SHERIFF'S SALES

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Montgomery County, PA. to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814, ***December 2, 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. 2019-18898**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN tract or parcel of land, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey made by Ralph E. Shaner and Son Engineering Co., Pottstown, Pennsylvania, November 22, 1963, as follows, to wit:

BEGINNING at a corner, other lands Stanley S. and Catherine Novicki, said point, being in the middle of Walt Road (33 feet wide); thence, along the middle of said road, North 52 degrees 17 minutes, East 55 feet to a corner, other lands Adam Novicki; thence, along the same, South 37 degrees 17 minutes, East 216.70 feet to a corner, on line other lands, Thomas Byndas; thence, along the same, South 52 degrees 43 minutes, West 55 feet to a corner, on line land of aforesaid Stanley S. and Catherine Novicki; thence, along the same and on the Easterly side of a given road or land for ingress and egress, North 37 degrees 17 minutes, West 216.3 feet to a corner, in the middle of Walt Road and place of beginning.

BEING the same premises which Owen Lakner and Carol Lakner, by Deed dated September 20, 2016, and recorded at Montgomery County Recorder of Deeds Office on September 29, 2016, in Deed Book 6017 at Page 720, granted and conveyed unto Jason Pirnik.

Parcel Number: 57-00-03439-00-5.

Location of property: 1048 Walt Road, Pennsburg, PA 18073.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jason Pirnik** at the suit of Upper Perkiomen School District. Debt: $10,933.60.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2021-20435**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN piece or parcel of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of Part of Lots Numbers 5 and 6, on a Plan of "Meetinghouse Tract," made for Bernard and Esther Polen, by George B. Mebus, Engineers, dated December 14, 1967, and revised January 29, 1968, said Plan being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-14 at Page 6, as follows to wit:

BEGINNING at a point on the center line of Coates Road (40 feet wide), said point being the common front corner of Lots #5 and #6, said point being at the arc distance of 45.98 feet, measured by a line, extending in a Southwesterly direction, and curving to the left, having a radius of 1,260.00 feet from a point of curve, said point of curve being at the distance of 179.02 feet, measured South 6 degrees 36 minutes 30 seconds West, from the point of intersection, which the said center line of Coates Road makes with the center line of Wrack Road (40 feet wide); thence, from the place of beginning, and partly crossing the bed of Coates Road, and partly along the Southeasterly line of Lot #6, North 82 degrees 23 minutes 30 seconds East, 145.47 feet to a point; thence, through Lot #5 of which this is a part of, the two following courses and distances: (1) South 61 degrees 43 minutes 30 seconds East, 113.42 feet to a stone; and (2) South 7 degrees 39 minutes 30 seconds East, 146.18 feet to a stone; thence, along the Southeasterly line of Lot #5, the two following courses and distances: (1) South 82 degrees 23 minutes 30 seconds West, 39.84 feet to an angle point; thence, (2) South 85 degrees 16 minutes 17 seconds West, and passing over a stone, and partly recrossing the bed of Coates Road, 224.51 feet to a point on the aforementioned center line of Coates Road; thence, along the center line of Coates Road, by a line, extending in a Northwest, North and Northeasterly direction and curving to the right, having a radius of 1,260.00 feet, the arc distance of 203.33 feet to the first mentioned point and place of beginning.

BEING the same premises which Shirley C. Weiner, by Deed, dated 10/01/2012, and recorded at Montgomery County Recorder of Deeds Office, on 10/04/2012, in Deed Book 5850 at Page 2242, granted and conveyed unto Rei W. Rothberg and Sarah E. Francis.

Parcel Number: 30-00-09892-00-5.

Location of property: 825 Coates Road, Meadowbrook, PA 19046.

Copyright © Montgomery Bar Association 2026

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Rei W. Rothberg and Sarah E. Francis** at the suit of Township of Abington. Debt: $1,354.34.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2023-14790**, 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 bungalow or dwelling thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southeasterly side of Thomson Road (40 feet wide), at the distance of 128.07 feet, Northeast of the Northeasterly side of Edgewood Road (40 feet wide); thence, along the said Southeast side of said Thomson Road, on a curve to the left, having a radius of 694.63 feet, the arc distance of 58.79 feet to a corner of Lot 53; thence, by said Lot 53, South 66 degrees 6 minutes 7 seconds East, 140.39 feet to a corner in line of Lot 59; thence, partly by said Lot 59 and partly by Lot 58, South 59 degrees 46 minutes 44 seconds West, 121.35 feet to a corner of Lot 51; thence, by said Lot 51, North 58 degrees 46 minutes 40 seconds West, 75.36 feet to the Southwest side of Thomson Road and place of beginning.

BEING Lot 52 on Plan of Edgewood Park.

TITLE TO SAID PREMISES IS VESTED IN Tammy Cummings, also known as Tammy D. Cummings, by Deed from Tammy Cummings, in her capacity as Executrix of the Estate of Loretta J. Cummings, also known as Loretta Cummings, deceased; Tracy Cummings, now known by marriage as Tracy Christiansen; and Tammy Cummings, also known as Tammy D. Cummings, dated 04/22/11 and recorded on 04/29/11, by the Montgomery County Recorder of Deeds Office, in Book 5799 at Page 1645, as Instrument # 2011040225.

Parcel Number: 31-00-25939-00-4.

Location of property: 8327 Thompson Road, Elkins Park, PA 19027.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Tammy Cummings a/k/a Tammy D. Cummings and The United States of America** at the suit of Federal Home Loan Mortgage Corporation, as PI Trustee of the Freddie Mac Participation Interest Trust, Series 2021-1. Debt: $144,064.32.

Parker McCay, P.A., 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. 2024-08112**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit, designated as Unit Number 1022, being a unit in "The Meadows Condominium," situate in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. Sec. 3101, as designated in the Declaration of Condominium of "The Meadows," bearing date January 4, 1984, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on January 12, 1984, and Plats and Plans for Condominium, bearing date January 4, 1984, and recorded as Exhibit "C" of the Declaration of Condominium of "The Meadows Condominium," in Deed Book 4727 at Page 1766.

TOGETHER with all right, title and interest, being a .27% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

AND the grantor represents and warrants to the said Grantees that the said Grantor has complied with the provision of Section 3410(b) of the said Pennsylvania Uniform Condominium Act.

BEING the same premises which Thomas C. McNamara and Lori A. McNamara, husband and wife, by Indenture bearing date the 27th of October A.D. 1989, and recorded at Norristown, Pennsylvania, in Deed Book 4927 at Page 2285, and conveyed unto Scott J. Newhart, in fee.

Parcel Number: 61-00-01661-84-3.

Location of property: 1022 Meadowview Lane, Mont Clare, PA 19453.

The improvements thereon are: Condominium (garden-style), private entrance.

Seized and taken in execution as the property of **Scott J. Newhart** at the suit of The Meadows Condominium Association. Debt: $6,182.30.

Brady & Cissne Law, LLC, Attorneys.

Copyright © Montgomery Bar Association 2026

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. 2024-21612**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made by George B. Mebus, Registered Professional Engineer, Glenside, Pa., on March 14, 1950, as follows, to wit:

BEGINNING at a point on the Southwest side of Forest Avenue (50 feet wide), which point is measured on the arc of a circle, curving to the right, having a radius of twenty feet, the arc distance of thirty-one and 04/100 feet from a point on the Southeast side of Division Avenue (45 feet wide); thence, extending along the Southwest side of Forest Avenue, South forty-five degrees fifty-two minutes fifteen Seconds East, forty-seven and 18/100 feet to a point; thence, extending South forty-four degrees seven minutes forty-five seconds West, one hundred fifteen feet to a point; thence, extending North forty-five degrees fifty-two minutes fifteen seconds West, sixty-eight and 96/100 feet to a point on the Southeast side of Division Avenue; thence, extending along the said side of Division Avenue, North forty-five degrees twelve minutes East, ninety-five and 39/100 feet to a point of curve; thence, extending along the arc of a circle, curving to the right, having a radius of twenty feet, the arc distance of thirty-one and 04/100 feet to a point on the Southwest side of Forest Avenue, the first mentioned point and place of beginning.

BEING the same premises which Clifford R. Evans, Jr. and Ruth D. Evans, by Deed, dated 09/25/1989, and recorded at Montgomery County Recorder of Deeds Office, on 10/11/1989, in Deed Book 4925 at Page 2413, granted and conveyed unto Thomas J. Garofano and Patricia L.Garofano.

Parcel Number: 59-00-07909-00-6.

Location of property: 801 Division Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Thomas J. Garofano and Patricia L. Garofano** at the suit of School District of Upper Moreland Township. Debt: $4,560.91.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-02659**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof, made September 9, 1919, by William T. Muldrew, C.E., as follows to wit:

BEGINNING at a point on the Northeasterly side of Old Welsh Road (50 feet wide), at the distance of 237.3 feet, Northwestwardly from the Northwesterly side of Fairview Avenue (50 feet wide); thence, extending along the said side of Old Welsh Road, North 61 degrees 28 minutes West, 37.7 feet to a point; thence, extending North 28 degrees 32 minutes East, 125 feet to a point; thence, extending South 61 degrees 28 minutes East, 37.7 feet to a point; thence, extending South 28 degrees 32 minutes West, passing through the center of the party wall of said messuage, 125 feet to the place of beginning.

BEING the same premises which Deutsche Bank National Trust Company Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I, Inc., Trust 2005-NC2, Mortgage Pass Through Certificates, Series 2005-N, by Deed, dated 3/18/2015, and recorded 3/30/2015, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5948 at Page 1172, granted and conveyed unto Justin Dailey and Brittany Giles.

Parcel Number: 30-00-48560-00-1.

Location of property: 2319 Old Welsh Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Justin Dailey and Brittany Giles** at the suit of Lakeview Loan Servicing, LLC. Debt: $255,543.01.

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.

Copyright © Montgomery Bar Association 2026

By virtue of a Writ of Execution **No. 2025-08140**, 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 **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof, known as Section Number 1 Plan of Lots, made for Max Chipin and Sons by Damon and Foster, Civil Engineers, dated May 25, 1961, and last revised October 9, 1962, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Bell Road (fifty feet wide), said point being the two following courses and distances from a point of curve on the Northwesterly side of Oak Lane Road (seventy seven feet wide): (1) leaving Oak Lane Road, on the arc of a circle, curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of reverse curve on the Northeasterly side of Bell Road; and (2) Northwestwardly, along the Northeasterly side of Bell Road, on the arc of a circle, curving to the left, having a radius of 171.62 feet, the arc distance of 56.00 feet to the point of beginning; thence, extending from said point of beginning, along the Northeasterly side of Bell Road, the two following courses and distances: (1) Northwestwardly, on the arc of a circle, curving to the left, having a radius of 171.62 feet, the arc distance of 7.59 feet to a point of tangent; and (2) North fifty one degrees twenty nine minutes twenty two seconds West, 77.91 feet to a point; thence, extending North thirty eight degrees thirty minutes thirty eight seconds East, 140.00 feet to a point; thence, extending South fifty one degrees twenty nine minutes twenty two seconds East, 85.50 feet to a point; thence, extending South thirty eight degrees thirty minutes thirty eight seconds West, 140.18 feet to the first mentioned point and place of beginning.

BEING Lot Number 2.

BEING the same premises which Ruth London, by Deed, dated 12/28/2012, and recorded 01/04/2013, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5860 at Page 627, granted and conveyed unto Janie Nicholson, in fee.

AND the said Janie Nicholson has departed this life on or about 07/30/2020, thereby vesting title of the mortgaged premises unto Janie M. James a/k/a Janie Mechelle James a/k/a Janie James, Executrix of the Estate of Janie Nicholson a/k/a Janie James Nicholson, Deceased.

Parcel Number: 31-00-01465-00-7.

Location of property: 205 Barclay Circle, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janie M. James a/k/a Janie Mechelle James a/k/a Janie James, Executrix of the Estate of Janie Nicholson a/k/a Janie James Nicholson, Deceased** at the suit of Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC. Debt: $182,083.94.

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. 2025-16230**, 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 **Lansdale Borough**, Montgomery County, Pennsylvania, and described according to a Plan of a Portion of Wedgewood Park L. Number 4, for Mason-McDowell Corp., by H. Gilroy Damon and Associate, Civil Engineers and Surveyors, dated August 5, 1966, said Plan, being recorded in the Office of the Recorder of Deeds, for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-9 at Page 90, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wedgewood Drive (60 feet wide), said point, being the two following courses and distances from a point of compound curve on the Northerly side of Tremont Drive (60 feet wide): (1) leaving Tremont Drive, on the arc of a circle, curving to the left, having a radius of 25.00 feet, the arc distance of 35.64 feet to a point of reverse curve on the Northwesterly side of Wedgewood Drive; and (2) Northeastwardly, along the Northwesterly side of Wedgewood Drive, on the arc of a circle, curving to the right, having a radius of 355.00 feet, the arc distance of 136.32 feet to the point of beginning; thence, extending from said beginning point, North 61 degrees 27 minutes 03 seconds West, partly through a dwelling, erected on those premises, and a dwelling erected on premises adjoining to the Southwest, crossing the bed of a certain driveway, as shown on said Plan, 137.30 feet to a point; thence, extending North 47 degrees 09 minutes East, partly along the Northwesterly side of the aforesaid driveway, 42.93 feet to a point; thence, extending South 54 degrees 40 minutes 16 seconds East, recrossing the bed of the aforesaid driveway, 126.60 feet to a point on the Northwesterly side of Wedgewood Drive, aforesaid; thence, extending Southwestwardly, along the Northwesterly side of Wedgewood Drive, on the arc of a circle, curving to the left, having a radius of 355.00 feet, the arc distance of 25.83 feet to the first mentioned point and place of beginning.

BEING Lot Number 82 as Shown on the above-mentioned Plan.

TOGETHER with free and common use, right, liberty and privilege of the above-mentioned driveway as shown on said Plan, as and for a passageway and water course at all times hereafter, forever common with the owners, tenants and occupiers, of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT to the proportionate part of the expense of keeping the same in good order and repairs.

Copyright © Montgomery Bar Association 2026

BEING the same premises which Fannie Mae a/k/a Federal National Mortgage Association, organized and existing under the laws of The United States of America, by Deed, dated 5/5/2016, and recorded 5/17/2016, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5998 at Page 2742, granted and conveyed unto Patricia A. Santos.

Parcel Number: 11-00-18836-00-8.

Location of property: 976 Wedgewood Drive, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Patricia A. Santos** at the suit of PennyMac Loan Services, LLC. Debt: $126,472.68.

KML Law Group, P.C., Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-19329**, 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 **Douglass Township**, Montgomery County, Pennsylvania, being Lot No. 14 on a Plan of Virginia Manor, bounded and described according to a Plan thereof, made by George F. Shaner, C.E., on January 17, 1957, as follows, to wit:

BEGINNING at a point, marking the intersection of the Southeastern side of Merkel Road (extended) and the Northeastern side of Yoder Avenue (extended); thence, along the Southeastern side of Merkel Road, North 34 degrees 30 minutes East, 200 feet to an iron pin, a corner on the Southeastern side of Merkel Road, at a line of land, now or late of John Szegda; thence, along the same, South 53 degrees 50-1/2 minutes East, 100 feet to a corner of Lot No. 13; thence, along said Lot No. 13, South 34 degrees 30 minutes West, 200 feet to a corner on the Northeastern side of Yoder Avenue; thence, along the same, North 53 degrees 50-1/2 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING the same premises which Home Point Financial Corporation, by Deed, dated 11/16/2018, and recorded 11/19/2018, in Montgomery County, in Deed Book 6115 at Page 1388, conveyed unto John J. Lawrence, in fee.

TITLE TO SAID PREMISES IS VESTED IN John J. Lawrence, by Deed from Home Point Financial Corporation, dated December 18, 2018, recorded January 3, 2019, in Book No. 6120 at Page 2449.

Parcel Number: 32-00-07984-00-3.

Location of property: 1401 Yoder Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **John J. Lawrence** at the suit of Pennsylvania Housing Finance Agency. Debt: $180,292.71.

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. 2025-22376**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House, located at the Northwestern corner of Old York Road and Spring Avenue, **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L., 196, by the recording in the Office of the Recorder of Deeds, at Montgomery County, a Declaration of Condominium, dated 6/29/1973, and recorded 7/2/1973, in Deed Book 3874 at Page 161; and amended by First Amendment thereto, dated 10/23/1973, and recorded 12/19/1973, in Deed Book 3911 at Page 123; and amended by Second Amendment thereto, dated 7/25/1978, and recorded 4/30/1979, in Deed Book 4405 at Page 461; and amended by Third Amendment thereto, dated 5/1/1980, and recorded 8/25/1980, in Deed Book 4554 at Page 341; and amended by Fourth Amendment thereto, dated 4/2/1982, and recorded 4/28/1982, in Deed Book 4683 at Page 709; and amended by Fifth Amendment thereto, dated 8/12/1986, and recorded 8/12/1986, in Deed Book 4809 at Page 330; and a Declaration Plan, dated 2/22/1973, and recorded 7/2/1973, in Condominium Plan Book 2 at Pages 1 and 2; and amended by First Amendment thereto, dated 12/12/1973, and recorded 12/19/1973, in Condominium Plan Book 2 at Pages 44 and 45; and amended by Second Amendment thereto, dated 7/25/1978, and recorded 4/30/1979, in Condominium Plan Book 6 at Page 49; and amended by Third Amendment thereto, dated 4/22/1980, and recorded 8/25/1980, in Condominium Plan Book 8 at Pages 32 and 33; and a Code of Regulations, dated 6/29/1973, and recorded 7/2/1973, in Deed Book 3874 at Page 190, and amended by First Amendment thereto, dated 12/19/1973,

Copyright © Montgomery Bar Association 2026

and recorded 12/19/1973, in Deed Book 3911 at Page 151, and re-recorded on 1/8/1974, in Deed Book 3915 at Page 4; and amended by Second Amendment thereto, dated 4/2/1982, and recorded 4/28/1982, in Deed Book 4683 at Page 705; and amended by Third Amendment thereto, dated 7/1/1986, and recorded 8/12/1986, in Deed Book 4809 at Page 324; and amended by Fourth Amendment thereto, dated 5/12/1987, and recorded 7/6/1987, in Deed Book 4843 at Page 506; and amended by Fifth Amendment thereto, dated 9/8/1987, and recorded 11/18/1987, in Deed Book 4857 at Page 1838; and amended by Sixth Amendment thereto, dated 10/11/1988, and recorded 2/7/1989, in Deed Book 4902 at Page 292; being designated on the Declaration Plan as Unit No. 301-B, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Linda Record and Wayne Record, by Deed, dated 08/26/2022, and recorded at Montgomery County Recorder of Deeds Office, on 09/02/2022, in Deed Book 6299 at Page 1560, granted and conveyed unto Francis J. McNerney, III and Valetta Cheever.

Parcel Number: 31-00-30006-38-3.

Location of property: 7900 Old York Road, Condominium No. 301-B, Cheltenham, PA 19027.

The improvements thereon are: Condominium (high-rise), 7 plus stories.

Seized and taken in execution as the property of **Francis J. McNerney, III and Valetta Cheever** at the suit of Cheltenham School District. Debt: $3,753.25.

Portnoff Law Associates, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2025-23421**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made of Schuylkill Hills Village, Sections 2 and 3, made by Yerkes Engineering Company, of Bryn Mawr, Pennsylvania, on January 4, 1957, and last revised February 25, 1958, as follows, to wit:

BEGINNING at a point on the Northeast side of Cedar Grove Lane (50 feet wide), which point is measured on the arc of a circle, curving to the right, having a radius of three hundred twenty-three and twenty-two one-hundredths feet, the arc distance of forty-four and forty-seven one-hundredths feet from a point; which point is measured on the arc of a circle, curving to the left, having a radius of thirteen feet, the arc distance of nineteen and twenty-two one-hundredths feet from a point on the Southeast side of Wayfield Drive (sixty feet wide); thence, extending North sixty-three degrees forty minutes East, two hundred fourteen and ten one-hundredths feet to a point; thence, extending South twenty-six degrees twenty minutes East, one hundred feet to a point; thence, extending South sixty-three degrees forty minutes West, two hundred feet to a point on the Northeast side of Cedar Grove Lane; thence, extending along the Northeast side of Cedar Grove Lane, North twenty-six degrees twenty minutes West, five and sixty-two one-hundredths feet to a point of curve; thence, extending still along the Northeast side of Cedar Grove, two one-hundredths feet, the arc distance of ninety-five and eighty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 59.

UNDER AND SUBJECT to the same rights, privileges, agreements, rights-of-way, 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 premises which Linda J. Metz, by Indenture, dated the 18th day of December, 2015, and recorded the 22nd day of December 2015, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5982 at Page 2826, granted and conveyed unto Robert L. Paupst and Dorothy G. Paupst, husband and Amber L. Paupst, in fee.

AND THE SAID Robert L. Paupst, departed this life on January 20, 2019, whereby title vested in Dorothy G. Paupst and Amber L. Paupst, by right of survivorship.

TITLE TO SAID PREMISES IS VESTED IN Angela K. Figga, as Sole Owner, by Deed from Dorothy G. Paupst and Amber Paupst, dated June 12, 2019, recorded June 14, 2019, in Book No. 6140 at Page 00716.

Parcel Number: 63-00-00979-00-2.

Location of property: 2545 Cedar Grove Lane, Norristown, PA 19403.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Angela K. Figga** at the suit of PNC Bank, National Association. Debt: $117,592.34.

LaVanda K. Harris (Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 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.

Copyright © Montgomery Bar Association 2026

By virtue of a Writ of Execution **No. 2025-23632**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, one thereof, bounded and described according to a Survey and Plan thereof, made by Barton and Martin, Engineers, Philadelphia, Pennsylvania, dated October 25th, 1944 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Twelfth Street (fifty feet wide), at the point of curve of a twenty six and forty six one-hundredths feet radius, formed by the intersection of the said Southeasterly side of Twelfth Street with the Northeasterly side of Valley Road (sixty feet wide); thence, extending in a Northeasterly direction, along the said Southeasterly side of Twelfth Street, on the arc of a circle, curving to the right, with a radius of five hundred seventy five feet, the arc distance of one hundred three and seventy nine one-hundredths feet to a point; thence, leaving said Twelfth Street and extending South fifty three degrees, fifty two minutes, fifty seven seconds East, one hundred eighty two and seventy one-hundredths feet to a point; thence, extending South thirty six degrees, seven minutes, three seconds West, one hundred fourteen and fifty six one-hundredths feet to a point on the said Northeasterly side of Valley Road; thence, extending in a Northwesterly direction, along the said Northeasterly side of Valley Road, on the arc of a circle, curving to the right, with a radius of one thousand seven hundred eighty one and thirty seven one-hundredths feet, the arc distance of one hundred forty three and thirty four one-hundredths feet to a point of compound curve; thence, extending in a Northerly direction, on the arc of a circle, curving to the right, with a radius of twenty six and forty six one-hundredths feet, the arc distance of thirty five and sixty six one hundredths feet to the first mentioned point and place of beginning.

BEING Lot #11 on the aforesaid Plan.

THE remaining other thereof, bounded and described according to a Survey and Plan thereof, made by Barton and Martin, Engineers, Philadelphia, Pennsylvania, dated October 17th, 1945, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Twelfth Street (fifty feet wide), at the arc distance of one hundred three and seventy nine one-hundredths feet, measured in a Northeasterly direction, along the said Southeasterly side of Twelfth Street from the point of compound curve of a twenty six and forty six one-hundredths feet radius, formed by the intersection of the said Southeasterly side of Twelfth Street, with the Northeasterly side of Valley Road (sixty feet wide); thence, extending from said beginning point, in a Northeasterly direction, along the said Southeasterly side of Twelfth Street, on the arc of a circle, curving to the right, with a radius of five hundred seventy five feet, the arc distance of ten feet to a point; thence, leaving said Twelfth Street and extending South fifty three degrees, fifty two minutes, fifty seven seconds East, one hundred eighty six and nine one-hundredths feet to a point; thence, extending South thirty six degrees, seven minutes, three seconds West, ten feet to a point; thence, extending North fifty three degrees, fifty two minutes, fifty seven seconds West, one hundred eighty two and seventy one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Thomas S. Guy and Libby K. Guy, by Deed, dated 09/14/2018, and recorded 10/23/2018, in the Office of the Recorder of Deeds, in a for the County of Montgomery, in Deed Book 6112 at Page 215, granted and conveyed unto Jasmine Williams, in fee.

Parcel Number: 31-00-27217-00-4 a/k/a 31-00-27217-004.

Location of property: 1107 Valley Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jasmine S. Williams a/k/a Jasmine Williams; The Secretary of Housing and Urban Development; and The United States of America c/o The United States Attorney for the Eastern District of PA** at the suit of Freedom Mortgage Corporation. Debt: $467,263.71.

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. 2025-24949**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan "Valley Hi West," made by Showalter & Associates, Chalfont, PA, dated 03/26/1993, last revised 03/04/2002, and recorded in Montgomery County, in Plan Book A-60 at Page 342, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Lane 1 (Meadow View Circle), said point, being a corner of Lot 14, as shown on the above-mentioned Plan; thence, extending from said point of beginning, along the Northeasterly side of Lane 1, as shown on the above-mentioned Plan, the two following courses and distances: (1) North 30 degrees 34 minutes 50 seconds West, 8.50 feet to a point of curve; and (2) on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 58.20 feet to a point, a corner of Lot 16, as shown on the above-mentioned Plan; thence, extending along the same, North 40 degrees 21 minutes 48 seconds East, 179.72 feet to a point, in line of Open Space No. 11, as shown on the above-mentioned Plan; thence, extending along the same, South 30 degrees 34 minutes 50 seconds East, 124.22 feet to a point, a corner of Lot 14, as shown on the above-mentioned Plan; thence, extending along the same, South 59 degrees 25 minutes 11 seconds West, 160.00 feet to the first mentioned point and place of beginning.

Copyright © Montgomery Bar Association 2026

BEING the same premises that Valley High, LLC, a PA Limited Liability Company, by Deed dated May 25, 2004, and recorded June 22, 2004, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 5513 at Page 122, granted and conveyed unto Anthony G. Davenport and Jolanta E. Davenport, husband and wife, in fee.

AND THE SAID Anthony G. Davenport, has departed this life, thereby passing his interest in the premises unto Jolanta E. Davenport, his wife, as tenant by the entirety.

Parcel Number: 43-00-08309-01-8.

Location of property: 1002 Meadow View Circle, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jolanta E. Davenport** at the suit of Citizens Bank, N.A. Debt: $413,919.61.

Kevin T. Toncyzcyzn (LOGS Legal Group LLP), Attorney(s).

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

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

By virtue of a Writ of Execution **No. 2025-25120**, 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 messuage or tenement, and lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, in the middle of Rock Lane (formerly known as Serpentine Lane), at the distance of four and twenty-nine one-hundredths feet, Southeastwardly from a stone in the middle of said lane; thence, North eighteen degrees fifteen minutes forty-five seconds East, ninety-one and ninety-six one-hundredths feet to a corner of land, now or late of Alice O'Neill; thence, by other land, now or late of said Alice O'Neill, North twenty degrees fifty minutes East, one hundred eighty-nine and ninety-five one-hundredths feet to a corner, in line of land, formerly of A. Pardee, Jr.; thence, by the same, South seventy degrees thirty-one minutes East, thirty-five feet to a corner of land, now or late of William Kennedy, Sr.; thence, by the same, South fifteen degrees forty-eight minutes West, two hundred seventy feet to a corner, in the middle of Rock Lane, (formerly known as Serpentine Lane); thence, along the middle of the said lane, North eighty-five degrees eight minutes West, fifty-five and seventy one-hundredths feet to the place of beginning.

BEING the same premises which the Estate of Robin Brisgone a/k/a Theresa Robin Brisgone, by Michelle R. Brisgone, Co-Administratrix and the Estate of Robin Brisgone a/k/a Therese Robin Brisgone, by Danielle Brisgone, Co-Administratrix, by Deed, dated 6/23/2022 and recorded 8/8/2022, in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 6295 at Page 02857, granted and conveyed unto Lauralynne Farley.

Parcel Number: 31-00-23305-00-1.

Location of property: 827 Rock Lane, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Lauralynne Farley** at the suit of AmeriHome Mortgage Company, LLC. Debt: $152,347.40.

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. 2026-00263**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Section #1 - "Lafayette Park," made by Valley Forge Engineers, Inc., King of Prussia, Pennsylvania, dated August 16, 1956, and last revised November 15, 1956, as follows, to wit:

BEGINNING at a point on the Northeast side of Anthony Road (50 feet wide), said point, being at the distance of two hundred eighty seven feet and fifty six one hundredths feet, measured Southeastwardly, the two following courses and distances from a point of tangent on the Southeast side of Crossfield Road (60 feet wide): (1) on the arc of a circle, curving to the left, having a radius of fifteen feet, the arc distance of twenty three feet and fifty six one hundredths feet; (2) South 39 degrees 20 minutes East, two hundred sixty four feet; thence, extending along the Northeast side of Anthony Road, South 39 degrees 20 minutes East, eighty two feet to a corner of Lot #61; thence, along the same, North 50 degrees 40 minutes East, one hundred twenty five feet to a point, in the line of Lot #62; thence, along the same, North 39 degrees 20 minutes West, eighty two feet to a corner of Lot #59; thence, along the same, South 50 degrees 40 minutes West, one hundred twenty five feet to the first mentioned point and place of beginning.

BEING Lot #60 on said Plan.

Copyright © Montgomery Bar Association 2026

TITLE TO SAID PREMISES IS VESTED IN Brian M. Nuskey, by Deed from Brian M. Nuskey and Tiffanie E. Nuskey, his wife, dated July 20, 2016, recorded August 12, 2016, in Book No. 6011 at Page 853.

Parcel Number: 58-00-00559-00-4.

Location of property: 361 Anthony Road, King of Prussia, PA 19406.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Brian M. Nuskey and Tiffanie E. Nuskey** at the suit of Lakeview Loan Servicing, LLC. Debt: $294,661.40.

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. 2026-01594**, 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 Pottsgrove Township**, Montgomery County, Pennsylvania, described according to a Subdivision Plan of Harper Property, prepared by Barry Isett & Associates, P.C., dated 1/4/1991, and last revised 3/20/1992, and recorded 5/27/1992, in Plan Book A-53 at Page 267, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willow Street (50 feet wide), said point, being a corner of Lot No. 2, on the above-mentioned Plan, and place of beginning; thence, extending from said place of beginning and along Lot No. 2, the three (3) following courses and distances, viz: (1) North 32 degrees 22 minutes 00 seconds West, 80.00 feet to a point, a corner; (2) South 57 degrees 38 minutes 00 seconds West, 50.00 feet to a point, a corner; and (3) North 32 degrees 22 minutes 00 seconds West, 60.00 feet to a point, in line of a 20 feet wide alley (unopened); thence, extending along said alley, North 57 degrees 38 minutes 00 seconds East, 100.00 feet to a point, in line of lands, now or formerly of John J. and Manan L. Lione; thence, extending along said lands of Lione, South 32 degrees 22 minutes 00 seconds East, 140.00 feet to a point on the Northwesterly side of Willow Street; thence, extending along the Northwesterly side of Willow Street, South 57 degrees 38 minutes 00 seconds West, 50.00 feet to a point, a corner of Lot No. 2, being the first mentioned point and place of beginning.

BEING Lot No.1 on the above-mentioned Plan.

BEING the same premises which Gregory Holley, Administrator of the Estate of Dorothy Holleym by Deed, dated 4/23/2013, and recorded 5/3/2013, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 5872 at Page 641, granted and conveyed unto William L. Raysor, deceased 03/10/2020, and Denise P. Raysor.

Parcel Number: 60-00-03115-00-2.

Location of property: 909 Willow Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Denise P. Raysor** at the suit of MidFirst Bank. Debt: $117,352.12.

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. 2026-01648**, 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 **Towamencin Township**, Montgomery County, Pennsylvania, described accordance with a Sub-division Plan of "Hunter Hill," made by Yerkes Engineering Company, Bryn Mawr, Pa., dated April 17, 1970, and last revised April 13, 1970, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Flintlock Circle (50 feet wide), said point, being measured the four following courses and distances, along Flintlock Circle from a point on the Southwesterly side of Anders Road: (1) on the arc of a circle, curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent; (2) South 41 degrees 55 minutes 40 seconds West, 156.64 feet to a point of curve; (3) on the arc of a circle, curving to the left, having a radius of 224.14 feet, the arc distance of 243.11 feet to a point of tangent; (4) South 20 degrees 13 minutes East, 477 feet to a point; thence, extending from said point, beginning along the aforesaid Southwesterly side of Flintlock Circle, the two following courses and distances: (1) South 20 degrees 13 minutes East, 43 feet to a point of curve; (2) on the arc of a circle, curving to the left, having a radius of 190.08 feet, the arc distance of 49.10 feet to a point, a corner of Lot #83 on said Plan; thence, extending along Lot #83, South 54 degrees 59 minutes West, 258.78 feet to a point, in line of lands of Pennsylvania Turnpike Commission Northeast Extension; thence, extending along said lands, North 17 degrees 40 minutes 20 seconds West, 157.81 feet to a point, a corner of Lot #85 on said Plan; thence, extending along Lot #85, North 69 degrees 47 minutes East, 236.88 feet to a point on the Southwesterly side of Flintlock Circle, the first mentioned point and place of beginning.

BEING Lot #84 on said Plan.

Copyright © Montgomery Bar Association 2026

TITLE TO SAID PREMISES IS VESTED IN Andrea Garay and Brian Courchain, wife and husband, by Deed from John F. Leo, dated October 4, 2021, recorded December 10, 2021, in Book No. 6258 at Page 630.

Parcel Number: 53-00-02856-00-7.

Location of property: 1848 Flintlock Circle, Lansdale, PA 19446.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Andrea Garay and Brian Courchain** at the suit of Lakeview Loan Servicing, LLC. Debt: $358,170.47.

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. 2026-02410**, 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, identified and described in the Declaration Plan referred to below as Georgetown of Philadelphia, located on the Old Penllyn Pike and Pen-Ambler Road, in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 07/31/1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania, of a Declaration, dated 08/29/1979, and recorded 09/12/1979, in Deed Book 4452 at Page 33; as amended by First Amendment thereto, dated 01/29/1980, and recorded 01/29/1980, in Deed Book 4496 at Page 411; as amended by Second Amendment thereto, dated 05/21/1988, and recorded 06/10/1988, in Deed Book 4857 at Page 2066; as amended by a Third Amendment thereto, dated 04/18/1989, and recorded 06/02/1989, in Deed Book 4912 at Page 2067; and a Declaration Plan, dated 01/04/1978, last revised 12/20/1979, and recorded 12/28/1979, in Condominium Plan Book 6 at Page 82 through 90; and a Code of Regulations, dated 09/11/1979, and recorded 9/12/1979, in Deed Book 4452 at Page 79; as amended by First Amendment thereto, dated 01/29/1980, and recorded 01/29/1980, in Deed Book 4496 at Page 418.

BEING designated on said Declaration Plan as Unit 5-F, and being more fully described in said Declaration Plan and Declaration, together with the proportionate undivided 0.48900 percent interest in the common elements as defined in said Declaration.

BEING the same premises which David Wolner, by Deed, dated July 29, 2016, and recorded August 1, 2016, in and for the Office of the Recorder of Deeds, in the County of Montgomery, Pennsylvania, in Deed Book 6009 at Page 1640, granted and conveyed unto Niki Mendrinos, in fee.

BEING the same premises which Niki Mendrinos, by Deed, dated 08/24/2022, and recorded 08/29/2022, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6298 at Page 2307, granted and conveyed unto Michael A. Tierno, in fee.

Parcel Number: 390003078222 a/k/a 39-00-03078-22-2.

Location of property: 126 Nottoway Drive, Condominium No. L 5F, Blue Bell, PA 19422, a/k/a 126 Nottoway Drive, Unit L5F, Penllyn, PA 19422.

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

Seized and taken in execution as the property of **Michael Tierno a/k/a Michael A. Tierno** at the suit of PHH Asset Services LLC. Debt: $247,435.70.

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

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

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

By virtue of a Writ of Execution **No. 2026-02902**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of The Reserve at Knapp Farm, prepared for the Cutler Group, Inc., made by Horizon Engineering Associates, LLC, dated 1-14-2002, and last revised 11-4-2002, and recorded in Plan Book A61 at Pages 163, 164, 165, 166, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cheswick Drive (50.00 feet wide), said point beginning, being a point, a corner of Lot 21; thence, extending from said point of beginning and along aforesaid Lot, North 39 degrees 23 minutes 03 seconds East, 120.00 feet to a point, a corner of lands marked "Open Space Area A"; thence, along same, South 50 degrees 36 minutes 57 seconds East, 100.00 feet to a point, a corner of Lot 23, as shown on the above Plan; thence, along said Lot, South 39 degrees 23 minutes 03 seconds West, 120.00 feet to a point on the Northeasterly side of Cheswick Drive; thence, along same, North 50 degrees 36 minutes 57 seconds West, 100.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 12,000 square feet.

BEING Lot 22, as shown on the above Plan.

Copyright © Montgomery Bar Association 2026

BEING the same premises which The Cutler Group, Inc., a Pennsylvania Corporation, by Deed dated March 30, 2004, and recorded in the Office of Recorder of Deeds, of Montgomery County, on April 14, 2004, in Deed Book 05503 at Page 1565, being Instrument #2004074707, granted and conveyed unto Dong Il Park and Yeon Soon Park.

Parcel Number: 46-00-00555-23-6.

Location of property: 107 Cheswick Drive, Lot #22, North Wales, PA 19454.

The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Dong Il Park and Yeon Soon Park** at the suit of TOWD Point Mortgage Trust 2019-3, U.S. Bank, National Association, as Indenture Trustee. Debt: $303,777.65.

Jessica N. Manis, Attorney. I.D. #318705

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

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

By virtue of a Writ of Execution **No. 2026-03733**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property, made for Mont-Bux, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated March 28, 1975, said Plan, being recorded in the Office for the Recording of Deeds, etc., for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-27 at Page 76, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Chestnut Avenue (40 feet wide), said point being at the distance of 158.49 feet, measured North 65 degrees 15 minutes East, along the Southeasterly side of Chestnut Avenue from its point of intersection with the Northeasterly side of Crest Avenue (40 feet wide); thence, extending from said point of beginning, North 65 degrees 15 minutes East, along the Southeasterly side of Chestnut Avenue, 37.50 feet to a point, a corner of Lot Number 41; thence, extending along same, South 24 degrees 45 minutes East, 125.00 feet to a point, a corner of Lot Number 142; thence, extending partly along same and partly along the Lot Number 141, South 65 degrees 15 minutes West, 37.50 feet to a point, a corner of Lot Number 1, as shown on the above-mentioned Plan; thence, extending along same, North 24 degrees 45 minutes West, the line passing through an existing semi-detached dwelling, 125.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 2 as shown on the above-mentioned Plan.

BEING the same premises which Frank E. Cooper, now known as David Frank Cooper and Susan Cooper, by Deed dated July 31, 2006, and recorded at Montgomery County Recorder of Deeds Office on August 28, 2006, in Deed Book 5614 at Page 609 et seq., granted and conveyed unto Jose Colon and Alicia Colon.

Parcel Number: 31-00-06055-00-7.

Location of property: 7313 Chestnut Avenue, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Jose Colon a/k/a Jose Antonio Colon and Alicia Colon a/k/a Alicia Canales** at the suit of U.S. Bank Trust, National Association, as Trustee for BMCF-EG Hanok Series II Trust. Debt: $295,962.56.

Friedman Vartolo LLP, Attorneys.

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

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

By virtue of a Writ of Execution **No. 2026-04577**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being Lot No. 130, on a Plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on August 3, and October 5, 1950, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northwest side of Oxford Circle (fifty feet wide), at the distance of one hundred and forty five feet and forty three one hundredths of a foot, Northeastwardly from the point of tangent of the radius round corner of Oxford Circle and Park Drive, as laid out on said Plan, a corner of Lot No. 129, on said Plan; thence, along Lot No. 129, North forty seven degrees twelve minutes West, one hundred and thirty five feet to a point, in line of Lot No. 126; thence, along Lot No. 126, North forty two degrees forty eight minutes East, eighteen feet and forty six one hundredths of a foot to a point, in line of Lot No. 133; thence, partly along Lot No. 133 and along Lot No. 132, North eighty eight degrees eight minutes thirty seconds East, fifty feet and fifty five one hundredths of a foot to a point, a corner of Lot No. 131; thence, along Lot No. 131, South forty seven degrees twelve minutes East, ninety nine feet and four one hundredths of a foot to a point on the Northwest side of Oxford Circle, aforesaid; thence, along said side of Oxford Circle, South forty two degrees forty eight minutes West, fifty four feet to the place of beginning.

BEING Lot No. 130 on said Plan.

Copyright © Montgomery Bar Association 2026

BEING the same property conveyed to Louis A. De Paul, Jr. and Kathleen M. De Paul, who acquired title, as tenants by the entirety, by virtue of a deed from Mark J. Moser and Dimitra Moser, husband and wife, dated September 14, 1994, recorded September 16, 1994, as Document ID 690910, and recorded in Book 5091 at Page 0619, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 63-00-05626-00-8.

Location of property: 193 Oxford Circle, Norristown a/k/a West Norriton, PA 19403.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Louis A. DePaul, Jr., a/k/a Louis A. De Paul and Kathleen M. DePaul, a/k/a Kathleen M. De Paul** at the suit of Wells Fargo Bank, N.A, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MHQ1. Debt: $165,765.23.

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. 2026-05305**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan thereof, known as "Evergreen Manor," made by Charles E. Shoemaker, Registered Professional Engineer, dated October 25, 1957, and revised April 3, 1958, as follows to wit:

BEGINNING at a point on the Southwesterly side of Galloway (formerly West) Avenue (40 feet wide), said point of beginning, being the three followings courses and distances, measured along the Southwesterly side of Galloway Avenue from its point of intersection with the Northwesterly side of Osbourne Avenue (40 feet wide): 1) leaving Osbourne Avenue, North 47 degrees, 55 minutes West, 85 feet to a point of curve, in the same; 2) Northwestwardly, on the arc of a circle, curving to the right, having a radius of 123.74 feet, the arc distance of 69.11 feet to a point of tangent, in the same; and 3) North 15 degrees, 55 minutes West, 84.15 feet to the place of beginning.

CONTAINING in front or breadth on the said Southwesterly side of Galloway Avenue, 50 feet and extending of that width, in length or depth, Southwestwardly, between parallel lines at right angles to Galloway Avenue, 100 feet.

BEING KNOWN as Lots Nos. 10 and 11, Block No. 28 as shown on the original plan of Evergreen Manor.

BEING the same premises which Frances A. Kotarski and Charles F. Kotarski, by his Attorney-in-Fact, Frances A. Kotarski, husband and wife, by Deed, dated September 11, 2007, and recorded the Montgomery County Recorder of Deeds Office, in and for Montgomery County, at Norristown, Pa., in Deed Book No. 5665 at Page 658, granted and conveyed unto Frances A. Kotarski.

SAID Frances A. Kotarski, departed this life on September 7, 2018.

Parcel Number: 30-00-22852-00-5.

Location of property: 2820 Galloway Road, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **Mary Anne Cooper, Solely, in her capacity as Heir of Frances A. Kotarski, Deceased** at the suit of FTS Capital, LLC. Debt: $576,010.84.

Jennie C. Shnayder (Shnayder Law Firm LLC), Attorney(s). I.D. #315213

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

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

By virtue of a Writ of Execution **No. 2026-05353**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit, designated as Building No. 32, Unit No. 13 KER, being a unit in The Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium, of The Gwynedd Club, a Condominium, including Plats and Plans, bearing date November 21, 1998, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, PA, on December 2, 1988, in Deed Book 4895 at Page 955& C.

TOGETHER with all rights, title and interest, being a .3277% undivided interest or, in and to the common elements as set forth in the aforesaid declaration of condominium.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, right-of-way easements and agreements of record in the Office for the Recording of Deeds, in and for Montgomery County, including without limitations, those covenants, conditions, restrictions, right of way easements and agreements contained in the aforesaid declaration of condominium.

Copyright © Montgomery Bar Association 2026

BEING the same premises which Kathryn Werner, by Deed dated January 18, 2008, and recorded on January 29, 2008, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5680 at Page 1441, being Instrument Number 2008009334, granted and conveyed unto Jennifer Rudolph and Michael Gock.

Parcel Number: 56-00-04497-06-4.

Location of property: 13 Kerwick Court, Unit 13, North Wales, PA 19454.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Jennifer Christine George a/k/a Jennifer C. Rudolph f/k/a Jennifer Rudolph and Michael Christopher George a/k/a Michael Gock** at the suit of Wilmington Savings Fund Society, FSB, not in its individual capacity, but Solely, as Trustee of CSMC 2021-RPL4 Trust. Debt: $262,302.21.

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.

By virtue of a Writ of Execution **No. 2026-05554**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN Unit designated as # 41, being a Unit in Windsor Pass, a Condominium, situate in **Horsham Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Windsor Pass, a Condominium, bearing date of August 24, 1981, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on August 24, 1981, in Deed Book 4655 at Page 186 etc.; and First Amendment to Declaration of Condominium of Windsor Pass, a Condominium, bearing date of December 11, 1981, and recorded in the Office, aforesaid, on December 14, 1981, in Deed Book 4671 at Page 937; and Second Amendment to Declaration of Condominium of Windsor Pass, a Condominium, bearing date of June 30, 1982, and recorded in the Office, aforesaid, on July 2, 1982, in Deed Book 4687 at Page 893, and a Corrective Amendment to Second Amendment to Declaration, dated October 24, 1982, and recorded November 1, 1982, in Deed Book 4694 at Page 1704; Third Amendment to Declaration of Condominium of Windsor Pass, a Condominium, bearing date of October 24, 1982, and recorded in the Office, aforesaid, on November 1, 1982, in Deed Book 4694 at Page 1671; and Plats and Plans for Windsor Pass, a Condominium, bearing date of August 24, 1981, and recorded August 24, 1981, as Exhibit "B" of the Declaration of Condominium of Windsor Pass, a Condominium, above-mentioned.

TOGETHER with a percentage interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and all Amendments thereto.

BEING the same premises which Estate of Diane E. Sullivan a/k/a Diane Sullivan, by John Sullivan, Administrator, by Deed, dated 3/31/2006, and recorded 4/6/2006, in the Office of the Recorder of Deeds, of Montgomery County, in Deed Book 05596 at Page 0793, granted and conveyed unto Patrick Cathcart, as Sole Owner.

Parcel Number: 36-00-11953-48-5.

Location of property: 41 Windsor Pass, Condominium No. 41, Horsham, PA 19044.

The improvements thereon are: Residential, condominium townhouse.

Seized and taken in execution as the property of **Patrick Cathcart** at the suit of Select Portfolio Servicing Inc. Debt: $118,447.66.

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. 2026-08005**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN parcel of ground on the Southwest side of Wooded Way (50 feet wide), situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, shown as Lot No. 17 on the Plan of "Lot Line Adjustment Plan, Wooded Way," prepared by Ludgate Engineering Corporation, Plan No. D-7801403, and being more fully bounded and described, as follows to wit:

BEGINNING at a point on the Southwesterly side of Wooded Way (50 feet wide), a corner of Lot No. 18; thence, along the Southwesterly side of Wooded Way, South 44 degrees 30 minutes 00 seconds East, 73.00 feet to a point, a corner of Lot No. 16; thence, along Lot No. 16, South 45 degrees 30 minutes 00 seconds West, 318.53 feet to a point, in line of land, now or late of Ringing Hill Fire Company; thence, along lands of the Ringing Hill Fire Company, North 43 degrees 19 minutes 00 seconds West, 73.01 feet to a point, a corner of Lot No. 18; thence, along Lot No. 18, North 45 degrees 30 minutes 00 seconds East, 317.09 feet to a point on the Southwesterly side of Wooded Way, the place of beginning.

BEING Lot No. 17 on said Plan.

Copyright © Montgomery Bar Association 2026

BEING the same premises which Kendall L. Kelsey and Madelyn T. Kelsey, by Deed dated 09/10/2018, and recorded 10/01/2018, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 6109 at Page 578, granted and conveyed unto Brian Spieth and Donna Spieth, in fee.

Parcel Numbers: 420005360709 a/k/a 42-00-05360-70-9 and 420005360817 a/k/a 42-00-05360-81-7.

Location of property: 1220 Wooded Way and 0 Wooded Way, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian Spieth and Donna Spieth** at the suit of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Debt: $264,404.08.

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

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

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

By virtue of a Writ of Execution **No. 2026-08236**, issued out of the Court of Common Pleas of Montgomery County, Pa., to me directed will be sold at a Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814.

ALL THAT CERTAIN unit in the property known, named and identified as Stony Creek Condominium, situate in **East Norriton Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, Act 68 PA C.S. Sec. 3101, et seq., by the recording in the Montgomery County Department of Records of a Declaration, dated November 17,1986, and recorded in Deed Book 4819 at Page 1495; and First Amendment thereto, dated June 22, 1989, and recorded in Deed Book 4936 at Page 172; and Second Amendment thereto, dated August 30, 1994, and recorded in Deed Book 5092 at Page 1682; and Third Amendment thereto, dated September 23, 2016, and recorded in Deed Book 6017 at Page 480; being and designated as Unit No. 108, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Anjana Deshpande, by Deed, dated 7/28/2025, and recorded in the Office of the Recorder of Deeds, of Montgomery County, on 8/13/2025, in Deed Book Volume 6410 at Page 1744, granted and conveyed unto Jason Paul Ward and Kelley Kenworthy-Ward.

Parcel Number: 33-00-08575-64-4.

Location of property: 108 Stony Way, Norristown, PA 19403.

The improvements thereon are: Residential, condominium townhouse.

Seized and taken in execution as the property of **Jason Paul Ward and Kelley Kenworthy-Ward** at the suit of PennyMac Loan Services, LLC. Debt: $280,059.44.

PowersKirn, 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. 2026-10392**, 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 **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a Sub-Division Plan, made by Oscar Corson, Registered Professional Engineer, dated August 13, 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Barby Road (50 feet wide), at the distance of 123.77 feet, measured on a bearing of North 42 degrees, 34 minutes, 30 seconds East, along the said side of Barby Road, from a point of tangent on the same, said point of tangent being at the arc distance of 116.52 feet, Northwestwardly and Northeastwardly, measured partly along the Northeasterly and partly along the Southeasterly sides of Barby Road, on the arc of a circle, curving to the right, having a radius of 150 feet from a point of curve on the Northeasterly side of Barby Road, said point of curve being at the distance of 192.00 feet, measured on a bearing of North 01 degrees, 56 minutes, West, still along the said Northeasterly side of Barby Road, from a point of tangent on the same, said point of tangent being at the arc distance of 31.42 feet, measured on the arc of circle, curving to the right, having a radius of 20 feet from a point of curve to the Northwesterly side of Holly Road (50 feet wide).

CONTAINING in front or breadth on the said side of Barby Road, 180.00 feet, and extending of that width, in length or depth, Southeastwardly, between parallel lines at right angles to Barby Road, 215.00 feet.

BEING known as Lot Number 20 as shown on the above-mentioned Plan.

BEING the same premises which Anna E. Livolsi also known as Anna Livolsi, by her Attorney-in-Fact, Dorothea L. Crotty and Dorothea L. Crotty and Joseph M. Crotty, husband and wife, by Deed, dated 08/11/1999, and recorded 08/26/1999, in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5285 at Page 1177, granted and conveyed unto David Wolpert, in fee.

Parcel Number: 660000148002 a/k/a 66-00-00148-00-2.

Location of property: 330 Barby Road, Blue Bell, PA 19422.

Copyright © Montgomery Bar Association 2026

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Wolpert** at the suit of Wells Fargo Bank, N.A. Debt: $74,742.04.

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.

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 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.

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on October 23, 2026 under the Domestic Business Corporation Law, for **CFLF Holdco, Inc.**, and the address of the registered office is 1102 Tannerie Run Road, Ambler, PA 19002-4016, Montgomery County.

NOTICE IS HEREBY GIVEN that a Domestic Business Corporation 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.

The name of the corporation is **Rakwells Inc.**, in Montgomery County and has been delivered to the Secretary of State for filing on September 23, 2026.

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

The name of the corporation is: **Whitemarsh Venture Group, Inc.**

Articles of Incorporation have been filed on: October 19, 2026

ARTICLES OF INCORPORATION FOR NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 21, 2026, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Pleasant Gardens Owners' Association**

The purposes for which it was organized are: Governing Planned Community Association or Condominium Association per 68 Pa. C.S.A. Sec. 5101 or Sec. 3101 et seq.

Marshal Granor, Esquire
Granor & Granor, PC
721 Dresher Road, Suite 1000
Horsham, PA 19044

CHANGE OF NAMES

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-17536

NOTICE IS HEREBY GIVEN that on July 20, 2026, the Petition of Amber Hovermale, on behalf of Delilah Kaye LaPish, a minor, was filed in the above-named Court, praying for a Decree to change the Child's name to DELILAH KAYE HOVERMALE.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-22729

NOTICE IS HEREBY GIVEN that on October 6, 2026, the Petition of Pedrito Sanes, Jr. was filed in the above-named Court, praying for a Decree to change the Petitioner's name to PETER J. SANES.

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

Elissa C. Goldberg, Esquire
Law Office & Mediation Services of
Elissa C. Goldberg, LLC
107 N. Broad Street, Suite 211
Doylestown, PA 18901

Copyright © Montgomery Bar Association 2026

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

ALLEN SR., ROBERT R., dec'd.
Late of Abington Township.
Executors: HELEN GAIL ALLEN,
2066 Parkdale Avenue,
Glenside, PA 19038,
ALBERT E. BARTH, III,
4565 NW 3rd Street, Apt. A,
Delray Beach, FL 33445.
ATTORNEY: DAVID W. BIRNBAUM,
HOWLAND HESS BIRNBAUM,
2444 Huntingdon Pike,
Bethayres, PA 19006

ALLEVA, ROSITA MARIE, dec'd.
Late of Horsham Township.
Administrator CTA: LOUIS ALLEVA,
717 Lawrence Lane,
Ambler, PA 19002.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
748 N. Bethlehem Pike, Suite 300,
Ambler, PA 19002

BARTMAN, LANI C., dec'd.
Late of West Norriton Township.
Executrix: CHRISTINE YANALAVAGE,
c/o Robert J. Iannozzi, Jr., Esquire,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446.
ATTORNEY: ROBERT J. IANNOZZI, JR.,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
1684 S. Broad Street, Suite 230,
Lansdale, PA 19446

BORES, ROBERT J., dec'd.
Late of Upper Merion Township.
Executrix: BETH A. STALKER
(A/K/A BETH ANN STALKER,
BETH STALKER),
c/o Ryan M. Bornstein, Esquire,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312.
ATTORNEY: RYAN M. BORNSTEIN,
HARVEY BALLARD & BORNSTEIN LLC,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312

BORN, PATRICIA, dec'd.
Late of Whitemarsh Township.
Executors: JEFFREY S. COHEN AND
SUSAN J. TUPPER,
c/o Terrance A. Kline, Esquire,
200 E. State Street, Suite 306,
P.O. Box A,
Media, PA 19063.
ATTORNEY: TERRANCE A. KLINE,
LAW OFFICE OF TERRANCE A. KLINE,
200 E. State Street, Suite 306,
P.O. Box A,
Media, PA 19063

CLEGHORN, KEITH DONALD also known as KEITH DONALD CLEGHORN, SR., dec'd.
Late of Hatboro, PA.
Executors: KEITH CLEGHORN, JR.,
734 Holly Drive,
Stowe, PA 19464,
DYLAN JOSEPH CLEGHORN,
333 Lancaster Avenue,
Hatboro, PA 19040.

COHEN, JOEL B., dec'd.
Late of Lower Gwynedd Township.
Executrix: MARGARET A. COHEN,
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

ELM, SEAN, dec'd.
Late of Upper Moreland Township.
Administrator: TREVOR ELM,
32 Glacier Drive,
Berlin, NJ 08009.
ATTORNEY: CATHERINE ANNE PORTER,
301 S. State Street, Suite E100,
Newtown, PA 18940

GEARY, BARBARA JOAN, dec'd.
Late of New Hanover Township.
Co-Executrices: PAMELA J. HOFFMAN AND
ELIZABETH ANN RAVIER,
c/o Scott R. Steirer, Esquire,
Pierce & Steirer, LLC,
124 Belvidere Street,
Nazareth, PA 18064.

GILES, WILLIAM Y., dec'd.
Late of Lower Merion Township.
Personal Representative: MARGARET E.W. SAGER,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428.
ATTORNEY: BRADLEY D. TEREBELO,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
1001 Conshohocken State Road, Suite 1-300,
West Conshohocken, PA 19428

HOWARD, ELFRIEDA R., dec'd.
Late of Abington Township.
Executors: DEREK G. HOWARD AND
STEPHEN D. POTTS,
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

JAMISON, DOROTHY A., dec'd.
Late of East Norriton Township.
Executrix: JANE M. HAGEL,
510 Barbara Drive,
Norristown, PA 19403.

Copyright © Montgomery Bar Association 2026

ATTORNEY: THOMAS J. BARNES,
EGBERT & BARNES, P.C.,
349 York Road, Suite 100,
Willow Grove, PA 19090

LANDAUER, MURIEL J. also known as MURIEL JUSSIM LANDAUER and MURIEL LANDAUER, dec'd.
Late of Hatfield Township.
Executor: THOMAS A. LANDAUER,
c/o Sarah A. Eastburn, Esquire,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137.
ATTORNEY: SARAH A. EASTBURN,
EASTBURN AND GRAY, PC,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137

MALONEY, FREDERICK THOMAS, dec'd.
Late of Horsham, PA.
Executor: JOHN MALONEY,
240 Park Road,
Ambler, PA 19002.

MAZER, IRWIN, dec'd.
Late of West Norriton Township.
Executor: RICHARD A. DIPERSTEIN,
c/o Lara A. Bolte, Esquire,
301 E. Germantown Pike, Suite 100,
East Norriton, PA 19401.
ATTORNEY: LARA A. BOLTE,
SALVO ROGERS ELINSKI & SCULLIN,
301 E. Germantown Pike, Suite 100,
East Norriton, PA 19401

McFARLAND, CARL EUGENE also known as CARL E. McFARLAND, C. EUGENE McFARLAND and EUGENE McFARLAND, dec'd.
Late of Borough of Ambler.
Executrix: GAIL G. McFARLAND,
443 Edgewood Drive,
Ambler, PA 19002.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460

McGARVEY, WILLIAM CHARLES, dec'd.
Late of Borough of Ambler.
Executrix: NANCY McGARVEY,
c/o Amy R. Stern, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

McGOWAN, ANN MAC NEIL, dec'd.
Late of Upper Dublin Township.
Executrix: CHRISTINE HERLING,
c/o Leola M. Hardy, Esquire,
500 W. Office Center Drive, Suite 400,
Fort Washington, PA 19034.
ATTORNEY: LEOLA M. HARDY,
THE HARDY LAW FIRM, LLC,
500 W. Office Center Drive, Suite 400,
Fort Washington, PA 19034

MESSERE, ANNA MARIE, dec'd.
Late of Lower Providence Township.
Administratrix: JOYCE MARIAN ROYER,
c/o Carol R. Livingood, Esquire,
130 N. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087-0191.
ATTORNEY: CAROL R. LIVINGOOD,
TIMONEY KNOX LLP,
130 N. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087-0191

PALERMO, LOUIS EDWARD, dec'd.
Late of Lower Gwynedd, PA.
Executor: MARK PALERMO,
180 Benezet Street,
Philadelphia, PA 19118.

POTTISH, BARBARA also known as BARBARA HEATH POTTISH, dec'd.
Late of Lower Merion Township.
Executor: JOHN THOMAS HEATH,
c/o M. Howard Vigderman, Esquire,
1735 Market Street, 20th Floor,
Philadelphia, PA 19103.
ATTORNEY: M. HOWARD VIGDERMAN,
MONTGOMERY McCRACKEN WALKER &
RHOADS LLP,
1735 Market Street, 20th Floor,
Philadelphia, PA 19103

RICHARD, PHYLLIS ANN also known as PHYLLIS RICHARD, dec'd.
Late of Lower Merion Township.
Executor: HENRY DiBENEDETTO FORREST,
ESQUIRE,
1001 E. Darby Road,
Havertown, PA 19083.
ATTORNEY: HENRY DiBENEDETTO FORREST,
LAW OFFICE OF HENRY DiBENEDETTO
FORREST,
1001 E. Darby Road,
Havertown, PA 19083

SCOTT, ELIZABETH A., dec'd.
Late of Franconia Township.
Executors: MICHAEL T. SCOTT AND
KEVIN PATRICK SCOTT,
c/o Michael A. Logan, Esquire,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936.
ATTORNEY: MICHAEL A. LOGAN,
THE LAW OFFICE OF JEREMY Z. MITTMAN,
593 Bethlehem Pike, Suite 10,
Montgomeryville, PA 18936

SIMMERS, SCOTT MILES, dec'd.
Late of Borough of Hatfield.
Administratrix: BARBARA SIMMERS,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

SMITH, ELEANOR H., dec'd.
Late of Lansdale, PA.
Executor: TIMOTHY SEELEY,
7440 Craigleith Drive,
Johns Creek, GA 30097.
ATTORNEY: RICHARD C. KELLY,
RC KELLY LAW ASSOCIATES,
623 N. Broad Street,
Lansdale, PA 19446

SMITH, WALTER J., dec'd.
Late of East Norriton Township.
Co-Executors: DONNA MARIE SMITH,
2943 Michele Drive,
Norristown, PA 19403, and
GREGORY SMITH,
669 Salfordville Road,
Harleysville, PA 19438.

Copyright © Montgomery Bar Association 2026

THOMPSON JR., ROBERT H., dec'd.
Late of Lower Providence Township.
Executrix: SUSAN C. THOMPSON,
23516 Shannondell Drive,
Audubon, PA 19403.
ATTORNEY: DAVID A. MEGAY,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

VALLOW, INGEBORG also known as INGEBORG GERBER VALLOW, dec'd.
Late of Whitpain Township.
Executor: ERIK VALLOW,
c/o David C. Onorato, Esquire,
298 Wissahickon Avenue,
North Wales, PA 19446.
ATTORNEY: DAVID C. ONORATO,
HLADIK, ONORATO & FEDERMAN, LLP,
298 Wissahickon Avenue,
North Wales, PA 19454

VILLANOVA, JOHN M., dec'd.
Late of Schwenksville, PA.
Executrix: SHANIA VILLANOVA,
419 Swamp Pike,
Schwenksville, PA 19473.
ATTORNEY: KIRSTEN B. MINISCALCO,
WINTER DUFFY LAW,
600 E. Main Street,
Lansdale, PA 19446

VILLIERS, DIANE ALLEGRA, dec'd.
Late of Springfield Township.
Administratrix: TANIA L. VILLIERS,
c/o Frank J. Campese, Jr., Esquire,
1943 S. 11th Street,
Philadelphia, PA 19148.
ATTORNEY: FRANK J. CAMPESE, JR.,
FRANK J. CAMPESE, JR., P.C.,
1943 S. 11th Street,
Philadelphia, PA 19148

WALKER, JODY RODMAN, dec'd.
Late of Upper Moreland Township.
Executrix: DOREEN WALKER,
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

Second Publication

ALTIERI, CAROLYN G. also known as CAROLYN ALTIERI, dec'd.
Late of Norristown, PA.
Executor: JOHN D. ALTIERI,
45 Spring Valley Road,
Malvern, PA 19355.
ATTORNEY: MICHAEL N. GATTO,
LAW OFFICE OF MICHAEL N. GATTO,
102 Linden Court,
Flourtown, PA 19031

AUGUSTINE, DIANE S., dec'd.
Late of East Norriton Township.
Administratrix: LOIS E. HORNE,
8132 Donnell Road,
Millington, TN 38053.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

AUGUSTINE, THERESA M., dec'd.
Late of Conshohocken, PA.
Executrix: LORETTA AUGUSTINE,
c/o James J. McCarthy, Esquire,
10 E. 6th Avenue, Suite 315,
Conshohocken, PA 19428.
ATTORNEY: JAMES J. McCARTHY,
McCARTHY & McCARTHY, P.C.,
10 E. 6th Avenue, Suite 315,
Conshohocken, PA 19428

BAUMAN, ANN L., dec'd.
Late of Borough of East Greenville.
Executrix: SALLY M. BAUMAN.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

BOLDAZ, MARLENE HELEN, dec'd.
Late of Borough of Pottstown.
Administrator: GERALD J. KOWAL,
c/o Elizabeth R. Howard, Esquire,
301 Gay Street, P.O. Box 507,
Phoenixville, PA 19460.

BORCHELT, THELMA L., dec'd.
Late of Lower Frederick Township.
Executor: MICHAEL E. BORCCHELT,
378 W. Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: EUGENE ORLANDO, JR.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

BRESNAN, SANDRA ANN, dec'd.
Late of Horsham Township.
Administrator: MATTHEW BRESNAN,
c/o Thomas A. Boulden, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: THOMAS A. BOULDEN,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

BUCK, RUTH E. also known as RUTH ELIZABETH BUCK, dec'd.
Late of Lower Gwynedd Township.
Executrix: KAREN C. BUCK,
c/o Bess M. Collier, Esquire,
820 Homestead Road,
Jenkintown, PA 19046.
ATTORNEY: BESS M. COLLIER,
FELDMAN, FELDMAN & COLLIER, LLP,
820 Homestead Road,
Jenkintown, PA 19046

BURNS, ANNE T., dec'd.
Late of Towamencin Township.
Executor: EDWARD J. BURNS, JR.,
c/o Eric F. Wert, Esquire,
1800 Pennbrook Parkway, Suite 103,
Lansdale, PA 19446.
ATTORNEY: ERIC F. WERT,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 103,
Lansdale, PA 19446

Copyright © Montgomery Bar Association 2026

CLOSS, MARIAN E. also known as MARIAN EVELYN CLOSS and MARIAN CLOSS, dec'd.
Late of Borough of Lansdale.
Executor: RUSSELL A. CLOSS, JR.,
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.
ATTORNEY: JOEL STEINMAN,
GRIM, BIEHN & THATCHER,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215

DADDARIO, ELEANOR CHRISTINE, dec'd.
Late of Whitpain Township.
Executor: RICHARD DADDARIO,
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

DIVVER, JUDY A., dec'd.
Late of Montgomery Township.
Executor: BRIAN S. DIVVER,
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

DRTINA, ARNOLD R. also known as ARNOLD RAYMOND DRTINA, dec'd.
Late of Lansdale, PA.
Executor: JON A. DRTINA,
2413 Waterside Drive,
Columbia, MO 65203.
ATTORNEY: ELIZABETH M. WETZLER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

ESSUNGER, LILLEMOR also known as KARIN LILLEMOR ESSUNGER and LILLEMOR K. ESSUNGER, dec'd.
Late of Lower Merion Township.
Executors: MAGNUS ESSUNGER,
PAULINA ESSUNGER AND
HENRIK ESSUNGER,
c/o Kathryn E. Ott, Esquire,
620 Freedom Business Center, Suite 200,
King of Prussia, PA 19406.
ATTORNEY: KATHRYN E. OTT,
STEVENS & LEE, PC,
620 Freedom Business Center, Suite 200,
King of Prussia, PA 19406

FALCON, CARL N., dec'd.
Late of Limerick Township.
Executor: CARL BRIAN FALCON,
161 Laver Road,
Schwenksville, PA 19473.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460

FINK SR., JOHN C., dec'd.
Late of Borough of West Conshohocken.
Executor: JOHN C. FINK, JR.,
19 Cedar Avenue,
Conshohocken, PA 19428.
ATTORNEY: ALLEN M. MANDELBAUM,
LAW OFFICES OF ALLEN M. MANDELBAUM,
1000 Germantown Pike, Suite D-3,
Plymouth Meeting, PA 19462

FINK, SHARON L., dec'd.
Late of Borough of West Conshohocken.
Executor: JOHN C. FINK, JR.,
19 Cedar Avenue,
Conshohocken, PA 19428.
ATTORNEY: ALLEN M. MANDELBAUM,
LAW OFFICES OF ALLEN M. MANDELBAUM,
1000 Germantown Pike, Suite D-3,
Plymouth Meeting, PA 19462

FLYNN, PATRICIA A., dec'd.
Late of Horsham Township.
Executor: GREGORY FLYNN,
c/o Nicholas M. Orloff, Esquire,
1 W. Third Street, Suite 110,
Media, PA 19063.
ATTORNEY: NICHOLAS M. ORLOFF,
LAMB McERLANE, P.C.,
1 W. Third Street, Suite 110,
Media, PA 19063

GARRETTSON, JOHN also known as JOHN A. GARRETTSON, JR., dec'd.
Late of Lower Merion Township.
Executrix: JUDITH G. DERDERICK,
c/o Marianne Johnston, Esquire,
509 S. Lenola Road, Building 7,
Moorestown, NJ 08057.
ATTORNEY: MARIANNE JOHNSTON,
BEGLEY LAW GROUP, P.C.,
509 S. Lenola Road, Building 7,
Moorestown, NJ 08057

GEIST, ETHEL H., dec'd.
Late of Upper Merion Township.
Executor: GEORGE WARREN WELECK,
c/o Prokup & Swartz,
7736 Main Street,
Fogelsville, PA 18051.

GLENN, CORY, dec'd.
Late of Bryn Athyn, PA.
Executrix: MARTHA G. BRAFFORD,
2922 King Road, P.O. Box 471,
Bryn Athyn, PA 19009.

GOLDIE, EVELYN J., dec'd.
Late of Lower Merion Township.
Executrix: SUSAN INVER,
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

GOLDSHTEYN, YEFIM, dec'd.
Late of Lower Moreland Township.
Executrix: JESSICA GOLDSHTEYN,
c/o Kenneth G. Harrison, Esquire,
5 Neshaminy Interplex, Suite 115,
Trevose, PA 19053.

Copyright © Montgomery Bar Association 2026

ATTORNEY: KENNETH G. HARRISON,
LAW OFFICES OF KENNETH G. HARRISON, P.C.,
5 Neshaminy Interplex, Suite 115,
Trevose, PA 19053

GOOD, WILLIAM A. also known as WILLIAM ALLEN GOOD, dec'd.
Late of Springfield Township.
Executrix: JANET L. LAUBENSTEIN,
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

GRANDO, GEORGE HUGO, dec'd.
Late of Royersford, PA.
Executor: KEVIN GRANDO,
530 Arch Street,
Royersford, PA 19468.

GROSSMAN, RICHARD S., dec'd.
Late of Lower Merion Township.
Executors: JAMES GROSSMAN AND
JAMIE LYNNE GROSSMAN YOUNG,
c/o Kenneth R. Pugh, Esquire,
910 Harvest Drive, Suite 200,
Blue Bell, PA 19422-0765.
ATTORNEY: KENNETH R. PUGH,
KAPLIN STEWART MELOFF REITER &
STEIN, PC,
910 Harvest Drive, Suite 200,
Blue Bell, PA 19422-0765

HESS, FREDERICK M., dec'd.
Late of Borough of Collegeville.
Co-Executors: NICKLAUS TIMMINS-KELLY AND
ANTRANIG GARIBIAN,
c/o Andrew C. Laird, Esquire,
360 W. Main Street,
Trappe, PA 19426.
ATTORNEY: ANDREW C. LAIRD,
KING LAIRD, P.C.,
360 W. Main Street,
Trappe, PA 19426

HOBBS, CHARLENE RUTH, dec'd.
Late of Cheltenham Township.
Administrator: CHRISTIAN J. DONATO,
c/o Marianne Johnston, Esquire,
509 S. Lenola Road, Building 7,
Moorestown, NJ 08057.
ATTORNEY: MARIANNE JOHNSTON,
BEGLEY LAW GROUP, P.C.,
509 S. Lenola Road, Building 7,
Moorestown, NJ 08057

HYER, GAVIN M., dec'd.
Late of Whitemarsh Township.
Administrator: RAYMOND T. HYER, III,
709 S. Delaware Avenue,
Tampa, FL 33606.
ATTORNEY: MICHAELANGELO L.
DIPPOLITO,
ThePeoplesLawFirm.com, LLC,
712 Kimberton Road,
Chester Springs, PA 19425

KENNA, RICHARD A., dec'd.
Late of Borough of West Conshohocken.
Administratrix: MARTH KENNA,
c/o Edward J. Hughes, Esquire,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323.
ATTORNEY: EDWARD J. HUGHES,
WISLER PEARLSTINE, LLP,
Blue Bell Executive Campus, Suite 110,
460 Norristown Road,
Blue Bell, PA 19422-2323

KERCHNER, MILTON H., dec'd.
Late of Pennsburg, PA.
Executrix: LINDA M. KAUFFMAN,
729 State Street,
Mertztown, PA 19539.
ATTORNEY: DAVID M. ROTH,
THE ROTH LAW FIRM,
123 N. 5th Street,
Allentown, PA 18102

KIMES, GARY G., dec'd.
Late of Borough of Pottstown.
Executrix: BARBARA J. CARBAUGH
(A/K/A BARBARA CARBAUGH,
BARBARA JEAN CARBAUGH),
4051 Wayne Road,
Chambersburg, PA 17202.
ATTORNEY: DAVID A. MEGAY,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

KOHLER, MARY I., dec'd.
Late of Borough of Lansdale.
Executrix: MICHELE LYNN LOEB,
c/o Eric Ladley, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: ERIC LADLEY,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

KREISHER, GERALD WESLEY, dec'd.
Late of Upper Hanover Township.
Executor: ERIC KREISHER,
3166 Berkshire Road,
Doylestown, PA 18902.

KROUT, RUTH L., dec'd.
Late of Borough of Souderton.
Executor: RONALD KROUT,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

LAWSON, DENNIS JOHN, dec'd.
Late of Harleysville, PA.
Administratrix: KATHLEEN LAWSON,
699 Main Street, Apt. 2111,
Harleysville, PA 19438.

LEONARD, JOSEPH also known as JOSEPH THOMAS LEONARD, dec'd.
Late of New Hanover Township.
Executrix: ROSEANN MARIE SCHOEN,
c/o Andrew S. George, Esquire,
2640 Westview Drive,
Wyomissing, PA 19610.
ATTORNEY: ANDREW S. GEORGE,
KOZLOFF STOUDT ATTORNEYS,
2640 Westview Drive,
Wyomissing, PA 19610

Copyright © Montgomery Bar Association 2026

LONG, ROBERT N. also known as ROBERT NYCE LONG, dec'd.
Late of Souderton, PA.
Executors: DONNA A. WAITE, 680 Allentown Road, Sellersville, PA 18960, GAIL M. NASE, 3423 Foxfield Circle, Perkiomenville, PA 18074, JOANNE M. FRETZ, 5450 Hoppenville Road, Green Lane, PA 18054, ROBERT S. LONG, 721 Morris Road, East Greenville, PA 18041.
ATTORNEY: ELIZABETH M. WETZLER, LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP, 114 E. Broad Street, P.O. Box 769, Souderton, PA 18964

MALINOWSKI, JAMES JOSEPH, dec'd.
Late of Borough of Rockledge.
Executor: GENE MALINOWSKI, 1204 Rices Mill Road, Wyncote, PA 19095.
ATTORNEY: RUTH ANN DiDONATO, WILLIG, WILLIAMS & DAVIDSON, 1845 Walnut Street, 24th Floor, Philadelphia, PA 19103

MARCOZZI, LOUIS J. also known as LOUIS JOSEPH MARCOZZI, dec'd.
Late of Borough of Conshohocken.
Executrix: DONNA M. COBOURN, 300 E. 10th Avenue, Conshohocken, PA 19428.
ATTORNEY: MILES B. RITTMASTER, 1495 Alan Wood Road, Suite 4, 2nd Floor, Conshohocken, PA 19428

McGILL, CORNELIA ANN, dec'd.
Late of Whitemarsh Township.
Executor: JOHN F. McGILL, JR., c/o David J. Winkowski, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355.
ATTORNEY: DAVID J. WINKOWSKI, STRADLEY, RONON, STEVENS & YOUNG, LLP, 30 Valley Stream Parkway, Malvern, PA 19355

MIDGLEY, DAVID R., dec'd.
Late of Lower Providence Township.
Executrix: KATHRYN M. RUTH, 3025 Griffith Road, Eagleville, PA 19403.

MOSES, JEFFREY R., dec'd.
Late of Borough of Pottstown.
Executrix: MELISSA M. WALTON, 66 Morningside Drive, Elverson, PA 19520.
ATTORNEY: KENNETH E. PICARDI, PICARDI PHILIPS & OTTAVIANO, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464-0776

MURRAY, BERNARD VINCENT, dec'd.
Late of Borough of Norristown.
Administratrix: LINDA GAIL MURRAY, c/o E. Nego Pile, Esquire, 930 Harvest Drive, Suite 360, Blue Bell, PA 19422.
ATTORNEY: E. NEGO PILE, PILE LAW FIRM, 930 Harvest Drive, Suite 360, Blue Bell, PA 19422

NAPIER, THOMAS MacDONALD, dec'd.
Late of Upper Gwynedd Township.
Executor: BRYAN J. ADLER, Seven Neshaminy Interplex, Suite 116, Trevose, PA 19053.
ATTORNEY: RYAN A. KROCKER, ROTHKOFF LAW GROUP, Seven Neshaminy Interplex, Suite 116, Trevose, PA 19053

PETERSMAN, PATRICIA A., dec'd.
Late of East Norriton Township.
Executor: DAVID L. PETERSMAN, c/o Jan V. Edelman, Esquire, 3103 Hulmeville Road, Suite 200, Bensalem, PA 19020.
ATTORNEY: JAN V. EDELMAN, ROTHBERG, FEDERMAN & HOLLISTER, 3103 Hulmeville Road, Suite 200, Bensalem, PA 19020

POLLI, MARY ELLA, dec'd.
Late of Lower Providence Township.
Administrator: LISA MARY POLLI, c/o Patricia Leisner Clements, Esquire, 516 Falcon Road, Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS, 516 Falcon Road, Audubon, PA 19403

REILLY, JOHN O. also known as JOHN REILLY, dec'd.
Late of Limerick Township.
Executor: PAUL JASON REILLY, 147 Hartz Store Road, Mohnton, PA 19540.
ATTORNEY: ROBERT R. KREITZ, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610

REILLY, MARY SUZANNE, dec'd.
Late of Lower Merion Township.
Executor: JAMES JOSEPH REILLY, 215 Gowen Avenue, Philadelphia, PA 19119.
ATTORNEY: MARK J. DAVIS, CONNOR ELDER LAW, LLC, 644 Germantown Pike, Suite 2-C, Lafayette Hill, PA 19444

REISSE JR., CHARLES WESLEY, dec'd.
Late of Springfield Township.
Executrix: LOIS N. BETHEA, c/o Gilbert P. High, Jr., Esquire, 40 E. Airy Street, Norristown, PA 19401.
ATTORNEY: GILBERT P. HIGH, JR., HIGH SWARTZ, LLP, 40 E. Airy Street, Norristown, PA 19401

REISSE, MARGARET ANN, dec'd.
Late of Springfield Township.
Executrix: LOIS N. BETHEA, c/o Gilbert P. High, Jr., Esquire, 40 E. Airy Street, Norristown, PA 19401.

Copyright © Montgomery Bar Association 2026

ATTORNEY: GILBERT P. HIGH, JR.,
HIGH SWARTZ, LLP,
40 E. Airy Street,
Norristown, PA 19401

SAPOVITS, KENNETH CLARENCE, dec'd.
Late of Ambler, PA.
Executor: STEVEN R. SAPOVITS,
1012 Woodland Avenue,
East Norriton, PA 19403.

SELL, NANCY S., dec'd.
Late of Borough of Pennsburg.
Executrix: CINDY L. GERY,
203 Washington Street,
Red Hill, PA 18076.
ATTORNEY: JAMES C. KOVALESKI,
OWM LAW,
1503 Sunset Drive, Suite 201,
Pottstown, PA 19464

STOCKDALE, ROLAND CLIVE also known as R. CLIVE STOCKDALE, dec'd.
Late of Lower Merion Township.
Executrix: REBECCA STOCKDALE,
2092 Hudnut Road,
Schwenksville, PA 19473.
ATTORNEY: AARON D. MARTIN,
METTE,
3401 N. Front Street,
Harrisburg, PA 17110

VALENTINO, NINA D., dec'd.
Late of West Norriton Township.
Administrator: BRANDON VALENTINO,
204 Stony Way,
East Norriton, PA 19403.
ATTORNEY: MICHAELANGELO L.
DIPPOLITO,
ThePeoplesLawFirm.com, LLC,
712 Kimberton Road,
Chester Springs, PA 19425

VANBUSKIRK, RICHARD T., dec'd.
Late of Borough of Lansdale.
Administrator: ROBERT M. SLUTSKY,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462.
ATTORNEY: ROBERT M. SLUTSKY,
SLUTSKY ELDER LAW, P.C.,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

Third and Final Publication

ASCENZI, JOSEPH M., dec'd.
Late of Abington Township.
Executor: ANNE MARIE WILSON.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG &
WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

AUERSWALD, ANN HUGHES, dec'd.
Late of Montgomery Township.
Executrix: MARIANNE SMITH,
c/o Robert S. Balter, Esquire,
1077 Kipling Road,
Rydal, PA 19046-3339.
ATTORNEY: ROBERT S. BALTER,
ROBERT S. BALTER, P.C.,
1077 Kipling Road,
Rydal, PA 19046-3339

BLASCHAK, RUTH M., dec'd.
Late of Lower Providence Township.
Executor: JOHN A. BLASCHAK,
2650 Haas Lane,
Montoursville, PA 17754.
ATTORNEY: JONATHAN L. DeWALD,
433 Market Street,
Williamsport, PA 17701

BOESS, HEDDY M. also known as HEDDY MARIE BOESS, dec'd.
Late of Hatfield Township.
Executrix: CHRISTINE M. NEEDHAM,
c/o Mary E. Podlogar, Esquire,
608 W. Main Street,
Lansdale, PA 19446-2012.
ATTORNEY: MARY E. PODLOGAR,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

BUONOCORE, THOMAS ANDREW, dec'd.
Late of Borough of Ambler.
Administrators: BONNITA BUONOCORE AND
EDWARD BUONOCORE,
2009 Spring Valley Road,
Lansdale, PA 19446.

BURNS, DAVID ALAN, dec'd.
Late of Borough of Pottstown.
Executrix: JOHANNA McGUINN
A/K/A JOHANNA McGWINN,
206 Tulip Road,
Paxinos, PA 17860.
ATTORNEY: TODD P. KERSTETTER,
SCHLESINGER & KERSTETTER, LLP,
545 N. Second Street,
Shamokin, PA 17872

CIACIAK, SHIRLEY A., dec'd.
Late of New Hanover Township.
Executors: KEITH CIACIAK,
33 Machamer Road,
Douglassville, PA 19518,
KEVIN CIACIAK,
567 Schubelish Road,
Perkiomenville, PA 18074.
ATTORNEY: ROSE KENNEDY,
CURRAN ESTATE & ELDER LAW, PLLC,
1212 Liggett Avenue,
Reading, PA 19611

CLARK, PAUL V., dec'd.
Late of Abington Township.
Executrix: MAUREEN CLARK-GALLAGHER,
2 Ivy Lane,
Yardley, PA 19067.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
748 N. Bethlehem Pike, Suite 300,
Ambler, PA 19002

CONLEN, HELEN M., dec'd.
Late of Lower Salford Township.
Executor: RONALD W. CONLEN,
c/o Jonathan Atkinson, Esquire,
220 N. Main Street,
Souderton, PA 18964.
ATTORNEY: JONATHAN ATKINSON,
ACORN LAW,
220 N. Main Street,
Souderton, PA 18964

Copyright © Montgomery Bar Association 2026

COXE III, HENRY B., dec'd.
Late of Upper Dublin Township.
Executors: ALEXANDER B. COXE,
285 Avenue C, Apt. 11D,
New York, NY 10009,
CAROLINE T. COXE,
1638 E. Butler Avenue,
Ambler, PA 19002.
ATTORNEY: KATHRYN H. CRARY,
GADSDEN SCHNEIDER & WOODWARD LLP,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571

DIESEL, MARIA IGNATIA, dec'd.
Late of Whitpain Township.
Executor: ERIKA LYNCH,
854 Herschel Road,
Philadelphia, PA 19116.

DINNEED III, THOMAS EDWARD, dec'd.
Late of Abington Township.
Executor: LAUREN ELIZABETH RACOBALDO,
c/o A. Victor Meitner, Jr., Esquire,
564 Skippack Pike,
Blue Bell, PA 19422.
ATTORNEY: A. VICTOR MEITNER, JR.,
564 Skippack Pike,
Blue Bell, PA 19422

DISCUILLO, EDNA MARIE, dec'd.
Late of Borough of Pottstown.
Executrix: ANGELA MARIE MATTINGLY,
770 Logan Street, Apt. B301,
Pottstown, PA 19464.
ATTORNEY: REBECCA A. HOBBS,
OWM LAW,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460

EHMANN, FREDERICK P. also known as FREDERICK PAUL EHMANN, JR. and FREDERICK P. EHMANN, JR., dec'd.
Late of Limerick Township.
Executrix: KIMBERLY A. HATHAWAY,
c/o Jamie V. Ottaviano, Esquire,
Picardi Philips & Ottaviano,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776.
ATTORNEY: JAMIE V. OTTAVIANO,
PICARDI PHILIPS & OTTAVIANO,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776

FINLEY, DONALD H., dec'd.
Late of Horsham Township.
Executrix: STACEY FINLEY,
c/o Zanetta M. Ford, Esquire,
Law Offices of Zanetta M. Ford, LLC,
432 N. Easton Road, Suite 100,
Glenside, PA 19038.
ATTORNEY: ZANETTA M. FORD,
LAW OFFICES OF ZANETTA M. FORD, LLC,
432 N. Easton Road, Suite 100,
Glenside, PA 19038

GILLEN, RITA JOY, dec'd.
Late of Upper Gwynedd Township.
Executrices: CHRISTINE M. DAVIS AND
DANIELLE MARIE WOOD,
c/o Christopher M. Murphy, Esquire,
Breslin, Murphy & Roberts, P.C.,
3305 Edgmont Avenue,
Brookhaven, PA 19015.

GOLDEN, STEPHEN also known as STEPHEN HAROLD GOLDEN, dec'd.
Late of Upper Gwynedd Township.
Administratrix: MARILYN GOLDEN,
1403 Lilac Court,
Upper Gwynedd, PA 19446.
ATTORNEY: WILLIAM B. COOPER, III,
FOX ROTHSCHILD LLP,
747 Constitution Drive, Suite 100,
Exton, PA 19341-0673

HANISH, RICHARD H., dec'd.
Late of New Hanover Township.
Administratrix: DEBRA A. GRITENAS,
c/o Jessica R. Grater, Esquire,
Monastra & Grater, LLC,
740 E. High Street,
Pottstown, PA 19464.
ATTORNEY: JESSICA R. GRATER,
MONASTRA & GRATER, LLC,
740 E. High Street,
Pottstown, PA 19464

HAWLEY, MARY ANN, dec'd.
Late of Eagleville, PA.
Executrix: MARY SHAFFER,
c/o Brook Hastings, Esquire,
Hastings Law, LLC,
4259 W. Swamp Road, Suite 240,
Doylestown, PA 18902.

HENNINGER JR., THOMAS J., dec'd.
Late of Cheltenham Township.
Administrator: THOMAS J. HENNINGER, SR.,
c/o Ian W. Peltzman, Esquire,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002.
ATTORNEY: IAN W. PELTZMAN,
LAW OFFICE OF ANDREW B. PELTZMAN,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002

HESTER, GLORIA EVANS, dec'd.
Late of Horsham Township.
Executrix: JANE M. ALBRECHT,
c/o Ian W. Peltzman, Esquire,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002.
ATTORNEY: IAN W. PELTZMAN,
LAW OFFICE OF ANDREW B. PELTZMAN,
716 N. Bethlehem Pike, Suite 303,
Lower Gwynedd, PA 19002

HEWITT, TRACEY ANNE, dec'd.
Late of Borough of Narberth.
Executrices: ALEXANDRA DURHAM,
1024 Dean Street, Apt. A2,
Brooklyn, NY 11238,
CAROLINE DURHAM,
814 N. Stillman Street,
Philadelphia, PA 19130.
ATTORNEY: HEATHER L. TURNER,
LAW OFFICE OF HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072

JORDEN, JOSEPH EARL, dec'd.
Late of Oreland, PA.
Executor: KENNETH JORDEN,
1601 Powell Street,
Norristown, PA 19401.

Copyright © Montgomery Bar Association 2026

KERNER, WALTER E., dec'd.
Late of Hatboro, PA.
Executrix: JENNIFER KERNER PETERS,
c/o Avery E. Smith, Esquire,
King, Spry, Herman, Freund & Faul, LLC,
One West Broad Street, Suite 700,
Bethlehem, PA 18018.

KOPP, DAVID SMITH, dec'd.
Late of Whitpain Township.
Executrix: LIZABETH A. KOPP-FAUST,
17 Victoria Lane,
Mahwah, NJ 07430.
ATTORNEY: HARRIET R. LITZ,
1495 Alan Wood Road, Suite 102 A,
Conshohocken, PA 19428

LaCOURSE JR., ARTHUR J., dec'd.
Late of Upper Dublin Township.
Executor: JOSEPH P. CORCORAN, III,
c/o Kristen L. Behrens, Esquire,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103.
ATTORNEY: KRISTEN L. BEHRENS,
DILWORTH PAXSON LLP,
1650 Market Street, Suite 1200,
Philadelphia, PA 19103

LEVITO, JEAN, dec'd.
Late of Blue Bell, PA.
Executor: KENNETH LEVITO,
c/o Rosemary Malinowski,
1204 Rices Mill Road,
Wyncote, PA 19095.

LOMBARDI, BEATRICE F., dec'd.
Late of Borough of Collegeville.
Administratrix: STEPHANIE WITTICH,
c/o Gerald J. Mullaney, Jr., Esquire,
Mullaney & Mullaney,
3881 Skippack Pike, P.O. Box 1368,
Skippack, PA 19474-0024.
ATTORNEY: GERALD J. MULLANEY, JR.,
MULLANEY & MULLANEY,
3881 Skippack Pike, P.O. Box 1368,
Skippack, PA 19474-1368

MAHONEY, BRYNN, dec'd.
Late of East Norriton Township.
Administratrix: TSUNG-YU WU,
c/o Gerald J. Mullaney, Jr., Esquire,
Mullaney & Mullaney,
3881 Skippack Pike, P.O. Box 1368,
Skippack, PA 19474-1378.
ATTORNEY: GERALD J. MULLANEY, JR.,
MULLANEY & MULLANEY,
3881 Skippack Pike, P.O. Box 1368,
Skippack, PA 19474-1368

MATZNER, STEVEN, dec'd.
Late of Upper Merion Township.
Executor: JASON LAWRENCE MATZNER,
570 Sanatoga Road,
King of Prussia, PA 19406.
ATTORNEY: RODNEY S. FLUCK,
BUTERA BEAUSANG COHEN & BRENNAN,
630 Freedom Business Center, Suite 108,
King of Prussia, PA 19406

McGINLEY, MARY LOU, dec'd.
Late of Fort Washington, PA.
Executrix: ERIN McGINLEY,
c/o William J. Fries, Esquire,
Fitzpatrick Lentz & Bubba,
Two City Center, Suite 800,
645 Hamilton Street,
Allentown, PA 18101.

McGROGAN, PATRICIA E., dec'd.
Late of Borough of North Wales.
Executrix: SARALYNNE McGROGAN,
c/o Amy R. Stern, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

NAAH, KATIE AHN, dec'd.
Late of East Norriton Township.
Executor: HENRY NAAH,
1918 Lake Street,
San Francisco, CA 94121.
ATTORNEY: JILLIAN E. BARTON,
BARTON LAW, LLC,
748 N. Bethlehem Pike, Suite 300,
Ambler, PA 19002

NYCE, GLADYS M., dec'd.
Late of Franconia Township.
Executors: BARRY L. NYCE,
2341 Leithsville Road,
Hellertown, PA 18055,
PAMELA S. MILLER,
616 Bergey Road,
Telford, PA 18969.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 769,
Souderton, PA 18964

ORMSBEE, JUDITH DIANNE also known as JUDY DIANNE HEALD, dec'd.
Late of Borough of Collegeville.
Administrator: JEFFREY ORMSBEE,
c/o Gerald J. Mullaney, Jr., Esquire,
Mullaney & Mullaney,
3881 Skippack Pike, P.O. Box 1368,
Skippack, PA 19474-0024.
ATTORNEY: GERALD J. MULLANEY, JR.,
MULLANEY & MULLANEY,
3881 Skippack Pike, P.O. Box 1368,
Skippack, PA 19474-1368

PRICE, HARVEY TODD, dec'd.
Late of Douglass Township.
Administratrix: LAURENE YINGLING,
c/o Christopher P. Mullaney, Esquire,
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

ROBBINS, DENA SUSAN also known as DENA H. ROBBINS, dec'd.
Late of Lower Merion Township.
Executor: MICHAEL HYMAN,
c/o Karen Conn Mavros, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: KAREN CONN MAVROS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

ROBINSON, CHARLES SCHIFFER also known as CHARLIE ROBINSON, dec'd.
Late of West Norriton Township.
Executor: DEBORAH OSWALD,
2375 Norrington Drive,
West Norriton, PA 19403.

Copyright © Montgomery Bar Association 2026

ROUSE, SHIRLEY ANN also known as SHIRLEY A. ROUSE, dec'd.
Late of Lower Gwynedd Township.
Executor: ERIC C. ROUSE,
c/o Ferrell J. Townsend, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: FERRELL J. TOWNSEND,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

SAELI, EUGENE A., dec'd.
Late of Lower Salford Township.
Administrators: THOMAS J. SAELI AND
KEVIN E. SAELI,
c/o Emily J. Angst, Esquire,
Angst & Angst, P.C.,
878 Main Street,
Harleysville, PA 19438.

SCHERZER, ALFRED H., dec'd.
Late of Upper Frederick Township.
Co-Executors: JEFFREY M. SCHERZER AND
WALTER L. SCHERZER.
ATTORNEY: MICHELLE M. FORSELL,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

SCHWARTZ, PHYLLIS ANNETTE also known as PHYLLIS SCHWARTZ, dec'd.
Late of Lower Merion Township.
Executor: KENNETH ROY SCHWARTZ,
c/o Marianna F. Schenk, Esquire,
One Bala Plaza, Suite 623,
231 St. Asaphs Road,
Bala Cynwyd, PA 19004.
ATTORNEY: MARIANNA F. SCHENK,
BALA LAW GROUP, LLC,
One Bala Plaza, Suite 623,
231 St. Asaphs Road,
Bala Cynwyd, PA 19004

STOUDT, DENTON KENT, dec'd.
Late of Lower Providence Township.
Executor: TIMOTHY K. STOUDT,
162 Long Road,
Lenhartsville, PA 19534.

TOUT, ANGELA ROSE, dec'd.
Late of Upper Merion Township.
Executor: SANDRA ANN SILECCHIA,
c/o Richard H. Pepper, Esquire,
717 Washington Street,
Easton, PA 18042.
ATTORNEY: RICHARD H. PEPPER,
717 Washington Street,
Easton, PA 18042

TRAN, DU VAN, dec'd.
Late of Hatfield, PA.
Executrix: JULIE NGUYEN WONG,
c/o Bridget Monaghan Wible, Esquire,
Monaghan Wible Law LLC,
8500 West Chester Pike,
Upper Darby, PA 19082.

WEIR, ASHA AMY, dec'd.
Late of Skippack Township.
Administrators: VINITA E. WEIR AND
GARETH M. WEIR,
c/o Joseph A. Bellinghieri, Esquire,
17 W. Miner Street, West Chester, PA 19382.
ATTORNEY: JOSEPH A. BELLINGHIERI,
MacELREE HARVEY, LTD.,
17 W. Miner Street, West Chester, PA 19382

WYLONIS, THOMAS WILLIAM also known as THOMAS WYLONIS, dec'd.
Late of Lower Merion Township.
Executors: CATHERINE LANGLOIS AND
CHRISTIAN WYLONIS,
c/o Daniella A. Horn, Esquire,
1 Roberts Avenue,
Glenside, PA 19038.
ATTORNEY: DANIELLA A. HORN,
KLENK LAW, LLC,
1 Roberts Avenue,
Glenside, PA 19038

ZETTERBERG, JEFFREY N. also known as JEFFREY NEAL ZETTERBERG, dec'd.
Late of Abington Township.
Executor: GLENN ZETTERBERG,
c/o Laura M. Mercuri, Esquire,
104 N. York Road,
Hatboro, PA 19040.
ATTORNEY: LAURA M. MERCURI,
DUFFY NORTH,
104 N. York Road,
Hatboro, PA 19040

FICTITIOUS NAME

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

Madar Gallery with its principal place of business at 1121 N. Bethlehem Pike, Suite 60-166, Spring House, PA 19477.

The name and address of the entity owning or interested in said business is: daniabawadkji LLC, 1121 N. Bethlehem Pike, Suite 60-166, Spring House, PA 19477.

The application was filed on October 26, 2026.

TRUST NOTICE

First Publication

GEORGE H. HART AND JOANNE B. HART REVOCABLE TRUST

Notice is hereby given of the death of George H. Hart, late of Montgomery Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the George H. Hart and Joanne B. Hart Revocable Trust, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustees named below:

Trustees: Marianne Morano
815 Branch Road, Sellersville, PA 18960
and
Dianne DiBella
1006 Knapp Road, North Wales, PA 19454

Trustee's Attorney: Joel Steinman
Grim, Biehn & Thatcher
104 S. 6th Street, Perkasie, PA 18944

Copyright © Montgomery Bar Association 2026

EXECUTIONS ISSUED

Week Ending October 27, 2026

The Defendant's Name Appears First in Capital Letters

ABDULLAH, AMIN: NAVY FEDERAL CREDIT UNION, GRNSH. - Ardent Credit Union f/d/b/a SB1 Federal Credit Union; 202425731; ORDER/REASSESS/$22,223.82.
AFZALI, YASMIN - Freedom Mortgage Corporation; 202603506.
ANTRIM ELECTRIC, LLC: BILYNSKY, NADIA: SELF RELIANCE FINANCIAL FEDERAL CREDIT UNION, GRNSH. - Cooper Electric Supply, LLC; 202506950; WRIT/EXEC.
ATEHORTUA, LIBANIEL: WELLS FARGO BANK, GRNSH. - Westlake Services, LLC; 202425943.
BELLANO, MICHAEL - PennyMac Loan Services, LLC; 202525786; ORDER/IN REM/$553,383.00.
BELLANO, MICHAEL: CITIZENS BANK, GRNSH. - Jefferson Capital Systems, LLC; 202523540.
BERNSTEIN, STEVE - Pennsylvania Turnpike Commission; 202623852; $2,831.49.
BOROLLA, ROBERT: TD BANK, GRNSH. - Unifund Corp., et al.; 201033378; $5,947.85.
BRANDPOINT SERVICES: WELLS FARGO BANK, GRNSH. - Safeway Building Systems, Inc.; 202618672.
BROOKSHIER LANNEN, BETSY - Finance of America Reverse, LLC; 202615197.
CHO, BYOUNG: WOORI AMERICA BANK, GRNSH. - Unifund CCR, LLC, et al.; 201223555; WRIT/EXEC.
CIPPERLY, YVONNE: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Unifund CCR Partners; 200812436; $7,845.02.
DANIEL, JAYDEN: WELLS FARGO BANK, N.A., GRNSH. - Rutgers - The State University; 202623750; $1,275.28.
EVANS, WILLIAM: BANK OF AMERICA, GRNSH. - Remit Corporation, et al.; 201401325; $11,626.54.
FARISS, KURT - Drexel University; 202425736; ORDER/REASSESS/$5,503.04.
FEDOROWICZ, DAWN - Perkiomen Valley School District; 202404393; WRIT/EXEC.
FURNAS, BARANABY: ROOKE-LEY, ANDREA: CHASE BANK, GRNSH. - The Baldwin School; 202409818.
GLOBAL SERVICE, INC. - VV2727, LLC; 202624001; WRIT/EXEC.
GODWIN, DURWIN - U.S. Bank Trust, N.A., as Trustee for BKPL-EG B., et al.; 202524732.
GRAYSON, SHEILA: FREEDOM CREDIT UNION, GRNSH. - Unifund Corporation, et al.; 201128689; $13,404.44.
HARE, CHRISTOPHER: STAUFFER, JILL - U.S. Bank Trust, N.A., as Trustee of FW-BKPL SE; 202506806.
HAYAT, HAGAY - NewRez, LLC; 202615675.
HOUSE, ROBERT: CAPITAL ONE BANK, GRNSH. - Steelpointe Homeowners' Association; 202623588; $2,707.50.
JENKINS, ARMAND: PNC BANK, GRNSH. - Midland Funding, LLC, et al.; 201019409; WRIT/EXEC.
JOB, FELIX: BHASKARAN, SHEEBA - Township of Abington; 202427932; WRIT/EXEC.
KELYMAN, HENRY - School District of Upper Moreland Township; 202520280; WRIT/EXEC.
KNIGHT, LISA: JAMESON: PNC BANK, GRNSH. - Hamlet Homeowners Association; 202623444; $3,897.64.
LEE, LAURINDA - Lower Pottsgrove Township Municipal Authority; 202506025; WRIT/EXEC.
McLUCKIE, JOANNE - Deutsche Bank National Trust Company; 201822199.
N. PAONE CONSTRUCTION, INC.: WELLS FARGO BANK, GRNSH. - Milford Casualty Insurance Company; 202123209.
ORTIZ-MARTINEZ, WALESKA: NAVY FEDERAL CREDIT UNION, GRNSH. - Ardent Credit Union f/d/b/a SB1 Credit Union; 202607695; ORDER/REASSESSED $14,416.70.
PAONE, MICHAEL - West Norriton Township; 202224952; WRIT/EXEC.
REEDY, BETH: JENNIFER: NAVY FEDERAL CREDIT UNION, GRNSH. - Citizens Bank, N.A.; 202621687; $25,322.27.
ROYERSFORD HOTEL GROUP, LLC - U.S. Foods, Inc.; 202527100.
SADEL, MICHAEL: JODI: THE UNITED STATES OF AMERICA DEPARTMENT OF TREASURY INTERNAL, ET AL. - Wells Fargo Bank, N.A.; 202607460; ORDER/JDMT. $884,298.05.
SESHUN, DARREL: TD BANK, GRNSH. - Unifund CCR Partners, et al.; 200730698; WRIT/EXEC.
SON, KUM: WOORI AMERICA BANK, GRNSH. - Blue Bell Woods Community Association; 202624060; $11,537.25.
STEEL RIVER BUILDING SYSTEMS, INC.: GEORGE, KENNETH: KEY BANK, GRNSH. - National Funding, Inc., a California Corporation; 202622349; $100,113.73.
STEVE'S EXPRESS LUBE, LLC - Pennsylvania Turnpike Commission; 202623853; $2,506.00.
UMARVADIA, MEHUL - JPMorgan Chase Bank, N.A.; 202620193.
WASLH, JASON: E-TRADE, GRNSH. - Commonwealth of Pennsylvania Office of Attorney General; 202622425; $350,000.00.
WILLIAMS, MARQUIS - Pennsylvania Turnpike Commission; 202623824; $8,514.38.
WUILLERMIN, GREGORY: WELLS FARGO, GRNSH. - Unifund Corporation, et al.; 200944210; WRIT/EXEC.

JUDGMENTS AND LIENS ENTERED

Week Ending October 27, 2026

The Defendant's Name Appears First in Capital Letters

ALLEN, DARRELL: McINTYRE, JESSICA - Rubicon RE 103, LLC; 202624331; Judgment fr. District Justice; $5,472.06.
BEST DOLLAR, INC.: LEE, JAEMOON - KL Investments, LLC; 202624445; Complaint in Confession of Judgment Money; $22,389.69 & POSSESSION.
BOGART, DANIEL: FULL GRIP AUTOMOTIVE, LLC - Estate of Walter N. Wright, Jr.; 202624003; Complaint in Confession of Judgment; $POSSESSION.
FREDERICK, REYNONE - LVNV Funding, LLC; 202623749; Judgment fr. District Justice; $1,730.47.

Copyright © Montgomery Bar Association 2026

GLOBAL SERVICE, INC. - VV2727, LLC; 202624001; Complaint in Confession of Judgment; $WRIT/EXEC.
GORDON, JAIME - Cal Automotive c/o Sklar Law, LLC; 202623779; Judgment fr. District Justice; $2,138.00.
GULATI, AKASH - MFS Providence, LLC; 202624319; Complaint in Confession of Judgment; $144,707.56.
JOHN MEENAN TRANSMISSION - Bustard, Kenneth; 202623771; Judgment fr. District Justice; $1,743.78.
MAKHMADOV, SULAYMON - Cincinnati Casualty Company; 202623804; Complaint in Confession of Judgment; $11,727.11.
RASUL, RAHMAN - Credit Corp. Solutions, Inc.; 202623751; Judgment fr. District Justice; $1,156.28.

UNITED STATES INTERNAL REV. - entered claims against:
Anderson, Blaine: Victoria; 202670692; $9,859.45.
Associated Compactor Services, LLC; 202670710; $108,859.67.
Baxter, Donald: Cain-Baxter, L.; 202670699; $935.70.
Brightview Landscape Services, Inc.; 202670709; $38,178.71.
CFM Designs, Inc.; 202670696; $18,924.29.
CFM Designs, Inc.; 202670695; $49,146.66.
Countywide Home Care, Inc.; 202670701; $249,949.66.
Dawkins Management Group, LLC; 202670690; $1,413,495.86.
Farabelli, Robert: Emily; 202670688; $72,134.94.
H & R Landscaping, Inc.; 202670698; $3,047.54.
Harper, Jason; 202670693; $4,530.69.
Herrera, Tomas: Ferrer, Y.; 202670703; $116,568.71.
Merritt, Darcey; 202670691; $310,974.63.
Millan, Jose: Noh, Soo; 202670697; $224,459.26.
Murphy, Sandas; 202670705; $74,880.10.
Precious Life Ministries; 202670687; $11,391.61.
Scheetz, Gina; 202670694; $408,236.35.
Sexton, Jennifer; 202670700; $7,586.00.
True, Thomas: Kelley, Cynthia; 202670702; $152,855.75.
Williams, Keionna; 202670706; $7,528.24.
Williams, Tiffany; 202670704; $3149.55.
Witherspoon, John: Clarke, Lisa; 202670708; $35,582.64.
Woodside, J.; 202670707; $43,959.08.
Yuen, Amy; 202670689; $69,309.00.

LETTERS OF ADMINISTRATION

Granted Week Ending October 27, 2026

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

BECK, JENNIFER D. - Douglass Township; Hoh, Scott, 606 N. 5th Street, Reading, PA 19601; Zeigler, Tamara, 6005 Scenic Drive, Yakima, WA 98908.
BLOCK, NAOMI C. - Abington Township; Block, Gary, 12 Jobs Lane, Newark, DE 19711.
CREEDON SR., EDWARD S. - Abington Township; Creedon, Frances T., 1955 Huntingdon Road, Huntingdon Valley, PA 19006.
DOAN, TRUNG Q. - Upper Merion Township; Doan, Nikki P., 532 General Armstrong Road, King of Prussia, PA 19406.
ELLIOTT, BEVERLY F. - Lower Moreland Township; Martino, Nancy, 1206 Marlborough Street, Philadelphia, PA 19125.
FARABELLA, ERNEST S. - Upper Dublin Township; Dunn, Michael F., 722 Garden Road, Glenside, PA 19038.
GIBSON, EARL C. - Pottstown Borough; DeJohn, Adam M., 1500 Walnut Street, Philadelphia, PA 19102.
GOLDEN, STEPHEN H. - Upper Gwynedd Township; Golden, Marilyn, 1403 Lilac Court, Upper Gwynedd, PA 19446.
GOODNIGHT, KYMBERLY A. - West Norriton Township; Bardonner, Tracy L., 1316 N. 650 W. Road, Anderson, IN 46011.
HICKEY, CAROL A. - Whitemarsh Township; Benedict, Carol, 4133 Kottler Drive, Lafayette Hill, PA 19444.
JONES, MARVA R. - Whitpain Township; Tate, Charlene K., 1025 Trewellyn Avenue, Blue Bell, PA 19422.
KENNA, RICHARD A. - West Conshohocken Borough; Kenna, Martha, 1095 New DeHaven Street, West Conshohocken, PA 19428.
LEYBERMAN, GALYNA - Hatboro Borough; Tomashuk, Dmytro, 8310 Pine Road, Philadelphia, PA 19111.
MAGINLEY, YVONNE J. - Montgomery Township; Maginley, Scott P., 757 E. Main Street, Lansdale, PA 19446.
McELWEE SR., MARK G. - Lower Providence Township; McElwee Jr., Mark, 737 6th Street, Somers Point, NJ 08244.
MISCAVAGE, JOSEPH K. - Plymouth Township; Miscavage, Bryar A., 218 N. Easton Road, Glenside, PA 19038.
PHOTOPOULOS, ATHENA - Montgomery Township; Gavrin, Andrew S., 306 Clairemont Road, Villanova, PA 19085.
POLTO, PEARL B. - Norristown Borough; Pozzuolo, Robert J., 217 Louis Court, Philadelphia, PA 19114.
SICKLER, WESTLEY S. - Souderton Borough; Sickler, Jamie J., 483 Smokepipe Road, Souderton, PA 18964.
SIMON, KAREN - Norristown Borough; Cinque, Marla S., 777 Maple Hill Drive, Blue Bell, PA 19422; Simon, Scott R., 1312 Jayme Court, Middletown, DE 19709.
SZYPLOWSKI, ERIC - Bridgeport Borough; Szyplowski, Scott J., 535 Grove Street, Bridgeport, PA 19405.
UNGER, ANNA M. - Rockledge Borough; Unger, Judy A., 1415 Aldine Street, Philadelphia, PA 19111.
WISE JR., HERBERT B. - Horsham Township; Lazaroff, Vern S., 123 Blueberry Drive, Milford, PA 18337.

SUITS BROUGHT

Week Ending October 27, 2026

The Defendant's Name Appears First in Capital Letters

ABRAHAM, ALEX - Rayer, Diana; 202624156; Complaint for Custody/Visitation; Golanska, Emilia.
AMERICAN TELECOM, INC. - W.C. Development Group, LLC; 202624316; Defendants Appeal from District Justice.
ANLAS, ANTHONY - Anlas, Kelly; 202624348; Complaint Divorce.
ANTONIO, MARTIN - Hernandez, Liliana; 202623859; Complaint for Custody/Visitation.

Copyright © Montgomery Bar Association 2026

BAXTER, GABRIEL - Baxter, Amber; 202624330; Complaint Divorce.
BROWN, CAMRYN - Salwen, Daniel; 202624157; Complaint for Custody/Visitation.
BROWN, EUGENE: JEREMIAH - Lynnewood Gardens; 202624318; Defendants Appeal from District Justice.
BROWN, PHAEDRA: HIS HOPE INSTITUTE OF SCIENCE - Pavilion Unit Acquisition, L.P.; 202624214; Defendants Appeal from District Justice.
CENTRASTATE HEALTHCARE SYSTEM, INC.: ABC CORPORATIONS 1-10: ATLANTIC HEALTH SYSTEM, INC., ET AL. - George Scifo Administrator Ad Prosequendum of The Estate of, et al.; 202624264; Foreign Subpoena.
CERTAIN, NIOMI - Sarker, David; 202624307; Petition to Appeal Nunc Pro Tunc.
CHEN, JINGMEI - Liu, Dongxiao; 202624164; Complaint Divorce.
DEAL, NICHOLAS - Deal, Erin; 202624371; Complaint Divorce.
DIAZ, ANTHONY - Nila, Itzel; 202623668; Complaint for Custody/Visitation.
DIAZ, JAZMIN - Chambers, Ramir; 202623904; Complaint for Custody/Visitation.
DIXON, MIATA - Acosta, Anthony; 202624213; Complaint Divorce.
DOMINIC X GENCO, LLC - Franklin D. Azar & Associates, P.C.; 202624385; Foreign Subpoena.
EL, DARRIUS - Hinton, Quatae; 202623694; Complaint for Custody/Visitation.
FIDELITY AND DEPOSIT COMPANY OF MARYLAND: ZURICH AMERICAN INSURANCE COMPANY - CNY Construction 701, LLC; 202624279; Foreign Subpoena.
FITTRO, DANNY - Portfolio Recovery Associates, LLC; 202624442; Defendants Appeal from District Justice.
FRAZIER, ANNIE: ANNIE - Taylor, Michael; 202624407; Complaint for Custody/Visitation.
HASLIP, JOHN - Haslip, Betty; 202624434; Complaint Divorce.
HILL, ARCHIE - Gilbert, Eddina; 202623865; Complaint for Custody/Visitation.
JOHNSON, DONATE - Baldwin, Jasmine; 202623801; Complaint for Custody/Visitation.
KANG, FUAN - Gao, Guangyu; 202624208; Complaint Divorce.
KUNJUKUTTY, ANU: ANU - Kunjukutty, Binoy; 202624180; Complaint for Custody/Visitation.
LIGHTY, DOMINIQUE - Williams-Revels, Lawrence; 202624421; Complaint for Custody/Visitation.
LOACH, STEPHON - Heiser, Danielle; 202623390; Complaint for Custody/Visitation.
LOGAN, BREANNA - Wiggins, Josiah; 202622991; Complaint for Custody/Visitation.
LOISEAU, MATTHEW - Hawn, Thomas; 202623662; Complaint for Custody/Visitation; Seth, Anita M.
LOWER MERION SCHOOL DISTRICT BOARD OF SCHOOL DIRECTORS - Posey, Matthew; 202624342; Petition.
MILLAZO, ROBERT - Thomas, Rose; 202624458; Civil Action; Braitman, Arthur R.
MONTGOMERY COUNTY TAX CLAIM BUREAU: NINE ELEVEN HOLDINGS, LLC - Green, Esther; 202624254; Petition; Williams, Angelina.
N & G INVESTMENTS, LLC - McCabe, Lauren; 202623892; Petition to Appeal Nunc Pro Tunc.
OLANOFF, APRIL - Olanoff, Andrew; 202623670; Complaint for Custody/Visitation.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Alderfer, Trent; 202623638; Appeal from Suspension/Registration/Insp.; Goodman, Michael B.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Tougouma, Ibrahim; 202623722; Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Mills, William; 202623943; Appeal from Suspension/Registration/Insp.; Petersen, Vincent E.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Syed, Zakirhussain; 202623816; Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cox, Flair; 202624344; Appeal from Suspension/Registration/Insp.
PLATT, DEVIN: CAVALIERE, JESSICA - Platt, Theresa; 202624178; Complaint in Ejectment.
POPE, KAILIF - Pope, Dre Lynn; 202624425; Complaint Divorce.
ROKOWSKY, YITZCHOK: JOSEPHSON, ELI: MUNK, BARRY, ET AL. - Klinger, Thomas; 202624223; Civil Action.
ROMANO, DANIEL - Blair, Tanya; 202623984; Complaint for Custody/Visitation.
ROSEN, JENNIFER - Stewart, Shane; 202624308; Petition to Appeal Nunc Pro Tunc.
SAVINO DEL BENE USA, INC.: DIVERSIFIED RACK & SHELVING, INC. - Ruth O. Kingston, as Administrator of The Estate of Enrique M., et al.; 202624275; Foreign Subpoena.
SCHULTZ, DORA - Walnut Meadows; 202623677; Petition to Appeal Nunc Pro Tunc.
SCOTT, TAKYRA - AMG Investments; 202623695; Petition to Appeal Nunc Pro Tunc.
SMITH, LAKEMIA - Lindy Property Management Co.; 202624267; Defendants Appeal from District Justice.
TIERNEY, KAREN - Tierney, William; 202624130; Complaint Divorce; Cullen, Sean E.
TOWNSEND, KHALIL - Reaves, Quiinesha; 202623998; Complaint for Custody/Visitation.
TRULLINGER, MEGAN - Parma, John; 202624185; Foreign Subpoena.
URIAS SEVERIANO, CECILIA - Reyes Marciano, Armando; 202623008; Complaint for Custody/Visitation; Mixon, Justin.
WOLFLE, DEBORAH - Wolfle, Russell; 202624105; Complaint Divorce.
WULC, ALLAN: W. COSMETIC SURGERY - Spencer, Elaine; 202624411; Plaintiffs Appeal from District Justice.

WILLS PROBATED

Granted Week Ending October 27, 2026

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

ASPLUNDH, JEANNE L. - Whitemarsh Township; Bullitt, William C., 518 Dudley Avenue, Narberth, PA 19072.
BAINBRIDGE JR., CHARLES E. - Lower Pottsgrove Township; Bainbridge, Karen D., 1110 Gresh Drive, Pottstown, PA 19464.

Copyright © Montgomery Bar Association 2026

BARTMAN, LANI C. - West Norriton Township; Yanalavage, Christine, 510 Rittenhouse Boulevard, Jeffersonville, PA 19403.
BIELAWSKI, FRANCISZEK - Pennsburg Borough; Bielawski, Barbara J., 1100 Bordeaux Lane, Pennsburg, PA 18073.
CADDICK, ELIZABETH C. - Hatboro Borough; Caddick, William E., 1419 Valley View, Warrington, PA 18976.
CAPALDO JR., JOSEPH J. - East Norriton Township; Vernacchio, Salvatore, 2929 3rd Street, Norristown, PA 19401.
CHANDLER, ELISSA J. - Cheltenham Township; Jaffe, Ralph, 342 River Birch Circle, Elkins Park, PA 19027.
COHEN, JOEL B. - Lower Gwynedd Township; Cohen, Margaret A., 300 Bangor Lane, Lower Gwynedd, PA 19002.
COONEY, MARGARET A. - Upper Dublin Township; Thompson, Devin, 246 Franklin Avenue, West Berlin, NJ 08091.
DALEY, JOHN J. - Upper Dublin Township; Daley Jr., John J., 214 Mill Road, Oreland, PA 19075.
DITULLIO, ELIZABETH H. - Pottstown Borough; Dezayas, Barbara M., 5545 Tuscany Court, Coopersburg, PA 18036.
EBELING, KURT W. - West Norriton Township; Miller, Mary E., 3174 Ushant Court, Willington, FL 33414.
GALLO, BARBARA - Norristown Borough; Gallo, Richard M., 1820 DeKalb Street, Norristown, PA 19401.
GEIST, ETHEL H. - Upper Merion Township; Weleck Jr., George W., 717 W. Main Street, Trappe, PA 19426.
GLENN, CORY N. - Bryn Athyn Borough; Brafford, Martha G., 2922 King Road, Bryn Athyn, PA 19009.
GOODMAN, PHYLLIS - Lower Merion Township; Carson, Gary, 549 Scott Road, Gladwyne, PA 19035.
GRAY, LUCY E. - Springfield Township; Peterkin, Lamont, 6788 Branch Road, South, Olive Branch, MS 38654.
GRAZIANI, GLORIA L. - West Pottsgrove Township; Graziani, Dale, 593 Gilbertsville Road, Gilbertsville, PA 19525.
GUCKES, PATRICIA R. - Lower Moreland Township; Wilson, Patricia L., 1477 Grasshopper Road, Huntingdon Valley, PA 19006.
HAGOPIAN, BARBARA H. - Lower Merion Township; Hagopian, Samuel V., 60 Blauvelt Drive, Harrington Park, NJ 07640-1330; Hagopian-Ayjian, Celeste S., 1111 Youngs Ford Road, Gladwyne, PA 19035.
HARDING, ROBERT S. - Lower Merion Township; Thomsen, Alexandra H., 1091 Ripley Road, Waterbury Center, VT 05677.
HERRSCHAFT, MARIE S. - Lower Merion Township; Herrschaft, Eric T., 443 Powderhorn Road, King of Prussia, PA 19406.
HILLEGAS, BARBARA A. - Douglass Township; Hillegas, Matthew C., 2075 Store Road, Harleysville, PA 19438.
HOLMES, LINDA D. - Lower Merion Township; Khalsa, Gurujodha, 4015 Scenic River Lane, Bakersfield, CA 93308.
HUMIN, GERALD T. - Hatboro Borough; Woolston, Brian J., 303 Abbott Road, Hatboro, PA 19040.
KELLY, KATHLEEN - Springfield Township; Hood, Eileen, 2851 Mt. Carmel Avenue, Glenside, PA 19038.
KNECHEL, CHRISTINE M. - Franconia Township; Dengler, Steven M., 651 Elroy Road, Souderton, PA 18964.
LANDAUER, MURIEL J. - Hatfield Township; Landauer, Thomas A., 540 Cowpath Road, Hatfield, PA 19440.
LASSEN, ROBERT W. - Towamencin Township; Lassen, Bonnie, 1583 Bromley Drive, Harleysville, PA 19438.
LECKEY, ELEANOR H. - Limerick Township; Killen, Susanne M., 896 Oakdale Drive, Sanatoga, PA 19464.
LEVEILLE, JUDITH K. - Pottstown Borough; Leveille Jr., James G., 610 Spruce Street, Pottstown, PA 19464.
MANN 3RD, FRANKLIN - Pottstown Borough; Mann, Sherry E., 1545 Queen Street, Pottstown, PA 19464.
MELECO, RONALD L. - Lower Moreland Township; Meleco, Denise, 3515 Buck Road, Huntingdon Valley, PA 19006.
ORRIK JR., FREDERICK J. - Limerick Township; Shelor, Victoria J., 130 Azalea Circle, Royersford, PA 19468.
REILLY, THERESA M. - Limerick Township; Reilly, Paul J., 147 Hartz Store Road, Mohnton, PA 19540.
RICHARD, PHYLLIS A. - Lower Merion Township; DiBenedetto-Forrest, Henry, 1001 Darby Road, Havertown, PA 19083.
SAJONIAN, THERESE A. - Montgomery Township; Moussayan, Niktar, 440 Upper Gulph Road, Radnor, PA 19087-4649.
SEREMELIS, HELEN K. - Abington Township; Seremelis, Stanley, 1680 Huntingdon Pike, Huntingdon Valley, PA 19006.
SILVERMAN, SHIRLEY - Lower Moreland Township; Silverman, Arthur A., 541 Bow Lane, Gilbertsville, PA 19525.
STANTON, LORRAINE - Franconia Township; Cressman, Susan, 249 Yoder Road, Harleysville, PA 19438.
THOMPSON, JOHN F. - Abington Township; Trudeau, Mary A., 542 Hillcrest Avenue, Glenside, PA 19038.
TOLEDANO, ESTHER - Cheltenham Township; Toledano, Benjamin, 7840 Montgomery Avenue, Elkins Park, PA 19027.
VALLOW, INGEBORG - Whitpain Township; Vallow, Erik, 395 Hollow Horn Road, Pipersville, PA 18947.
VAN SWELM, BRIGITTE - Norristown Borough; Villegas, Elizabeth, 26 Oxford Circle, Norristown, PA 19403.
WALKER, JODY R. - Abington Township; Walker, Doreen, 623 Blue Bell Springs Drive, Blue Bell, PA 19422.
WEBER, TERESA R. - Plymouth Township; Capece, Theresa M., 12 Malvern Road, Plymouth Meeting, PA 19462.
WRIGHT, DIANE A. - Whitpain Township; Wright, Wayne R., 17 Ramsgate Court, Blue Bell, PA 19422.

Copyright © Montgomery Bar Association 2026