

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, **February 25, 2026.***

To all parties in interest and claimants:

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

First Publication

By virtue of a Writ of Execution **No. 2016-12944**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message or tenement and lot or piece of land, situate, lying and being in **Pottstown Borough**, Montgomery County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the South side of Walnut Street, 418 feet 9 ½ inches East from the Southeast corner of Washington and Walnut Streets; thence, extending through and along the center of the division wall of this and the property, now or late of Robert W. Evans, Southwardly, 140 feet to a 20 feet wide alley, known as Rowan Alley; thence, along said alley Eastwardly, and parallel with said Walnut Street, 11 feet 9 inches to this and the property, now or late of Laura Ellis, adjoining on the East; thence, through and along the center of a division of party wall of this and the property adjoining on the East belonging, now or late to Laura Ellis, Northwardly, 140 feet to Walnut Street, aforesaid; thence, along said Walnut Street, Westwardly, 11 feet 9 inches to the place of beginning.

BEING the same premises which Virginia Vinson, by Deed, dated October 30, 2006, and recorded at Montgomery County Recorder of Deeds Office on December 6, 2006, in Deed Book 5626 at Page 2805, granted and conveyed unto Lisa Vinson.

Parcel Number: 16-00-30188-00-9.

Location of property: 550 Walnut Street, Pottstown, PA 19460.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Lisa Vinson** at the suit of Pottstown School District. Debt: \$7,575.46.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2018-23290**, 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 2081.

ALL THAT certain lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of "Heatherfield," prepared for Heatherfield Assoc., by Urwiler & Walter, Inc., Registered Surveyors, dated 8/3/1987, and last revised on 8/5/1988, and recorded in Plan Book A-50 at Page 78, as follows, to wit:

BEGINNING at a point on the Northeast Side of Heatherfield Drive (50 feet wide) said point, being a corner of Lot #6 on the above-mentioned Plan and place of beginning; thence, extending from said place of beginning and along Lot #6, North 20 degrees 52 minutes 40 seconds East, 166.67 feet to a point, a corner of Lot #6; thence, continuing along Lot #6, and along Lot #5, and #4, North 69 degrees 07 minutes 20 seconds West, crossing a 25 feet wide drainage easement, 174.19 feet to a point, in line of land of Ruben D. and Eileen H. Stoltzfus; thence, extending along the Northwest side of said 25 feet wide drainage easement, and along said land of Stoltzfus, and various other owners, North 60 degrees 36 minutes 54 seconds East, 311.59 feet to a point, a corner of Lot #42; thence re-crossing said 25 feet wide drainage easement, and extending along Lots #42, 41, 40, and 39, South 20 degrees 52 minutes 40 seconds West, 406.28 feet to a point on the Northeast Side of Heatherfield Drive; thence, extending along the Northeast side of Heatherfield Drive, North 69 degrees 07 minutes 20 seconds West, 25.00 feet to a point, a corner of Lot #6; being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard D. Kriebel a/k/a Richard Kriebel and Laura Kriebel a/k/a Laura A. Kriebel, by Deed from Sal Lapio, Inc., a Pennsylvania corporation, dated May 31, 1991, and recorded June 4, 1991, in Deed Book 4977 at Page 618.

Parcel Number: 34-00-02634-46-4.

Location of property: 331 Heatherfield Drive, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard D. Kriebel a/k/a Richard Kriebel and Laura Kriebel a/k/a Laura A. Kriebel** at the suit of Branch Banking and Trust Company. Debt: \$120,581.57.

Jerome Blank (McCabe, Weisberg & Conway, LLC), Attorney(s) I.D. #49736.

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. 2022-20954**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, and bounded and described according to a Survey and Plan thereof, made by Barton and Martin, Engineers, Philadelphia, Pennsylvania, on October 30, 1948, as follows, to wit:

BEGINNING at a point on the Northeast side of Beech Lane (50 feet wide), at the distance of five hundred fifty-seven and twenty-eight one-hundredths feet, Northwestward from the Northwest side of Mermaid Avenue (50 feet wide); thence, extending North fifty degrees, fourteen minutes thirty seconds West, along the said Northeast side of Beech Lane, forty-two feet to a point; thence, extending North thirty-nine degrees, forty-five minutes thirty seconds East, one hundred twenty-two and twenty-eight one-hundredths feet to a point; thence, extending South fifty-one degrees forty-two minutes East, forty-two and one one-hundredths feet to a point; thence, extending South thirty-nine degrees, forty-five minutes thirty seconds West, one hundred twenty-three and thirty-five one-hundredths feet to a point on the said Northeast side of Beech Lane, the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain eight feet wide driveway, laid out on these premises and the premises adjoining to the Northwest, as and for a driveway and passageway and at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground adjoining to the Northwest and entitled to the use thereof.

BEING the same premises which Joseph Romano and Liberata I. Romano, his wife, by Deed, dated 01/31/1973, and recorded 02/02/1973, in Montgomery County, in Deed Book 3825 at Page 127, conveyed unto Bryan J. Torpey and Jeanette M. Torpey, his wife, in fee.

AND the said Bryan J. Torpey departed this life on 03/07/2004.

Parcel Number: 52-00-01153-00-1.

Location of property: 7803 Beech Lane, Wyndmoor, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeanette M. Torpey a/k/a Jeanette Torpey** at the suit of Santander Bank, N.A. Debt: \$24,343.00.

Michael S. Bloom (Pressman & Doyle, LLC), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2023-09924**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN piece of land with the Easterly half of the double brick dwelling erected thereon, situate upon the Northwesternly side of Walnut Street, in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, in the line established for the center line of Walnut Street, and at the distance of 358.4 feet, Southwesterly from an iron pin at the intersection of the center line of Airy Street, now called Fourth Avenue; thence, on the center line of said Walnut Street, South 48 degrees, 50 minutes West, 25 feet to a point, in line of land about to be conveyed to Ella Rogers; thence, along the same, passing through the middle of the partition wall of the house erected on these premises and the house erected on the adjoining Lot, North 41 degrees 10 minutes West, 200 feet to a stake; thence, by lands of the Estate of John McCann and Benjamin Kolb, North 48 degrees 50 minutes East, 25 feet to a stake; thence, by lands of James C. Ward, South 41 degrees 10 minutes East, 200 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM the following described parcel of ground:

ALL THAT CERTAIN tract or parcel of land, situate in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described to a Survey and Plan thereof, made by A. W. Martin Associates, Inc., Consulting Engineers, King of Prussia, Pennsylvania, dated 05/1/1969, and revised 06/05/1969, being Property 231, Pennsylvania, R-234 on Plan, as follows, to wit:

BEGINNING at a point in the centerline of Myrtle Street (20 feet wide), also in line of land, now or late of L. B. Custer; thence, from said point of beginning, extending along said centerline, North 48 degrees 50 minutes East, 25 feet to a point, in line of land, now or late of M. J. Rooney; thence, extending along the same and land, now or late of L. B. Grover, South 41 degrees 10 minutes East, crossing the Southeasterly half of Myrtle Street, 58.70 feet to a point; thence, South 48 degrees 50 minutes West, 25 feet to a point, in line of land, now or late of L. B. Custer, aforesaid; thence, extending along the same, North 48 degrees 50 seconds West, re-crossing the said Southeasterly half of Myrtle Street, 58.70 feet to a point, being aforementioned point and place of beginning.

BEING THE SAME PROPERTY AS CONVEYED from Mark T. Chuck, as Executor to the Estate of Michael M. Chuck to Mark T. Chuck, as described in Deed Book 6150 at Page 1938, dated 8/23/2019, recorded 8/27/2019. Michael M. Chuck is deceased, date of death 04/15/2013, in Case No. 2013-X2306, filed on 06/12/2013.

Parcel Number: 19-00-04576-00-4.

Location of property: 337 Walnut Street, Royersford, PA 19468.

The improvements thereon are: Residential - Duplex.

Seized and taken in execution as the property of **Mark T. Chuck, Individually and as Executor of the Estate of Michael M. Chuck (deceased)** at the suit of PNC Bank, National Association. Debt: \$36,876.96.

Michelle L. Pierro (Tucker Arensburg, P.C.), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2023-14835**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate at Barren Hill, **Whitemarsh Township**, Montgomery County, Pennsylvania, aforesaid, bounded and described as follows, viz:

BEGINNING on the Easterly side of Ridge Turnpike Road, at a stake, at the distance of 96 feet from the Southerly side of Church Road (which road passes from said Ridge Road to the Germantown Turnpike in front of the Lutheran Church), at a corner of this and Lot, sold by John G. Stetler, by John Levering, and; thence, Easterly, by said Lot, now or late of John G. Stetler, 145 feet to a stake, in the line of a lot, sold by said John Levering to John B. Rittenhouse, which stake is at the distance of 90 feet from the South side of said Church Road; thence, by said Lot, now or late of John B. Rittenhouse, parallel with said Ridge Road, South 29-1/2 degrees East, 50 feet to a stake, in the line of other land of the said John Levering, and; thence, by the same, Westerly, 145 feet to the Ridge Road, aforesaid, and; thence, up said Ridge Road, North 29 degrees and 1/2 West, 50 feet to the place of beginning.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right of ways, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING THE SAME PROPERTY CONVEYED from Ajit B. Samsi and Michele Palos-Samsi, husband and wife, to Larry King, Jr. and Stephanie King, husband and wife, by Deed, dated January 26, 2019, and recorded February 28, 2019, in Book 6126 at Page 2180, of Official Records.

Parcel Number: 65-00-09643-00-3.

Location of property: 661 Ridge Pike, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Larry King, Jr.** at the suit of Nationstar Mortgage LLC. Debt: \$362,355.38.

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. 2023-26427**, 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 center line 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.

Seized and taken in execution as the property of **William L. Burnett and Alison Burnett** 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 CWALTS, Inc., Alternative Loan Trust 2005-81, Mortgage Pass-Through Certificates, Series 2005-81. Debt: \$322,906.49.

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. 2024-05248**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or tract of land with the improvements thereon erected, Hereditaments and Appurtenances, situate in the Seventh Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at an iron pin in the Northern line of Bellevue Avenue, at a corner of this and Lot No. 6, conveyed to C. Howard Field; thence, along said Lot, at right angles to Bellevue Avenue, Northerly, 120 feet to a 20 foot wide alley; thence, along said alley, Easterly, by a line, curved to the left, having a radius of 113 feet, a distance of 36 feet, 4 inches to a corner of this and Lot No. 8; thence, Southeasterly, along the radius of said circle, 120 feet to Bellevue Avenue, aforesaid; thence, by a line, curved to the right, having a radius of 233 feet, along said Avenue, Westerly, 75 feet to the place of beginning, embracing in said description Lot No. 7 in a Plan of Lots known as Bellevue Heights.

SUBJECT to all existing rights of way, conditions, easements, restrictions, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

TITLE TO SAID PREMISES IS VESTED IN Jennifer Tilden, as Sole Owner, by Deed from Erin R. Antrobus a/k/a Erin R. Reisman and Michael E. Reisman, wife and husband, dated July 23, 2020, recorded July 29, 2020, in Book No. 6188 at Page 75.

THE SAID Jennifer Logan Tilden a/k/a Jennifer Tilden having departed this life on 8/8/2023.

Parcel Number: 16-00-02208-00-8.

Location of property: 1035 Bellevue Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Jennifer Logan Tilden a/k/a Jennifer Tilden**, deceased at the suit of Lakeview Loan Servicing LLC. Debt: \$253,170.12.

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. 2024-07568**, 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 **Whitpain Township**, Montgomery County, Pennsylvania, as shown on a Subdivision Plan known as "Blue Bell Country Club," Pod "A," made by Eastern States Engineering, Inc., dated 07-14-93 and last revised 09-15-93 and recorded in Plan Book A-54 at Page 377, described as follows, to wit:

BEGINNING at an interior point, which point is measured the 5 following courses and distances from a point on the Northwesterly side of Sawgrass Drive (32 feet wide); viz: (1) North 44 degrees 31 minutes 17 seconds West, 13.55 feet to a point; (2) North 65 degrees 25 minutes 20 seconds West, 36.00 feet to a point; (3) North 24 degrees 34 minutes 40 seconds East, 17.33 feet to a point; (4) North 65 degrees 25 minutes 20 seconds West, 34.00 feet to a point; (5) North 24 degrees 34 minutes 40 seconds East, 11.00 feet to the point and place of beginning; North 65 degrees 25 minutes 20 seconds West, 36.00 feet to a point; thence, extending North 24 degrees 34 minutes 40 seconds East, 95.33 feet to a point; thence, extending South 65 degrees 25 minutes 20 seconds East, 36.00 feet to a point; thence, extending partly along Unit 364, on said Plan South 24 degrees 34 minutes 40 seconds West, 95.33 feet to the point and place of beginning.

BEING Unit No. 363 on said Plan.

BEING the same premises which Kwang Bum Kim, Sun Ja Kim and Michelle Lee Kim, by Deed, dated 4/25/2022, and recorded 5/11/2022, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6281 at Page 1291, granted and conveyed unto Kwang Bum Kim and Sun Ja Kim.

Parcel Number: 66-00-08447-22-6.

Location of property: 203 Winged Foot Drive, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Kwang Bum Kim and Sun Ja Kim** at the suit of Lakeview Loan Servicing, LLC. Debt: \$321,663.92.

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. 2024-21767**, 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 **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of "Dublyn Crossing," made by Charles E. Shoemaker, Inc. dated October 31, 1985, last revised June 10, 1988, said Plan, being recorded in Plan Book A-47 at Page 281, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Waterford Way (50 feet wide), said point, at the arc distance of 19.62 feet, measured along the arc of a circle, curving to the right, having a radius of 15 feet from a point of curve on the Southeasterly side of Brittany Drive (50 feet wide); thence, extending from said point of beginning, along the Southwesterly side of Waterford Way, South 48 degrees 57 minutes 11 seconds East, 165.30 feet to a point, a corner of Lot 40; thence, extending along the same, South 41 degrees 02 minutes 49 seconds West, 130.27 feet to a point, a corner of to 42; thence, extending along the same, North 48 degrees 57 minutes 11 seconds West, 194.70 feet to a point on the Southeasterly side of Brittany Drive; thence, extending along the same, the three following courses and distances: (1) North 41 degrees 02 minutes 49 seconds East, 24.10 feet to a point of curve; (2) along the arc of a circle, curving to the right, having a radius of 300 feet, the arc distance of 78.88 feet to a point of tangent, and; (3) North 56 degrees 06 minutes 43 seconds East, 17.70 feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of 15 feet, the arc distance of 19.62 feet to the first mentioned point and place of beginning.

CONTAINING in area 24,675 square feet.

BEING Lot No. 41 as shown on the above-mentioned Plan.

BEING the same premises which The Cutler Group, Inc., by Deed, dated November 26, 1986, and recorded in the Office of Recorder of Deeds of Montgomery County on December 9, 1986, in Deed Book 4822 at Page 340, granted and conveyed unto Peter A. Freedman and Susan D. Freedman.

Parcel Number: 54-00-02687-58-9.

Location of property: 1733 Brittany Drive, a/k/a Lot 41 Dublyn Crossing, Ambler, a/k/a Upper Dublin Township, PA 19002.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Peter A. Freedman and Susan D. Freedman** at the suit of Deutsche Bank National Trust Company, as Trustee for INDYMAC INDX Mortgage Loan Trust 2005-AR6, Mortgage Pass-Through Certificates Series 2005-AR6. Debt: \$447,854.31.

Steven P. Kelly, Attorney. I.D. #308573

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

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

By virtue of a Writ of Execution **No. 2024-22477**, 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 a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, described according to a Plan of Maple Hill Development, and recorded in the Montgomery County Court House, in Plan Book Volume A-23 at Page 87, on January 3, 1975, more fully bounded and described as follows:

BEGINNING at a point, the Northwesterly corner of Lot No. 150, being five feet from the front of the building erected thereon and five and forty five one-hundredths feet from the Southwesterly corner of Lot No. 151; thence, from the point of beginning, and along land of Lot No. 151 and through the party wall, (the depth of the lot), the four following courses and distances: (1) North fifty four degrees, seventeen minutes, twenty eight seconds East, five feet to a point, (the front of the unit); (2) North fifty four degrees, seventeen minutes, twenty eight seconds East, thirty four and sixty one-hundredths feet to a point; (3) North thirty five degrees, forty two minutes, thirty two seconds West, forty two one-hundredths feet to a point, (the back of the unit); (4) North fifty four degrees, seventeen minutes, twenty eight seconds East, twenty five feet to a point; thence, extending South thirty five degrees, forty two minutes, thirty two seconds East, twenty and ten one-hundredths feet to a point, (the breadth or back of the lot); thence, along land of Lot No. 149 and through the party wall, (the depth of the lot), the five following courses and distances: (1) South fifty four degrees, seventeen minutes, twenty eight seconds West, twenty five feet to a point, (the back of the unit); (2) South thirty five degrees, forty two minutes, thirty two seconds East, twenty seven one-hundredths feet to a point; (3) South fifty four degrees, seventeen minutes, twenty eight seconds West, thirty four and sixty one-hundredths feet to a point; (4) South thirty five degrees, forty two minutes, thirty two seconds East, five one-hundredths feet to a point, (the front of the unit); (5) South fifty four degrees, seventeen minutes, twenty eight seconds West, five feet to a point; thence, extending North thirty five degrees, forty two minutes, thirty two seconds West, twenty feet to a point and place of beginning.

UNDER AND SUBJECT to a certain Declaration of Covenants, Restrictions, Easements, Charges and Liens by R.C.M. Enterprises, Inc., dated January 3, 1973, in the Office of the Recorder of Deeds of Montgomery County, in Deeds Book 3822 at Page 502.

BEING the same premises which Jason R. Lovelace and Margaret R. Lovelace, by Deed, dated 3/23/2020, and recorded 4/2/2020, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6176 at Page 2549, granted and conveyed unto Karli Wells and Rhon Parker.

Parcel Number: 48-00-01417-66-8.

Location of property: 180 Salem Road, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Rhon Parker and Karli Wells** at the suit of M&T Bank. Debt: \$173,982.45.

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. 2024-26505**, 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 referred to below as "Morgandale", 912 B Stockton Court, **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. No. 3101, et seq., by the recording in the Montgomery County Office, for the Recorder of Deeds Office, of a Declaration, dated 04/18/1973, recorded 05/11/1973, in Deed Book 3848 at Page 424, being and designated in such Declaration as Unit No. 912-B, Building 49, as more fully described in such Declaration, together with a proportionate undivided interest in the Common elements (as defined in such Declaration).

ALL THAT CERTAIN Unit, in the property known, named and identified in the Declaration Plan referred to below as "Morgandale", located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, of Montgomery County, of a Declaration of Condominium, dated April 18, 1973, and recorded on May 11, 1973, in Deed Book 3848 at Page 424; and any amendments thereto, as the same may change from time to time, a Code of Regulations, dated April 18, 1973, and recorded on May 11, 1973, in Deed Book 3848 at Page 438; a First Amendment of Code of Regulations, dated September 16, 1987, and recorded February 25, 1988, in Deed Book 4866 at Page 294, and a Declaration Plan, dated July 31, 1980, and recorded June 12, 1981, in Condominium Plan Book 8 at Page 75-78, being and designated on the Declaration Plan, as Building Number 49, Unit Number 912-B.

BEING Lot No 912-B as shown on said Plan.

BEING the same premises conveyed to Kristopher L. Davis, Sole Owner, under Deed from Diana Balicki, dated 10/19/2021, recorded in the Montgomery Recorder of Deeds Office, on 02/01/2022, in Deed Book 6264 at Page 2453.

Parcel Number: 53-00-07784-00-2.

Location of property: 912B Stockton Court, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Kristopher L. Davis** at the suit of Citadel Federal Credit Union. Debt: \$190,256.24.

M. Jacqueline Larkin, Attorney.

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

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

By virtue of a Writ of Execution **No. 2025-01130**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Winding Brooke Estates, Phase II, made for John H. and Brian D. Backenstose, by Bursich Associates, Inc., Consulting Engineers, Pottstown, Pa., dated 2/25/1983, and recorded in Montgomery County Plan Book A-49 at Page 369, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Donna Lane, a corner of Lot No. 25 on said Plan; thence, extending along Lot No. 25, North 07 degrees, 28 minutes, 00 seconds East, 215.93 feet to a point, in line of lands, now or late of Blanche Eshbach; thence, extending along same, and lands now or late of James Decker, et ux., South 53 degrees, 25 minutes, 00 seconds East, 149.80 feet to a point, a corner of Lot No. 23 on said Plan; thence, extending along same, South 29 degrees, 50 minutes, 00 seconds West, 168.92 feet to a point on the Northeasterly side of Donna Lane; thence, extending along same, on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 68.32 feet to a point, a corner of Lot No. 25 on said Plan, being the first mentioned point and place of beginning.

CONTAINING 19,603 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Alena D. Barry and Gregory M. Barry, wife and husband, as Tenants by the Entirety, by Deed from Anthony P. Romano and Tina M. Romano, husband and wife, dated September 21, 2001, recorded November 26, 2001, in Book No. 5386 at Page 1371.

Parcel Number: 42-00-01255-48-5.

Location of property: 2426 Donna Lane, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Gregory M. Barry and Alena D. Barry** 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: \$301,350.24.

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. 2025-02493**, 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 **East Norriton Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Lots of Cherry Hill Manor, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated April 30th, 1960, and revised May 13th, 1960, as follows, to wit:

BEGINNING at a point on the Northeast side of Carol Lane (fifty feet wide), measured along the same, the two following courses and distances from the intersection thereof, with the Northwest side of Arch Road (forty-six and five-tenths feet wide), as laid out and shown on said Plan, both lines produced: (1) North sixteen degrees, five minutes West, one hundred thirty feet; (2) Northwestwardly, on the arc of a circle, curving to the left, with a radius of three hundred twenty-five feet, the arc distance of fifteen and thirty-one one-hundredths feet; thence, from said point of beginning, along the Northeast side of Carol Lane, Northwestwardly, on the arc of a circle, curving to the left, with a radius of three hundred twenty-five feet, the arc distance of eighty-six and seventy-one one-hundredths feet to a corner of Lot No. 23; thence, along Lot No. 23, North fifty-five degrees, fifty-six minutes, sixteen seconds East, one hundred seventy-seven and nine one-hundredths feet to a point, in line of Lot No. 20; thence, along Lot No. 20, South forty-three degrees, forty-two minutes East, thirty-seven and fifty-nine one-hundredths feet to an angle point; thence, partly along Lot No. No. 20 and partly along Lot No. 21, South sixteen degrees, five minutes East, one hundred one and sixty-six one-hundredths feet to a point, in line of Lot No. 2; thence, along Lot No. 2, South seventy-one degrees, thirteen minutes West, one hundred twenty and forty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 22 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Courtney Ulmer, as Sole Owner, by Deed from Edgar R. Arevalo, dated October 7, 2015, recorded November 24, 2015, in Book No. 5979 at Page 2157.

Parcel Number: 33-00-01246-00-8.

Location of property: 2202 Carol Lane, Norristown, PA 19401.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Courtney A. Ulmer a/k/a Courtney Ulmer** at the suit of Lakeview Loan Servicing, LLC. Debt: \$238,857.02.

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. 2025-03324**, 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 property situate and being known as 539 Chain Street, Block 103, Unit 050, in **Norristown Borough**, Montgomery County, Pennsylvania.

BEING Deed dated April 23, 2018, by Norristown Executive Suites, Inc., recorded in the Montgomery County Clerk's/ Register's Office on April 26, 2018, in Book 6087 at Page 2129, conveyed unto Patrice A. Carver.

Parcel Number: 13-00-07308-00-5.

Location of property: 539 Chain Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Patricia A. Carver** at the suit of U.S. Bank Trust, National Association, as Trustee for Brackenridge Mortgage Trust. Debt: \$137,109.85.

Andrew Kravitz (Friedman Vartolo LLP), Attorney(s). I.D. #80142

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. 2025-05808**, 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 Merion Township**, Montgomery County, Pennsylvania, described according to a Certain Plan thereof, known as "Waverly Heights," Map of Property, of Louis J. D'Angeli Co., made by Yerkes Engineering Co., dated March 23, 1965, and last revised November 24, 1967, as follows, to wit:

BEGINNING at a point, a spike in the center line of Lafayette Road (50 feet wide), said point, being the following five courses and distances from a spike, formed by the intersection of the extended center line of Lafayette Road, with the title line in the bed of Waverly Road (50 feet wide): (1) leaving Waverly Road, South 24 degrees 49 minutes East, along the extended center line of Lafayette Road through the bed of Waverly Road, 31.23 feet to a spike, point of curve; (2) Southeastwardly, partly along the extended center line of Lafayette Road, and partly along the center line of Lafayette Road, on the arc of a circle, curving to the left, having a radius of 125 feet, the arc distance of 98.17 feet to a spike, a point of tangent; (3) South 69 degrees 49 minutes East, along the center line of Lafayette Road, 265 feet to a point of curve, on the same; (4) Southeastwardly, along the center line of Lafayette Road, on the arc of a circle, curving to the right, having a radius of 200 feet, the arc distance of 188.84 feet to a point of tangent, and; (5) South 15 degrees 43 minutes East, still along the center line of Lafayette Road, 454.44 feet to the point of beginning; thence, extending from said point of beginning, North 74 degrees 17 minutes East, crossing the Northeasterly side of Lafayette Road, 425.56 feet to a point on the Southeasterly side of the Schuylkill Expressway (120 feet wide); thence, extending South 30 degrees 11 minutes East, along the Southeasterly side of the Schuylkill Expressway, 199.72 feet to a point; thence, extending South 87 degrees 04 minutes West, crossing the Easterly side of a cul-de-sac (of irregular width), at the end of Lafayette Road, 487.56 feet to a point, a spike in the bed of said cul-de-sac; thence, extending North 15 degrees 43 minutes West, partly through the bed of the aforesaid cul-de-sac, and partly along the center line of Lafayette Road, aforesaid 85.56 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.412 acres.

BEING Lot No. 15 as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony A. Minissale and Adele R. Minissale, by Deed from Louis J. D'Angeli and Ronald E. D'Angeli, Co-Partners Trading as Louis J. D'Angeli Company, dated July 15, 1969, recorded July 18, 1969, in Book No. 3563 at Page 388.

THE SAID Adele R. Minissale having departed this life on January 16, 2018.

Parcel Number: 40-00-29184-00-8.

Location of property: 1934 Lafayette Road, Gladwyne, PA 19035.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Anthony A. Minissale, Adele R. Minissale, deceased, and The United States of America** at the suit of Firsttrust Bank. Debt: \$623,541.15.

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. 2025-06238**, 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 **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Plymouth Hill, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, of Bryn Mawr, Pennsylvania, dated December 16, A.D. 1954, and last revised February 7, A.D. 1956, recorded at Norristown, Pennsylvania, in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, on July 25, A.D. 1956, in Plan Book A-3 at Page 19, as follows, to wit:

BEGINNING at a point formed by the intersection of the middle line of Launfall Road and Red Rowan Lane (each fifty feet wide); thence, extending from said point of beginning, South eighteen degrees, thirty five minutes East, along the middle line of Launfall Road, one hundred and seventy-seven feet and fifty one hundredths of a foot to a point; thence, extending South seventy one degrees twenty five minutes West, one hundred forty one feet and seventeen one-hundredths of a foot to a point; thence, extending North eighteen degrees thirty five minutes West, along the middle line of Utility Easement (ten feet wide), one hundred thirty four feet and ten one hundredths of a point, to a point, in the middle line of Red Rowan Lane; thence, extending along the middle line of Red Rowan Lane, the following courses and distance, viz: (1) North forty two degrees fifty five minutes East, twenty seven feet and ninety four one hundredths of a foot to a point of curve, and; (2) Northeastwardly, on the arc of a circle, having a radius of two hundred forty eight feet and fourteen one hundredths of a foot (chord bearing to the right), the arc distance of one hundred twenty one feet and sixty two one hundredths of a foot to the first mentioned point and place beginning.

BEING the same which Barbara Anne Hastings, unmarried, by Deed, dated September 22, 2021, and recorded October 11, 2021, in Deed Book 6251 at Page 00971, in the County of Montgomery, State of Pennsylvania and conveyed unto Stephanie Poper, single.

BEING the same premises which Barbara Anne Hastings, by Deed, dated 9/22/2021, and recorded 10/11/2021, in the Office of the Recorder of Deeds, in and for the County Montgomery, in Deed Book 6251 at Page 970, granted and conveyed unto Stephanie Poper, in fee.

Parcel Number: 49-00-09724-00-1.

Location of property: 9 Red Rowan Lane a/k/a 9 Red Rowan Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephanie Poper, single** at the suit of Loandepot.com LLC. Debt: \$291,553.48.

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. 2025-14116**, 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 land, with the messuage thereon erected, situate in the Village of Fort Washington, **Upper Dublin Township**, Montgomery County, Pennsylvania, on the Northerly corner of Montgomery Avenue and Birch Lane, more particularly described by the following courses and distances, to wit:

BEGINNING at a stake set, at the North corner of Montgomery Avenue and Birch Lane; thence, by the Northwesterly side of said Birch Lane, North thirty-seven and one-half degrees East, one hundred and fifty feet to a stake set for a corner of land of now or late Augustus Lentz; thence, by land of said, now or late Lentz, North fifty-two and one-half degrees West, Sixty-three feet and four inches to a corner of land of, now or late one Lauer; thence, by land of said, now or late Lauer, South thirty-seven and one-half degrees West, one hundred and fifty feet to a stake set, in the Northeastly side of said Montgomery Avenue; thence, by the side of said Avenue, South fifty-two and one-half degrees East, sixty-three feet and four inches to place of beginning.

BEING the same premises which John C. Braun, et ux., by Deed, dated April 30, 2015, and recorded at Montgomery County Recorder of Deeds Office on May 1, 2015, in Deed Book 5952 at Page 00799, granted and conveyed unto Monica S. McLaughlin and Kosal Diep.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises

Parcel Number: 54-00-12016-00-8.

Location of property: 1004 Montgomery Avenue, Fort Washington, PA 19034.

The improvements thereon are: 2-story, stone house.

Seized and taken in execution as the property of **Kosal Diep and Monica S. McLaughlin** at the suit of Pennsylvania Housing Finance Agency. Debt: \$277,682.31.

Leon P. Haller, Attorney. I.D. #15700

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. 2025-14584**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message and lot or piece of land, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Parkdale Avenue (fifty feet wide), at a distance of three hundred sixty five feet, measured North fifty two degrees two minutes twenty seconds West, along the said side of Parkdale Avenue, from a point of tangent, in the same said point of tangent, being at the distance of fifteen feet and seventy one one-hundredths of a foot, measured on the arc of a circle, curving to the left, having a radius of ten feet from a point of curve on the Northwesterly side of Edgely Avenue (fifty feet wide).

CONTAINING in front or breadth on the said side of Parkdale Avenue, fifty feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to said Parkdale Avenue, one hundred sixty feet.

TITLE TO SAID PREMISES VESTED IN Richard T. Berry III, by Deed from Alison R. Pointer and Richard T. Berry III, dated June 15, 2017, recorded June 30, 2017, being Instrument number 2017047537.

Parcel Number: 30-00-51516-00-6.

Location of property: 2132 Parkdale Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard T. Berry, III** at the suit of Freedom Mortgage Corporation. Debt: \$182,638.18.

Orlans Law Group, 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. 2025-14690**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Part of Lot Nos. 4 and 5, on a Plan of Lots No. 3, and 4, and Part of No. 5 on Plan of Ashbourne Estates, made for Saul and Ricky Volchok, by George B. Mebus Inc., Engineers, Glenside, Pa., on the 2nd day of January 1984, and revised on January 13, 1984, which Plan is recorded in the Recorder of Deeds Office, at Norristown, in Plan Book B-9 at Page 63, and described as follows, to wit:

BEGINNING at a point on the Northerly side of Rolling Green Road (50 feet wide), said point, being at the arc distance 63.37 feet, measured along the said side of Rolling Green Road by a line extending in a Southeasterly direction, and curving to the right, with a radius of 175 feet from a point of curve, said point of curve, being at the distance of 266.25 feet, measured along the said Northerly side of Rolling Green Road, South 83 degrees 58 minutes 59 seconds East from a point of tangent of a radius corner, having a radius of 25 feet, said point, being at the tangent distance of 15.66 feet, measured South 83 degrees 58 minutes 59 seconds East from a point of intersection, which the said side of Rolling Green Road (produced) makes with the Northeastly side of Jenkintown Road (41.5 feet wide as widened 8.5 feet on the Northeastly side from its original width of 33 feet) (produced); thence, from the place of beginning, and passing through Lot No. 4 on Plan of Lots 3, and 4, and Part of Lot No. 5, on a Plan of Ashbourne Estates, approved by The Board of Township Commissioners, of the Township of Cheltenham, on 5/17/64, and recorded at Norristown Pa., in Plan Book B-9 at Page 63, on 4/7/64, North 18 degrees 36 minutes 54 seconds East. 124.35 feet to a point; thence, along the Southerly line of land of Cheltenham Township, the following 2 courses and distances: (1) South 83 degrees 58 minutes 59 seconds East, 121.07 feet to an angle point; thence, (2) North 79 degrees 39 minutes 1 second East, 9.41 feet to a point; thence, along the Southwesterly line of land, now or late of Earle Wagner, South 19 degrees 50 minutes 59 seconds East, 53.15 feet to a point; thence, through Lot No. 5, as shown on the above-mentioned Plan,

the following 2 courses and distances: (1) South 58 degrees 55 minutes 10 seconds West, 75.79 feet to an angle point; thence, (2) South 54 degrees 19 minutes 40 seconds West, 81.62 feet to a point on the Northeasterly side of the aforementioned Rolling Green Road; thence, along the said side of Rolling Green Road, by a line extending in a Northwesterly direction, and curving to the left, with a radius of 175 feet, the arc distance of 90.07 feet to a point the place of beginning.

BEING Part of Lots No. 4 and 5.

BEING the same premises which Calvin Waddell, acting as the Personal Representative of the Estate of Earl Waddell, Jr., deceased, by Deed, dated 2/21/2025, and recorded in the Office of the Recorder of Deeds of Montgomery County, on 2/21/2025, in Deed Book Volume 6392 at Page 00776, granted and conveyed unto Patricia Waddell. Earl Waddell, Jr. is deceased as of 9/20/2023.

Parcel Number: 31-00-23557-00-1.

Location of property: 7949 Rolling Green Road, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia Waddell a/k/a Patricia Ann Devlin a/k/a Patricia Ann Waddell and Calvin Carlton Waddell a/k/a Calvin Waddell a/k/a Calvin C. Waddell, as Administrator of the Estate of Earl Waddell, Jr. a/k/a Earl E. Waddell, Jr., deceased** at the suit of PennyMac Loan Services, LLC. Debt: \$349,202.73.

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. 2025-17486**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN message or tenement and lot of land, designated as No. 519 Spruce Street, situate in the Fourth Ward, **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with Deed Plottings, as prepared by Ralph E. Shaner and Son Engineering Co., Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at the Northeasterly corner of premises, designated at No. 517 Spruce Street, said point, being on the Westerly property line of Spruce Street (50 feet wide) and distant along the same from a point marking the Northwesterly property line intersection, as projected, of the aforesaid Spruce Street and another public road or street known as West Street (50 feet wide), North 39 degrees 31 minutes East, 170.00 feet; thence, from said point of beginning, continuing along the Northerly side of No. 517 Spruce Street, North 50 degrees 29 minutes West, 140.00 feet to a corner on the Easterly side of Liberty Alley (20 feet wide); thence, along the same, North 39 degrees 31 minutes East, 25.00 feet to a corner; thence, on a course, partially passing through the middle of the division of a partition wall of a detached dwelling, South 50 degrees 29 minutes East, 140.00 feet to a corner on the Westerly side of the aforesaid, Spruce Street; thence, along the same, South 39 degrees 31 minutes West, 25.00 feet to a corner and place of beginning.

BEING the same premises which Lester Stevens and Debra A. Stevens, by Deed, dated August 6, 2024, and recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania, on August 30, 2024, being Instrument No. 2024045765, granted and conveyed unto Krystal Quinter.

Parcel Number: 16-00-28092-00-8.

Location of property: 519 Spruce Street, Pottstown, PA 19464-4601.

The improvements thereon are: Single-family, twin home.

Seized and taken in execution as the property of **Krystal Quinter** at the suit of Pennsylvania Housing Finance Agency, its Successors and Assigns. Debt: \$185,158.98.

Matthew G. Brushwood (Barley Snyder), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-18281**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or tract of land, situate in Mount Hope Addition, being located in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point on the Southeast corner of Monroe Street, and a twenty (20) feet wide alley, and at the distance of one hundred sixty feet (160'), South of the Southeast corner of Monroe and Elm Streets; thence, Southward, along the East line of Monroe Street, sixty eight feet and seven and one-half inches (68' 7 1/2 "), more or less to the dividing line of this and premises, now or late of Samuel Hartline; thence, along the same, Eastward one hundred twenty five feet and six inches (125' 6") to a point in the West side of Race Street; thence, along said Race Street, forty five feet and five inches (45' 5") to the South line of said twenty feet wide alley; thence, Westward, along said alley, one hundred twenty four feet (124') to Monroe Street, the place of beginning.

ALSO, ALL THAT CERTAIN property, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, being known as Lot 138, Linden Street, NE Corner NWS Race Street, 124 X Irregular Block 9, Unit 69.

BEING the same premises which Victor A. Weller and Eva M. Weller, h/w, by Indenture, dated April 29, 1991, and recorded April 30, 1991, at Norristown, in the Office for the Recorder of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 4974 at Page 1102, granted and conveyed unto Todd Klaptosky and Christiana J. Klaptosky, h/w, in fee.

TITLE TO SAID PREMISES IS VESTED IN Angel J. Regis-Felix, by Deed from Todd Klaptosky and Christiana J. Klaptosky, husband and wife, dated December 28, 2001, recorded February 8, 2002, in Book No. 5395 at Page 0417. Parcel Number: 64-00-04150-00-7.

Location of property: 160 Linden Street, Pottstown, PA 19464.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Angel J. Regis Felix, John Felix; and U.S. Bank, National Association, as Trustee of CVI Loan GT Trust I; Pennsylvania Housing Finance Agency** at the suit of U.S. Bank Trust, National Association, not in its Individual Capacity, but Solely, as Owner Trustee for RCF 2 Acquisition Trust. Debt: \$170,418.46.

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. 2025-18468**, 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 **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as "Plan of Section No. 2, Portion of Mermaid Estates," made by Charles E. Shoemaker, Registered Professional Engineer, dated 7/12/1956, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-3 at Page 21, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Sherwood Drive (60 feet wide), said point of tangent, being at the distance of 31.42 feet, measured on the arc of a circle, curving to the right, having a radius of 20 feet from a point of curve on the Northeasterly side of Township Line Road (41.50 feet wide); thence, extending from said point of beginning, North 43 degrees 44 minutes 30 seconds East, along the Southeasterly side of Sherwood Drive, 170 feet to a point; thence, extending South 46 degrees 15 minutes 30 seconds East, 197.81 feet to a point; thence, extending South 43 degrees 31 minutes 30 seconds West, 190 feet to a point on the Northeasterly side of Township Line Road, aforesaid; thence, extending North 46 degrees 15 minutes 30 seconds West, along the Northeasterly side of Township Line Road, 178.53 feet to a point of curve, in the same; thence, extending on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to the first mentioned point of tangent and place of beginning.

BEING Lot No. 19 as shown on the above-mentioned plan.

BEING the same property conveyed to Ezekiel Smalls and Wilhemina Smalls, husband and wife, who acquired title, as Tenants by the Entirety, by Virtue of a Deed from Thomas A. Capperella and Joel A. Capperella, dated June 25, 2007, recorded July 11, 2007, being Instrument Number 2007083094, and recorded in Book 5654 at Page 2724, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 66-00-06142-00-2.

Location of property: 1798 Sherwood Drive, Blue Bell, PA 19422.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Ezekiel Smalls and Wilhemina Smalls, husband and wife** at the suit of Wells Fargo Bank, National Association, as Trustee for Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5. Debt: \$298,335.42.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-18850**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof, made 11/14/1953, by Donald T. Moorehead, Registered Surveyor, of Bryn Athyn, Pennsylvania, as follows, to wit:

BEGINNING at a point, formed by the intersection of the Southeasterly side of Dreshertown Road (40 feet wide), with the Southwesterly side of Roberts Avenue (40 feet wide); thence, along the said side of Roberts Avenue, South 53 degrees 36 minutes 30 seconds East, 114.14 feet to a point; thence, along a new line, cutting through Lots No. 1 and 5, inclusive, South 36 degrees 23 minutes 30 seconds West, 125 feet to point, in the Northeastly line of Lot No. 6; thence, along said line, North 53 degrees 36 minutes 30 seconds West, 115.89 feet to a point on the Southeasterly side of the aforesaid, Dreshertown Road; thence, along the said side road, North 37 degrees 11 minutes 20 seconds East, 125.01 feet to the first mentioned point and place of beginning.

BEING a part of Lots No. 1 and 5, inclusive, on Plan of Evergreen Terrace, as recorded in Deed Book 959 at Page 600.

BEING the same property conveyed to Ashley M. Konzman and Sean R. Konzman who acquired title, as Tenants by the Entirety, by Virtue of a Deed from Kathleen M. Sensinger, Co-Executrix, and Marie E. Urban, Co-Executrix, under the Will of Pauline S. Timberg, deceased, dated October 28, 2016, recorded November 3, 2016, being Instrument Number 2016085743, and recorded in Book 6021 at Page 2391, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 36-00-03649-00-5.

Location of property: 431 Dresher Road, Horsham, PA 19044.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Sean R. Konzman and Ashley M. Konzman** at the suit of CrossCountry Mortgage, LLC. Debt: \$226,995.18.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-19142**, 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 **Plymouth Township**, Montgomery County, Pennsylvania, being bounded and described according to a Subdivision Plan of Plymouth Towne, Section No. 6, made by Donald H. Schar, Civil Engineer & Surveyor, dated 5/3/1968, as follows, to wit:

BEGINNING at a point on the Northeastly side of Germantown Pike, which point is measured along the arc of a circle, curving to the right, having a radius of 916.00 feet, the arc distance of 31.40 feet from a point which last mentioned point is measured at the distance of South 60 degrees 20 minutes East, 90.73 feet from a point, which last mentioned point is measured along the arc of a circle, curving to the left, having a radius of 35.00 feet, the arc distance of 61.29 feet from a point of curve on the Southeasterly side of Arch Street Road; thence, extending from said point of beginning, along line of Lot No. 68, North 40 degrees 00 minutes East, 144.58 feet to a point, on line of Lot No. 171; thence, extending along the same, South 74 degrees 25 minutes 13 seconds East, 36.33 feet to a point, a corner of Lot No. 172; thence, extending partly along the same, South 50 degrees 00 minutes East, 41.92 feet to a point, a corner of Lot No. 166; thence, extending along the same, South 40 degrees 00 minutes West, 151.70 feet to a point on the Northeastly side of Germantown Pike; thence, extending along the same, on the arc of a circle, curving to the left, having a radius of 916.00 feet, the arc distance of 75.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 167 on the aforesaid Plan.

BEING the same premises which William A. Black and Heiw J. Black, by Deed, dated 04/06/2019, and recorded 07/10/2019, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6144 at Page 542, granted and conveyed unto Christine A. Pacher and Johnny Faberlie, in fee.

Parcel Number: 49-00-03982-00-1.

Location of property: 1326 Germantown Pike, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine A. Pacher and Johnny Faberlie, as Joint Tenants; and The Secretary of Housing and Urban Development** at the suit of Lakeview Loan Servicing, LLC. Debt: \$292,477.83.

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. 2025-19497**, 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 land, with the buildings and improvements thereon erected, situate in **Trappe Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey, made 06/01/1961, by David Meixner, Surveyor, Collegeville, Pennsylvania, R.F.D. No. 2, as follows, to wit:

BEGINNING at a point, in the center line of 5th Avenue (40 feet wide), said point, being located North 42 degrees 08 minutes 40 seconds East, 374.88 feet from the intersection of the center line of Borough Line Road (40 feet wide); thence, along the center line of 5th Avenue, North 42 degrees 08 minutes 40 seconds East, 125 feet to a point; thence, along other lands, now or late of Gunnar L. Rambo (of which this is a part), the 3 following courses and distances, viz: South 48 degrees 02 minutes East, 259.49 feet to an iron pin; thence, South 42 degrees 35 minutes 08 seconds West, 125 feet to an iron pin; thence, North 48 degrees 02 minutes West, 258.53 feet to a point, in the center line of 5th Avenue, and the place of beginning.

BEING Lot No. 2.

BEING the same property conveyed to Joshua Schlachterman, who acquired title, by Virtue of a Deed from Alan K. Marks, dated January 25, 2018, recorded January 26, 2018, being Instrument Number 2018005906, and recorded in Book 6078 at Page 569, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 23-00-00337-00-9.

Location of property: 258 W. Fifth Avenue, Collegeville, PA a/k/a Trappe, PA 19426.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joshua Schlachterman** at the suit of Berkshire Bank. Debt: \$204,096.31.

MDK Legal, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-22910**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of land, situate in **Horsham Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision of the Enge Tract, made by Stout, Tacconello & Associates, Inc., dated 10-2-2000, last revised 1-26-2001, and recorded in Plan Book A-60 at Page 69, as follows to wit:

BEGINNING at a point of Northwesterly ultimate right-of-way line of Cedar Hill Road, said point, being measured South 36 degrees 19 minutes 32 seconds West, 402.00 feet, more or less from the center line of Horsham Road; thence, from point of beginning, and along Cedar Hill Road, South 36 degrees 19 minutes 32 seconds West, 211.84 feet to a point; thence, North 53 degrees 40 minutes 27 seconds West, 214.24 feet to a point; thence, North 09 degrees 36 minutes 49 seconds East, 2,374.38 feet to a point and place of beginning.

BEING Lot #1 as shown on the above-mentioned Plan.

BEING the same premises which Gerald J. Hamilton and Janet M. Hamilton, husband and wife, by Deed, dated November 11, 2021, and recorded on December 22, 2021, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 6259 at Page 01484, being Instrument No. 20211410480, granted and conveyed unto Roody Incorporated.

Parcel Number: 36-00-01940-00-4.

Location of property: 390 Cedar Hill Road, Ambler, PA 19002.

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

Seized and taken in execution as the property of **Jean Roody Saint Marc and Roody Incorporated** at the suit of Citibank, N.A., not in its Individual Capacity, but Solely, as Owner Trustee of Barclays Mortgage Loan Trust 2022-INV1. Debt: \$502,610.45.

Hladik, Onorato and Federman, 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.

To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

Notice is hereby given to all creditors and claimants of **BMT Settlement Services, Inc.**, a Pennsylvania (PA) corporation, which on October 26, 2001, was incorporated in the Commonwealth of Pennsylvania, that said company intends to file Articles of Dissolution with the Department of State under the provisions of Pennsylvania Business Corporation Law. The address of this corporation's current registered office in this Commonwealth is 801 Lancaster Avenue, Bryn Mawr, PA 19010.

Notice is hereby given to all creditors and claimants of **Bryn Mawr Asset Management, Inc.**, a Pennsylvania (PA) corporation, which on February 13, 1998, was incorporated in the Commonwealth of Pennsylvania, that said company intends to file Articles of Dissolution with the Department of State under the provisions of Pennsylvania Business Corporation Law. The address of this corporation's current registered office in this Commonwealth is 801 Lancaster Avenue, Bryn Mawr, PA 19010.

Notice is hereby given to all creditors and claimants of **Joseph W. Roskos & Co.**, a Pennsylvania (PA) corporation, which on March 9, 1999, was incorporated in the Commonwealth of Pennsylvania, that said company intends to file Articles of Dissolution with the Department of State under the provisions of Pennsylvania Business Corporation Law. The address of this corporation's current registered office in this Commonwealth is 801 Lancaster Avenue, Bryn Mawr, PA 19010.

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **Nursing Consultation Services, Ltd.** is currently in the process of voluntarily dissolving.

John P. McGuire, Esquire
552 Ridge Road
Telford, PA 18969

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.

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

AUDIT LIST

Second and Final Publication

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

VIRTUAL AUDIT

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court Division of said County for audit in a Virtual Court Hearing during the week of FEBRUARY 2, 2026, in accordance with the Montgomery County Court of Common Pleas Virtual Court Hearing Protocol. Each Account is scheduled for one **Audit session, which will be held at 10:00 AM on Monday, FEBRUARY 2, 2026.**

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

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

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

NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED BY THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:15 a.m. ON MONDAY, FEBRUARY 2, 2026. NOTE THAT ELECTRONIC FILINGS ARE BEING ACCEPTED. PAPER FILINGS MAY BE LEFT IN A DROP BOX AT THE COURTHOUSE ENTRANCE OR MAY BE MAILED TO THE OFFICE OF THE CLERK OF THE ORPHANS' COURT. NO COURT FILINGS WILL BE ACCEPTED BY THE CLERK AT THE COUNTER.

1. BOWMAN, EDWARD, AN ALLEGED INCAPACITATED PERSON, (1985-X0443), First and Interim Account of Fiduciary Trust Company, International of PA.
2. BOWMAN, EDWARD, AN ALLEGED INCAPACITATED PERSON, (1985-X0443), Final Account of Guardian of Estate.

3. BROWNE, PETER AND MABEL R., IRREVOCABLE INSURANCE TRUST, DATED 12/15/2013, (2026-X5205), First and Final Account of Mark Montgomery, Trustee.
4. BUSH, IRETTA J.P., TRUST SETTLOR, (2026-X0070), First and Interim Account of PNC Bank, National Association.
5. CHAMBERS JR., FRANCIS S., TRUST UNDER DEED DATED 10/29/1980, (2014-X3557), First Account of John C. Chambers, Trustee.
6. HENNESSY, DONALD R., DECEASED, (2019-X2923), First and Final Account of Allen J. Merico, Administrator.
7. HERRING, JANE T., TRUST SETTLOR, (2025-X5190), First and Final Account of the Trust Under the Trust Agreement of Jane T. Herring.
8. HOUSTON, LETTA, TRUST SETTLOR, (2025-X5192), First and Final Account of Inter Vivos Trust.

Relisted Accounts

1. CLEMENTI, ALEGRA, IRREVOCABLE REVERSIONARY INTER VIVOS MEDICAL TRUST, (2025-X4328), First and Final Account for the Trust established under Reversionary Inter Vivos Medical Trust Agreement for Alegria Clementi.
2. LANDIS, SHERYL ANN, DECEASED, (2022-X2475), Amended First and Final Account of Joshua Landis.

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

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-31175

NOTICE IS HEREBY GIVEN that on December 29, 2025, the Petition of Jessica Carolina Becerra, on behalf of Camila Isabel Martinez, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to CAMILA ISABEL MARTINEZ-BECERRA.

The Court has fixed March 4, 2026, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-28836

NOTICE IS HEREBY GIVEN that on November 24, 2025, the Petition of Lucy Mboro was filed in the above-named Court, praying for a Decree to change the Petitioner's name to LUCY WANGO.

The Court has fixed March 4, 2026, at 9:00 AM, in Courtroom "9" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION - NOTICES

COURT OF COMMON PLEAS
PHILA. COUNTY, PA
1st JUDICIAL DIST.
NO. 250602742

Miguel Gayle & Allyson Gayle,
Plaintiffs

vs.

Minh Tran & City of Philadelphia,
Defendants

To: **Minh Tran, Defendant,**
2851 N. Ford Dr., Hatfield, PA 19440

Take notice that a Complaint in Civil Action-Motor Vehicle Accident has been filed against you in the above-named Court. Said complaint arises from an accident that took place on or about 10/20/24 at approx. 2:00 P.M., where Plaintiff was operating a motor vehicle eastbound on Lindbergh Blvd. approaching 63rd St., Phila., PA. where Defendant collided with Plaintiff's vehicle causing injuries.

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

YOU SHOULD TAKE THIS 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 THE INFORMATION ABOUT HIRING A LAWYER.

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

Phila. Bar Assn.
Lawyer Referral Service
One Reading Center
Phila., PA 19107
215-238-6333

Todd B. Jacobs, Atty. for Plaintiffs
Jacobs & Comerota
30 S. 17th St., #810
Phila., PA 19103
267-687-0379

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-30795

Kristen Calabria and Jonathan Calabria, h/w,
Plaintiffs

vs.

Victoria Remigio and Nicolas Tum-Gregorio,
Defendants

NOTICE OF ACTION - TORT

YOU HAVE BEEN SUED ON COURT. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). 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

Stanley E. Luongo, Jr., Esquire
Luongo Bellwoar LLP
218 W. Miner Street
West Chester, PA 19382

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

ADELMAN, JOYCE, dec'd.

Late of Cheltenham Township.
Executrix: KAREN B. FREEDMAN,
c/o Friedman Schuman Layser, P.C.,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034.
ATTORNEYS: FRIEDMAN SCHUMAN
LAYSER, P.C.,
275 Commerce Drive, Suite 210,
Fort Washington, PA 19034

BACHMAYER, ERIC B., dec'd.

Late of Franconia Township.
Administratrix: MADISON M. BACHMAYER,
2820 Bellows Place,
Doylestown, PA 18902.
ATTORNEY: DON F. MARSHALL,
STUCKERT AND YATES,
2 N. State Street, P.O. Box 70,
Doylestown, PA 18902

BENNIE, KAREN MARY, dec'd.

Late of Horsham, PA.
Administrator: MICHAEL J. FOLEY,
1175 Mildred Avenue,
Roslyn, PA 19001.

**BIGOSKI, JOHN THOMAS also known as
JOHN T. BIGOSKI, dec'd.**

Late of Lower Providence Township.
Executor: THOMAS M. BIGOSKI,
c/o Stephen D. Potts, Esquire,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087.

ATTORNEY: STEPHEN D. POTTS,
HERR, POTTS & POTTS, LLC,
Strafford Office Building #2, Suite 106,
200 Eagle Road,
Wayne, PA 19087

BOULTON, MARIE L., dec'd.

Late of Towamencin Township.
Executors: JAMES ROBERT BOULTON AND
DAVID A. BOULTON,
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

**BURNS, MARY E. also known as
MARY EMMA JONES BURNS, dec'd.**

Late of Lansdale, PA.
Executor: RONALD S. BURNS,
359 Morris Road,
Harleysville, PA 19438.
ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

**BYRNE, PHYLLIS B. also known as
PHYLLIS E. BYRNE,
PHYLLIS BYRNE and
PHYLLIS ELEANOR BERGER BYRNE, dec'd.**

Late of North Wales, PA.
Executrix: SUSAN D. BYRNE,
100 Union Street,
South Hamilton, MA 01982.
ATTORNEY: HARVEY FRIEDLAND,
1717 Swede Road, Suite 200,
Blue Bell, PA 19422

**CASSEL, ROBERT BELL also known as
ROBERT CASSEL, dec'd.**

Late of West Norriton Township.
Executrix: KATHLEEN HOOVER CASSEL,
c/o Vincent M. Vangrossi, Esquire,
Vangrossi and Recchuiti,
319 Swede Street,
Norristown, PA 19401,
610-279-4200.

ATTORNEY: VINCENT M. VANGROSSI,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401,
610-279-4200

CHRISTMAN, HAZEL J., dec'd.

Late of Borough of Red Hill.
Executor: RONALD CHRISTMAN,
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

COONEY, BARBARA LAW, dec'd.

Late of Lower Merion Township.
Executors: MARK C. CLEMM AND
BARBARA V. HONIGMAN,
c/o Clemm and Associates, LLC,
4517 Binfords Ridge Road,
Charlotte, NC 28226.

ATTORNEY: KATIE M. CLEMM,
CLEMM AND ASSOCIATES, LLC,
4517 Binfords Ridge Road,
Charlotte, NC 28226

FISCHER, BARBARA, dec'd.

Late of Hatfield, PA.
Executor: MARK BREON,
100 W. Main Street, Suite 510,
Lansdale, PA 19446.

FRITZINGER JR., STANLEY H., dec'd.

Late of Borough of Red Hill.
Administratrix: BRENDA J. SNYDER,
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.

ATTORNEY: ALEXIS NASH,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215

GORVINE, NATALIE also known as

NATALIE L. GORVINE, dec'd.

Late of Glenside, PA.
Executor: BENJAMIN J. GORVINE,
204 Pin Oak Drive,
Wilmette, IL 60091.
ATTORNEY: J.T. HERBER, III,
WILLIAMSON, FRIEDBERG & JONES, LLC,
10 Westwood Road,
Pottsville, PA 17901

GREENHAGEN, CHRISTINE also known as

CHRISTINE A. GREENHAGEN, dec'd.

Late of Upper Merion Township.
Administrator C.T.A.: GEORGE M.
NIKOLAOU, ESQUIRE,
166 Allendale Road,
King of Prussia, PA 19406.

ATTORNEY: GEORGE M. NIKOLAOU,
NIKOLAOU LAW OFFICES,
166 Allendale Road,
King of Prussia, PA 19406

GUEST, JOHN K. also known as

GUEST JR., JOHN K., dec'd.

Late of Borough of Royersford.
Executor: CRAIG GUEST,
708 Green Meadow Drive,
Douglassville, PA 19312.

ATTORNEY: NICK R. MASINO,
WADE, GOLDSTEIN, LANDAU & ABRUZZO, P.C.,
61 Cassatt Avenue,
Berwyn, PA 19312

**HACKMAN, DENNIS B. also known as
DENNIS BORNEMAN HACKMAN, dec'd.**

Late of Franconia Township.
Executor: JEFFREY T. HACKMAN,
440 Walnut Street,
Lansdale, PA 19446.

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

HAINES, SUSAN E., dec'd.

Late of Lower Frederick Township.
Executrix: SABRINA M. HAINES,
c/o Kenneth E. Picardi, Esquire,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776.

HERTZOG, MARY ANN, dec'd.

Late of Upper Providence Township.
Administrator CTA: BENJAMIN J. GROSSO,
c/o Douglas L. Kaune, Esquire,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460.

ATTORNEY: DOUGLAS L. KAUNE,
UNRUH, TURNER, BURKE & FREES,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460

HOWERTON, HENRY, dec'd.

Late of Cheltenham Township.
Executor: JOSEPH F. OKONSKI,
c/o Paul P. Panepinto, Esquire,
1806 Callowhill Street,
Philadelphia, PA 19130.

ATTORNEY: PAUL P. PANEPINTO,
1806 Callowhill Street,
Philadelphia, PA 19130

KING, ANNELIESE, dec'd.

Late of Borough of Trappe.
Executor: JOSEPH C. KING.
ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

KLEINSCHMIDT SR., JOSEPH G., dec'd.

Late of Lower Salford Township.
Executor: JOSEPH G. KLEINSCHMIDT, JR.,
c/o Amy C. Quigg, Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.

ATTORNEY: AMY C. QUIGG,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

KOSCHINEG JR., ERNEST F., dec'd.

Late of Montgomery Township.
Administrator: ERNEST F. KOSCHINEG, III,
c/o John F. Walsh, Esquire,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702.

ATTORNEY: JOHN F. WALSH,
653 Skippack Pike, Suite 317,
P.O. Box 445,
Blue Bell, PA 19422-0702

**KOVATTO, MARY BETH also known as
MARY BETH SHANER, dec'd.**

Late of Borough of Pottstown.
Executrix: TERRY L. SHANER WADE,
515 Spruce Street,
Pottstown, PA 19464.

**KREAMER, WINIFRED ELAINE also known as
WINIFRED E. KREAMER, dec'd.**

Late of Lower Gwynedd Township.
Executor: ROBERT K. KREAMER,
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

KWASNIUK, LYNN C., dec'd.

Late of Salford Township.
Executor: NICHOLAS M. KWASNIUK, III,
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

LANGFORD, PAUL E., dec'd.

Late of Pottstown, PA.
Administrator: RICHARD EARL NEEDHAM.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554

LOMAS SR., ROY H., dec'd.

Late of Franconia Township.
Executors: ROY LOMAS, JR.,
RITA LOMAS FELDMAN AND
RHONDA ROTZELL,
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

MASCIERI, JOSEPH, dec'd.

Late of Abington Township.
Executors: PAUL L. FELDMAN AND
STEPHEN JOHN MASCIERI,
820 Homestead Road,
Jenkintown, PA 19046.

ATTORNEY: PAUL L. FELDMAN,
FELDMAN & FELDMAN, LLP,
820 Homestead Road,
Jenkintown, PA 19046

MATHUR, ASHA, dec'd.

Late of Borough of Ambler.
Executrix: SANDHYA M. FELTES,
c/o Kenneth R. Pugh, Esquire,
910 Harvest Drive, Suite 200,
Blue Bell, PA 19422.

ATTORNEY: KENNETH R. PUGH,
KAPLIN STEWART MELOFF REITER & STEIN, PC,
910 Harvest Drive, Suite 200,
Blue Bell, PA 19422

McCRACKEN JR., GEORGE H., dec'd.

Late of Lower Merion Township.
Executrix: LESLIE ANN McCRACKEN,
c/o Jennifer A. Kosteva, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.

ATTORNEY: JENNIFER A. KOSTEVA,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

McPARLAND, EDWARD J., dec'd.

Late of Upper Moreland Township.
Executrix: KELLY ANN McPARLAND,
c/o Alan L. Frank, Esquire,
135 Old York Road,
Jenkintown, PA 19046.

ATTORNEY: ALAN L. FRANK,
ALAN L. FRANK LAW ASSOCIATES, P.C.,
135 Old York Road,
Jenkintown, PA 19046

MICKLOS, MARY ALICE, dec'd.

Late of Montgomery County, PA.
Executor: RICHARD P. MICKLOS,
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

MORGAN, ERMA GRACE, dec'd.

Late of Harleysville, PA.
Executrix: KATHLEEN ANNE MOYER,
861 Price Road,
Harleysville, PA 19438.
ATTORNEY: VALERIE ANGST,
ANGST & ANGST, P.C.,
878 Main Street,
Harleysville, PA 19438

NEFF, SHIRLEY M., dec'd.

Late of Blue Bell, PA.
Executor: JOHN B. NEFF, JR.,
c/o Douglas L. Kaune, Esquire,
Unruh, Turner, Burke & Frees, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460.
ATTORNEY: DOUGLAS L. KAUNE,
UNRUH, TURNER, BURKE & FREES, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460

NEWBY, CHERYL, dec'd.

Late of Norristown, PA.
Executrix: JENNIFER FREESE,
c/o Nathan J. Carr-Whealy, Esquire,
Law Office of Nathan J. Carr-Whealy,
947 Beechwood Drive,
Lansdale, PA 19446.

PERRY, LOIS JANE, dec'd.

Late of Hatboro, PA.
Executor: RODGER A. PERRY,
426 W. Moreland Avenue,
Hatboro, PA 19040.

PFEIFFER, ELSA, dec'd.

Late of Whippen Township.
 Executrix: DIANE O'CONNELL,
 4 Woodbridge Drive,
 Doylestown, PA 18901.
 ATTORNEY: KENNETH C. RUSSELL,
 RUSSELL LAW, P.C.,
 3500 Reading Way,
 Huntingdon Valley, PA 19006

POWELL, CYNTHIA A., dec'd.

Late of Upper Dublin Township.
 Executors: HOWARD DAVID ROBISON
 (A/K/A DAVID ROBISON) AND
 PATRICIA ROBISON,
 1106 Greenhill Road,
 Flourtown, PA 19031.
 ATTORNEY: EMORY A. WYANT, JR.,
 STRONG STEVENS & WYANT, PC,
 650 Sentry Parkway, Suite One,
 Blue Bell, PA 19422

REYDA, MARION D., dec'd.

Late of Borough of North Wales.
 Administratrix: CHRISTINA L. SUROWIEC,
 c/o Maza, David & Hoeffel,
 P.O. Box 369, Lederach, PA 19450-0369.
 ATTORNEY: PATRICIA M. DAVID,
 MAZA, DAVID & HOFFEL,
 P.O. Box 369, Lederach, PA 19450-0369,
 215-256-0007

**ROBERT, WILLIAM also known as
WILLIAM PIERRE ROBERT and
PIERRE ROBERT, dec'd.**

Late of Lower Merion Township.
 Administrator: MICHAEL IPPOLITI,
 405 Memphis Street,
 Philadelphia, PA 19125.
 ATTORNEY: THOMAS H. BROADT,
 116 W. Baltimore Avenue,
 Media, PA 19063

ROGALSKI, MARIE I., dec'd.

Late of Conshohocken, PA.
 Executor: FRANK GANA,
 c/o Patricia Leisner Clements, Esquire,
 516 Falcon Road,
 Audubon, PA 19403.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

ROTHENBERG, NICOLE M., dec'd.

Late of Abington Township.
 Executor: ADAM M. ROTHENBERG,
 2012 Maplewood Avenue,
 Abington, PA 19001.
 ATTORNEY: REBECCA D. BOUDWIN,
 BOUDWIN ROSS ROY LEODORI PC,
 10000 Midlantic Drive, Suite 100E,
 Mt. Laurel, NJ 08054

SANTORI, JOSEPH, dec'd.

Late of Borough of Norristown.
 Administrator: CHRISTOPHER SANTORI,
 204 Wendover Drive,
 Norristown, PA 19403.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, PC,
 1043 S. Park Avenue,
 Audubon, PA 19403

SEAMAN, THOMAS, dec'd.

Late of Lansdale, PA.
 Executor: EVE EDWARDS,
 15 Delphi Road,
 Schwenksville, PA 19473.
 ATTORNEY: DOUGLAS W. OLSHIN,
 SALING LITVIN & HAMBLETON,
 442 N. High Street,
 West Chester, PA 19380

**SIEGEL, PAUL D. also known as
PAUL SIEGEL, dec'd.**

Late of Lower Merion Township.
 Executor: MILES G. SIEGEL,
 c/o Catherine T. Duffy, Esquire,
 300 W. State Street, Suite 300,
 Media, PA 19063.
 ATTORNEY: CATHERINE T. DUFFY,
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
 SLOANE, MATTHEWS & AUSLANDER, PC,
 300 W. State Street, Suite 300,
 Media, PA 19063

**SLEMMER, HAROLD S. also known as
HAROLD SHISLER SLEMMER, dec'd.**

Late of Lower Salford Township.
 Executrix: JOANNE F. WALKER,
 146 Kingston Bluff Drive,
 Longs, SC 29568.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

SYNNESTVEDT, LEO, dec'd.

Late of Abington Township.
 Executor: MARTIN ALEXANDROV,
 c/o Rebecca Sallen,
 325 Merion Road,
 Merion Station, PA 19066.
 ATTORNEY: REBECCA SALLEN,
 SALLEN LAW, LLC,
 325 Merion Road,
 Merion Station, PA 19066

TARAGNA, GEORGE, dec'd.

Late of Whippen Township.
 Executor: COREY TARAGNA,
 1221 Cedars Road,
 Collegeville, PA 19426.
 ATTORNEY: BASS W. CHADWICK,
 CHADWICK ESTATE LAW,
 128 Woods Lane,
 Wayne, PA 19087

TRILLING, MELANIE C., dec'd.

Late of Worcester Township.
 Executrix: JACQUELYN SATTTLER,
 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

TROXEL, BARBARA L., dec'd.

Late of North Wales, PA.
 Executrix: MELANIE COOK,
 c/o Norris McLaughlin, P.A.,
 515 W. Hamilton Street, Suite 502,
 Allentown, PA 18101.

ATTORNEY: TAYLOR R. D. BRIGGS,
NORRIS McLAUGHLIN, P.A.,
515 W. Hamilton Street, Suite 502,
Allentown, PA 18101

**WARREN, JOAN D. also known as
JOAN DAVIS WARREN, dec'd.**

Late of Lower Merion Township.
Executrix: POLLY W. COXE,
c/o Theodore S. Cox, Jr., Esquire,
919 Conestoga Road, Building Three, Suite 214,
Rosemont, PA 19010-1354.
ATTORNEY: THEODORE S. COXE, JR.,
919 Conestoga Road, Building Three, Suite 214,
Rosemont, PA 19010-1354

WEISBERG, ESTELLE M., dec'd.

Late of Abington Township.
Executor: HARVEY WEISBERG,
24 Cricket Lane,
Ardmore, PA 19003.
ATTORNEY: DAVID J. BARTHOLF,
BARTHOLF LAW OFFICES, LLC,
323 W. Front Street,
Media, PA 19063

**WILLIAMS, JEAN R. also known as
JEAN B. WILLIAMS and
JEAN BOEHLER WILLIAMS, dec'd.**

Late of Borough of Lansdale.
Administrator: KALPANA DOSHI,
31 Eagle Lane,
Reading, PA 19607.
ATTORNEY: ZACHARY D. GRIFFITH,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

YARNALL, JEAN A., dec'd.

Late of Lower Merion Township.
Executors: CHARLTON YARNALL, III,
MARY ELISE YARNALL AND
SAMANTHA MARIE PEIRCE,
c/o Margaret E. W. Sager, Esquire,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: MARGARET E. W. SAGER,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

Second Publication

**BRANDON, LAWRENCE J. also known as
L. J. BRANDON, dec'd.**

Late of Lower Providence Township.
Executrix: MICHELLE I. DAVIS,
3810 Greene Meadow Drive,
Collegeville, PA 19426.
ATTORNEY: JACQUELINE A. JOHNSON,
3770 Ridge Pike,
Collegeville, PA 19426

BURSE ALIU, LUCILLE ELIZABETH, dec'd.

Late of Conshohocken, PA.
Administrator: ANDREA -NICHELLE,
8620 Forrest Avenue,
Philadelphia, PA 19150-2306.

CASPER, KENNETH C., dec'd.

Late of Telford, PA.
Administratrix: CAROL J. CASPER,
178 Klingerman Road,
Telford, PA 18969.

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

**CIANELA, REGINA M. also known as
JEAN CIANELA, dec'd.**

Late of Glenside, PA.
Co-Executors: KIMBERLY CIANELA AND
SCOTT CIANELA,
425 Roberts Avenue,
Glenside, PA 19038.

COLLINS, MARGARET FACEY, dec'd.

Late of Ambler, PA.
Executor: HOWARD JOHNSON,
20 Putney Chapel Way,
Stratford, CT 06614.
ATTORNEY: MELISSA S. JOHNSON,
20 Putney Chapel Way,
Stratford, CT 06614

COX, BARBARA ANN, dec'd.

Late of Cheltenham Township.
Administrator: GILBERT W. COX, JR.,
c/o Larry Scott Auerbach, Esquire,
1000 Easton Road,
Abington, PA 19001.
ATTORNEY: LARRY SCOTT AUERBACH,
1000 Easton Road,
Abington, PA 19001

CRAMER, DENISE A., dec'd.

Late of Borough of Pottstown.
Administrators: NANCY MARIE MANNO,
1115 Guernsey Court,
Blue Bell, PA 19422,
BETTY ANN LAUT,
215 Brookdale Court,
Dresher, PA 19025.
ATTORNEY: JOSEPH J. BALDASSARI,
FUREY & BALDASSARI, PC,
1043 S. Park Avenue,
Audubon, PA 19403

**DIETZ, DOLORES M. also known as
LOIS DIETZ, dec'd.**

Late of Springfield Township.
Executrix: LAURE AMES,
311 Willow Road,
Oreland, PA 19075.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
300 Welsh Road, Building One, Suite 100,
Horsham, PA 19044

**DiFILIPPO, JOSEPH R. also known as
JOSEPH ROBERT DiFILIPPO and
JOSEPH DiFILIPPO, dec'd.**

Late of Horsham Township.
Executrix: DENISE DiFILIPPO,
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

DIVER, SALLY LOU, dec'd.

Late of Upper Dublin Township.
Administrator: JAMES B. DIVER, III,
c/o Robert J. Ianozzi, Jr., Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.

ATTORNEY: ROBERT J. IANOZZI, JR.,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, P.C.,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

DIXON, JOANNE L., dec'd.

Late of Springfield Township.
Executrix: BRIDGET JAMISON,
c/o Michelle C. Power, Esquire,
60 W. Boot Road, Suite 201,
West Chester, PA 19380.
ATTORNEY: MICHELLE C. POWER,
THE CHARLESTON FIRM,
60 W. Boot Road, Suite 201,
West Chester, PA 19380

DUPREE, TANYA Y., dec'd.

Late of Upper Merion Township.
Administratrix: ANGELA D. GIAMPOLO,
507 S. 2nd Street,
Philadelphia, PA 19147.
ATTORNEY: ANGELA D. GIAMPOLO,
GIAMPOLO LAW GROUP,
507 S. 2nd Street,
Philadelphia, PA 19147

FETTERMAN, BARBARA A. also known as

BARBARA ANN FETTERMAN, dec'd.

Late of Limerick Township.
Executrix: DEBRA ANN BAUER,
374 Green Street,
Royersford, PA 19468.
ATTORNEY: DAVID A. MEGAY,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

FORCINIE, TILLIE J., dec'd.

Late of Marlborough Township.
Executor: KEITH A. HANSCOM,
15 Chase Circle,
Barto, PA 19504.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

FRANTZ, CAROLA., dec'd.

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

FUSCO, JOSEPH N., dec'd.

Late of Plymouth Township.
Executrices: LORAIN FUSCO,
708 Friendship Hill Drive,
Collegeville, PA 19426,
VALERIE FUSCO,
6962 Ely Road,
New Hope, PA 18938.
ATTORNEY: RUSSELL LAW, P.C.,
3500 Reading Way,
Huntingdon Valley, PA 19006

HATTIER JR., EMILE C., dec'd.

Late of Rydal, PA.
Executor: EMILE HATTIER, III,
2247 Charles Street,
Glenside, PA 19038.

HEGER JR., FRANCIS J., dec'd.

Late of Horsham Township.
Executrix: LISA ANN PETERSON,
311 Herringbone Lane,
Bensalem, PA 19020.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
300 Welsh Road, Building One, Suite 100,
Horsham, PA 19044

HIGGINS, RITA, dec'd.

Late of Lower Merion Township.
Executor: DENIS A. GRAY,
Carriage House, Suite 100,
115 Bloomingdale Avenue,
Wayne, PA 19087.
ATTORNEY: DENIS A. GRAY,
PALMER & GRAY LLP,
Carriage House, Suite 100,
115 Bloomingdale Avenue,
Wayne, PA 19087

HOUSER, DAVID LEE, dec'd.

Late of Lansdale, PA.
Administratrix: FAITH POORE HOUSER,
c/o Alexa S. Antanavage, Esquire,
Antanavage Farbiarz,
64 N. 4th Street,
Hamburg, PA 19526.
ATTORNEY: ALEXA S. ANTANAVAGE,
ANTANAVAGE FARBIARZ,
64 N. 4th Street,
Hamburg, PA 19526

JARETT, ARLENE also known as

ARLENE K. JARETT, dec'd.

Late of Lower Merion Township.
Executrix: STACY LYNN JARETT LEVITAN,
c/o Roy S. Ross, Esquire,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: ROY S. ROSS,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

KASOPSKY, KAREN JEAN, dec'd.

Late of Montgomery County, PA.
Executor: DEREK KASOPSKY,
15 RedTail Court,
Royersford, PA 19468.

LAFLAMME, STEPHEN J. also known as
JAMES STEPHEN LaFLAMME, dec'd.

Late of Whitemarsh Township.
Executor: SEAN DAVID LaFLAMME,
c/o Marc H. Jaffe, Esquire,
15 W. Front Street,
Media, PA 19063.
ATTORNEY: MARC H. JAFFE,
CARROLL & KARAGELIAN LLP,
15 W. Front Street,
Media, PA 19063

LANDMAN, BETTE, dec'd.

Late of Abington Township.
Executor: WILSON TODD LANDMAN
(A/K/A TODD LANDMAN,
WILSON TODHUNTER LANDMAN),
5077 Faber Way,
San Diego, CA 92115.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
300 Welsh Road, Building One, Suite 100,
Horsham, PA 19044

LAZZARO, CONSTANCE L., dec'd.

Late of Collegeville, PA.
 Executors: ANDREW LAZZARO,
 521 Oaklyn Avenue,
 Harleysville, PA 19438,
 JOSEPH LAZZARO,
 417 Old Country Road,
 Elmsford, NY 10523.

MASHINTONIO, RONALD ANDREW also known as RONALD A. MASHINTONIO, dec'd.

Late of Upper Merion Township.
 Executrices: ROBIN CLEMON AND
 TRACEY AKAMINE,
 c/o Joseph C. DeMaria, Esquire,
 237 Weadley Road,
 King of Prussia, PA 19406.
 ATTORNEY: JOSEPH C. DeMARIA,
 LAW OFFICES OF JOSEPH C. DeMARIA,
 237 Weadley Road,
 King of Prussia, PA 19406

MASUCCI, CHRISTINA M. also known as CHRISTINA MARIE MASUCCI, dec'd.

Late of Towamencin Township.
 Executor: PETER N. MASUCCI, JR.,
 c/o Amy C. Quigg, Esquire,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446.
 ATTORNEY: AMY C. QUIGG,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 1684 S. Broad Street, Suite 230,
 Lansdale, PA 19446

MATUS, ELLEN H. also known as ELLEN H. MATUS-RIVERA, dec'd.

Late of Springfield Township.
 Executrix: CAROL HUTCHINS,
 2225 Locust Drive,
 Lansdale, PA 19446.
 ATTORNEY: MITCHEL H. SHEINOFF,
 MITCHEL H. SHEINOFF, LLC,
 801 Old York Road, Suite 313,
 Jenkintown, PA 19046

MERSIOWSKY, ALFRED WILLIAM, dec'd.

Late of Huntingdon Valley, PA.
 Administrator: BRIAN MERSIOWSKY,
 1229 E. South Street,
 York, PA 17403.

MOORE, JANE H., dec'd.

Late of Lower Providence Township.
 Executor: GORDON H. MOORE,
 112 Iron Bark Court,
 Collegeville, PA 19426.
 ATTORNEY: JACQUELINE A. JOHNSON,
 3770 Ridge Pike,
 Collegeville, PA 19426

OLEARY, JENNY, dec'd.

Late of Telford, PA.
 Administrator: LIAM OLEARY,
 c/o Law Offices of Daniel M. Hanifin,
 134 N. Church Street, Suite 2,
 West Chester, PA 19380.
 ATTORNEY: DANIEL M. HANIFIN,
 LAW OFFICES, OF DANIEL M. HANIFIN,
 134 N. Church Street, Suite 2,
 West Chester, PA 19380

PHOENIX, MARLENE L., dec'd.

Late of Franconia Township.
 Executor: UNIVEST BANK & TRUST CO.,
 14 N. Main Street, P.O. Box 559,
 Souderton, PA 18964.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 769,
 Souderton, PA 18964

POFFARL, FREDERICK JOHN, dec'd.

Late of Abington Township.
 Executors: ALEXANDER JOHN POFFARL AND
 LISA KATHARINE CRAWFORD,
 c/o Carol R. Livingood, Esquire,
 130 W. Lancaster Avenue, P.O. Box 191,
 Wayne, PA 19087-0191.
 ATTORNEY: CAROL R. LIVINGOOD,
 TIMONEY KNOX LLP,
 130 W. Lancaster Avenue, P.O. Box 191,
 Wayne, PA 19087-0191

POWELL, BARBARA A. also known as BARBARA POWELL, dec'd.

Late of Upper Merion Township.
 Executor: WILLIAM ALLEN POWELL, JR.,
 c/o Theodore S. Cox, Jr., Esquire,
 919 Conestoga Road, Building 3, Suite 214,
 Rosemont, PA 19010-1354.
 ATTORNEY: THEODORE S. COXE, JR.,
 919 Conestoga Road, Building 3, Suite 214,
 Rosemont, PA 19010-1354

SANGIACOMO, JOSETTE MARIE, dec'd.

Late of Collegeville, PA.
 Co-Executors: JOHN SANGIACOMO,
 305 Summit Drive,
 Royersford, PA 19468,
 JOELLE HENNESEY,
 13403 Purple Finch Circle,
 Lakewood Ranch, FL 34202.

SCHAEFER, JAMES B., dec'd.

Late of Borough of Ambler.
 Executor: MARK SCHAEFER,
 803 Garden Avenue,
 Havertown, PA 19083.
 ATTORNEY: JOHN W. RICHEY,
 THE TANNENBAUM LAW GROUP,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

SHEMONSKI, MARGARET E., dec'd.

Late of Worcester Township.
 Executor: KENNETH P. SHEMONSKI,
 c/o Leigh A. Segal, Esquire,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323.
 ATTORNEY: LEIGH A. SEGAL,
 WISLER PEARLSTINE, LLP,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323

SMITH, MADELINE L., dec'd.

Late of Schwenksville, PA.
 Executor: HUGH SMITH,
 c/o Steven D.W. Miller, Esquire,
 Miller Law Firm PC,
 718 Poplar Street, Suite I,
 Lebanon, PA 17042.

STEIN, MARGARET ANN, dec'd.

Late of Narberth, PA.
 Executrix: BARBARA A. MYEROVICH,
 c/o Law Office of Henry DiBenedetto Forrest,
 1001 E. Darby Road,
 Havertown, PA 19083.
 ATTORNEY: HENRY DiBENEDETTO FORREST,
 LAW OFFICE OF HENRY DiBENEDETTO FORREST,
 1001 E. Darby Road,
 Havertown, PA 19083

STEINBRIGHT, MARILYN LEE also known as MARILYN L. STEINBRIGHT, dec'd.

Late of Borough of Norristown.
 Executors: KEVIN R. WARD AND
 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

SWEENEY, JEAN F., dec'd.

Late of Lower Providence Township.
 Executrix: KATHLEEN SWEENEY SCHEIER,
 50 Greenwood Avenue,
 Madison, NJ 07940.
 ATTORNEY: JACQUELINE A. JOHNSON,
 3770 Ridge Pike,
 Collegeville, PA 19426

TOMPKINS, LAURA OGDEN, dec'd.

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

TUCKER, GILBERT J., dec'd.

Late of Abington Township.
 Administratrix: JILL FRIEDENBERG,
 c/o Anna O. Sappington and Justice Irons, Esquires,
 101 Old York Road, Suite 303,
 Jenkintown, PA 19046.
 ATTORNEYS: ANNA O. SAPPINGTON AND
 JUSTICE IRONS,
 ANNA SAPPINGTON P.C.,
 101 Old York Road, Suite 303,
 Jenkintown, PA 19046

VALENTINE, MICHELLE A., dec'd.

Late of Lower Gwynedd Township.
 Executrices: SHIOFRA M. OLEXA AND
 JESSICA MARTINELLI,
 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

WALSH, MICHAEL E., dec'd.

Late of Montgomery Township.
 Executrix: KATHERINE E. WALSH,
 c/o Bellomo & Associates, LLC,
 3198 E. Market Street,
 York, PA 17402.

ATTORNEY: JEFFREY R. BELLOMO,
 BELLOMO & ASSOCIATES, LLC,
 3198 E. Market Street,
 York, PA 17402

WINSOR, DONNA F., dec'd.

Late of Lower Merion Township.
 Executors: SUSAN F. WINSOR AND
 JAMES D. WINSOR, V,
 c/o Ronald W. Fenstermacher, Jr., Esquire,
 Four Tower Bridge, Suite 400,
 200 Barr Harbor Drive, P.O. Box 8849,
 West Conshohocken, PA 19428.
 ATTORNEY: RONALD W. FENSTERMACHER, JR.,
 LAW OFFICE OF RONALD W.
 FENSTERMACHER, JR., P.C.,
 Four Tower Bridge, Suite 400,
 200 Barr Harbor Drive, P.O. Box 8849,
 West Conshohocken, PA 19428

YANCY-MONTES, RHONDA AMELIA, dec'd.

Late of Cheltenham Township.
 Executor: LINDA GRAVES-CROCKER,
 528 Schooner Way,
 Dover, DE 19901-8603.

Third and Final Publication**BATOFF, HELENE, dec'd.**

Late of Lower Merion Township.
 Executor: ARTHUR BATOFF,
 c/o Lester E. Lipschutz, Esquire and
 Natalie Goldberg, Esquire,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103.
 ATTORNEYS: LESTER E. LIPSCHUTZ,
 NATALIE GOLDBERG,
 COZEN O'CONNOR,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103

BENNER, LAMAR C., dec'd.

Late of Upper Hanover Township.
 Executrix: CHERYL A. CRESSMAN.
 ATTORNEY: MICHELLE M. FORSELL,
 CROSSON & RICHETTI, LLC
 570 Main Street,
 Pennsburg, PA 18073

BENNETT, GALE, dec'd.

Late of East Norriton Township.
 Administratrix: TIA CHANEL BENNETT,
 9412 Owings Heights Circle, Apt. 203,
 Owings Mills, MD 21117.
 ATTORNEY: DAVID J. SCHILLER,
 SCHILLER LAW ASSOCIATES,
 530 Swede Street,
 Norristown, PA 19401

CORNMAN, NANCY K., dec'd.

Late of Lower Merion Township.
 Executors: MATTHEW M. STRICKLER,
 523 Timber Lane,
 Devon, PA 19333,
 MARGARET GLENNIE,
 535 Bloomingrove Drive,
 Rensselaer, NY 12144-9410.
 ATTORNEY: MATTHEW D. GILBERT,
 GADSDEN SCHNEIDER & WOODWARD LLP,
 1275 Drummers Lane, Suite 210,
 Wayne, PA 19087-1571

DAVID, PETER, dec'd.

Late of Coral Gables, Miami-Dade County, FL and
Whitpain Township, Montgomery County, PA.
Executrix (Ancillary Letters Testamentary):

STEPHANIE DAVID,
c/o Maurice D. Lee, III, Esquire,
1735 Market Street, #3400,
Philadelphia, PA 19102.

ATTORNEY: MAURICE D. LEE, III,
SAUL EWING, LLP,
1735 Market Street, #3400,
Philadelphia, PA 19102

DUNPHY, NATALIE M. also known as

**MARCIA N. DUNPHY and
N. MARCIA DUNPHY, dec'd.**

Late of Lower Gwynedd Township.
Executor: JAMES F. DUNPHY,
1701 Penns Lane,
Maple Glen, PA 19002.

FINLEY, VERA W., dec'd.

Late of Hatfield Township.
Executor: ROCKWELL FINLEY,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

FREDERICK, HERBERT M., dec'd.

Late of Franconia Township.
Executrix: MARY ANNE ROYAL,
53 Britton Road,
Stockton, NJ 08559.
ATTORNEY: ELIZABETH M. WETZLER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

HARTZELL, IDA DARLENE also known as

**IDA HARTZELL and
DARLENE HARTZELL, dec'd.**

Late of Borough of Lansdale.
Executor: WAYNE HARTZELL.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

HASSAN, AHMED M., dec'd.

Late of Upper Providence Township.
Executrix: ALEXANDRIA A. HASSAN,
c/o Ashley B. Han, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: ASHLEY B. HAN,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

KNOX SR., FRANCIS P., dec'd.

Late of Lower Merion Township.
Executrix: MARY N. KNOX,
424 Brookhurst Avenue,
Penn Valley, PA 19072.
ATTORNEY: MATTHEW J. McCONNELL,
MATT McCONNELL LAW,
Two Bala Plaza, Suite 300,
Bala Cynwyd, PA 19004

LaMANNA, ANTHONY V., dec'd.

Late of Lower Merion Township.
Executrix: MARGO ROYLE,
74 Carol Street,
Ramsey, NJ 07446.

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

LUCIANO-MAZO, LYN also known as

**ELAINE CHRISTINE DONNELLY,
ELAINE C. DONNELLY,
LYN LUCIANO,
LYN MAZO and
LYN DONNELLY, dec'd.**

Late of Lower Merion Township.
Administrator: DAVID HYMAN,
c/o Franca Tavella, Esquire,
Three Logan Square, 5th Floor,
1717 Arch Street,
Philadelphia, PA 19103.
ATTORNEY: FRANCA TAVELLA,
KLEINBARD LLC,
Three Logan Square, 5th Floor,
1717 Arch Street,
Philadelphia, PA 19103

MAMROL, CATHERINE MARY, dec'd.

Late of Roslyn, PA.
Co-Executors: JONI ANZIDEO,
805 Parmentier Road,
Warminster, PA 18974,
GILBERT OETZEL,
75 Camille Lane,
Santa Cruz, CA 95065.

**MARTINO, LEONA also known as
LEONA ELIZABETH MARTINO, dec'd.**

Late of Upper Providence Township.
Executrix: KIM I. MEYER,
c/o William B. Cooper, III, Esquire,
P.O. Box 673, Exton, PA 19341-0673.
ATTORNEY: WILLIAM B. COOPER, III,
FOX ROTHSCHILD LLP,
P.O. Box 673, Exton, PA 19341-0673

McHUGH, MARGARET C., dec'd.

Late of Montgomery County, PA.
Administrator: ROBERT RENNIE McHUGH.

MULLER, SHARON, dec'd.

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

PASQUALINI, JOHN C., dec'd.

Late of Conshohocken, PA.
Executrix: GABRIELLE MANGAN,
4111 Devonshire Road,
Plymouth Meeting, PA 19462.
ATTORNEY: F. CRAIG La ROCCA,
F. CRAIG La ROCCA ATTORNEY AT LAW, P.C.,
800 N. Broad Street,
Lansdale, PA 19446

**RICHARDI, DELORIES L. also known as
DELORIES L. RICCIARDI, dec'd.**

Late of Lower Merion Township.
Executrix: MARGARETTA RICHARDI,
c/o Maurice D. Lee, III, Esquire,
1735 Market Street, #3400,
Philadelphia, PA 19102.
ATTORNEY: MAURICE D. LEE, III,
SAUL EWING, LLP,
1735 Market Street, #3400,
Philadelphia, PA 19102

ROBBINS, JANE EMILY, dec'd.

Late of Lower Salford Township.
Co-Executrices: JOANNE J. RÜNYAN AND
DIANNE J. LINDERMAN,
c/o 572 W. Main Street, P.O. Box 26865,
Trappe, PA 19426.
ATTORNEY: BLAKE E. DUNBAR, JR.,
572 W. Main Street, P.O. Box 26865,
Trappe, PA 19426

**SCHERMERHORN, KATHRYN MAE also known as
KATHY SCHERMERHORN, dec'd.**

Late of West Conshohocken, PA.
Co-Executors: CORY BLAIR,
216 Coates Street,
Bridgeport, PA 19405,
JARED BLAIR,
306 Brittnoir Avenue,
West Conshohocken, PA 19428.

SCHLOSSER, DENNIS R., dec'd.

Late of Franconia Township.
Executors: MARK A. SCHLOSSER,
1335 Old Plains Road,
Pennsburg, PA 18073,
PHILIP A. SCHLOSSER,
50 Beltz Road,
Telford, PA 18969.
ATTORNEY: TRACY BLAKE DeVLIEGER,
GADSDEN SCHNEIDER & WOODWARD LLP,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571

SCHWENK, DIANE, dec'd.

Late of Borough of East Greenville.
Executrix: TRACY HUBER.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

SMITH, RICHARD THOMAS, dec'd.

Late of Conshohocken, PA.
Administratrix: MAUREEN A. SMITH,
201 Maple Street, Apt. 3,
Conshohocken, PA 19428.

SPILLIOTIS, HELEN, dec'd.

Late of Norristown, PA.
Executor: CHARLES JON CRITS,
2131 Wharton Road,
Glenside, PA 19038.

STOKES, WALTER McCOOK, dec'd.

Late of Horsham, PA.
Executor: TIMOTHY STOKES,
2108 Horace Avenue,
Abington, PA 19001.

**STRAUB, DAVID also known as
DAVID A. STRAUB, dec'd.**

Late of West Norriton Township.
Executrix: BEVERLY WISLER,
c/o Patricia Leisner Clements, Esquire,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

SUDLER, WINNIFRED SAUNDERS, dec'd.

Late of Abington Township.
Executor: STEPHEN A. SUDLER,
1246 Annapolis Way,
Grayson, GA 30017.

ATTORNEY: BROOK HASTINGS,
HASTINGS LAW, LLC,
4259 W. Swamp Road, Suite 240,
Doylestown, PA 18902

**TAYLOR, ALBERT JOSEPH also known as
ALBERT J. TAYLOR, JR., dec'd.**

Late of Horsham, PA.
Executor: LINSEY LEAHY,
1629 Deer Run Drive,
Jamison, PA 18929.

TAYLOR, JOSEPH THOMAS, dec'd.

Late of Lower Merion Township.
Executrices: PAULA REARDON AND
MARY E. THIESS,
c/o Christina M. Marinos, Esquire,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103.
ATTORNEY: CHRISTINA M. MARINOS,
ALEXANDER & PELLI, LLC,
1880 JFK Boulevard, Suite 1740,
Philadelphia, PA 19103

VOLUCK, PHILIP R., dec'd.

Late of Whitpain Township.
Executrix: STEPHANIE VOLUCK,
c/o John R. Lundy, Esquire,
Lundy Beldecos & Milby, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072.
ATTORNEY: JOHN R. LUNDY,
LUNDY BELDECOS & MILBY, PC,
450 N. Narberth Avenue, Suite 200,
Narberth, PA 19072

WEIR, RICHARD G., dec'd.

Late of Gilbertsville, PA.
Executrix: CINDI SIEGER,
6051 King's Highway South, P.O. Box 85,
Old Zionsville, PA 18068.
ATTORNEY: H. CHARLES MARKOFSKI,
MARKOFSKI LAW OFFICES,
1258 E. Philadelphia Avenue, P.O. Box 369,
Gilbertsville, PA 19525-0369

WEISBORD, MARVIN, dec'd.

Late of Lower Merion Township.
Executors: NINA WEISBORD AND
JOSEPH WEISBORD,
c/o George H. Elser, Esquire,
130 W. Lancaster Avenue, Suite 203,
Wayne, PA 19087.
ATTORNEY: GEORGE H. ELSEER,
130 W. Lancaster Avenue, Suite 203,
Wayne, PA 19087

WEXLER, LEWIS A., dec'd.

Late of Horsham Township.
Executor: F. SCOTT DONAHUE,
1515 Market Street, Suite 1540,
Philadelphia, PA 19102.
ATTORNEY: F. SCOTT DONAHUE,
DONAHUE, BATTLE & DONAHUE,
1515 Market Street, Suite 1540,
Philadelphia, PA 19102

WILLIAMS, CAMILLA F., dec'd.

Late of Whitemarsh Township.
Executrix: CAMILLA F. WHETZEL,
c/o George M. Riter, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.

ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

WILLIAMS, PARIS JOHN, dec'd.

Late of Abington, PA.
Administratrix: TIARA M. WILLIAMS,
1549 Edgewood Avenue,
Roslyn, PA 19001.
ATTORNEY: DAVID G. ENNIS,
2209 Mt. Carmel Avenue,
Glenside, PA 19038

WILLIAMS, VERNA E., dec'd.

Late of Franconia Township.
Executrix: DIANE M. HERHOLD,
10190 Ridge Road,
Girard, PA 16417.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

YOUNG, SEAN PAUL, dec'd.

Late of Horsham, PA.
Executors: COURTNEY YOUNG AND
BRIGID YOUNG,
3416 Baldwin Road,
Huntingdon Valley, PA 19006.
ATTORNEY: MICHELLE GRASSO,
7 Center Street,
Richboro, PA 18954

ZIEGLER, HAROLD W., dec'd.

Late of Franconia Township.
Executor: JAMES R. ZIEGLER,
3260 Long Road,
Green Lane, PA 18054.
ATTORNEY: DOROTHY K. WEIK-HANGE,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

ZIMMERMAN, LEE S., dec'd.

Late of Whitpain Township.
Executrix: MICHELE ZIMMERMAN,
138 Spyglass Drive,
Blue Bell, PA 19422.
ATTORNEY: JOHN W. RICHEY,
THE TANNENBAUM LAW GROUP,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

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

Allstate Home Inspections, Inc. d/b/a AHI, Inc. Consulting with its principal place of business at 615 McKean Road, Ambler, PA 19002.

The names of the person and entity owning or interested in said business is: Peter Muehlbronner and Allstate Home Inspections, Inc., with an address of 615 McKean Road, Ambler, PA 19002.

The application was filed on January 13, 2026.

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on January 13, 2026, for an Application for the conduct of business in Montgomery County, Pennsylvania, under the assumed or fictitious name, style or designation of **Awaken Embodify**, with a principal place of business at 137 Timothy Circle, Wayne, PA 19087. The name and address of the individual interested in said business is Natalie Angeloni, 137 Timothy Circle, Wayne, PA 19087.

Montgomery McCracken Walker & Rhoads LLP, Solicitors

1735 Market Street
Philadelphia, PA 19103-7505

Mildred's Sewing & Alterations Studio with its principal place of business at 555 Dresher Road, Unit 476, Horsham, PA 19044.

The name and address of the entity owning or interested in said business is: RavenWolf LLC, 555 Dresher Road, Unit 476, Horsham, PA 19044.

**Gavin R. Laboski, Esquire
Laboski Law, PC**

314 W. Broad Street, Suite 124
Quakertown, PA 18951

TRUST NOTICES

First Publication

DEED OF TRUST OF GLORIA W. BELLI

DATED MAY 24, 2022

Gloria W. Belli, Dec.'d.

**Late of Lower Providence Twp.,
Montgomery County, PA**

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

Trustee: R. David Belli

c/o Jill R. Fowler, Esq.
1001 Conshohocken State Rd., #1-300,
W. Conshohocken, PA 19428

Atty.: Jill R. Fowler

Heckscher, Teillon, Terrill & Sager, P.C.

1001 Conshohocken State Rd., #1-300,
W. Conshohocken, PA 19428

ELOISE I. FRENCH REV. TRUST
DATED 05/14/1996
Eloise I. French, Dec.'d.
Late of Lower Gwynedd 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: David T. French and Yvonne French
 c/o Lisa A. Shearman, Esq.
 1684 S. Broad St., Ste. 230, Lansdale, PA 19446

Atty.: Lisa A. Shearman
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
 1684 S. Broad St., Ste. 230, Lansdale, PA 19446

Second Publication

ELAINE B. SILVERSTEIN
REVOCABLE LIVING TRUST
U/A DATED 9/12/1997

Elaine B. Silverstein, Dec.'d.
Late of Lansdale Boro,
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: Terry G. Levy & Robbie L. Pearlstein
 c/o Nikolaos I. Tsouros, Esq.
 661 Moore Rd., #105, King of Prussia, PA 19406

EXECUTIONS ISSUED

Week Ending January 20, 2026

The Defendant's Name Appears
First in Capital Letters

BARCUS, KIYANA: BARCUS - JMMMP Co., et al.; 201005343; WRIT/EXEC.
 BARR, BOBBI: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202600391; \$3,906.38.
 BRAZELL, SONYA: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202600508; \$1,922.19.
 CAROLINA HANDY HELPER, LLC: KING, DALTON: PNC BANK, GRNSH. - Auxilior Capital Partners, Inc.; 202515103.
 CLARK, DONNA: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCS., ET AL.: UNITED STATES OF AMERICA - Traditional Mortgage Acceptance Corporation; 202519197.
 DAVIS, ELIZABETH: MYLES - NewRez, LLC; 202519359.
 GALLOWAY, ANGELA: CARRELLI, JOHN - Wells Fargo Bank, N.A.; 202502627.
 GANESH SAI, INC. D/B/A NEW YORK THREAD: PATEL, MAHENDRA: WELLS FARGO, GRNSH. - Montgomery Mall Realty Holding, LLC; 202521971.
 GANTERT, GEORGE: PNC BANK, GRNSH. - LVNV Funding, LLC; 202521975; WRIT/EXEC.
 GARLAND, MALCOLM: BANK OF AMERICA, GRNSH. - Capital One, N.A.; 202323458; WRIT/EXEC.

GLENN, DARLENE: NAVY FEDERAL CREDIT UNION, GRNSH. - Penn Federal Credit Union; 202600687; \$2,720.58.
 GOODREAU, WENDY: WELLS FARGO, GRNSH. - Capital One Bank USA, N.A.; 202118593; WRIT/EXEC.
 GREGORY, MELISSA - U.S. Bank Trust Company, N.A., not in its Indiv., et al.; 202510282.
 JOHNSON, LENISHA: NAVY FEDERAL CREDIT UNION, GRNSH. - Franklin Mint Federal Credit Union; 202600431; \$6,939.03.
 LOURENCO, KATHIA: WOODFOREST NATIONAL BANK, GRNSH. - LVNV Funding, LLC; 202521998; WRIT/EXEC.
 MARTINEZ, JOVANI: NAVY FEDERAL CREDIT UNION, GRNSH. - Drexel University; 202600429; \$18,926.46.
 MOORE, ERICA - Tripp, Daryl; 202305110; \$2,617.00.
 MOORE, GINA: TD BANK, GRNSH. - Cavalry Spv. I, LLC; 202427823.
 MURPHY, NYFIS - Ardent Credit Union; 202600430; \$20,076.95.
 NO EMOTIONS, LLC: RADULOVIC, MITAR: CHASE BANK, GRNSH. - Auxilior Capital Partners, Inc.; 202500370.
 PALATNIK, MARINA: WELLS FARGO, GRNSH. - Capital One, N.A.; 202309183; WRIT/EXEC.
 PATEL, PRITESH: MANOJ: ASHA: BANK OF AMERICA, N.A., GRNSH., ET AL. - King of Prussia Guru, LLC, et al.; 202000504; WRIT/EXEC.
 REINHART, LIZANNE: BARRY: UNITED STATES OF AMERICA - Citizens Bank, N.A.; 202501561; ORDER/JUDGMENT/\$210,904.76.
 SCOTT, MADELINE: CYRUS - Wyngate Community Association; 202425488; \$7,069.96.
 SHEA, ANDREW: JPMORGAN CHASE BANK, N.A., GRNSH. - Liang, P.C.; 202600703; \$3,388.48.
 SON, MALA: SANTANDER BANK: SANTANDER BANK, GRNSH. - Credit Corp. Solutions, Inc.; 202107078; \$1,331.33.
 SORGI, KEVIN: PNC BANK, GRNSH. - Capital One Bank USA, N.A.; 202122544; WRIT/EXEC.
 STINSON, AHMAD: NAVY FEDERAL CREDIT UNION, GRNSH. - Penn Federal Credit Union; 202600688; \$2,987.56.
 STURGES, SUSAN: KEYBANK, GRNSH. - Capital One Bank, N.A.; 202300595; WRIT/EXEC.
 TUCKER, SAKINA: NAVY FEDERAL CREDIT UNION, GRNSH. - Franklin Mint Federal Credit Union; 202527745; ORDER/REASSESS/\$4,463.13.
 WILSON, TAWANNA: NAVY FEDERAL CREDIT UNION, GRNSH. - Sun East Federal Credit Union; 202600392; \$57,815.22.

JUDGMENTS AND LIENS ENTERED

Week Ending January 13, 2026

Not available during time of print.

LETTERS OF ADMINISTRATION**Granted Week Ending January 20, 2026****Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

CASSELLI, ELEANOR T. - Upper Merion Township; Casselli, Kerri, 624 Race Street, Bristol, PA 19007.
 CLARK, KENNETH J. - Horsham Township; Clark, Linda J., 81 Wynmere Drive, Horsham, PA 19044.
 DAVIS, DORENE L. - Springfield Township; Davis Jr., Donald B., 3 Charles III Drive, Glassboro, NJ 08028.
 DEMYAN, ALICE M. - Ambler Borough; Anderson, Donna M., 1096 Creamery Road, Newtown, PA 18940.
 DIAZ, CESAR A. - Hatfield Borough; Diaz, Nereida, 10747 Chapman Circle, Hatfield, PA 19440.
 GILLESPIE, EARL T. - Upper Dublin Township; Echevarria, Tamara L., 754 Loch Alsh Avenue, Ambler, PA 19002.
 GIORDANO, MARY J. - Abington Township; Giordano, Scott M., 9 Knock N Knoll Circle, Willow Grove, PA 19090.
 GOODRICH, BARBARA K. - Plymouth Township; Goodrich, Myrna, 201 E. Germantown Pike, East Norriton, PA 19401.
 GREENHAGEN, CHRISTINE - Upper Merion Township; Nikolaou, George M., Esq., 166 Allendale Road, King of Prussia, PA 19406.
 HERNANDEZ HERNANDEZ, JOSUE A. - Norristown Borough; Becerra Suarez, Martha C., 1623 N. 33rd Street, Philadelphia, PA 19121.
 HYATT, ROSE M. - Lower Pottsgrove Township; Cotter, Sharon, 418 Pinetree Court, Pottstown, PA 19464; Petrucci, Andrew, 1801 Overbrook Avenue, Clearwater, FL 33755; Petrucci, Sandy, 102 School Lane, Wayne, PA 19087; Williamson, Bobbie Lynn, 111 Valley View Circle, Phoenixville, PA 19460.
 KOCH, BERNARD P. - Abington Township; Koch-Laskowski, Jesse P., 32 Church Street, Willow Grove, PA 19090; Koch-Laskowski, Kieran L., 507 Warren Road, Ithaca, NY 14850.
 KOSCHINEG JR., ERNEST F. - Montgomery Township; Koschineg III, Ernest F., 1051 Silver Oak Place, Ambler, PA 19002.
 LATTANZI, NANCY - Hatfield Township; Henrick, Stephanie, 1001 Conshohocken State Road, West Conshohocken, PA 19428.
 LEE, ROBERT - Abington Township; Lee, Debra L., 1832 Preston Avenue, Willow Grove, PA 19090.
 LORENZINI, DORIS J. - West Norriton Township; Lorenzini, Valerie A., 1603 Countryside Lane, West Norriton, PA 19403.
 PEACH, JOE - Caldwell, Sylvia R., 4001 Windflower Way, Bowie, MD 20720.
 SALVATI, MICHAEL S. - Skippack Township; Salvati, Brenda, 772 Clemmers Mill Road, Schwenksville, PA 19473.
 SMITH, MARIE H. - Lansdale Borough; Smith, Arthur W., 8 Lantern Lane, Lansdale, PA 19446.
 WATKINS, NATHANIEL - Lower Frederick Township; Watkins, Chad, 1056 Channing Court, Pottstown, PA 19465.
 WILLIAMS, JEAN R. - Lansdale Borough; Doshi, Kalpana, 31 Eagle Lane, Reading, PA 19607.

SUITS BROUGHT**Week Ending January 20, 2026****The Defendant's Name Appears
First in Capital Letters**

ALEXIS, MARTIN - Hampton, Union; 202601045; Complaint for Custody/Visitation.
 CANALES MARTINEZ, GILBERTO - Slazar Cardenas, Mariela; 202601068; Complaint Divorce.
 CIVIL, JN PAUL - Civil, Darling; 202600981; Complaint Divorce.
 ELBIALY, KOTB: HOME EXPERTS, LLC: HOME MART, LLC, ET AL. - Alkholy, Moustafa; 202600991; Civil Action.
 KRIEGER, JACOB - Krieger, Tatiana; 202601041; Complaint Divorce.
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jackson, Breiona; 202600751; Appeal from Suspension/Registration/Insp.
 WLODARCZYK, STEVEN - Wlodarczyk, Carly; 202601023; Complaint Divorce.

WILLS PROBATED**Granted Week Ending January 20, 2026****Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

ADELMAN, JOYCE - Cheltenham Township; Freedman, Karen B., 702 E. Kennedy Road, North Wales, PA 19454.
 BENSON, KAYE F. - Whitmarsh Township; Benson, John D., 520 Pen Ambler Road, Ambler, PA 19002.
 BENSON, FRANCES A. - Lower Merion Township; Benson, James G., 518 Kennersly Farm Lane, Church Hill, MD 21623.
 BISH, WANDAMARIE - Whitpain Township; Davis, Kim D., 7106 Sugrue Court, Upper Marlboro, MD 20772.
 BOULTON, MARIE L. - Towamencin Township; Boulton, David A., 146 Hope Road, Tinton Falls, NJ 07724; Boulton, James R., 237 E. Fairwood Drive, Chalfont, PA 18914.
 BOYLE, ANNE M. - Springfield Township; Bercaw, Anne T., 545 Elkins Avenue, Philadelphia, PA 19120.
 BRANDES, MARCELLE Z. - Springfield Township; Brandes-Simon, Dana, 4819 4th Avenue, Brooklyn, NY 11220.
 BROKENBOROUGH, DENISE I. - Lower Merion Township; Brokenborough, Michael O., 59 Holland Avenue, Ardmore, PA 19003.
 BULLOCK, JANICE M. - West Norriton Township; Kaufmann, Melissa, 1049 E. 33rd Place, Tulsa, OK 74105.
 BURGHART, PETER H. - Skippack Township; Flynn, Megan E., 323 Aftons Circle, Spring City, PA 19475.
 BURTON, HAROLD W. - Lower Providence Township; Burton, Grace T., 153 Summit Avenue, Eagleville, PA 19403; Chierici, Lauren B., 153 Summit Avenue, Eagleville, PA 19403.
 CASSEL, ROBERT B. - West Norriton Township; Cassel, Kathleen H., 807 E. Prospect Avenue, North Wales, PA 19454.

- CLOSTERMAN SR., DAVID M. - Lower Moreland Township; Closterman Jr., David M., 4206 York Drive, Doylestown, PA 18902; Closterman, James A., 325 S. Warminster Road, Hatboro, PA 19040; Closterman, Wendy, 754 Rydal Road, Jenkintown, PA 19046.
- COCKERHAM, CHARLENE H. - Royersford Borough; Gallagher, Daniel H., 19256 Gliddon Street, Castro Valley, PA 94546.
- COONEY, BARBARA L. - Lower Merion Township; Clemm, Mark C., 132 Waterway Drive, Savannah, GA 31411; Honigman, Barbara V., 301 Greenbank Road, Bryn Mawr, PA 19010.
- COX, ROBERT W. - Norristown Borough; Spain, Diane L., 424 Saw Mill Court, East Norriton, PA 19401.
- CUSELLA SR., ROBERT J. - West Norriton Township; Cusella, Theresa M., 107 Brandon Road, West Norriton, PA 19403.
- DESIMONE, ELEANOR - Lower Providence Township; Desimone, Laura, 100 Erica Drive, Stoughton, MA 02072.
- EL-FAYOUMY, MARY P. - Lower Providence Township; Stewart, Sophie N., 40 N. Main Street, Phoenixville, PA 19460.
- FELD, RICHARD - Cheltenham Township; Feld, Suzanne S., 7700 West Avenue, Elkins Park, PA 19027.
- GRAY, JAMES Q. - Cheltenham Township; Gray, Lauren C., 2417 77th Avenue, Philadelphia, PA 19150.
- GREINER, WILLIAM R. - New Hanover Township; Greiner, Sybilla A., 140 Fairbrook Drive, Gilbertsville, PA 19525.
- GUEST, JOHN K. - Royersford Borough; Guest, Craig, 708 Green Meadow Drive, Douglassville, PA 19518.
- HOLLINGSWORTH, RICHARD H. - Upper Salford Township; Hollingsworth, Alice B., 1517 Salford Station Road, Harleysville, PA 19438.
- HOWERTON, HENRY - Cheltenham Township; Okonski, Joseph F., 2050 E. Walnut Lane, Philadelphia, PA 19138.
- KAUFMAN, NORMA F. - Lower Salford Township; Pinkos, Janet L., 134 Thames Drive, North Wales, PA 19454.
- KENNEDY, HARRIET J. - Lansdale Borough; Hemmons, Dale R., 325 Christopher Court, Lansdale, PA 19446.
- KLEINSCHMIDT SR., JOSEPH G. - Lower Salford Township; Kleinschmidt Jr., Joseph G., 619 Schwab Road, Hatfield, PA 19440.
- KWASNIUK, LYNN C. - Salford Township; Kwasniuk III, Nicholas M., 88 S. Dietz Mill Road, Telford, PA 18969.
- LADD, BARBARA C. - Lower Merion Township; Farber, Laura, 47 Fairmont Terrace, West Orange, NJ 07052.
- LAMB, GREGORY L. - Hatboro Borough; Lamb, Judy, 3700 Lukens Lane, Hatboro, PA 19040.
- LIEBERMAN, SYLVIAN - North Wales Borough; Lieberman, Howard L., 6332 John Hancock Court, Bensalem, PA 19020.
- MARTINO, LEONA E. - Upper Providence Township; Meyer, Kim I., 1742 Osprey Drive, Audubon, PA 19403.
- MELE, MARTHA A. - ; Mele, Dino A., 1272 Appalachin Road, Maple Glen, PA 19002-1154.
- MENTZEL, MICHAEL J. - Lower Moreland Township; Mentzel, Maria R., 1650 Market Street, Philadelphia, PA 19103.
- MERKEL, JOANNE - Norristown Borough; Amoroso, Joseph F., 3141 W. Germantown Pike, Norristown, PA 19403.
- MICKLOS, MARY A. - Abington Township; Micklos, Richard P., 1278 Pebble Brook Road, Warminster, PA 18974.
- MROZ, JOHN - Douglass Township; Mroz, Michaeline, 140 Hoffman Road, Barto, PA 19504.
- NOBLE, WILLIE L. - North Wales Borough; Noble, Ina R., 110 Steeplechase Drive, North Wales, PA 19454.
- PIO, DEBORAH J. - Horsham Township; Pio, Matthew V., 201 E. Germantown Pike, East Norriton, PA 19401.
- POWELL, BARBARA A. - Upper Merion Township; Powell Jr., William A., 281 Simpson Road, Marlborough, MA 01752.
- REITMAN, STEPHEN B. - Jenkintown Borough; Weise, Danielle C., 294 Westbrook Drive, Swedesboro, NJ 08085.
- ROSENBERGER, MARVEL L. - Green Lane Borough; Sefing, Bonnie R., 5365 Hoppenville Road, Green Lane, PA 18054.
- SHULTZ, JOYCE B. - Lansdale Borough; Shultz, Kathleen A., 604 New Market Drive, Souderton, PA 18964; Shultz, Robert J., 160 Milbury Road, Coatesville, PA 19320.
- SIMMONS, JOAN A. - Lower Merion Township; Simmons, Martha A., 301 Lansdowne Road, Havertown, PA 19083.
- STAEHLE SR., EDWARD J. - Souderton Borough; Stuart, Ann M., 522 Garfield Avenue, Souderton, PA 18964.
- TARAGNA, GEORGE - Whitpain Township; Taragna, Corey, 1221 Cedars Road, Collegeville, PA 19426.
- WARREN, JOAN D. - Lower Merion Township; Cox, Polly W., 732 S. Roberts Road, Bryn Mawr, PA 19010.
- WESSELLS, NANCY H. - Lower Merion Township; Wessells, Hunter, 3600 E. Union Street, Seattle, WA 98122.
- WILLIAMS, GEORGE A. - Williams, Marvin, 907 E. Durard Road, Philadelphia, PA 19150.
- WILSON, NANCY M. - East Norriton Township; Beckman, Yasmeen A., 33 Ashland Avenue, West Orange, NJ 07052.
- YARNALL, JEAN A. - Lower Merion Township; Peirce, Samantha M., 208 Cast Iron Way, Phoenixville, PA 19460; Yarnall III, Charlton, 607 Cuddy Wynd Place, Swansboro, NC 28584; Yarnall, Mary Elise, 716 Polo Road, Bryn Mawr, PA 19010.
- YOUNG, EARL M. - Lower Salford Township; Curry, Susan B., 325 Maple Avenue, Harleysville, PA 19438; Young, Kenneth S., 237 S. Allentown Road, Telford, PA 18969.