluck, his wife; thence, along the same, South fifty three degrees and thirty two minutes East, one hundred and fifty feet to the Northwest side line of Green Street, aforesaid; thence, along the same, South thirty six degrees and twenty eight minutes West, one hundred and thirty two and forty four one hundredths feet to the place of beginning.

LOT NO 33 - BEGINNING at a point at the intersection of the Southeast side line of Susquehanna Avenue (44 feet wide), herein and hereby dedicated to public use forever, and the Easterly side line of the Allentown Road (33 feet wide); thence, along said side line of Susquehanna Avenue, North thirty six degrees and twenty eight minutes East, sixty and eighty seven one hundredths feet to a point, a corner of this and Lot No. 32 on said Plan, owned, now or late by Abram Fluck and Pearl E. Fluck, his wife; thence, along the same, South fifty three degrees and thirty two minutes East, one hundred and fifty feet to a point, in the Northwest side line of an alley, twenty feet wide, herein and hereby dedicated to public use forever; thence, along the same, South thirty six degrees and twenty eight minutes West, ninety six and six five one hundredths feet to a point, in said side line of the Allentown Road; thence, along the same, North forty degrees and seven minutes West, one hundred and fifty-four and twenty-one one hundredths feet to the place of beginning.

BEING the same premises which Evelyn Rickert Handy, by her Attorneys-in-fact Russell K. Handy, Sr. and Beatrice M. Fritz, by Deed, dated 11/15/2004, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 11/23/2004, in Deed Book Volume 05534 at Page 0200, granted and conveyed unto Jason Noll.

Parcel Number: 56-00-03364-00-9.

Location of property: 818 Green Street, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason Noll** at the suit of Bank of America, N.A. Debt: \$170,182.28.

Powers Kirn, LLC, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-19712**, 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 **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Village Mail, by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated April 30, 1971, and last revised February 22, 1972, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Specht Place (50 feet wide), which point is measured the four following courses and distances from a point of curve on the Northwesterly side of Village Way (50 feet wide): (1) thence, extending on the arc of a circle, curving to the left, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent; (2) thence, extending North 37 degrees 31 minutes West, 19.73 feet to a point of curve; (3) thence, extending Northwestwardly, on the arc of a circle, curving to the left, having a radius of 650.00 feet, the arc distance of 94.98 feet to a point of tangent; (4) thence, extending North 45 degrees 53 minutes 19 seconds West, 54.56 feet to a point of beginning; thence, extending from said beginning point and along Lot Number 48 on said Plan, South 44 degrees 06 minutes 41 seconds West, crossing over a certain 10 feet storm easement and a certain 20 feet wide sanitary sewer easement, 118.05 feet to a point, on line of lands, now or late of Samuel Y. Landes and Norma W. Landes, his wife; thence, extending along the same, North 45 degrees 53 minutes 19 seconds West, 64.00 feet to a point, a corner of Lot Number 46, on said Plan; thence, extending along the same, North 44 degrees 06 minutes 41 seconds East, recrossing over a certain 20 feet wide sanitary sewer easement, 118.05 feet to a point, on the Southwesterly side of Specht Place; thence, extending along the same, South 45 degrees 53 minutes 19 seconds East, 64.00 feet to the first mentioned point and place of beginning.

BEING known as Lot Number 47 on the above-mentioned Plan.

BEING the same premises which Dal Soo Park and Jung Hee Park, by Deed, dated August 26, 2004, and recorded October 15, 2005, in the County of Montgomery, in Deed Book 6529 at Page 451, conveyed unto Seob Young Lee and Yean Ji Lee.

Parcel Number: 53-00-07444-00-9.

Location of property: 1558 Specht Place, Lansdale, PA 19446.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Young Seob Lee a/k/a Seob Young Lee and Ji Jang f/k/a Ji Yean Lee a/k/a Yean Ji Lee** at the suit of Wells Fargo Bank, N.A. Debt: \$88,072.88.

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

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

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

By virtue of a Writ of Execution **No. 2024-20653**, 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 **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point, in the center line of a public road, leading from Sanatoga to Fagleysville, known as Pleasant View Road, said point, being the opposite the middle of the partition wall, which divides the house on this premises, from that on the adjoining premises of Paul R. Smith, et ux., at the distance of 307 feet 1 inch, more or less, Southwesterly from the Southerly side of a 30 feet wide strip of land, formerly used as a right-of-way, by the Trappe and Limerick Street Railway, now or late of Stanley Swinehart; thence, along the center line of said Pleasant View Road, South 45 degrees 30 minutes West, 40 feet, more or less to a point, a corner of land of Calvin H. Rhoads; thence, along said land of Calvin Rhoads, North 44 degrees 9 minutes West, 170 feet, 3 inches, more or less to a point, a corner in line of land of Harvey Barlow Estate; thence, along said land of Barlow Estate, North 45 degrees 31 minutes East 40 feet, more or less, to a point, a corner of land of Paul R. Smith, et ux.; thence, along said land of Paul Smith, South 44 degrees 9 minutes East, the line for a part of the distance, passing through the middle of the partition wall, which divides the house on this premises from that on the adjoining premises on said Smith, 170 feet 3 inches, more or less, to the place of beginning.

BEING the same premises which Francis X. McLaughlin, by Deed, dated June 7, 2011, and recorded June 8, 2011, in Montgomery County, in Deed Book 5803 at Page 1221, conveyed unto Lakia Wilson, in fee.

BEING the same premises which Lakia Wilson, by Deed, dated December 30, 2022, and recorded January 13, 2023, in Montgomery County, in Deed Book 6314 at Page 742, conveyed unto Christian Puglio, as Sole Owner, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Lynn Pollick, a married woman, as her Sole and Separate Property, by Deed from Christian Puglio, dated May 30, 2023, recorded June 26, 2023, in Book No. 6330 at Page 1111.

Parcel Number: 42-00-03559-00-8.

Location of property: 277 N. Pleasantview Road, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Jennifer Lynn Pollick** at the suit of Freedom Mortgage Corporation. Debt: \$245,169.18.

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. 2024-21561**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Plan of Sycamore Gardens, made for Roger Construction Company, by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated September 2, 1952, said Plan being recorded at Norristown, Pennsylvania, in the Office for the Recording of Deed, etc., in and for the said County, in Deed Book 2002 at Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Sycamore Avenue (50 feet wide), at the distance of 384.21 feet, measured along the same, North 42 degrees 1 minute 10 seconds East, from its point of intersection with the Northeast side of Vesper Lane (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Sycamore Avenue, 60 feet, measured North 42 degrees 1 minutes 10 seconds East, from the said beginning point and extending of that width, in length or depth, South 47 degrees 58 minutes 50 seconds East, between parallel lines at right angles to the said Sycamore Avenue, crossing in the rear thereof, a certain 15 feet wide right-of-way for storm drainage and surface watercourse, 161.64 feet.

BEING Lot No. 40 on said Plan.

BEING the same premises which Thomas E. Mayrant and Sharon A. Mayrant, by Deed, dated September 17, 2010, and recorded in the Office of Recorder of Deeds, of Montgomery County, on February 24, 2011, at Book 5794 at Page 00437, granted and conveyed unto Laura Creedon and Anthony Mann.

Parcel Number: 59-00-16810-00-6.

Location of property: 1511 Sycamore Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Anthony G. Mann a/k/a Anthony Mann and Laura M. Creedon a/k/a Laura Marie Mann a/k/a Laura Creedon** at the suit of PHH Mortgage Corporation. Debt: \$214,618.03.

Matthew C. Fallings, 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. 2024-23433**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Plan thereof, made by Wm. T. Muldrew, Esquire, on the 7th day of December, A.D. 1928, as follows to wit:

BEGINNING at a point, at the intersection of the Southwesterly side of Glenside Avenue (thirty feet wide), with the Northwesterly side of Twickenham Road (forty feet wide); thence, extending South thirty four degrees fifty-six minutes West, one hundred seventy five feet along the said Northwesterly side of Twickenham Road to a point; thence, North forty eight degrees sixteen minutes forty seconds West, thirty four and seventy-one hundredths feet to a point; thence, North thirty four degrees fifty-six minutes East, seventy and eleven one-hundredths feet to a point; thence, through the center of a garage, North thirty four degrees forty minutes thirty seconds East, twenty feet to a point; thence, North thirty three degrees fifty-nine minutes East, fifteen and, four one-hundredths feet to a point; thence, through the center of a party wall, North thirty-four degrees forty three minutes thirty seconds East, thirty-six feet to a point; thence, North thirty-four degrees fifty-six minutes East, twenty-nine and seventy five one-hundredths feet to a point in the Southwest side of Glenside Avenue; thence, South fifty-five degrees four minutes East, thirty four and ninety three one hundredths feet to the first mentioned point and place of beginning.

BEING known as 400 W. Glenside Avenue, Glenside, PA 19038 (formerly known as 424 Glenside Avenue).

BEING the same premises which Augustus M. Xibos and Dorothy H. Xibos, husband and wife, by Deed, dated 06/28/06, and recorded 08/03/06, in Montgomery County, in Book 5610 at Page 2529, granted and conveyed unto Augustus W. Xibos and Diana Xibos, husband and wife, as Tenants by the Entireties, in fee.

Parcel Number: 31-00-11473-00-7.

Location of property: 400 W. Glenside Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Augustus W. Xibos and Diana Xibos** at the suit of Carrington Mortgage Services, LLC. Debt: \$235,923.63.

LOGS Legal Group LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2024-23707**, 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 **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, Heatherwoods, prepared for Heatherwood Development Association, by Urwiler & Walter, Inc., dated 7/22/1986, and last revised on 10/2/1987, and recorded in Plan Book A-49 at Page 53, as follows, to wit:

BEGINNING at a point on the Southwest side of Moro Court Cul-De-Sac, said point, being a corner of Lot #64 and place of beginning; thence, extending from said place of beginning and along Lot #64, South 66 degrees 09 minutes 32 seconds West, 154.20 feet to a point, in line of Lot #66; thence, extending along Lot #66 and crossing a 20 feet wide water easement, North 56 degrees 40 minutes 00 seconds West, 66.14 feet to a point, in line of lands of Columbo Parisi; thence, extending along said lands and the Northwest side of said 20 feet wide water easement, North 35 degrees 34 minutes 56 seconds East, 180.13 feet to the center line of a 20 feet wide pedestrian easement to a point, a corner of Lot #62, also being in the bed of said 20 feet wide pedestrian easement; thence, extending along Lot #62 and in the bed of said 10 feet wide pedestrian easement and crossing said 20 feet wide water easement, South 56 degrees 40 minutes 00 seconds East, 115.18 feet to a point on the Northwest side of Moro Court Cul-De-Sac; thence, extending along the Northwesterly to Southwesterly side of Moro Court, and crossing said 10 feet wide pedestrian easement, on the arc of a circle, curving to the left, having a radius of 60.00 feet, the arc distance of 59.87 feet to a point, a corner of Lot #64, being the first mentioned point and place of beginning.

BEING Lot #63 on the above-mentioned plan.

BEING the same property conveyed to Anthony C. Dovi, single person, who acquired Title by Virtue of a Deed from Stone Ridge of Montgomery Associates, L.P., dated March 21, 1989, recorded March 23, 1989, in Book 4905 at Page 1588, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 46-00-02806-08-2.

Location of property: 105 Moro Court, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Anthony C. Dovi** at the suit of Wells Fargo Bank, N.A. Debt: \$75,193.94.

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. 2024-27207**, 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 thereon erected, known and designated in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey thereof, made June 14, 1948, and revised March 11, 1949, by John B. Hoey, R.C.E., as follows, to wit:

BEGINNING at a point on the Northwesterly side of Burke Street (40 feet wide), at the distance of 227.66 feet, Northeastwardly from the point of intersection of the said Northwesterly side of Burke Street and the Northeasterly side of Wilmer Avenue (40 feet wide); between lines produced, a point, a corner of Lot No. 15 on said Plan; thence, extending along said Lot, North 49 degrees 15 minutes 45 seconds West, 181.67 feet to a point, a corner of Lot No. 6 on said Plan; thence, extending along said Lot and Lot No. 5, North 26 degrees 38 minutes 30 seconds East, 53.46 feet to a point, a corner of Lot No. 13 on said Plan; thence, extending along said Lot, South 49 degrees 15 minutes 45 seconds East, 167.55 feet to a point on the Northwesterly side of Burke Street, aforesaid; thence, extending along the said Northwesterly side of Burke Street, South 12 degrees 11 minutes 57 seconds West, 56.92 feet to the first mentioned point and place of beginning.

BEING the same real property that Susanna Mullen, by her agent John Mullen, by Power of Attorney, dated August 28, 2020, and intended to be forthwith recorded transferred to John Lawrence Mullen and Joseph Ryan Mullen, as Joint Tenants with Right of Survivorship and not as Tenants by the Entirety, dated February 26, 2021, and recorded on April 22, 2021, being Instrument No. 2021045604.

Parcel Number: 49-00-01177-00-7.

Location of property: 17 Burke Avenue, Conshohocken, PA 19428.

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

Seized and taken in execution as the property of **John Lawrence Mullen and Joseph Ryan Mullen** at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$273,947.52.

Leopold and Associates PLLC, Attorneys.

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

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

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

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

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

BEING the same premises which Joseph W. Onfrillo and Linda L. Onfrillo, by Deed, dated September 21, 1983, and recorded at Montgomery County Recorder of Deeds Office, on September 28, 1983, in Deed Book 4719 at Page 274, granted and conveyed unto Raymond E. Lemire and Joyce J. Lemire, his wife, their Heirs and Assigns, as Tenants by the Entireties. Raymond E. Lemire, deceased 11/18/2022.

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

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

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

Seized and taken in execution as the property of **Joyce J. Lemire and Raymond E. Lemire, Deceased** at the suit of U.S. Bank Trust Company, National Association, as Trustee, as Successor-In-Interest to U.S. Bank, National Association, not in its Individual Capacity, but Solely, as Indenture Trustee, for the Holders of the CIM Trust 2021-R2, Mortgage-Backed Notes, Series 2021-R2. Debt: \$114,148.02.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-04236**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a Survey and Plan, made by C. Raymond Weir, Registered Professional Engineer, Ambler, PA on June 11, 1954, as follows, to wit:

BEGINNING at a point on the Northwest side of North Hills Avenue (45 feet wide), which point is measured, South 16° 11' 30" West, 875 feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of 10 feet, the arc distance of 15.71 feet from a point on the Southwest side of Eastview Drive (50 feet wide); thence, extending along the Northwest side of North Hills Drive, South 16° 11' 30" West, 71 feet to a point; thence, extending North 73° 48' 30" West, 182.02 feet to a point; thence, extending North 28° 54' East, 72.78 feet to a point; thence, extending South 73° 48' 30" East, 166.01 feet to a point on the Northwest side of North Hills Avenue, the first mentioned point and place of beginning.

BEING Lot No. 80 North Hills Avenue.

BEING the same premises which Gary Gandolfo and Josephine Gandolfo, by Deed, dated 8/3/2018, and recorded at Montgomery County Recorder of Deeds Office, on 11/13/2018, in Deed Book 6114 at Page 2559, granted and conveyed unto Josephine A. Gandolfo.

Parcel Number: 54-00-12415-00-5.

Location of property: 750 North Hills Avenue, Glenside, PA 19038.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Josephine A. Gandolfo** at the suit of Citizens Bank, N.A. Debt: \$123,527.61.

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. 2025-04636**, 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 and all of the improvements thereon erected, situate in the 6th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, described in accordance with a certain Sub-division Plan, made for Elmar Builders, Inc., by Donald H. Schurr, Professional Engineer, Norristown, Pa., dated November 18, 1958, and recorded in the Office for the Recorder of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Plan Book No. A-4, at Page 97, as follows, to wit:

BEGINNING at a point on the Southwest side of Chain Street (50 feet wide), at the distance of 137.51 feet, Northeastwardly (North 41 degrees East) from the point of intersection of the Northeast side of Logan Street (66 feet wide), with the Southeast wide of Chain Street; thence, along the Southeast side of Chain Street, North 41 degrees East, 22.51 feet to a corner of Lot No. 11; thence, along Lot No. 11, South 49 degrees East, 134 feet to a point; thence, South 41 degrees, West, 22.51 feet to a corner of Lot No. 9; thence, along Lot No. 9; thence, along Lot No. 9, North 49 degrees West, the line for a part of the distance, passing through the middle of the partition wall, dividing the house erected hereon and the house on the adjoining lot (Lot No. 9), 134 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

UNDER ABD SUBJECT TO certain building restrictions and agreements of record.

BEING the same premises that Mary Ann Moran, by Deed, dated 5/26/1999, and recorded 6/3/1999, in the County of Montgomery, in Deed Book 527 at Page 651, conveyed unto George F. Wallins and Lynda D. Wallins, in fee.

UNDER AND SUBJECT TO certain restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Gregory F. Wallin and Lynda D. Wallin, by Deed from Gregory F. Wallin, (formerly incorrectly identified as George F. Wallins) and Lynda D. Wallin (formerly incorrectly identified as Lynda D. Wallins) as Tenants by the Entirety, dated December 17, 1999, recorded March 15, 2000, in Book No. 5310 at Page 1027. Parcel Number: 13-00-07172-00-6.

Location of property: 1802 Chain Street, Norristown, PA 19401.

The improvements thereon are: Residential, duplex.

Seized and taken in execution as the property of **Gregory F. Wallin a/k/a George F. Wallins and Lynda D. Wallin a/k/a Lynda D. Wallins** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RP2. Debt: \$80,919.06.

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. 2025-04643**, 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.

PARCEL A:

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Survey and Plan thereof, made by George B. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, dated the 16th day of March A.D. 1951 as follows, to wit:

BEGINNING at a point, in line of land, to be acquired by John R. Sharp and Edith, his wife, being also a common corner of land to be acquired by Wallace Perrin and Shirley L., his wife, and land to be acquired by Robert P. Schwing and Anna N., his wife, also being at the distance of eight and one-hundredths feet measured North thirty-four degrees twenty-five minutes West from a stone, a corner at the rear of properties of Robert Schwing, formerly land of LeRoy-Willing and land of John R. Sharp, said point being at the distance of one hundred sixty-two and seven-tenths feet measured North thirty-four degrees twenty-five minutes West from a point in the Northwesterly side of Tyson Avenue (seventy feet wide), said point being at the distance of two hundred fifty-four and sixty-six hundredths feet measured South sixty-nine degrees forty-one minutes West from the intersection, which the said Northwesterly side of Tyson Avenue makes with the Southwesterly side of Albright Avenue (forty feet wide); thence, from the first mentioned point, along land to be acquired by Robert P. Schwing and Anna N., his wife, South fifty-two degrees fifty-nine minutes six seconds West, one hundred twelve feet to a corner; thence, along land to be acquired by George W. Mayberry and Ann T., his wife, North thirty-four degrees twenty-five minutes West, twenty-eight and sixteen-hundredths feet to a point, in line of land of Wallace F. Perrin; thence, along same, North sixty degrees nine minutes East, twenty-nine and thirteen hundredths feet to a corner; thence, still along land of Wallace F. Perrin, North forty degrees fifty-one minutes twelve seconds West, forty-seven and twenty-one hundredths feet to a corner; thence, along the rear line of certain other lots, fronting on Grovania Avenue (formerly Charles Avenue), North forty-six degrees thirty-seven minutes thirty seconds East, eighty-nine and twenty-eight hundredths feet to a point; thence, along land to be acquired by John R. Sharp and Edith, his wife, South thirty-four degrees twenty-five minutes East, eighty-one and fifty-three hundredths feet to the place of beginning.

PARCEL B:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by George B. Mebus, Engineer, on the twenty-first day of July A.D. 1947, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Grovania Avenue (40 feet wide), formerly Charles Avenue, at the distance of three hundred ten and thirty-eight one-hundredths feet, measured along Grovania Avenue, Southwest from the Southwesterly side of Albright Avenue (40 feet wide); thence, extending on a line, South fifty-one degrees, fifty-four minutes, thirty-five seconds East, one hundred twenty-five and forty one-hundredths feet to an iron pin; thence, extending on a line, South forty degrees, fifty-one minutes, twelve seconds East, forty-seven and twenty-one one-hundredths feet to an iron pin; thence, extending on a line, South sixty degrees, nine minutes West, sixty-seven and forty-six one-hundredths feet to a stake; thence, extending on a line, North forty-seven degrees, sixteen minutes, twenty-four seconds West, one hundred fifty- seven and seventy-eight one-hundredths feet to an iron pin, in the Southeast side of Grovania Avenue; thence, extending Northeastwardly, along the same, on a line, curving to the left, with a radius of two thousand eighty and eight one-hundredths feet to the arc distance of fifty-nine and sixty one-hundredths feet, the first mentioned point and place of beginning.

BEING the same premises which Krista Hewes, by Deed, dated 03/17/2020, and recorded 03/26/2020, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6176 at Page 678, granted and conveyed unto Frederick W. Fleming and Sonja Fleming, as Tenants by the Entirety, in fee.

Parcel Number: 30-00-25288-00-8.

Location of property: 1135 Grovania Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frederick W. Fleming and Sonja Fleming** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: \$271,041.60.

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. 2025-05208**, 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, being Lot No. 5 of a Subdivision and Plan thereof, made for William C. Ferguson, by Robert M. Petralia, Registered Surveyor, dated July 10, 1973, situated in **Lower Merion Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the Southerly side of Remington Road, said point of beginning, measured 1,698.39 feet, Southwesterly along the title line of Remington Road, with its intersection with the centerline of Lancaster Pike, to a point of intersection, with the centerline of proposed extension of Indian Creek Road; thence, continuing along the said title line of Remington Road (50 feet wide), South 47 degrees 11 minutes West, 63.08 (erroneously stated as 43.00 in prior Deed) feet to a point; thence, still along the said title line of Remington Road, South 63 degrees 09 minutes West, 357.57 (erroneously stated as 157.57 in prior Deed) feet; thence, leaving the title line of Remington Road, South 29 degrees 35 minutes 18 seconds East, 30.04 feet to the point of beginning; thence, extending from the point of beginning, South 29 degrees 35 minutes 18 seconds East, 210 feet to a point; thence, North 71 degrees, 52 minutes, 50 seconds West, 127.01 feet to a point; thence, North 31 degrees 42 minutes East, 120.43 feet to a point on the Southerly side of Remington Road; thence, along the Southerly side of Remington Road, North 63 (erroneously stated as 62 in prior Deed) degrees 09 minutes East, 90 feet to the first mentioned point and place of beginning.

TITLE IS VESTED IN Shalom D. Brownstein and Rivka Levin, as Tenants by the Entirety, by Special Warranty Deed from Melina McKeon Katz and Edward Kenneth Katz, dated July 28, 2022, and recorded on July 29, 2002, with the Montgomery County Recorder of Deeds, in Book 6294 at Page 1582, and being Instrument Number 2022077664.

Parcel Number: 40-00-48988-00-4.

Location of property: 1214 Remington Road, Wynnewood, PA 19096.

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

Seized and taken in execution as the property of **Shalom D. Brownstein and Rivka Levin** at the suit of Seneca Mortgage Servicing, LLC. Debt: \$651,626.69.

Jacqueline F. McNally (Padgett Law Group), Attorney(s). I.D. #201332

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. 2025-05486**, 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 erected thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, being Lot No. 25 on a Subdivision Plan, Section No. 1, Pine Hill Acres, made by C. Raymond Weir, Associates, Inc., of Ambler, Pa., dated September 12, 1964, and recorded in the Office for the Recording of Deeds, in and for Montgomery County, at Norristown, Pa., in Plan Book No. C-3 at Page 125, and described as follows:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road (of a width as shown on said Plan), which point is measured the three following courses and distances from a point of curve on the Southwesterly side of Susquehanna Road (65 feet wide), viz: (1) on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 67.57 feet to a point of tangent; (2) South 49 degrees 01 minutes 20 seconds West, 3.63 feet to a point of curve; and (3) on the arc of a circle, curving to the left, having a radius of 11,429.19 feet, the arc distance of 321.57 feet to the point and place of beginning; thence, extending along Lot No. 26 on said Plan, South 40 degrees 58 minutes 40 seconds East, 143.66 feet to a point; thence, extending South 49 degrees 01 minutes 20 seconds West, 86 feet to a point; thence, extending North 40 degrees 58 minutes 40 seconds West, 140.91 feet to a point on the Southeasterly side of Fitzwatertown Road, aforementioned; thence, extending along the said Southeasterly side of Fitzwatertown Road, on the arc of a circle, curving to the right, having a radius of 11,429.19 feet, the arc distance of 86.03 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Cummins, by Deed from Denise Cummins, dated June 06, 2019, recorded June 06, 2019, in Book No. 6138 at Page 02296. Michael Cummins and Denise Cummins are divorced. Denise Cummins remains a party to this action due to her signature on the mortgage.

Parcel Number: 54-00-06268-00-5.

Location of property: 1045 Fitzwatertown Road, Abington, PA 19001.

The improvements thereon are: Residential, single-family.

Seised and taken in execution as the property of **Michael Cummins, Denise Cummins a/k/a Denise M. Cummins, and The United States of America** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$429,482.86.

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.

To all parties in interest and claimants:

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

ARTICLES OF AMENDMENT FOR NONPROFIT

NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of **Valley Road Church of Christ**, a Pennsylvania Nonprofit Corporation, with its registered office located at 978 Valley Road, Warrington, Pennsylvania 18976, were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, on August 15, 2025, pursuant to the provisions of the Nonprofit Business Corporation Law of the Commonwealth of Pennsylvania.

The nature and character of the Amendment was to change the corporate name to **Hatboro Church of Christ** and the registered office to **23 West Moreland Avenue, Hatboro, Pennsylvania 19040-3121**.

Stephen B. Harris, Esquire
1760 Bristol Road, P.O. Box 160
Warrington, PA 18976

of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Miller, Turetsky, Rule & McLennan, P.C., Solicitors
3770 Ridge Pike
Collegeville, PA 19426

NOTICE IS HEREBY GIVEN THAT the Board of Directors of **Lower Salford Historical Society**, a Pennsylvania nonprofit corporation, with a registered address at 379 Main Street, Harleysville, PA 19438, has approved a plan that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Miller, Turetsky, Rule & McLennan, P.C., Solicitors
3770 Ridge Pike
Collegeville, PA 19426

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.

Mafla Corp. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Peaceful Caring Homecare Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
Peter J. Kraybill, Esquire
Gibbel Kraybill & Hess LLP
7 E. Lancaster Avenue, Suite 210
Ardmore, PA 19003

**ARTICLES OF INCORPORATION
FOR NONPROFIT**

James and Ellin Hlebig Foundation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for the purposes of charitable, religious, educational and scientific purposes within the meaning of Section 501(c) (3) of the Internal Revenue Code of 1986, as amended.
Lisa A. Shearman, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-19174

NOTICE IS HEREBY GIVEN that on August 19, 2025, the Petition of Daniel Robert Coxhead, Individually and Father, on behalf of Wyatt Alexander Coxhead, a minor child, was filed in the above-named Court, praying for a Decree to change their names to DANIEL ROBERT COX AND WYATT ALEXANDER COX.

The Court has fixed October 22, 2025, at 9:00 AM, in Courtroom “G” 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. 2025-21013

NOTICE IS HEREBY GIVEN that on August 15, 2025, the Petition of Denise Conroy was filed in the above-named Court, praying for a Decree to change her name to DARIA DENISE CONROY.

The Court has fixed October 22, 2025, at 9:00 AM, in Courtroom “G” 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. 2025-19173

NOTICE IS HEREBY GIVEN that on August 19, 2025, the Petition of Elizabeth Louise Coxhead, Individually and Mother, on behalf of Taylor Olivia Coxhead, a minor child, was filed in the above-named Court, praying for a Decree to change their names to ELIZABETH LOUISE COX AND TAYLOR OLIVIA COX.

The Court has fixed October 22, 2025, at 9:00 AM, in Courtroom “G” 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. 2025-21015

NOTICE IS HEREBY GIVEN that on August 15, 2025, the Petition of Jin-Sil Park was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to JIN SIL PARK.

The Court has fixed October 22, 2025, at 8:30 AM, in Courtroom “G” 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. 2025-06189

Kelly L. Poole,
Plaintiff

vs.

Daqwan O. Freeman and Rasier, LLC,
Defendants

TO: **Defendant, Daqwan O. Freeman**

A Complaint has been filed to you.

NOTICE

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

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

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

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

Ronald E. Cirba, Esquire

Cirba Law, P.C.

3227 Perkiomen Avenue, Suite 3
Reading, PA 19606

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

AHN, PETER BYUNGWOOK, dec'd.

Late of Lansdale, PA.
Administrator: PHILIP AHN,
171 Vernon Court,
Lansdale, PA 19446.
ATTORNEY: KIRSTEN B. MINISCALCO,
WINTER & DUFFY LAW,
190 Bethlehem Pike, Suite 1
P.O. Box 564,
Colmar, PA 18915

BLUNDI, MARY ANN, dec'd.

Late of Abington Township.
Executrix: BARBARA BLUNDI MANAKA,
c/o Leonard L. Shober, Esquire,
308 N. Main Street, Suite 400,
Chalfont, PA 18914.
ATTORNEY: LEONARD L. SHOBER,
SHOBER & ROCK, P.C.,
308 N. Main Street, Suite 400,
Chalfont, PA 18914

BOCHNOWICZ, WILLIAM, dec'd.

Late of Skippack Township.
Executrices: REBECCA POLLARD,
15 Colonial Drive,
Perkiomenville, PA 18074,
BRIDGET BOCHNOWICZ,
6052 Elden Road,
Crestview, FL 32539.
ATTORNEY: VALERIE ROSENBLUTH ANGST,
ANGST & ANGST,
878 Main Street,
Harleysville, PA 19438

BUNCH JR., HARVEY LEE, dec'd.

Late of Wynnewood, PA.
Administrator: HARVEY LEE BUNCH, III,
P.O. Box 13282,
Philadelphia, PA 19101.

BUTLER, MARY LOUISE, dec'd.

Late of Upper Merion Township.
Co-Administratrices: CAROL A. BUTLER AND
PAMELA J. TERSTAPPEN,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

CANN JR., JOHN A., dec'd.

Late of Lower Moreland Township.
Administratrix: REBECCA SALLEN,
325 Merion Road,
Merion Station, PA 19066.
ATTORNEY: REBECCA SALLEN,
SALLEN LAW, LLC,
325 Merion Road,
Merion Station, PA 19066

CARTER, ANDREW G. also known as

ANDREW G. CARTER, SR., dec'd.

Late of Springfield Township.
Executors: LYNN C. MILLER,
106 Montgomery Avenue,
Erdenheim, PA 19038,
JAMES M. CARTER,
1105 McKean Road,
Ambler, PA 19002.
ATTORNEY: EMORY A. WYANT, JR.,
STRONG STEVENS & WYANT, PC,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422

CASALE, GLORIA J., dec'd.

Late of Upper Frederick Township.
Executor: DAVID J. TOAL,
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

CIMINO, ENNIO J., dec'd.

Late of West Norriton Township.
Executor: RONALD V. CIMINO,
c/o Rosemary R. Ferrino, Esquire,
608 W. Main Street,
Lansdale, PA 19446.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446

CLAYTON JR., CHARLES, dec'd.

Late of North Wales, PA.
Executrix: LEAH CLAYTON HARRISON,
201 Castle Drive,
North Wales, PA 19454-1846.

COOPER, FLORENCE, dec'd.

Late of Whitpain Township.
Executor: STEPHEN A. COOPER,
714 Darby Paoli Road,
Newtown Square, PA 19073.
ATTORNEY: ERNEST D. PALMARELLA,
PALMARELLA & RAAB, PC,
1255 Drummers Lane, Suite 105,
Wayne, PA 19087

DiBUCCI, MARY ANN, dec'd.

Late of Borough of Hatfield.
 Executor: GABRIEL N. DiBUCCI,
 484 Edgewood Drive,
 Hatfield, PA 19440.

DUDDY, KAREN ANN, dec'd.

Late of Borough of Schwenksville.
 Executrix: KIM DUDDY.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

EVANGELISTO, BETH A., dec'd.

Late of Lower Salford Township.
 Executrix: EMMA R. REED,
 c/o Marguerite M. Nocchi, Esquire,
 Nocchi Law PC,
 P.O. Box 997,
 Lansdale, PA 19446.

FIERSTEIN, SYLVIA E., dec'd.

Late of Borough of Jenkintown.
 Executor: JEFFREY S. FIERSTEIN,
 1704 Waterford Way,
 Maple Glen, PA 19002.
 ATTORNEY: WHITNEY P. O'REILLY,
 1600 Market Street, Floor 32,
 Philadelphia, PA 19103

FORD, FRANCES M., dec'd.

Late of Collegeville, PA.
 Executor: EMILY BOATWRIGHT AND
 RYAN FORD,
 c/o Rowan Keenan, Esquire,
 Keenan, Ciccitto & Associates, LLP,
 P.O. Box 26460,
 Collegeville, PA 19426.

FORD, MICHAEL A., dec'd.

Late of Collegeville, PA.
 Executor: RYAN FORD AND
 EMILY BOATWRIGHT,
 c/o Rowan Keenan, Esquire,
 Keenan, Ciccitto & Associates, LLP,
 P.O. Box 26460,
 Collegeville, PA 19426.

GIBSON JR., JOSEPH, dec'd.

Late of Cheltenham Township.
 Executor: TAWNIA CHINA,
 1872 Willow Avenue,
 Willow Grove, PA 19090.

GINSBERG, PHYLLIS G. also known as PHYLLIS GINSBERG, dec'd.

Late of Abington Township.
 Executrix: LORI SARUYA,
 c/o Bradley S. Cohen, Esquire,
 1845 Walnut Street, Suite 2250,
 Philadelphia, PA 19103.
 ATTORNEY: BRADLEY S. COHEN,
 LEX NOVA LAW, LLC,
 1845 Walnut Street, Suite 2250,
 Philadelphia, PA 19103

GREISER, PHYLLIS R., dec'd.

Late of Franconia Township.
 Executrix: MICHELLE M. O'ROURKE,
 365 Acorn Avenue,
 Telford, PA 18969.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

GRIFFITH, EDWARD R., dec'd.

Late of Conshohocken, PA.
 Executor: EDWARD R. GRIFFITH, JR.,
 217 Coldstream Road,
 Phoenixville, PA 19460.
 ATTORNEY: SUZANNE BENDER,
 216 Bridge Street,
 Phoenixville, PA 19460

GRIFFITHS, DORIS E., dec'd.

Late of Whitpain Township.
 Executor: JEFFREY W. GRIFFITHS,
 2104 Country View Lane,
 Lansdale, PA 19446.
 ATTORNEY: RACHEL SHAFFER GERSIE,
 FENDRICK MORGAN,
 1950 Route 70, Suite 200,
 Cherry Hill, NJ 08003

HARTLE, DAVID E., dec'd.

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

HARWICK, EDNA F., dec'd.

Late of Franconia Township.
 Executrices: KAREN YVONNE KRIER AND
 RAYDENE KARWICK,
 c/o Mazullo & Murphy, P.C.,
 2003 Lower State Road, Suite 120,
 Doylestown, PA 18901.
 ATTORNEY: KEVIN J. MURPHY,
 MAZULLO & MURPHY, P.C.,
 2003 Lower State Road, Suite 120,
 Doylestown, PA 18901

HEEBNER, DONALD SYKES also known as DONALD S. HEEBNER, dec'd.

Late of Salford Township.
 Executrix: DIANE F. HEEBNER,
 30 Beltz Road,
 Telford, PA 18969.
 ATTORNEY: ADAM T. KATZMAN,
 KATZMAN LAW OFFICE PC,
 P.O. Box 268,
 Creamery, PA 19430

HEUCHAN, PAUL JOHN also known as PAUL J. HEUCHAN and PAUL HEUCHAN, dec'd.

Late of Green Lane, PA.
 Administrator: MICHAEL A. HEUCHAN,
 2022 Stony Garden Road,
 Kintnersville, PA 18930.
 ATTORNEY: WENDY J. ASHBY,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951

HOFFMAN, CYNTHIA LEE, dec'd.

Late of Upper Salford Township.
 Executrix: SUSAN L. STATES,
 1777 Old Sumneytown Pike,
 Harleysville, PA 19438.
 ATTORNEY: DOROTHY K. WEIK-HANGE,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

HUMMA JR., JOHN JOSEPH, dec'd.

Late of Douglass Township.
 Executor: JOHN JOSEPH HUMMA, III,
 50 Stephanie Court,
 Gilbertsville, PA 19525.
 ATTORNEY: SANDRA M. LIBERATORI,
 RICK LINN, LLC,
 933 N. Charlotte Street, Suite 3-B,
 Pottstown, PA 19464

IRWIN, DAVID GLENN, dec'd.

Late of Ambler, PA.
 Executor: CHARLES M. BREZNICKY,
 c/o Edward T. Rostick, Esquire,
 418 Norristown Road,
 Lower Gwynedd, PA 19002.
 ATTORNEY: EDWARD T. ROSTICK,
 418 Norristown Road,
 Lower Gwynedd, PA 19002

JEFFERS, NOAH WILLIAM, dec'd.

Late of Lower Providence Township.
 Executrix: DAWN POOL,
 1032 Thrush Lane,
 Audubon, PA 19403.
 ATTORNEY: MICHAEL E. FUREY,
 FUREY & BALDASSARI, PC,
 1043 S. Park Avenue,
 Audubon, PA 19403

JIMENEZ, JOSEPH GERALD also known as**JOSEPH G. JIMENEZ and****JOSEPH JIMENEZ, dec'd.**

Late of Upper Merion Township.
 Executors: RICHARD JIMENEZ,
 CARMEN A. JIMENEZ AND
 JOSEPH JIMENEZ,
 c/o Nikolaos I. Tsouros, Esquire,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406.
 ATTORNEY: NIKOLAOS I. TSOUROS,
 LAW OFFICES OF WENDY F. BLECZINSKI,
 Valley Forge Square II, Suite 105,
 661 Moore Road,
 King of Prussia, PA 19406

KELLY, JEFFREY JOHN, dec'd.

Late of Towamencin Township.
 Executor: JOSEPH SCOTT KELLY,
 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

KOCHERSPERGER, LORETTA ANN, dec'd.

Late of Lower Salford Township.
 Executor: BERNARD KENNETH
 KOCHERSPERGER, JR.,
 c/o Carla Trongone, Esquire,
 333 N. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: CARLA TRONGONE,
 LAW OFFICES OF CARLA TRONGONE,
 333 N. Broad Street,
 Lansdale, PA 19446

LANDIS, CHRISTINE LEE, dec'd.

Late of Marlborough Township.
 Executrix: MELISSA BEER,
 c/o Gregory R. Gifford, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

LAPIDES, BARRY ALAN, dec'd.

Late of Upper Dublin Township.
 Executor: MICHAEL LAPIDES,
 c/o Bradley S. Cohen, Esquire,
 1845 Walnut Street, Suite 2250,
 Philadelphia, PA 19103.
 ATTORNEY: BRADLEY S. COHEN,
 LEX NOVA LAW, LLC,
 1845 Walnut Street, Suite 2250,
 Philadelphia, PA 19103

MALIK, MAUREEN, dec'd.

Late of North Wales, PA.
 Executor: SCOTT W. MALIK,
 809 Orangewood Court,
 Perkasi, PA 18944.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

MAXWELL, ERMA D., dec'd.

Late of West Norriton Township.
 Executrix: JACQUELINE MAXWELL-HALPIN,
 3306 Morris Road,
 Lansdale, PA 19446.
 ATTORNEY: MICHAEL E. FUREY,
 FUREY & BALDASSARI, PC,
 1043 S. Park Avenue,
 Audubon, PA 19403

MEHTA, KIRIT also known as**KIRIT D. MEHTA, dec'd.**

Late of Upper Dublin Township.
 Executrices: PINKI KIRIT MEHTA AND
 RAINA KIRIT MEHTA,
 c/o Charles Bender, Esquire,
 2800 Kelly Road, Suite 200,
 Warrington, PA 18976.
 ATTORNEY: CHARLES BENDER,
 FOX ROTHSCHILD LLP,
 2800 Kelly Road, Suite 200,
 Warrington, PA 18976

MELIKIAN, RICHARD EDWARD, dec'd.

Late of Borough of Collegeville.
 Executor: STEVEN J. FROMM,
 1 Petty Circle,
 Fort Washington, PA 19034.
 ATTORNEY: STEVEN J. FROMM,
 STEVEN J. FROMM & ASSOCIATES, P.C.,
 1 Petty Circle,
 Fort Washington, PA 19034

MORAN, JOHN RAYMOND also known as**JOHN RAYMOND MORAN, SR., dec'd.**

Late of Borough of Lansdale.
 Executor: JOHN RAYMOND MORAN, JR.,
 c/o Gail P. Roth, Esquire,
 301 E. Germantown Pike, 1st Floor,
 East Norriton, PA 19401.
 ATTORNEY: GAIL P. ROTH,
 SALVO ROGERS ELINSKI & SCULLIN,
 301 E. Germantown Pike, 1st Floor,
 East Norriton, PA 19401

MULLEN, SUSANNA, dec'd.

Late of Plymouth Meeting, PA.
 Executor: MARY BRANDT,
 2283 Saint Marshall Drive,
 Virginia Beach, VA 23454.

REESE, MARIE ELLEN, dec'd.

Late of Lower Merion Township.
 Executor: BENJAMIN D. DRISCOLL,
 c/o Larissa R. Whitman, Esquire,
 One Logan Square, Suite 2000,
 Philadelphia, PA 19103.
 ATTORNEY: LARISSA R. WHITMAN,
 FAEGRE DRINKER BIDDLE & REATH LLP,
 One Logan Square, Suite 2000,
 Philadelphia, PA 19103

REINKE, PATRICIA also known as**PATRICIA A. REINKE, dec'd.**

Late of Springfield Township.
 Executrix: ELIZABETH A. CANDELORE,
 464 Evergreen Avenue,
 Philadelphia, PA 19128.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

RINALDI, PAUL L., dec'd.

Late of Lower Providence Township.
 Administratrix: JEANNE RINALDI,
 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

RODGERS, ZANZEL B., dec'd.

Late of Cheltenham Township.
 Administratrix: RAZAN THOMAS RODGERS,
 c/o Steven J. Fromm, Esquire,
 1 Petty Circle,
 Fort Washington, PA 19034.
 ATTORNEY: STEVEN J. FROMM,
 STEVEN J. FROMM & ASSOCIATES, P.C.,
 1 Petty Circle,
 Fort Washington, PA 19034

SETTE, JOSEPH M., dec'd.

Late of Montgomery Township.
 Executrix: GINA TORZOLINI,
 c/o Marguerite M. Nocchi, Esquire,
 Nocchi Law PC,
 P.O. Box 997,
 Lansdale, PA 19446.

SHEFFEY, CAROL ANN, dec'd.

Late of Gilbertsville, PA.
 Executor: BARTON W. WHITMAN,
 2559 E. Timber Crest Drive, NE,
 Leland, NC 28451.

SIMON JR., ELBERT WILLIAM, dec'd.

Late of Whitmarsh Township.
 Administrator: ELISE ONRAET LEITHEAD,
 c/o Matthew L. Conley, Esquire,
 Conley Law Practice, LLC,
 300 N. Pottstown Pike, Suite 220,
 Exton, PA 19341.

SNOOK, DAVID S., dec'd.

Late of Borough of Telford.
 Executrix: REBECCA S. GUTHRE,
 c/o David W. Crosson, Esquire,
 Crosson & Richetti LLC,
 609 W. Hamilton Street, Suite 301,
 Allentown, PA 18101.

ATTORNEY: DAVID W. CROSSON,
 CROSSON & RICETTI LLC,
 609 W. Hamilton Street, Suite 301,
 Allentown, PA 18101

SPANGLER, GEORGE H., dec'd.

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

TECCE, FREDERICK, dec'd.

Late of Lower Merion Township.
 Executors: MARC TECCE,
 341 Fairview Road,
 Glenmoore, PA 19343,
 JAMES TECCE,
 80 Park Avenue, Apt. 16JK,
 New York, NY 10016.
 ATTORNEY: ERNEST D. PALMARELLA,
 PALMARELLA & RAAB, P.C.,
 125 Drummers Lane, Suite 105,
 Wayne, PA 19087.

THOMAS JR., MARION, dec'd.

Late of Norristown, PA.
 Executor: MELVIN McCLURE,
 c/o Law Office of Barry M. Miller,
 54 E. Penn Street,
 Norristown, PA 19401.
 ATTORNEY: BARRY M. MILLER,
 LAW OFFICE OF BARRY M. MILLER,
 54 East Penn Street,
 Norristown, PA 19401

THOMAS, ALAN L., dec'd.

Late of Lower Providence Township.
 Executrix: JANE C. THOMAS,
 25119 Shannondell Drive,
 Norristown, PA 19403.
 ATTORNEY: JOSEPH P. DiGIORGIO,
 PLATT, DiGIORGIO and DiFABIO,
 1800 E. Lancaster Avenue,
 Paoli, PA 19301

Van BUREN, DONNA LYNN, dec'd.

Late of Norristown, PA.
 Administrators: MARILYN J. Van BUREN AND
 DORELL L. Van BUREN,
 3013 Keenwood Road,
 Norristown, PA 19403-4237.

VENEZIA, DEBRA, dec'd.

Late of Abington Township.
 Administratrix: MANDY CLEMENS,
 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

WALL, HARRY F., dec'd.

Late of Marlborough Township.
 Executrix: MICHELLE M. FORSELL, ESQUIRE.
 ATTORNEY: MICHELLE M. FORSELL,
 CROSSON & RICETTI, LLC,
 570 Main Street,
 Pennsburg, PA 18073

**ZUG, ALBERT E.R. also known as
ALBERT EDWARD ROUSSEL ZUG, dec'd.**
Late of Springfield Township.
Executors: JAMIE ZUG AND
GRAHAM ZUG,
c/o Marisa J. Hermanovich, Esquire,
2600 New Road,
Northfield, NJ 08225.
ATTORNEY: MARISA J. HERMANOVICH,
KING BARNES,
2600 New Road,
Northfield, NJ 08225

Second Publication

BELL, GORDON L., dec'd.
Late of Lansdale, PA.
Executor: EVERENCE TRUST COMPANY,
Attn.: Jeffrey L. Godshall,
17 Penn Avenue,
Souderton, PA 18964.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

BERGEY, VIRGINIA DRUMM, dec'd.
Late of Gwynedd, PA.
Executor: DAVID K. BERGEY,
108 Windsor Place,
Ambler, PA 19002.

**BIRD, RUTH also known as
RUTH FLEMING BIRD and
RUTH F. BIRD, dec'd.**
Late of Whitpain Township.
Executrices: DORIS JEAN FIELDS AND
JOANNA POTTS,
c/o A. Victor Meitner, Jr., Esquire,
564 Skippack Pike,
Blue Bell, PA 19422.
ATTORNEY: A. VICTOR MEITNER, JR.,
564 Skippack Pike,
Blue Bell, PA 19422

BLAKE, JOHN J., dec'd.
Late of East Norriton Township.
Executrix: ANNE MARIE CUTHBERTSON,
c/o Jeremy Z. Mittman, Esquire,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936.
ATTORNEY: JEREMY Z. MITTMAN,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936

CARPENTER, JACK, dec'd.
Late of Upper Moreland Township.
Executrix: JULIA B. SUMNER,
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

DAHM, BENNETT J., dec'd.
Late of Montgomery Township.
Executrix: JESSICA HAENN,
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

DORFMAN, SHERRIE J., dec'd.
Late of Abington Township.
Executor: ALAN D. DORFMAN,
c/o Jocelin A. Price, Esquire,
131 W. State Street, P.O. Box 50,
Doylestown, PA 18901.
ATTORNEY: JOCELIN A. PRICE,
ANTHEIL, MASLOW & MacMINN, LLP,
131 W. State Street, P.O. Box 50,
Doylestown, PA 18901

**EGOVILLE, JOHN C. also known as
JOHN CARLO EGOVILLE, dec'd.**
Late of Upper Dublin Township.
Executrix: ELIZABETH EGOVILLE,
c/o A. Victor Meitner, Jr., Esquire,
564 Skippack Pike,
Blue Bell, PA 19422.
ATTORNEY: A. VICTOR MEITNER, JR.,
564 Skippack Pike,
Blue Bell, PA 19422

ENGLE, ALICE E., dec'd.
Late of Borough of Pottstown.
Executor: KEVIN S. STROBLE,
318 Pleasant View Drive,
Douglassville, PA 19518.

**ESTOCK III, GEORGE F.J. also known as
GEORGE F.J. ESTOCK, dec'd.**
Late of Upper Providence Township.
Executrix: AMY C. QUIGG,
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

FERNANDEZ, JOSE, dec'd.
Late of Whitpain Township.
Executrix: SANDRA FERNANDEZ,
c/o Devin S. Fox, Esquire,
620 Freedom Business Center, Suite 200,
King of Prussia, PA 19406.
ATTORNEY: DEVIN S. FOX,
STEVENS & LEE, P.C.,
620 Freedom Business Center, Suite 200,
King of Prussia, PA 19406

FISHER, MAXINE, dec'd.
Late of Lower Merion Township.
Executrices: ELLEN MULDER AND
SUZANNE GOLDBERG,
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

FLEISCHMAN, DIANE, dec'd.
Late of Borough of Lansdale.
Administratrix: NATALIE FLEISCHMAN,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.

ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

**GILBERT-PARKE, OLIVE R. also known as
OLIVE RUTH GILBERT-PARKE, dec'd.**

Late of Limerick Township.
Executor: MICHAEL R. GMITTER,
84 Pebble Beach Lane,
Pottstown, PA 19464.
ATTORNEY: RICHARD G. SCHEIB,
SCHEIB LAW OFFICE,
11 Reitz Boulevard, Suite 102,
Lewisburg, PA 17837

GRATER, PAUL M., dec'd.

Late of Borough of Red Hill.
Executrix: DIANA G. GRATER,
c/o Maza, David & Hoeffel,
P.O. Box 369,
Lederach, PA 19450-0369.
ATTORNEY: JAMES W. MAZA,
MAZA, DAVID & HOEFFEL,
P.O. Box 369,
Lederach, PA 19450-0369,
215-256-0007

HANSELL, HOWARD FORDE, dec'd.

Late of Erdenheim, PA.
Executor: GEORGE FORDE HANSELL.

**HENCHEY, DOROTHY M. also known as
DOROTHY MOYER HENCHEY and
DOT HENCHEY, dec'd.**

Late of Whitmarsh Township.
Executrix: PAMELA H. ROBERTS,
c/o Susan G. Caughlan, Esquire,
2686 Overhill Drive,
Center Point, PA 19403.
ATTORNEY: SUSAN G. CAUGHLAN,
2686 Overhill Drive,
Center Point, PA 19403

HOW, PHILIP H., dec'd.

Late of Lower Gwynedd Township.
Executor: JEREMY H. HOW,
c/o David J. Winkowski, Esquire,
30 Valley Stream Parkway,
Malvern, PA 19355.
ATTORNEY: DAVID J. WINKOWSKI,
STRADLEY, RONON, STEVENS & YOUNG, LLP,
30 Valley Stream Parkway,
Malvern, PA 19355

HUNSICKER, JEAN I., dec'd.

Late of Douglass Township.
Administrator: ADAM BERRIGAN,
9335 Merlot Court,
Breinigsville, PA 18031.
ATTORNEY: ERIC R. STRAUSS,
33 S. 7th Street, P.O. Box 4060,
Allentown, PA 18015

JAFFE, RITA DOWBURD, dec'd.

Late of Cheltenham Township.
Executrix: SHARON JAFFE,
P.O. Box 754,
Bala Cynwyd, PA 19004.

JOYCE, BEVERLY ANNE, dec'd.

Late of Upper Merion Township.
Administratrix: CARLEE ANN SUPPLEE,
246 S. Baumstown Road,
Birdsboro, PA 19508.

ATTORNEY: JEFFREY R. BOYD,
BOYD AND KARVER, PC,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

KOCHMAN, LORRAINE, dec'd.

Late of Plymouth Township.
Executor: JERRY ZEEMAN,
303 Haws Lane,
Flourtown, PA 19031.
ATTORNEY: MARK S. HARRIS,
WARREN, McGRAW & KNOWLES, LLC,
920 Lenmar Drive,
Blue Bell, PA 19422

KRASUCKI, HELEN, dec'd.

Late of Borough of Amber.
Administratrix D.B.N.C.T.A: JENNIFER
KIMMEL,
c/o E. Nego Pile, Esquire,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422.
ATTORNEY: E. NEGRO PILE,
PILE LAW FIRM,
930 Harvest Drive, Suite 360,
Blue Bell, PA 19422

LARKIN, JEAN E., dec'd.

Late of Lansdale, PA.
Executrix: DEBORAH LARKIN,
4100 Isaac Circle,
Williamsburg, VA 23188.

LEARY, ELIZABETH ANN, dec'd.

Late of Borough of Ambler.
Administratrix: FRANCES FOULKROD,
c/o Marisa J. Hermanovich, Esquire,
2600 New Road,
Northfield, NJ 08225.
ATTORNEY: MARISA J. HERMANOVICH,
KING BARNES,
2600 New Road,
Northfield, NJ 08225

LEE, RAYMOND, dec'd.

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

LYLE, EMILIE F., dec'd.

Late of Lower Salford Township.
Executrix: KATHLEEN LYLE,
c/o 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

**MATHEWS III, NEILSON M. also known as
NEILSON MATHEWS, III,
NEILSON M. MATHEWS and
NEILSON MATHEWS, dec'd.**

Late of Borough of Lansdale.
Executor: NEILSON M. MATHEWS, IV,
2420 Old Forty Foot Road,
Harleysville, PA 19438.
ATTORNEY: SOPHIA CHEREISKY,
PRITCHARD LAW OFFICES, LLC,
590 Bethlehem Pike, Suite D,
Colmar, PA 18915

MAURER SR., HARRY J., dec'd.

Late of Montgomery Township.
Executrix: JACQUELINE KUGLER,
116 Newport Lane,
North Wales, PA 19454.
ATTORNEY: MARY KAY KELM,
2326 N. Broad Street, Suite 200,
Colmar, PA 18915

McQUINN, BRUCE E., dec'd.

Late of Upper Dublin Township.
Administratrix: CAROLINE E. SHIRK,
c/o Mary L. Buckman, Esquire,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: MARY L. BUCKMAN,
FORD AND BUCKMAN, PC,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422

MESSINGER, ZACHARY B., dec'd.

Late of Montgomery Township.
Administratrix: LINDSEY MESSINGER,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.
ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

NACE, BARRY EUGENE, dec'd.

Late of Abington Township.
Executor: ORVIL D. GRUNMEIER, JR.,
c/o Kara Chickson, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: KARA CHICKSON,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046

NASCIMENTO, SERGIO, dec'd.

Late of Plymouth Township.
Administrator: SERGIO CHRISTIAN
NASCIMENTO,
c/o E. Kenneth Nyce Law Office, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: ERIC C. FREY,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

NEWMAYER JR., ALAN H., dec'd.

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

OLSEN JR., HARVEY STEWART, dec'd.

Late of Lower Gwynedd Township.
Executors: ERIK S. OLSEN,
CHRISTINE OLSEN BUHN, AND
SHARON OLSEN,
c/o Christopher E. Rice, Esquire,
Rice Park Law, LLC,
79 E. Pomfret Street,
Carlisle, PA 17013.

RADYNSKY, ROMAN, dec'd.

Late of Horsham Township.
Administratrix: BARBARA CIORLETTI,
19 Hickory Lane,
Chalfont, PA 18914.

ROSENTHAL, CONSTANCE also known as GIOVANNA ROSENTHAL, dec'd.

Late of Cheltenham Township.
Administrator DBN: RYAN M. BORNSTEIN,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312.
ATTORNEY: ANTHONY L. MARONE,
HARVEY BALLARD & BORNSTEIN, LLC,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312

ROSENTHAL, PEARL, dec'd.

Late of Cheltenham Township.
Administrator DBN: RYAN M. BORNSTEIN,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312.
ATTORNEY: ANTHONY L. MARONE,
HARVEY BALLARD & BORNSTEIN, LLC,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312

SCHULTZ, RALPH E., dec'd.

Late of Borough of Pottstown.
Executor: ALAN T. SCHULTZ,
c/o Mary C. Crocker, Esquire,
1296 E. High Street,
Pottstown, PA 19464.

SIMEONE, KINA also known as KINA SIMEONE CLARK, dec'd.

Late of Lower Merion Township.
Executor: HARRY J. CLARK,
c/o David S. Workman, Esquire,
One Logan Square, Suite 1500,
130 N. 18th Street,
Philadelphia, PA 19103.
ATTORNEY: DAVID S. WORKMAN,
ASTOR WEISS KAPLAN & MANDEL, LLP,
One Logan Square, Suite 1500,
130 N. 18th Street,
Philadelphia, PA 19103

SITES, JOHN, dec'd.

Late of Royersford, PA.
Executor: MICHAEL SITES,
3 Coastal Avenue,
Ephrata, PA 17522.
ATTORNEY: JAMES C. KOVALESKI,
OWM ATTORNEYS AT LAW,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460

SKIANIS, CATHERINE P., dec'd.

Late of Upper Dublin Township.
Executrix: ELEN C. GREENE,
c/o Colin J. Devlin, Esquire,
1845 Walnut Street, Suite 2250,
Philadelphia, PA 19103.
ATTORNEY: COLIN J. DEVLIN,
LEX NOVA LAW, LLC,
1845 Walnut Street, Suite 2250,
Philadelphia, PA 19103

SKILLMAN, SUSAN TAYLOR, dec'd.

Late of Whitpain Township.
Executor: STEPHEN T. SKILLMAN,
4 Concord Circle,
Hingham, MA 02043.

ATTORNEY: STEPHANIE M. CREECH,
COMMONS & COMMONS LLP,
30 Pelham Road,
Philadelphia, PA 19119

SPERRING, VERNA L., dec'd.

Late of Hatfield Township.
Executrix: LINDA JEAN SPERRING,
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.

ATTORNEY: CARLA TRONGONE,
LAW OFFICES OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

STEINER, MARY C. also known as

MARY ELIZABETH CAMPBELL, dec'd.

Late of Borough of Royersford.
Co-Executors: SHARON L. BITTNER,
602 Green Street,
Royersford, PA 19468,
RONALD C. YEAGER,
556 Dupont Street,
Philadelphia, PA 19128.

THOMAS, ERNESTINE, dec'd.

Late of Lower Merion Township.
Executrix: DeCARLA THOMAS,
7 Allendale Road,
Wynnewood, PA 19096.
ATTORNEY: HEATHER L. TURNER,
LAW OFFICE OF HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072

TYREE, JANICE C., dec'd.

Late of Cheltenham Township.
Administrators: WARMES HAINES AND
KAREEM HAINES,
114 E. Church Road,
Elkins Park, PA 19027.

WARG III, JOHN H., dec'd.

Late of Whitmarsh Township.
Executrix: CAROLANN P. TORNETTA,
c/o Leonard L. Shober, Esquire,
308 N. Main Street, Suite 400,
Chalfont, PA 18914.
ATTORNEY: LEONARD L. SHOBER,
SHOBER & ROCK, P.C.,
308 N. Main Street, Suite 400,
Chalfont, PA 18914

WERNER, ISABELLA M., dec'd.

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

ZUBYK, TYLER M. also known as

TY ZUBYK, dec'd.

Late of Upper Gwynedd Township.
Administrator: SANDRA K. McEWEN,
1950 Audubon Drive,
Dresher, PA 19025.

Third and Final Publication

BEER, CARL C., dec'd.

Late of Lower Salford Township.
Executor: JOHN BEER,
c/o Charice D. Chait, Esquire.
ATTORNEY: CHARICE CHAIT,
PECKMAN CHAIT LLP,
29 Mainland Road, Suite 1,
Harleysville, PA 19438

BITTLE, ELEANOR H., dec'd.

Late of Douglass Township.
Executrix: CHERYL GAMON,
c/o Ian W. Peltzman, Esquire,
716 N. Bethlehem Pike, #303,
Lower Gwynedd, PA 19002.
ATTORNEY: IAN W. PELTZMAN,
LAW OFFICE OF ANDREW B. PELTZMAN,
716 N. Bethlehem Pike, #303,
Lower Gwynedd, PA 19002

BLAIR, VIRGINIA L., dec'd.

Late of Towamencin Township.
Executrices: DEBORAH S. INGHAM AND
VIRGINIA L. MCGOVERN,
c/o Jocelin A. Price, Esquire,
131 W. State Street, P.O. Box 50,
Doylestown, PA 18901.
ATTORNEY: JOCELIN A. PRICE,
ANTHEIL, MASLOW & MACMINN, LLP,
131 W. State Street, P.O. Box 50,
Doylestown, PA 18901

BOOKHEIMER, IRENE E., dec'd.

Late of Towamencin Township.
Executors: EDWARD WINFORD BOOKHEIMER AND
GEORGE A. BOOKHEIMER,
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

BRUNNER, THELMA H., dec'd.

Late of Upper Gwynedd Township.
Executrix: MARY E. PODLOGAR,
608 W. Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: MARY E. PODLOGAR,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

BRUNS, SALLY D., dec'd.

Late of Lower Providence Township.
Executrices: STEPHENIE BRUNS VEGHTE AND
LISA BRUNS JOERLING,
c/o Joan M. Graner, Esquire,
30 Cassatt Avenue,
Berwyn, PA 19312.
ATTORNEY: JOAN M. GRANER,
McANDREWS, MEHALICK, CONNOLLY,
HULSE AND RYAN P.C.,
30 Cassatt Avenue,
Berwyn, PA 19312

CHOLLAK, JOSEPH PAUL, dec'd.

Late of Lower Moreland Township.
Administrator: LYNDIA CHOLLAK,
c/o Richard K. Teitell, Esquire,
150 Monument Road, Suite 207,
Bala Cynwyd, PA 19004.

CITERA JR., FRANK J. also known as**FRANK J. CITERA, dec'd.**

Late of Upper Dublin Township.
 Executor: JOSEPH ZITO,
 c/o Bernard F. Siergiej, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: BERNARD F. SIERGIEJ,
 TIMONEY KNOX LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

DEYSHER, JAMES B., dec'd.

Late of Worcester Township.
 Executor: THOMAS J. DEYSHER,
 c/o Stephen M. Howard, Esquire,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446.
 ATTORNEY: STEPHEN M. HOWARD,
 100 W. Main Street, Suite 405,
 Lansdale, PA 19446

DULISSE, ANTHONY FRANCIS, dec'd.

Late of Pottstown, PA.
 Executrix: GINA DULISSE,
 556 Bryton Avenue,
 Pottstown, PA 19465.

FAIR, DOREEN K., dec'd.

Late of Upper Providence Township.
 Executor: ROBERT S. FAIR,
 659 Crosshill Road,
 Royersford, PA 19468.
 ATTORNEY: JACQUELINE A. JOHNSON,
 3770 Ridge Pike,
 Collegeville, PA 19426

GANIME, PETER DAVID also known as**PETER D. GANIME MD, dec'd.**

Late of Conshohocken, PA.
 Executor: REGINA ANNE GANIME,
 335 Garrison Way,
 Conshohocken, PA 19428.

GOLDBERG, JAY L., dec'd.

Late of Lower Merion Township.
 Executor: ANDREW H. GOLDBERG,
 c/o Ryan M. Bornstein, Esquire,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312.
 ATTORNEY: RYAN M. BORNSTEIN,
 HARVEY BALLARD & BORNSTEIN, LLC,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312

GOODMAN, CAROL J. also known as**CAROL S. GOODMAN, dec'd.**

Late of Borough of Schwenksville.
 Executrix: MAE LYNN FORZATO,
 465 Franklin Court,
 Trappe, PA 19426.
 ATTORNEY: RICHARD G. SCHEIB,
 11 Reitz Boulevard, Suite 102,
 Lewisburg, PA 17837

GREBE, KATHE, dec'd.

Late of Upper Moreland Township.
 Administrator: CHARLES ELWOOD JONES,
 c/o Julie D. Goldstein, Esquire,
 980 Jolly Road, Suite 110,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: JULIE D. GOLDSTEIN,
 FOX ROTHSCHILD LLP,
 980 Jolly Road, Suite 110,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

HEGGAN, PAUL, dec'd.

Late of North Wales, PA.
 Executors: RICKY HEGGAN,
 1082 Owen Lane,
 Hatfield, PA 19440,
 DAVID HEGGAN,
 127 Summer Ridge Drive,
 Lansdale, PA 19446.
 ATTORNEY: F. CRAIG La ROCCA,
 F. CRAIG La ROCCA ATTORNEY AT LAW, P.C.,
 800 N. Broad Street,
 Lansdale, PA 19446

HILL, EDWARD F., dec'd.

Late of Borough of Norristown.
 Administrator: DANIEL ANDRES HILL,
 c/o Daniella A. Horn, Esquire,
 1 Roberts Avenue,
 Glenside, PA 19038.
 ATTORNEY: DANIELLA A. HORN,
 KLENK LAW, LLC,
 1 Roberts Avenue,
 Glenside, PA 19038

IMPERIALE, MARY J., dec'd.

Late of Blue Bell, PA.
 Executor: THOMAS A. IMPERIALE,
 13322 Bow Place,
 North Trustin, CA 92705.

INDICTOR, RHODA B., dec'd.

Late of Abington Township.
 Executrices: KAREN LEVIN AND
 LORRI G. OZIRI,
 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

JOHNSON, BEATRICE J., dec'd.

Late of New Hanover Township.
 Co-Executors: DONNA MARIE HOUSE,
 414 E. 4th Street,
 Douglassville, PA 19518,
 JOANNE ELIZABETH JOHNSON,
 20 Chestnut Lane,
 Bechtelsville, PA 19505.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD & KARVER,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

JOHNSON, JOHN ROBERT, dec'd.

Late of New Hanover Township.
 Co-Administrators: DONNA MARIE HOUSE,
 414 E. 4th Street,
 Douglassville, PA 19518,
 JOANNE ELIZABETH JOHNSON,
 20 Chestnut Lane,
 Bechtelsville, PA 19505.
 ATTORNEY: JEFFREY R. BOYD,
 BOYD & KARVER,
 7 E. Philadelphia Avenue, Suite 1,
 Boyertown, PA 19512

LEVENGOD, MARIE E., dec'd.

Late of New Hanover Township.
 Co-Executors: BRIAN K. LEVENGOD AND
 CHRISTINE J. BRYANT,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

MARESCA, JANET MARIE, dec'd.

Late of Conshohocken, PA.

Executrix: NANCY ERB,
2809 Oakridge Circle,
Norristown, PA 19403.

MUSCATELLO, PATRICIA M., dec'd.

Late of Borough of Ambler.

Executrix: ANN MARIE MUSCATELLO,
c/o John J. McAneney, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.

ATTORNEY: JOHN J. McANENEY,
TIMONEY KNOX LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

NELSON, KENNETH W., dec'd.

Late of Montgomery Township.

Executor: DUANE G. AVERY
(A/K/A GREGORY D. AVERY),
c/o Carla Trongone, Esquire,
333 N. Broad Street,
Lansdale, PA 19446.

ATTORNEY: CARLA TRONGONE,
LAW OFFICE OF CARLA TRONGONE,
333 N. Broad Street,
Lansdale, PA 19446

OTTAVIANO, MATTHEW M., dec'd.

Late of Borough of Norristown.

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

OVERSTREET, ROBIN, dec'd.

Late of Cheltenham Township.

Administratrix: ASHLEIGH BLAIR
OVERSTREET,

c/o David W. Crosson, Esquire,
Crosson & Richetti LLC,
609 W. Hamilton Street, Suite 301,
Allentown, PA 18101.

ATTORNEY: DAVID W. CROSSON,
CROSSON & RICHETTI LLC,
609 W. Hamilton Street, Suite 301,
Allentown, PA 18101

PASCAL, DAVID A., dec'd.

Late of Borough of Pottstown.

Administratrix: LuANNE MAE BENDER,
124 Reynolds Avenue,
Pottstown, PA 19464.

ATTORNEY: DAVID A. MEGAY,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

**PRIDE, DONALD R. also known as
DONALD RUSSELL PRIDE, dec'd.**

Late of Borough of Lansdale.

Executrix: VALERIE L. RICHARDS,
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

RENDECH, JOSEPHINE, dec'd.

Late of Hatboro, PA.

Executor: JAMES DEMETRIOU.

RUSIE, EVELYN JUNE, dec'd.

Late of Lower Providence Township.

Executrix: KIMBERLY ANN SAMUELS,
c/o Bess M. Collier, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.

ATTORNEY: BESS M. COLLIER,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046

SALMONS, JOHN D., dec'd.

Late of Plymouth Township.

Executrix: VICKIE LEE STAUFFER,
133 Allentown Road,
Souderton, PA 18964.

ATTORNEY: DANIEL T. McGRORY,
BELLO REILLEY McGRORY & DiPIPPA, P.C.,
144 E. DeKalb Pike, Suite 300,
King of Prussia, PA 19406

TABAS, EVELYN ROME, dec'd.

Late of Lower Merion Township.

Co-Executors: ROBERT TABAS,
LINDA TABAS STEMPEL, AND
NICHOLAS RANDAZZO,
c/o Holland & Knight LLP,
1650 Market Street, Suite 3300,
Philadelphia, PA 19103.

ATTORNEY: DAHESH PATEL,
HOLLAND & KNIGHT LLP,
1650 Market Street, Suite 3300,
Philadelphia, PA 19103

TURNER, DORIS A., dec'd.

Late of Lower Providence Township.

Executrix: DIANNE C. CESTRONE,
1478 Sweetbriar Lane,
Lansdale, PA 19446.

ATTORNEY: JACQUELINE A. JOHNSON,
3770 Ridge Pike,
Collegeville, PA 19426

VALLAURI, GENE STEPHEN, dec'd.

Late of Telford, PA.

Executor: BARRY VALLAURI,
638 Allentown Road,
Telford, PA 18969.

VALLAURI, JOANNE DOROTHY, dec'd.

Late of Telford, PA.

Executor: BARRY VALLAURI,
638 Allentown Road,
Telford, PA 18969.

YAKULIS, LAWRENCE H., dec'd.

Late of Upper Dublin Township.

Executrix: CAROL WIT,
1002 Morse Drive,
Ambler, PA 19002.

ATTORNEY: JACQUELINE A. JOHNSON,
3770 Ridge Pike,
Collegeville, PA 19426

ZEFELIPPO JR., SERGIO, dec'd.

Late of Abington Township.

Administrators: EUGENE R. ZEFELIPPO AND
ROSANE HENNING,
606 Oak Shade Avenue,
Elkins Park, PA 19027.

ATTORNEY: JANNA M. PELLETIER,
535 N. Church Street, Suite 115,
West Chester, PA 19380

FICTITIOUS NAMES

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

Faithfully Legal with its principal place of business at 460 Oxford Drive, Collegeville, PA 19426.

The individual and entity owning or interested in said business is: Dian Trabulsy, Esquire, 460 Oxford Drive, Collegeville, PA 19426 and Grace May LLC, 630 Freedom Business Center Drive, King of Prussia, PA 19406.

The application was filed on July 16, 2025.

KOP Electric with its principal place of business at 200 Prince Frederick Street, Q-2, King of Prussia, PA 19406.

The name and address of the person owning or interested in said business is: Marc Beerley, 200 Prince Frederick Street, Q-2, King of Prussia, PA 19406.

The application was filed.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **Dr. Michael Caiazzo Psychological Services, Inc. of Montgomery County**, a foreign corporation formed under the laws of the State of Delaware, where its registered agent address is 16192 Coastal Highway, Lewes, Delaware 19958, has registered to do business in Pennsylvania, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 11, 2019, under the provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

MISCELLANEOUS

COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
ORPHANS' COURT NO. 2023-X350

IN RE: CEMETERY TRUSTS(HELD BY WELLS FARGO BANK, N.A.)

NOTICE

This Notice is published pursuant to the Preliminary Decree of the Court dated August 25, 2025, requiring the following general notice via publication in a newspaper of general circulation. On September 22, 2023, Petitioner, Wells Fargo Bank, N.A., filed a Petition to Terminate and Approve Distribution, Conditions and Costs/Fees ("Petition") with the Orphans' Court Division of the Court of Common Pleas of Montgomery County.

Wells Fargo Bank, N.A. requests approval to terminate certain irrevocable trusts created for the benefit of particular plots located at various cemeteries, and to distribute the remaining assets of such trusts to the applicable recipients to thereafter be used for the continuing benefit of plots or for charitable purposes, as applicable. A hearing on the Petition will be held on the 20th day of November 2025 at 9:30 a.m., in Courtroom 14 of One Montgomery Plaza, 425 Swede Street, Norristown, PA 19401. The trusts' purposes do not allow for reversion to relatives of those interred. Accordingly, the hearing is not for the purpose of any individual or entity to make a claim for any assets of the subject trusts. A copy of the Petition may be obtained through the Clerk of the Court.

TRUST NOTICES

First Publication

**THE BARBARA AND JOSEPH PHILBIN
REVOCABLE LIVING TRUST
DATED JANUARY 22, 2018
Joseph P. Philbin, Sr., Dec.'d.**

Late of Franconia Twp., Montgomery County, PA

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

Trustee: Joseph Philbin, Jr.
404 Chaise Ln., #T19, Eagleville, PA 19403

Atty.: James J. Ruggiero, Jr.
Ruggiero Law Offices, LLC
16 Industrial Blvd., #211, Paoli, PA 19301

THE FESTA LIVING TRUST

Upon the death of Guido Festa, of Lower Providence Township, Montgomery County, Pennsylvania, on February 22, 2025, the Trustee of The Festa Living Trust, namely Kevin J. Ryan, Successor Trustee, requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to the decedent to make payment without delay, respectively, to:

Successor Trustee: Kevin J. Ryan
905 Bethlehem Pike #650
Springhouse, PA 19477

Or his Attorney:
Amy R. Stern, Esquire
Rubin, Glickman, Steinberg & Gifford
2605 N. Broad Street, P.O. Box 1277
Lansdale, PA 19446

**THE JOSEPH P. PHILBIN, SR. IRREVOCABLE
LIVING TRUST DATED APRIL 11, 2024
Joseph P. Philbin, Sr., Dec.'d.
Late of Franconia Twp., Montgomery County, PA**

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

Trustees: Joseph Philbin, Jr.
404 Chaise Ln., #T19, Eagleville, PA 19403
and
Sharon Schultz
109 Monroe Rd., King of Prussia, PA 19406

Atty.: James J. Ruggiero, Jr.
Ruggiero Law Offices, LLC
16 Industrial Blvd., #211, Paoli, PA 19301

Second Publication

LIVING TRUST OF WILLIAM H. SCHAEFER AND SARAH SCHAEFER DATED NOVEMBER 29, 2000

Notice is hereby given of the death of William H. Schaefer, late of Jenkintown, Montgomery County, Pennsylvania.

All persons having claims or demands against said decedent or the Living Trust of William H. Schaefer and Sarah Schaefer dated November 29, 2000, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below:

Trustee: Elizabeth A. Phillips
c/o Brook Hastings, Esquire
4259 W. Swamp Road, Suite 240
Doylestown, PA 18902

EXECUTIONS ISSUED

Week Ending August 26, 2025

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

AAA UNIQUE CONSTRUCTION & DESIGN, INC.:
HAYAT, HAGAY: MAGDA GREEN DESIGN, LLC:
CHASE BANK, GRNSH. - Karchin, Jing, et al.;
202416242; WRIT/EXEC.
ACUITY CONSTRUCTION SERVICES, LLC:
TRUMARK FINANCIAL CREDIT UNION, GRNSH. -
Upper Moreland Township Business Tax Office;
202327476; \$3,134.82.
ADVANCED SPRINKLER TECHNOLOGY, INC.:
UNIVEST BANK AND TRUST CO., GRNSH. -
Upper Moreland Township; 202327472; \$2,512.18.
AMA TRANS., INC.: TRUMARK FINANCIAL
CREDIT UNION, GRNSH. - Upper Moreland
Township; 202500797; \$24,730.45.
ANEY, BARBARA: WELLS FARGO, GRNSH. -
Portfolio Recovery Associates, LLC; 202521304;
\$1,840.99.
BARTCHAK, VALENTINE: TRUIST BANK
D/B/A BRANCH BANKING AND TRUST, GRNSH. -
Accelerated Inventory Management, LLC; 202114346.
BENNETT, DARRYL - Pennsylvania Turnpike
Commission; 202521366; \$3,656.45.
BOYCHAK, ROBERT: CITIZENS BANK, GRNSH. -
Oliphant Financial, LLC, Assignee of WebBank;
202020513.
BROOKS, JEN: WELLS FARGO, GRNSH. - Portfolio
Recovery Associates, LLC; 202521295; \$2,402.13.
BROWN, GRANT: PNC BANK, N.A., GRNSH. -
Midland Credit Management, Inc.; 202300036;
\$31,812.09.

BROWN, TASHIA: TD BANK, GRNSH. - Oliphant
Financial, LLC; 202114268.
CANTY MASONRY: PNC BANK, GRNSH. - Cavanaugh
Surveying Services; 202520403; \$4,162.42.
CAPPA, RONALD: POLICE & FIRE FCU, GRNSH. -
Citibank, N.A.; 202503551.
CARPENTER, MATTHEW: KEYBANK, N.A., GRNSH. -
Discover Bank, et al.; 202302166.
CATENACCI, ERIC: SANTANDER BANK, GRNSH. -
Americu Credit Union; 202419639.
CURFMAN, DANNY: SANTANDER BANK, GRNSH. -
Portfolio Recovery Associates, LLC; 202521299;
\$4,643.61.
CURFMAN, DANNY: SANTANDER BANK, GRNSH. -
Portfolio Recovery Associates, LLC; 202521305;
\$10,260.35.
DARAZ, AYMAN: CITIZENS BANK, GRNSH. -
Midland Funding, LLC; 201403574; \$3,905.57.
DAVIS, TANIA: WELLS FARGO BANK, GRNSH. -
Bank of America; 202300034; WRIT/EXEC.
DESPHY, NILES: TRUIST FINANCIAL CORPORATION,
GRNSH. - Citibank, N.A.; 202504048.
GARNHART, PATRICIA: SANTANDER BANK,
GRNSH. - Main Street Acquisition Corp.; 202521286;
\$5,296.52.
GARRETT, DEBBIE: KEYBANK, GRNSH. - Midland
Funding, LLC; 201624824; WRIT/EXEC.
GROSS, CHRISTOPHER: ARDENT FEDERAL
CREDIT UNION, GRNSH. - Bank of America, N.A.;
202315350.
HALF & HALF TRUCKING, INC.: CITIZENS
BANK, N.A., GRNSH. - IPFS Corporation; 202325152.
HAMBRICK, WALTER: WELLS FARGO BANK,
GRNSH. - Midland Credit Management, LLC;
202202040; WRIT/EXEC.
HANLEY, JACQUELINE: NOBLE - U.S. Bank, N.A.,
Successor Trustee to Lasalle Bank, N.A., et al.;
202301009.
HASAN, FADIA: CITIZENS BANK, GRNSH. -
Citibank, N.A.; 202504052.
HASSAN, BASHIR: BANK OF AMERICA, GRNSH. -
Bank of America, N.A.; 202416421; \$9,000.46.
HILBERT, LINDA: TD BANK, GRNSH. - Portfolio
Recovery Associates; 202521282; \$1,229.15.
IRON HILL COMPANY, INC.: WSFS BANK F/K/A
BENEFICIAL BANK, GRNSH. - Upper Moreland
Township; 202327464; \$4,215.31.
J. VIGGIANO & COMPANY FURNITURE
DELIVERY, LLC: CHASE BANK, GRNSH. -
Mintz Kardon, Arlan; 202516288.
JOHNSON, GLORIA - The Bank of New York Mellon;
202508569.
JONES, MARCELETTE: WSFS BANK, GRNSH. -
Liberty Point Corporation Assignee Bank First;
202521280; \$2,507.51.
JUBRAN, AHMAD: TD BANK, GRNSH. - Bank of
America, N.A.; 202105054; \$6,107.08.
KARDICK, MARY: MANION, NICHOLAS: UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS OR ASSOCS., ET AL. -
CSMC 2019-RPL17 Trust; 202417766.
KDJ BENNETT SERVICES, LLC - Pennsylvania
Turnpike Commission; 202521364; \$1,121.00.
LAMOUNIER, WAGNER: THE UNITED STATES
OF AMERICA - Towd Point Mortgage Trust 2015-1;
202504373.

LAPENSOHN, JILL: WELLS FARGO BANK, GRNSH. - Wrenfield Homeowners Association, Inc.; 202327555; \$12,203.25.

LEE, MICHAEL: WELLS FARGO BANK, GRNSH. - CSGA, LLC; 200824968; \$2,764.72.

LESLIE, LYNN: TD BANK, N.A., GRNSH. - Citizens Bank, N.A.; 202322929; WRIT/ EXEC.

LOPEZ, ELIGIO - Pennsylvania Turnpike Commission; 202521367; \$9,548.78.

MADDUX, LEON: UNIVEST BANK AND TRUST CO., GRNSH. - Main Street Acquisition Corp.; 201402699; \$2,979.18.

MAGNOLIA CORNER: MAGNOLIA CORNER - Policastro, Susan; 202510485; \$7,731.95.

MAMUN, SHADUK: CITIZENS BANK, GRNSH. - LVNV Funding, LLC; 202204450; \$2,825.63.

MARTIN, REBECCA: 3 HILL CREDIT UNION, GRNSH. - Bank of America; 201905657; \$4,483.23.

McELHINNY, ANDREW: WELLS FARGO, GRNSH. - Portfolio Recovery Associates, LLC; 202521303; \$4,048.89.

McGRATH, RENEE: SANTANDER BANK, GRNSH. - Bank of America, N.A.; 202103680; \$3,702.80.

NUGENT, SAVANNAH: PNC BANK, N.A., GRNSH. - Midland Credit Management, Inc.; 202407585; \$4,449.85.

OLIVO, JOAN: FULTON BANK, GRNSH. - Santos, Paloma; 202518212; WRIT/EXEC.

PHILBIN, SANDRA: TD BANK, GRNSH. - Midland Funding, LLC; 201727479; \$18,041.24.

PRETTYMAN, VERONICA: WELLS FARGO BANK, GRNSH. - Midland Funding, LLC; 201625337; \$7,758.62.

SARPONG, CHRISTOPHER: FLORENCE: AMERICAN HERITAGE FEDERAL CREDIT UNION: TD BANK, GRNSH. - Bethel Grant Homeowners Association; 202405791; \$12,210.55.

SCULP, PLLC: GUIRAND, DEREK: JPMORGAN CHASE BANK, N.A., GRNSH. - Ameris Bank; 202520577; \$185,580.75.

SINGH, MANDEEP: BANK OF AMERICA, GRNSH. - Mizic, John; 202520807; \$11,405.61.

SLAGLE, KAYLA: TRUIST BANK, GRNSH. - Portfolio Recovery Associates; 202521285; \$2,339.44.

SMITH, DENISE: PNC BANK, GRNSH. - Portfolio Recovery Associates, LLC; 202521297; \$3,229.97.

SPINA, LORI - Pennymac Loan Services, LLC; 202407871; ORDER/REASSESS/\$167,887.34.

STEDMAN, AMY: WELLS FARGO, GRNSH. - Portfolio Recovery Associates; 202521288; \$3,491.78.

WOOD, JOSEPH: UNIVEST NATIONAL BANK AND TR. CO., GRNSH. - Midland Funding, LLC; 201426219; \$4,649.16.

COSENTINO, LYNN - Barclays Bank Delaware; 202521562; Judgment fr. District Justice; \$1,981.67.

CRUZ, ANTHONY - Westlake Services, LLC; 202521547; Judgment fr. District Justice; \$11,278.11.

DRELLING, SAMANTHA - Capital One, N.A.; 202521526; Judgment fr. District Justice; \$7,854.32.

FERNANDEZ, ANA - Capital One, N.A.; 202521537; Judgment fr. District Justice; \$4,562.45.

HARLEY, NATHAN - LVNV Funding, LLC; 202521549; Judgment fr. District Justice; \$10,713.37.

JILLAMY, INC. - Robert W. Nappen Revocable Trust and Madeline H. Nappen Revoc., et al.; 202521373; Complaint in Confession of Judgment; \$399,505.43.

JILLAMY, INC. - Robert W. Nappen Revocable Trust and Madeline H. Nappen Revoc., et al.; 202521374; Complaint in Confession of Judgment; POSSESSION.

JORDAN, AMANDA - Capital One, N.A.; 202521551; Judgment fr. District Justice; \$4,086.62.

KIM, SAVANNAH - Univest Bank and Trust Co.; 202521130; Complaint in Confession of Judgment; \$569,382.57.

KIM, YOUNG - Univest Bank and Trust Co.; 202521137; Complaint in Confession of Judgment; \$569,382.57.

LAWSON, WYNWRIGHT - Upper Moreland Township; 202521591; Complaint In Confession of Judgment; \$15,813.15.

McCOY'S AUTO SERVICE CENTER - Ardmore Automotive, Inc.; 202521388; Judgment fr. District Justice; \$726.49.

PATTERSON, DYLAN - Capital One, N.A.; 202521539; Judgment fr. District Justice; \$7,718.76.

PETERSON SNYDER, EBONY - Barclays Bank Delaware; 202521558; Judgment fr. District Justice; \$6,148.43.

QUANTUM BUILDERS, LLC: PLOWDEN, STEVEN - ICM Logistics, LLC; 202521382; Foreign Judgment; \$13,545.50.

SANTORE, JANETTE - Olubajo, Michael; 202521646; Certification of Judgment; \$954.49.

SHREE ANJANEYA, LLC: KOMMINENI, LAKSHMI - Value Drug Company; 202521581; Certification of Judgment; \$447,268.97.

STEED, JAMES - Ardmore Automotive, Inc.; 202521389; Judgment fr. District Justice; \$1,224.42.

STEPHENSON, NAPOLEON - Capital One, N.A.; 202521542; Judgment fr. District Justice; \$5,396.67.

THOMAS, TAMYRA - Westlake Services, LLC; 202521541; Judgment fr. District Justice; \$5,473.06.

YABROSKI, HOLLY: JEFFREY - Kuhns, Curtis; 202521628; Judgment fr. District Justice; \$3620.00.

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

Busby, Shannon; 202521164; \$937.35.

Carbohn, Karen: Cooper, John; 202521165; \$412.80.

DiMarzio, Gerald: Janice; 202521166; \$2,322.43.

Godinho, David: Boggi, Brittany; 202521167; \$361.37.

Hardy, Jasmine: Gilmore, Charles; 202521168; \$458.63.

Ismatov, Akmal: Sharapova, Bashorat; 202521169; \$369.08.

Kochmer, Francis: Trish; 202521170; \$365.94.

Martini, David: Teresa; 202521171; \$372.23.

Osbourne, Feticia; 202521172; \$634.83.

Pietrzak, Joseph: Aaryn; 202521173; \$328.88.

Smith, Richard: Kathleen; 202521174; \$410.07.

JUDGMENTS AND LIENS ENTERED

Week Ending August 26, 2025

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

1051 CL, LLC - Congeveca USA, LLC; 202521129; Mechanics Lien Claim; \$10,738.00.

AREVALO, AGNA - Capital One, N.A.; 202521533; Judgment fr. District Justice; \$3,845.95.

LETTERS OF ADMINISTRATION

Granted Week Ending August 26, 2025

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

AHN, PETER B. - Lansdale Borough; Ahn, Philip,
171 Vernon Court, Lansdale, PA 19446.
CANNON, CRAIG B. - Montgomery Township;
Cannon, Micah, 989 N. Penn Oak Road,
Lower Gwynedd, PA 19002.
COLETTE, THOMAS R. - Pottstown Borough;
Hobbs, Rebecca A., 41 E. High Street, Pottstown,
PA 19464.
COOPER, WILLIAM K. - Lower Pottsgrove Township;
Cooper, Barbara J., 1690 N. Keim Street, Pottstown,
PA 19464.
DORF, JACK - Upper Merion Township; Dorf, Myra,
10708 Valley Forge Circle, King of Prussia, PA 19406.
GOLDBERG, PATRICIA A. - Upper Moreland Township;
Rosinski, Katherine, 3301 Holme Avenue,
Philadelphia, PA 19114.
HARING, PEARL - Pennsburg Borough; Heffner,
Kelley M., 3000 E. High Street, Pottstown, PA 19464.
HUTCHISON, KRISTIAN H. - West Norriton Township;
Hutchison, Kiehl W., 29 Rittenhouse Boulevard,
West Norriton, PA 19403; Hutchison, Mary H.,
29 Rittenhouse Boulevard, West Norriton, PA 19403.
KANT, RUDOLPH M. - Montgomery Township;
McKenzie, Vicki, 1802 Weatherstone Drive, Paoli,
PA 19301.
KARNELL, PATRICIA H. - Springfield Township;
Dietrich, Karen C., 9701 Germantown Avenue,
Philadelphia, PA 19118.
LEE, JEONG S. - Montgomery Township; Jang, Yoo J.,
220 Orchard Drive, North Wales, PA 19454.
LONESKY, LOUISE F. - Springfield Township; Lonesky,
Steven M., 310 Williams Circle, Schwenksville,
PA 19473.
PERRY, MARY A. - Lower Salford Township; Perry Jr.,
James J., 11158 Custer Limestone Road, Custer,
SD 57730.
PETHERBRIDGE, KATHERINE L. - Jenkintown
Borough; McGeehan, Christopher M.,
306 Greenwood Avenue, Jenkintown, PA 19046.
ROBERTS SR., ALBERT B. - Hatfield Township;
Roberts-Scarpaci, Mary P., 896 Evergreen Circle,
Telford, PA 18969.
SALOMAN, MARJORIE A. - Lower Providence
Township; Hobbs, Rebecca A., 347 Bridge Street,
Phoenixville, PA 19460.

SUITS BROUGHT

Week Ending August 26, 2025

The Defendant's Name Appears First in Capital Letters

AUTO-OWNERS INSURANCE COMPANY -
Johnson, Kimberly; 202521151; Foreign Subpoena.
BERMES, RACHEL - Bermes, Alec; 202521103;
Complaint for Custody/Visitation; Dominguez,
Meredith.

CHASE, WILLIAM - Wallace, Kristen; 202521475;
Complaint Divorce.
COLANGELO, ROBERT - Kapatoes Insurance
Services, LLC; 202521298; Foreign Subpoena.
COLEMAN, MICHAEL; GUY, RAYNA; SHIRLEY -
Garner, Andrea; 202521397; Petition to Appeal
Nunc Pro Tunc.
CRAWFORD, BLAIR - Polis, Gerald; 202521410;
Complaint for Custody/Visitation; Furia, Joanna M.
DAFTSLOS, PHOTENI - Flemming, Francis; 202521514;
Defendants Appeal from District Justice.
DAVIS, LEONARD - Lindy Property Management Co.;
202521607; Petition to Appeal Nunc Pro Tunc.
DiBATTISTA, JOSEPH - DiBattista, Kimberly;
202521160; Complaint Divorce.
DODSON, ESAU - Dodson, Nina; 202521402;
Complaint Divorce.
GARCIA, MARANDA: THOMAS, GERALD -
Young, Doneesha; 202521582; Complaint for
Custody/Visitation.
GODIO, WILLIAM - Godio, Kathleen; 202521572;
Complaint Divorce.
GOODWIN, EMILY - Early, Joshua; 202521356;
Complaint for Custody/Visitation.
GOTTLIEB, WAYNE - Lindy Property Management Co.;
202521120; Petition to Appeal Nunc Pro Tunc;
Schachner, Jessica.
HARRIS, JONATHAN - Giordano, Mary;
202521380; Complaint for Custody/Visitation.
HODGE, AMANDA - Perez, Albert; 202521324;
Complaint Divorce.
HOUTRAS, GABRIELLE - Hesse, Adam; 202521138;
Complaint for Custody/Visitation.
HUMS, ANDREW - Hums, Ashley; 202521408;
Complaint Divorce.
JARBAH, GANTE - Jarbah, Natasha; 202521609;
Complaint Divorce.
JOHNSON, ISAAC - Brown, Alexia; 202521060;
Civil Action.
JONES, GEOSHA - Lighthouse Withholdings, LLC;
202521592; Defendants Appeal from District Justice.
KEITH, COREY - Oehlber, Saule; 202521363;
Defendants Appeal from District Justice.
LACEY, BRYAN - Lacey, Danielle; 202521569;
Complaint Divorce.
LOGAN, JARED - Russo, Michael; 202521197;
Foreign Subpoena.
LUCAS, MARTIN - Lucas, Christina; 202521536;
Complaint Divorce.
MANZANAREZ MORALES, DORIS - Morales Morales,
Juan; 202521266; Complaint for Custody/Visitation;
Mitchell, Adriana Mnn.
MARKUS, ANGELA - Bank of America, N.A.;
202521159; Civil Action; Baroska III, Robert L.
MATUSZAK, MARIUSZ - Chodynicka, Joanna;
202521613; Complaint Divorce.
MAYNARD, SHELLY: BROWN, CONWAY - Jordan,
Alicia; 202521354; Complaint for Custody/Visitation.
McCLAIN, KA - Blair Mill Village East Apartments;
202521358; Petition to Appeal Nunc Pro Tunc.
MILLER, KERRY - Shetty, Alaka; 202521390;
Civil Action.
MONOLLESE, ALEXANDRA - Monollesse, Wessley;
202521135; Complaint for Custody/Visitation;
Ryan, Jennifer R.
MOORE BUTLER, DENNA: SCOTT, BASHAIR -
Moore, Rose; 202520804; Complaint for Custody/
Visitation.

NELSON, RICHARD - Charoennan, Kwankaew; 202521265; Complaint Divorce.

NORCINI, MATTHEW - Norcini, Jessica; 202521277; Complaint for Custody/Visitation; Brennan, Meredith.

OSORIO, JUAN - McCormick, Alyssa; 202521471; Complaint Divorce.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Makwana, Manojkumar; 202521193; Appeal from Suspension/Registration/Insp.; Ivory, Thomas.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Hammonds, Sameerah; 202521200; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Verrier, Andrew; 202521376; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Carter, Bernard; 202521308; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Soriano-Palestino, Jose; 202521638; Appeal from Suspension/Registration/Insp.; Barber III, Aman M.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Riley, Yusuf; 202521393; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Huynh, Peter; 202521482; Appeal from Suspension/Registration/Insp.; McKenzie, David.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Streeper, Ian; 202521317; Appeal from Suspension/Registration/Insp.; McMahon Jr., John I.

PENNSYLVANIA U.C. BOARD OF REVIEW - Gilbert, Mitchell; 202521182; Appeal from Board of Assessment.

PHAN, PAUL - Trinh, Ngan; 202521407; Complaint Divorce.

POWELL-AVERY, TANJANIA - Avery, Charles; 202521570; Complaint Divorce; Fisher, Lauren J.

PRESLEY, MICHAEL - Whitt-Presley, Sonya; 202521618; Complaint Divorce.

QUINTERO CASTANEDA, YARITZA - Quintero Lizarazo, Martha; 202521412; Complaint for Custody/Visitation; Atzert, Karen.

SAV-A-LOT: SAVE PHILLY STORES II, LLC: SAVE PHILLY STORES III, LLC, ET AL. - Vega Cortez, Lizberth; 202521640; Civil Action; Campbell, Charles W.

SAVE-A-LOT: MORAN FOODS, LLC - Vega Cortez, Lizbeth; 202521574; Civil Action; Campbell, Charles W.

SCHIESS, ASHLEY - Schiess, Peter; 202520827; Complaint for Custody/Visitation.

SCHILLINGER, NICOLE - Vogler, William; 202521105; Complaint for Custody/Visitation.

SHELLPOINT MORTGAGE SERVICING: U.S. BANCORP: U.S. BANK TRUST, NATIONAL ASSOCIATION - Oyenuga, Kazim; 202521571; Civil Action.

SMITH, SIANI - LXR PA I, LLC; 202521403; Petition to Appeal Nunc Pro Tunc.

SPRUEL, CHICHI - Midland Credit Management, Inc.; 202521300; Civil Action; Hannum, Kellie.

SZLAVIK, RICHARD - Midland Credit Management, Inc.; 202521158; Civil Action.

THAXTON, DEJA - Moore, Dante; 202521153; Complaint for Custody/Visitation.

TORRES, CLAIRET - Acosta, Arturo; 202521566; Complaint for Custody/Visitation.

VASQUEZ HERNANDEZ, JOSSELYN - Gutierrez Garcia, Jose; 202521472; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.

WESTOVER, SABRINA - Westover, James; 202521378; Complaint for Custody/Visitation.

ZHAI, JING - Jiang, Ping; 202521548; Complaint for Custody/Visitation.

WILLS PROBATED

Granted Week Ending August 26, 2025

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

BAKER, RUTH K. - Franconia Township; Brunner, Sharon F., 2390 Hieter Road, Quakertown, PA 18951.

BALL, JOSEPHINE A. - Lower Gwynedd Township; Johnson, Shirlene J., 1019 Wissahickon Avenue, Penllyn, PA 19422.

BATES, SUSAN P. - Jenkintown Borough; Ignatowicz, Sarah G., 41 Chatey Road, Ashford, CT 06278.

BAUER, MAGDALENE F. - Lansdale Borough; Clark, Edith, 3287 N. Aster Avenue, Boise, ID 83704; Toscani, Thomas F., 1522 Green Hill Circle, Berwyn, PA 19312.

BECHTEL, MARIE E. - Franconia Township; Bechtel, Joel R., 301 Buckingham Circle, Harleysville, PA 19438; Carroll, Lisa G., 165 Eric Drive, Beaver, PA 15009; Davison, Lauren S., 18 Palo Lane, Newark, DE 19702; Hagar, Juleen M., 221 N. Penrose Street, Quakertown, PA 18951.

BISHOP, SHIRLEY J. - Lower Pottsgrove Township; Barnes, Robert J., 1191 Chestershire Place, Pottstown, PA 19465; Barnes Jr., William J., 589 Neiman Road, Pottstown, PA 19465.

BLACK, HENRY - Cheltenham Township; Black, Henry K., 720 Pebble Drive, El Sobrante, CA 94803; Black, Kevin A., 2016 23rd Street, Astoria, NY 11105.

BLUNDI, MARY A. - Abington Township; Manaka, Barbara B., 1606 Susquehanna Road, Rydal, PA 19046.

BULLICK, ROBERT W. - Whitemarsh Township; Bullick, Christopher, 18 Castle Rock Drive, Havertown, PA 19083.

CETLIN, BERNICE R. - Lower Providence Township; Cetlin, Laurence R., 113 Harvest Lane, Broomall, PA 19008.

CIMINO, ENNIO J. - West Norriton Township; Cimino, Ronald V., 100 Peter DeHaven Drive, Phoenixville, PA 19460.

CONRAD, SHIRLEY M. - Marlborough Township; Walker, Karen E., 2012 Little Road, Perkiomenville, PA 18074.

DiBUCCI, MARY A. - DiBucci, Gabriel N., 484 Edgewood Drive, Hatfield, PA 19440.

EVANS, SUE B. - Ambler Borough; Cusack, Gretchen A., 521 Donna Drive, Anchorage, AK 99504.

FIORAVANTI SR., NICHOLAS J. - Lower Providence Township; Fioravanti, Frances, 17 E. Mount Kirk Avenue, Eagleville, PA 19403.

FORD, FRANCES M. - Lower Providence Township; Boatwright, Emily S., 11 Bay Pines Drive, Hilton Head Island, SC 29928; Ford, Ryan M., 10 Independence Court, Perkasi, PA 18944.

- FORD, MICHAEL A. - Lower Providence Township; Boatwright, Emily S., 11 Bay Pines Drive, Hilton Head Island, SC 29928; Ford, Ryan M., 10 Independence Court, Perkasio, PA 18944.
- GRATER, NANCY J. - Hatboro Borough; Entenman, Joan P., 128 Albemarle Drive, Penllyn, PA 19422.
- GRIFFITH SR., EDWARD R. - Conshohocken Borough; Griffith Jr., Edward R., 217 Coldstream Road, Phoenixville, PA 19460.
- HOFFMAN, NORMA M. - East Norriton Township; Hoffman, Neil B., 1143 Hewes Street, Ambler, PA 19002.
- HUMMA JR., JOHN J. - Douglass Township; Humma III, John J., 50 Stephanie Court, Gilbertsville, PA 19525.
- KANDLER, THEODORE E. - Royersford Borough; Trythall, Emmett, 8 Cheyenne Road, Royersford, PA 19468.
- KELLY, JEFFREY J. - Towamencin Township; Kelly, Joseph S., 1836 Flintlock Circle, Lansdale, PA 19446.
- KENIG, SHIRLEY A. - Springfield Township; Kenig, Haim D., 1334 Richland Avenue, Kalamazoo, MI 49006; Nieves, Rachel E., 3114 Colorado Avenue, S., St. Louis Park, MN 55416.
- KOCHERSPERGER, LORETTA A. - Lower Salford Township; Kochersperger Jr., Bernard K., 6 Main Street, Schwenksville, PA 19473.
- LANDIS, CHRISTINE L. - Upper Frederick Township; Beer, Melissa K., 2926 Big Road, Zeiglersville, PA 19492.
- LAPIDES, BARRY A. - Upper Dublin Township; Lapidés, Michael, 129 Fox Hill Drive, Newtown, PA 19840.
- LEFTON, HARVEY B. - Lower Moreland Township; Lefton, Paulette, 559 Long Lane, Huntingdon Valley, PA 19006.
- LEWIS, LILIAS H. - Abington Township; Lewis, Robert R., 201 Hastings Court, Doylestown, PA 18901; Rush, Kimberly L., 1403 Woodland Road, Rydal, PA 19046.
- LIBROS, ERNESTINE F. - Lower Merion Township; Libros, John F., 527 Hamilton Road, Merion, PA 19066; Libros, Steven L., P. O. Box 545, Valley Forge, PA 19481.
- LOCHNER, MARLENE R. - Whitpain Township; Ferino, Susan, 31 Standing Tree Circle, Holland, PA 18966; Serafin, Scott A., 31 Barrington Lane, Chester Springs, PA 19425.
- MAGEE, JAMES E. - North Wales Borough; Ryan, Christie S., 2713 Lynne Avenue, Hatboro, PA 19040.
- MASTROMATTO, ANTHONY - Douglass Township; Mastromatto Jr., Anthony, 347 Congo Niantic Road, Barto, PA 19504.
- MAURER, HARRY J. - Montgomery Township; Kugler, Jacqueline, 116 Newport Lane, North Wales, PA 19454.
- MAUTE, GEORGE J. - Montgomery Township; Ross, Patricia A., 2815 Byberry Road, Hatboro, PA 19040.
- McDEVITT, DORIS M. - Jenkintown Borough; Przybylinski, Carol A., 721 Elizabeth Road, Jenkintown, PA 19046.
- MILLS, GERALDINE I. - Lower Merion Township; Mills, Todd A., 137 Sheldon Lane, Ardmore, PA 19003.
- MULLEN, SUSANNA - Plymouth Township; Brandt, Mary, 1292 Laskin Road, Virginia Beach, VA 23451-5268.
- NIGRO, LIDIA - Abington Township; Ryan, Theresa A., 102 Harrison Avenue, Glenside, PA 19038.
- O'NEILL, PETER A. - East Norriton Township; O'Neill, James W., 1611 Brent Road, Oreland, PA 19075.
- PENKOWER, HOWARD - Whitpain Township; Penkower, David S., 1015 S. 48th Street, Philadelphia, PA 19143.
- PRINCE, DAVID S. - Royersford Borough; Prince, Joshua S., 1 Saratoga Drive, Collegeville, PA 19426.
- RAHM, DOLORES M. - Franconia Township; Brown, Kim S., 3231 Bidle Road, Middletown, MD 21769; Delp, Mark S., 145 Longenecker Road, Mount Joy, PA 17552.
- REINKE, PATRICIA - Springfield Township; Candelore, Elizabeth A., 464 Evergreen Avenue, Philadelphia, PA 19128.
- ROBBINS, JUDITH - Cheltenham Township; Levenberg, Nancy R., 104 Laurier Place, Bryn Mawr, PA 19010.
- ROY, CLAIRE - Lower Merion Township; Lieberman, Frank S., 40 Old Lancaster Road, Merion Station, PA 19068.
- SARFERT, LORRAINE A. - Abington Township; Sarfert, Ronald E., 331 N. Hills Avenue, Glenside, PA 19038.
- SEARFOORCE, WILLIAM J. - Upper Moreland Township; Richards, Robert, 5 Whitney Way, Lebanon, PA 17042.
- SEGHETTI, SAMUEL S. - Plymouth Township; Seghetti, Sandra, 600 Prospect Avenue, Bridgeport, PA 19405.
- SETTE, JOSEPH M. - Montgomery Township; Torzolini, Gina, 151 Raven Hollow Drive, North Wales, PA 19454.
- SIEGFRIED, WILLIAM J. - Lower Merion Township; Siegfried, Steven D., 644 Spring Mill Road, Villanova, PA 19085.
- SNOOK, DAVID S. - Telford Borough; Guthrie, Rebecca S., 270 Yoder Road, Harleysville, PA 19438.
- THOMAS JR., MARION - Norristown Borough; McClure, Melvin, 2011 Rahway Avenue, Norristown, PA 19401-2140.
- THOMAS, ALAN L. - Thomas, Jane, 25119 Shannondell Drive, Norristown, PA 19403.
- WASMANSKI, NANCY C. - Perkiomen Township; Wasmanski, David, 416 Navajo Drive, Royersford, PA 19468.
- WILLIAMS SR., EDGAR S. - Williams, Angela Jeannine C., 614 Brentwood Court, King of Prussia, PA 19406; Williams Jr., Edgar S., 1150 Trewellyn Avenue, Penllyn, PA 19422.