



Chester County Law Reporter

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(USPS 102-900)

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15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
lawreporter@chescobar.org

Telephone: 610/692-1889 Fax: 610/692-9546

Richard Meanix, Editor

Assistant Editor

Patrick M. McKenna, Esquire
Richard Meanix, Chairperson-Publications Committee

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Commonwealth vs. Parker

Habeas challenge – Specific intent - Motion to suppress – Gunshot residue – Detention - *Miranda*

1. In deciding a habeas petition, the court must view the evidence in the light most favorable to the Commonwealth, as if presented at trial and accepted as true by the factfinder.
2. Inconsistencies in a confidential informant's statements or attacks on his credibility are for a jury to determine; they are accepted as true in the setting of a habeas petition.
3. Being involved in a shooting is sufficient to infer a state of mind of a specific intent to kill.
4. A gun is a lethal weapon; pointing it toward a person, and then discharging it, speaks volumes as to one's intention.
5. In a suppression hearing, the court must view the totality of the circumstances to determine if reasonable suspicion existed to justify an investigative detention.
6. The key factor in determining if a detention lasted too long is whether the police diligently investigate in a way likely to confirm their suspicions.
7. *Miranda* warnings do not apply to an investigatory detention.
8. A warrantless gunshot residue swab test is justified as a search incident to arrest and does not implicate significant privacy concerns.
9. There is no set time period on how long an investigative detention may occur before it automatically turns into a custodial detention.
10. In his habeas petition, Defendant argued the facts did not establish the element of specific intent for the charges of attempted murder and conspiracy to commit attempted murder. Defendant was seen getting out of a green BMW which matched the description of the car involved in a shooting; that car is registered to a family member of a co-defendant later identified by the victim as one of the shooters; a fired cartridge case was found in the green BMW; the shots were fired at a car in which the victim was located; the BMW had circled the block of the victim; and a confidential informant stated that Defendant admitted that he and his co-defendant conspired to look for their intended victim and fire at him. The Court determined the Commonwealth clearly met its burden. Defendant also asks this court to suppress the results of a gun shot residue test voluntarily agreed to by him on the basis that he was illegally detained. This Court had no doubt that the police had reasonable articulable facts to believe criminal activity had occurred or was occurring and that Defendant may have been involved. The Court determined the police acted diligently to investigate and determine the involvement of Defendant in any crime. Defendant asked upon detention if a gunshot residue test could be performed and then agreed to it at the police station. Nothing in the approximately 1.5 to 2 hour detention prior to Defendant's agreement to a gunshot residue test evidenced coercion or an unreasonable delay while the police diligently investigated the case. The

investigative detention never turned into a custodial detention requiring the warnings regarding constitutional rights. The Court denied Defendant’s habeas challenge and motion to suppress the gunshot residue test.

R.E.M.

C.C.P. Chester County, Pennsylvania Criminal Action No.s 3436-2022, 2693-2023;
Commonwealth of Pennsylvania vs. Tyriq Parker

Andrea M. Cardamone for the Commonwealth
Brian L. McCarthy for the Defendant
Binder, J., February 18, 2025:-

[73 Ches. Co. Rep. **Commonwealth vs. Parker**

COMMONWEALTH OF PENNSYLVANIA,

vs.

TYRIQ PARKER

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

CRIMINAL ACTION

NO. CP-15-CR-0003436-2022
CP-15-CR-0002693-2023

ORDER

AND NOW, this 18th day of February, 2025, after review of Defendant's Omnibus Pretrial Motion filed May 28, 2024 and Defendant's Supplemental Motion to Quash the Information filed August 1, 2024, the Commonwealth's response thereto, and oral argument on January 22, 2025, it is hereby **ORDERED** that the Motion is decided as follows:

1. Defendant's Motion to Compel is withdrawn;
2. Defendant's Motion to Disclose Identity of CI/CS is withdrawn;
3. Defendant's Supplemental Motion to Quash the Information based on 18 Pa.C.S. § 6106 is withdrawn;
4. Defendant's Habeas challenge is **DENIED**; and
5. Defendant's Motion to Suppress the gunshot residue test is **DENIED**.

BY THE COURT:/s/ **BRET M. BINDER, J.**

MEMORANDUM

Defendant argued two main issues at oral argument: (1) a habeas petition arguing that the Commonwealth failed to establish a prima facie case against him; and (2) a motion to suppress the results of a gunshot residue test due to his prolonged detention. For the reasons that follow, both of these arguments fail.

Habeas Petition

The Commonwealth established that multiple reports of a shooting were received and that officers responded. The Commonwealth further established that a green BMW with tinted windows and two males inside was involved in a shooting incident. It was later established that 16 fired casings were recovered from the scene. Shortly after the calls were received, a responding officer observed near the scene a green BMW with two males inside. Officer Chris Traini testified that he saw a green BMW matching the description and saw Defendant exit the green BMW and get into a burgundy Acura (although counsel argued that the officers believed Defendant to be Sincere Brown, that is irrelevant to the instant analysis). Officer Traini pulled over the Acura and detained and handcuffed Defendant. Thereafter, Officer Traini went back to the location of the green BMW and stayed, observing it until additional officers arrived. Ultimately, an additional shell casing was recovered from the green BMW.

Defendant was not free to leave the roadside stop and at that time offered to take a gunshot residue test. Ultimately, Defendant was taken to the police station and detained although not arrested and charged while the police continued their investigation into the incident and Defendant's involvement. During this time, Defendant was asked to submit to a gunshot residue test and agreed to a swab. That swab revealed a positive result.

Defendant argues that the above facts do not establish the element of specific intent for the charges of attempted murder and conspiracy to commit attempted murder. See Commonwealth v. Predmore, 199 A.3d 925, 929 (Pa.Super. 2018) (holding that the Commonwealth bears the burden of presenting prima facie evidence that the defendant or his co-defendant had specific intent to kill and took a substantial step towards that goal). At this stage, the court must view the evidence in the light most favorable to the Commonwealth as if presented at trial and accepted as true by the factfinder. Commonwealth v. Newton, 318 A.3d 133, 139 (Pa.Super. 2024) (outlining the standard to apply at the suppression stage).

Here, the Commonwealth has clearly met its burden. Defendant was seen getting out of a car matching the description of that involved in a shooting. Moreover, that car is registered to a family member of a co-defendant (Sincere Brown-Trowery) who was identified by the victim as one of the shooters. 17 fired cartridge cases were found (16 at the scene, one in the green BMW from which Defendant exited). The shots were fired at a car in which the victim was located. Moreover, the BMW had circled the block of the victim. Lastly, a confidential informant stated that Defendant

[73 Ches. Co. Rep. **Commonwealth vs. Parker**

admitted that he and Brown-Trowery conspired to look for their intended victim and fire at him.¹

Being involved in a shooting is sufficient to infer state of mind to a specific intent to kill. See Commonwealth v. Meredith, 416 A.2d 481 (Pa. 1980) (holding that if a deadly force is applied by the defendant knowingly, the intent to take life is evident); Commonwealth v. Hall, 830 A.2d 537, 543 (Pa. 2004) (opining that “A gun is a lethal weapon; pointing it toward a person, and then discharging it, speaks volumes as to one’s intention”); Commonwealth v. Newton, 318 A.3d 133, 140-41 (Pa.Super. 2024) (discussing specific intent and finding it could be inferred from a defendant taking a deadly weapon (knife) to a victim and attacking with it). The quantity and direction of the shots are sufficient to infer specific intent here by Defendant either by him directly or through his co-defendant in the car.

Suppression

Defendant asks this court to suppress the results of a gun shot residue test voluntarily agreed to by him on the basis that he was illegally detained. Specifically, Defendant argues that the length of the detention (namely a few hours) and the inability of Defendant to leave makes the subsequent agreement coerced or involuntary and the result of an illegal custodial detention and not a permissible investigative detention.

This court disagrees. As discussed above, the police received a call about a car matching the description of the car involved in a shooting which was registered to a family member of a co-defendant. Defendant was seen in that car and was followed after he exited it. See Commonwealth v. Cunningham, 287 A.2d 1 (Pa.Super. 2022) (holding that the court must view the totality of the circumstances to determine if reasonable suspicion existed to justify an investigative detention). There is no doubt that the police had reasonable articulable facts to believe criminal activity had occurred or was occurring and that Defendant may have been involved. Accordingly, the question becomes how long may the police detain Defendant to investigate given the facts at issue?

Presently, after Defendant was detained, the police continued to investigate. That investigation included bringing an eyewitness (who did not ID Defendant as the shooter but, as noted by the Commonwealth, the police acted on sufficient information there were two individuals involved in the shooting), ultimately searching for and finding a fired cartridge casing in the green BMW, speaking to the victim, speaking to Defendant, etc. The police across multiple departments acted diligently to investigate and determine the involvement of Defendant in any crime. Commonwealth v. Ellis, 662 A.2d 1043, 1048-49 (Pa. 1995) (holding, inter alia, that the key factor in determining if a detention last too long is whether the police diligently investigate in a way likely to confirm their suspicions) (citing United State v. Sharpe, 470 U.S. 675

¹ To the extent Defendant pointed out inconsistencies in the CI’s statements or attacked the credibility of the CI, that will be for a jury to determine. For the purposes of the instant motion, this evidence, if accepted as true, bolsters the prima facie case including the element of specific intent.

(1985)). See also Commonwealth v. Freeman, 150 A.3d 32, 43-44 (Pa.Super. 2016) (finding a one hour plus detention to be reasonable and not custodial when troopers acted reasonably and diligently in pursuing their suspicions); Commonwealth v. Aursby, 260 A.3d 112 (Pa.Super. 2021) (finding a 53 minute investigative detention to be reasonable); Commonwealth v. Brown, 2019 WL 409647 (Pa.Super. 2019) (unpublished) (finding an approximately hour long investigative detention to be reasonable in the circumstances).

Defendant offered twice to waive his rights to a search by asking upon detention if a gunshot residue test could be performed and then agreeing to it at the police station. Nothing in the approximately 1.5 to 2 hour detention prior to Defendant's agreement to a gunshot residue test evidences coercion or an unreasonable delay while the police diligently investigated via the steps outlined above.^{2 3} As such, the investigative detention never turned into a custodial detention requiring the warnings regarding constitutional rights as outlined in Miranda v. Arizona, 343 U.S. 436 (1966). See Commonwealth v. Kondash, 808 A.2d 943, 948 (Pa.Super. 2002) (holding that Miranda warnings do not apply to an investigatory detention).

Accordingly, for the reasons set forth above this court will enter an order denying Defendant's Habeas challenge and Motion to Suppress the gunshot residue test.

² In fact, the court believes the police may have had sufficient probable cause at the time of the gunshot residue test to arrest Defendant but were being especially diligent in their investigation. Had Defendant been arrested, there is no doubt that the police could have performed a gunshot residue test incident to the arrest. See Commonwealth v. Simonson, 148 A.3d 792 (holding that a warrantless gunshot residue swab test is justified as a search incident to arrest and does not implicate significant privacy concerns).

³ There appears to be no black letter law on how long an investigative detention may occur before it automatically turns into a custodial detention. The length of this investigative detention may approach the limits; however, viewed in the totality of the circumstances this court finds the length to be reasonable.

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2025-02392-NC

NOTICE IS HEREBY GIVEN that the name change petition of Zackery Dane Antoye-Phillips was filed in the above-named court and will be heard on Friday, July 11, 2025 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Monday, March 24, 2025
Name to be changed from: Zackery Dane Antoye-Phillips to: Zackery Dane Antoye
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2025-03339-NC

NOTICE IS HEREBY GIVEN that the name change petition of Naomi Ella Conan Virtue was filed in the above-named court and will be heard on Friday, July 18, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, April 18, 2025
Name to be changed from: Naomi Ella Conan Virtue to: Naomi Ella Conan
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner

er should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2025-03340-NC

NOTICE IS HEREBY GIVEN that the name change petition of Abigail Rose Conan Virtue was filed in the above-named court and will be heard on Friday, July 18, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, April 18, 2025
Name to be changed from: Abigail Rose Conan Virtue to: Abigail Rose Conan
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2025-04243-NC

NOTICE IS HEREBY GIVEN that the name change petition of Judi Ji-Won Moon was filed in the above-named court and will be heard on Tuesday, August 12, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, May 16, 2025
Name to be changed from: Judi Ji-Won Moon to: Judi Jiwon Moon
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2025-05429-NC

NOTICE IS HEREBY GIVEN that the name change petition of Joseph James Holbrook was filed in the above-named court and will be heard on Tuesday, August 5, 2025 at 3:00:00 PM, in Courtroom 5 at the Chester County Justice Center, 201 West Market

Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, June 20, 2025
Name to be changed from: Joseph James Holbrook
to: Joseph James Funaro
Any person interested may appear and show cause,
if any they have, why the prayer of the said petition-
er should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2025-05468-NC**

NOTICE IS HEREBY GIVEN that the name change
petition of Isabella Grace D'Angelo was filed in the
above-named court and will be heard on Tuesday,
October 14, 2025 at 3:00:00 PM, in Courtroom 17 at
the Chester County Justice Center, 201 West Market
Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, June 20, 2025
Name to be changed from: Isabella Grace D'Angelo
to: Ryan Anthony D'Angelo
Any person interested may appear and show cause,
if any they have, why the prayer of the said petition-
er should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2025-05469-NC**

NOTICE IS HEREBY GIVEN that the name change
petition of Sarah Bartlett on behalf of minor child
Grace Olivia Harris was filed in the above-named
court and will be heard on Tuesday, October 14,
2025 at 3:00:00 PM, in Courtroom 17 at the Chester
County Justice Center, 201 West Market Street, West
Chester, Pennsylvania.
Date of filing the Petition: Friday, June 20, 2025
Name to be changed from: Grace Olivia Harris to:
Grace Olivia Bartlett
Any person interested may appear and show cause,
if any they have, why the prayer of the said petition-
er should not be granted.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of
Incorporation were filed with and approved by
the Department of State of the Commonwealth of
Pennsylvania on the Tuesday, June 17, 2025, for

Brandywine Strength, Inc. in accordance with the
provisions of the Pennsylvania Business Corporation
Law of 1988. The purpose or purposes for which it
was organized are: any lawful purpose.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of
Incorporation were filed with and approved by the
Department of State of the Commonwealth of Penn-
sylvania on the Monday, May 19, 2025, effective
Monday, May 19, 2025 for Landgarten Heating &
Air Conditioning Service Company in accordance
with the provisions of the Pennsylvania Business
Corporation Law of 1988. The purpose or purposes
for which it was organized are: The purpose for
which it was organized is to operate a heating,
ventilation, and air conditioning (HVAC) service
business, including installation, maintenance, and
repair of residential and commercial HVAC systems,
and to engage in any lawful business for.
Legalzoom

DISSOLUTION NOTICE

**Notice of Intention to Withdraw from Doing
Business**
WINGS FOR SUCCESS does hereby give notice of
its intention to withdraw from doing business in this
Commonwealth. The address to which any proceed-
ing may be sent is 63 Kelmas Avenue, Malvern, PA
19355 in Chester county. This shall serve as official
notice to creditors and taxing authorities.

ESTATE NOTICES

*Letters Testamentary or of Administration having
been granted in the following Estates, all persons
having claims or demands against the estate of the
said decedents are requested to make known the
same and all persons indebted to the said decedents
are requested to make payment without delay to the
respective executors, administrators, or counsel.*

1st Publication

BERRY, Helen L., late of East Vincent Town-
ship. James A. Berry, 167 Valley Rd., Birdsboro, PA
19508, care of REBECCA A. HOBBS, Esquire, 41 E.
High St., Pottstown, PA 19464, Executor. REBEC-
CA A. HOBBS, Esquire, OWM Law, 41 E. High St.,
Pottstown, PA 19464, atty.

BRADLEY, Thomas R., a/k/a Thomas Richard
Bradley, late of East Whiteland Township. James T.
Bradley, care of STACEY WILLITS McCONNELL,
Esquire, 24 E. Market St., P.O. Box 565, West Ches-

ter, PA 19381-0565, Administrator. STACEY WIL-LITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

CANNATA, Frances, a/k/a Fran Stimmler and Frances Cannata Stimmler, late of Willistown Township. Frank J. Seaman-Baldaro, care of LEIGH A. SEGAL, Esquire, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executor. LEIGH A. SEGAL, Esquire, Wisler Pearlstone, LLP, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

COLBERT, Kiesha, late of Downingtown. Madeson Payge Colbert, 256 Church Street, Downingtown, PA, 19335, Executrix.

DeHART, Patricia A., late of Tredyffrin Township. Charlene Rafine, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

HAZZARD, Sandra M., late of East Marlborough Township. Valerie Murray, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HUGGLER, II, George William, a/k/a George W. Huggler, 2nd, George William Huggler and George William Huggler, Jr., late of Charlestown Township. Linda W. Huggler, care of RICHARD C. PARKER, Esquire, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, Executrix. RICHARD C. PARKER, Esquire, Miles & Parker, LLP, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, atty.

KREMPA, Florence M., late of Birmingham Township. Allison K. O'Brien and Kimberly K. Schneider, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrices. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

MAYO, Gregory Lee, late of West Chester. Brian Dean Mayo, 659 Rice Boulevard, Apt 522, Exton, PA 19341, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Road, Building 400A, West Chester, PA 19380, Administrator. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

McGARRIGLE, Joan Ann, late of West Chester Borough. William McGarrigle, care of JEAN WHITE E. JONES, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087, Executor. JEAN WHITE E. JONES, Esquire, Butera, Jones & Peterson, LLC, 130 W. Lancaster Ave., Wayne, PA 19087, atty.

MORRISON, Olive R., late of Kennett Township. Kevin S. Morrison, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

MYERS, Anna W., late of Kennett Township. Mark B. Myers, 36 Crosslands Dr., Kennett Square, PA 19348, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

O'DONNELL, Virginia Sefton, a/k/a Virginia S. O'Donnell, late of Tredyffrin Township. Erinn O'Donnell, care of LESLEY M. MEHALICK, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Administratrix. LESLEY M. MEHALICK, Esquire, McAndrews, Mehalick, Connolly, Hulse & Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

PERKINS, Nanci C, a/k/a Nanci Carol Perkins and Nanci C. Alvarez, late of Sadsbury Twp. Pamala A. Rhoads, 213 E State St, Kennett Square, PA 19348 care of CLARE MILLINER, Esquire, 213 E State St, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

RANDAZZO, Kathleen M., late of Downingtown. Scott C. McIntosh, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, care of SCOTT C. McINTOSH, Esquire, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, Executor. SCOTT C. McINTOSH, Esquire, Lewis + McIntosh, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

RILEY, Barbara Livingston, late of Tredyffrin Township. Katherine Oram, 1532 Sugartown Rd., Paoli, PA 19301, care of GREGORY A. BARONI, Esquire, 13 E. Central Ave., Paoli, PA 19301, Executrix. GREGORY A. BARONI, Esquire, 13 E. Central Ave., Paoli, PA 19301, atty.

SCHLOSSER, Emilie L., late of East Marlborough Township. Nicole Schlosser, care of DON-

ALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SKADELAND, Elizabeth M., a/k/a Elizabeth Margit Myhre Skadeland and Elizabeth Margit Skadeland, late of Willistown Township. Margit Skadeland Julicher, 132 Bellwood Ct, Phoenixville, PA 19460, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Ave., Berwyn, PA 19312, Administrator C.T.A.. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave., Berwyn, PA 19312, atty.

SPAULDING, Carlyle, a/k/a Carl Paul Spaulding and Carlyle Paul Spaulding, late of West Goshen Township. Andrew Spaulding, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executor. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

SULLIVAN, Joan Ruth Moore, late of West Chester Borough. Richard F. Moore, care of LISA COMBER HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington Street, West Chester, PA 19382, atty.

SULLIVAN, JR., Joseph F., a/k/a Joseph Francis Sullivan, Jr., late of Elverson Borough. Faye Anne C. Sullivan, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

2nd Publication

BEHREND, Herman, late of West Brandywine Township. Richard Behrend, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

BURNS, Robert J., late of Penn Township. Alison Guzzio, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Administratrix CTA. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

COOPER, Nancy E, late of Valley Twp.. Linda K. Cooper, 213 E State St., Kennett Square PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State

St., Kennett Square PA 19348, Executrix. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St., Kennett Square PA 19348, atty.

DAVIS, Elizabeth Woodville, late of West Goshen Twp.. Richard T. Davis, 859 Brandywine Rd., Downingtown, PA 19335, care of JEFFREY W. SODERBERG, Esquire, P.O. Box 1229, Skippack, PA 19474, Administrator. JEFFREY W. SODERBERG, Esquire, Mandracchia Law, LLC, P.O. Box 1229, Skippack, PA 19474, atty.

DeSANTIS, Vincent J., a/k/a Vincent DeSantis and Vincent Joseph DeSantis, late of Willistown Township. Denise M. Babcock, care of MICHAEL J. MATTSON, Esquire, 21 W. Third St., Media, PA 19063, Executrix. MICHAEL J. MATTSON, Esquire, Musi, Mattson, Daubenberger & Clark, LLP, 21 W. Third St., Media, PA 19063, atty.

FAUST, Margaret Joan, late of Uwchlan Twp.. David J. Faust, 2834 Wimbledon Lane, Lancaster, PA 17601, care of HOLLY S. FILIUS, Esquire, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601, Executor. HOLLY S. FILIUS, Esquire, RKG Law, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601, atty.

HUTTON, Frances Sue, late of West Chester Borough. Kenneth Robert Hutton, 412 Pierre Dr., Kennett Square, PA 19348, care of STEPHEN M. PORTER, Esquire, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, Executor. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

IRWIN, Joan M., late of West Brandywine Township. Karen Irwin Hite, 25 Benner Rd., Royersford, PA 19468 and James E. Johnson, 117 Beverly Drive, Kennett Square, PA 19348, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executors. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

IRWIN, JR., George Middleton, a/k/a Dr. George M. Irwin, late of West Brandywine Township. Karen Irwin Hite, 25 Benner Rd., Royersford, PA 19468 and James E. Johnson, 117 Beverly Drive, Kennett Square, PA 19348, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executors. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

JOHNSON, Jeanette Smith, a/k/a Jeanette S. Johnson and Jeanette Ethel Smith Johnson, late of East Whiteland. Jeffreya Brooks Johnson, 850 Avenida Salvador, San Clemente, CA 92672, Executor.

LAMB, Richard F., late of Kennett Township. Brian Andrew Lamb, care of DONALD B. LYNN JR., Esquire, P.O. Box 384, Kennett Square, PA, 19348, Executor. DONALD B. LYNN JR., Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA, 19348, atty.

LAMMER, Robert William, a/k/a Robert W. Lammer, late of Tredyffrin Township. Dorothy L. Lammer, 518 Wyncotte Circle, Berwyn, PA 19312, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

LATTANZE, Michael David, a/k/a Michael D. Lattanze, late of North Coventry Township. Jennifer Kirkpatrick, 923 Hickory Grove Dr., Royersford, PA 19468, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

McADOO, Nancy T., late of West Brandywine Twp. Earl E. Metzler, 3rd, care of RYAN J. GRIFFIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, James B. Griffin, PC, 623 N. Pottstown Pike, Exton, PA 19341, atty.

MONK, Dolores Imogene, late of Paoli. Laura M. Ruzzini, 913 Dolphin Drive, Malvern PA 19355, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executrix. MICHAELANGELO L. DIPPOLITO, Esquire, Peoples Law Firm, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

NOBLE, Barbara A., a/k/a Barbara Ann Noble, late of West Chester Borough. Janeen Connell, care of ROBERT W. HERSHMAN, JR., Esquire, 6 East Hinckley Avenue, 1st Floor, Ridley Park, PA, 19078, Administratrix. ROBERT W. HERSHMAN, JR., Esquire, 6 East Hinckley Avenue, 1st Floor, Ridley Park, PA, 19078, atty.

SANDERS, Catherine H, late of New Garden Township. Michael L. Sanders, care of GREGORY J. WEINIG, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. GREGORY J. WEINIG, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

SHEETY, Alia, late of Tredyffrin Township. Ebrihal Shity, care of MATTHEW J. McCONNELL, Esquire, Two Bala Plaza, Ste. 300, Bala Cynwyd, PA 19004, Executrix. MATTHEW J. McCONNELL, Esquire, Two Bala Plaza, Ste. 300, Bala Cynwyd, PA

19004, atty.

SIDDONS, Christine M., a/k/a Christine Siddons, late of West Whiteland Township. Kimberly Khouzam, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, Executrix. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, atty.

SIMCOX, Anna Ruth, a/k/a Anna R. Simcox, late of West Whiteland Township. Walter W. Simcox, Jr., 1190 Romansville Rd., Coatesville, PA 19320, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

TANZILLI, Richard A., a/k/a Richard A. Tanzilli, Sr., late of Malvern, Willistown Township. Lia A. Gorman and Richard A. Tanzilli, II, care of MICHAEL G. DEEGAN, Esquire, 134 W. King Street, Malvern, PA 19355, Executors. MICHAEL G. DEEGAN, Esquire, 134 W. King Street, Malvern, PA 19355, atty.

WALSH, David Gerard, late of East Whiteland Township. Meghan C. Walsh and David Gerard Walsh, Jr., care of JAMES F. CROTTY, Esquire, 390 Colwin Court, Blue Bell, PA 19422, Administratrix. JAMES F. CROTTY, Esquire, 390 Colwin Court, Blue Bell, PA 19422, atty.

WENCLEWICZ, SR., Stephen Stanley, a/k/a Stephen Stanley Wenclewicz, late of Valley Township. Janine Marie Ireland, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

3rd Publication

AUSTIN, Jeffrey M., a/k/a Jeffrey Michael Austin, late of Westtown Township. Jennifer Polucci, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BEISEL, Craig R., late of Phoenixville Borough. Albert Edwin Beisel, 1098 Club House Court, Schwenksville, PA 19473, care of THOMAS A. MASTROIANNI, Esquire, 41 E. High St., Pottstown, PA 19464, Administrator. THOMAS A. MASTROIANNI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

BORTNER, Robert Burnell, a/k/a Robert B. Bortner, late of Malvern Borough. Betsy B. Bryce, 218 E. Broad St., Malvern, PA 19355, care of ALLEN H. TOLLEN, Esquire, 41 E. Front St., Media, PA 19063, Executrix. ALLEN H. TOLLEN, Esquire, 41 E. Front St., Media, PA 19063, atty.

COPP, Robert Milan, late of Phoenixville. Nancy C Cleveland, 3 Harkness Ct, Newark, DE 19711, Executrix.

DEWEES, Kitty, a/k/a Kathleen Dewees, late of Easttown Township. Carol R. Livingood, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

ECKMAN, Cathy, a/k/a Cathy H. Eckman, late of Honey Brook. Merrilee B. Downs, 14536 East Sunset Shores Circle, Harrison, ID 83833, care of R. DOUGLAS GOOD, Esquire, 132 W. Main Street, New Holland, PA 17557, Executrix. R. DOUGLAS GOOD, Esquire, Good Law Firm, 132 W. Main Street, New Holland, PA 17557, atty.

FRUEHAUF, Annabelle S, late of Pocopson Twp.. Lauren Ann Fruehauf Ferraro, 213 E State St, Kennett Square PA 19348, care of NEIL E. LAND, Esquire, 213 E State St, Kennett Square PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

GARVEY, Elizabeth Therese, late of East Pikeland Township. Annemarie P. Garvey, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

HUME, Doris C., late of East Goshen Township. Susan H. Lundquist, 22 Tullamore Dr., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pond Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pond Rd., Exton, PA 19341, atty.

KAMINSTEIN, Grazia Maria, a/k/a Grace, late of Birmingham, West Chester. Marcel Kaminstein, 1136 Dorset Drive, West Chester, PA 19382, Executor.

LEARY, Fay R., late of East Bradford Township.

Elizabeth L. Rhoads, care of MARISA J. HERMANOVICH, Esquire, 2600 New Rd., Northfield, NJ 08225, Executrix. MARISA J. HERMANOVICH, Esquire, King Barnes, 2600 New Rd., Northfield, NJ 08225, atty.

LOTT, Virginia L., late of West Chester. Paul T. Lott, care of MARK S. PINNIE, Esquire, 844 East Street Road, POB 5, Westtown, PA, 19395, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie & Seelaus, LLP, 844 East Street Road, POB 5, Westtown, PA, 19395, atty.

MALCOLM, Debra Lynn, a/k/a Debbie Malcolm and Debbie Golder, late of West Grove. Andrew Golder, 129 Cooper Lane, Oxford, PA 19363, care of KAREN E. EICHMAN, Esquire, 8 Federal Rd., Suite 3, West Grove, PA 19390, Personal Representative. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Rd., Suite 3, West Grove, PA 19390, atty.

METZ, Charles Joseph, a/k/a Charles J. Metz, late of Pennsbury Township. Peter Metz and Suzanne Metz McEllhenney, 320 Fitzwater St., Philadelphia, PA 19147, Executors.

METZ, Janet Barberie, a/k/a Janet B. Metz, late of Pennsbury Township. Peter Metz and Suzanne Metz McEllhenney, 320 Fitzwater St., Philadelphia, PA 19147, Executors.

OTTERSON, Peter, late of Goshen Township. James M. Walter Sr., care of WILLIAM ADAIR BONNER, Esquire, P.O. 73, Glen Mills, PA 19342, Administrator. WILLIAM ADAIR BONNER, Esquire, P.O. 73, Glen Mills, PA 19342, atty.

PATTERSON, Ronald C., late of Exton. Lee L. Sassu, 285 Old Ford Road, White Haven, PA 18661, care of BENJAMIN J. GLATFELTER, Esquire, 3800 Market Street, Suite 206 A, Camp Hill, PA 17011, Executrix. BENJAMIN J. GLATFELTER, Esquire, Glatfelter Law Firm, 3800 Market Street, Suite 206 A, Camp Hill, PA 17011, atty.

SILVERI, Donato Paul, a/k/a Donato Silveri and Donato P. Silveri, late of Spring City, West Chester. JoAnn Doyle, 600 Wynne Rd, Springfield, PA 19064, Executor.

THOMSON, Francis C., late of Franklin Township. Linda Haldeman, care of DONALD B. LYNN JR., Esquire, P.O. Box 384, Kennett Square, PA, 19348, Executrix. DONALD B. LYNN JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA, 19348, atty.

THORNTON, Gerald G., a/k/a George Glenn Thornton and Gerry G. Thornton, late of New Gar-

den Township. Barbara A. Thornton, 216 Brittainy Dr., Avondale, PA 19311, care of JOEL W. GOLDBERG, Esquire, 213-215 W. Miner St., West Chester, PA 19382, Administratrix. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 W. Miner St., West Chester, PA 19382, atty.

WARREN, Jennie B., late of East Goshen Township. John L. Warren, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

WEBB, William P., late of Avondale. Thomas Webb, care of JOHN S. CARNES JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, Executor. JOHN S. CARNES JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, atty.

WOLFF, Charles Eric, late of West Chester Borough. Michele Fort, care of CYNTHIA L. DENGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrix. CYNTHIA L. DENGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

WOODLAND, Winfield H, a/k/a Winfield Hartzell Woodland, late of Borough of Spring City. Donald J. Woodland, 2323 Harmonyville Road, Elverson, PA 19520, care of ROBERT R. KREITZ, Esquire, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610, Executor. ROBERT R. KREITZ, Esquire, Kreitz Gallen Schutt, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610, atty.

ZELLER, JR., Jacob Rife, a/k/a Jacob R. Zeller, Jr., late of West Goshen Township. Jonathan J. Zeller, 216 Roberts Lane, Coatesville, PA 19320, care of DOUGLAS C. LOVISCKY, Esquire, 1500 W. College Avenue, State College, PA 16801, Personal Representative. DOUGLAS C. LOVISCKY, Esquire, Loviscky & Cressman, 1500 W. College Avenue, State College, PA 16801, atty.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in

Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Nugz Ali, with its principal place of business at 911 Merrybell Lane, Kennett Square, PA 19348. The application has been (or will be) filed on: Wednesday, February 19, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Scudder G. Stevens II, 911 Merrybell Lane, Kennett Square, PA 19348.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, Articles of Inc. were filed with the Dept. of State for EMMANUEL CHURCH COATESVILLE, a nonprofit corp. organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes. GAWTHROP GREENWOOD, P.C., Solicitors, 17 E. Gay St., #100, West Chester, PA 19381

NOTICE

Pursuant to Pa.R.J.A. No. 1901, the court of common pleas intends to terminate certain cases at the magisterial district court level without further notice because the docket shows no activity for at least two years. You may stop the court from terminating the case by filing a Statement of Intention to Proceed with: Clerk of Courts, 201 W Market Street, Suite 1400, West Chester PA, 19380 within thirty (30) days of the date of this publication. IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED THE CASE WILL BE TERMINATED.

The list of cases and parties as well as the form notice of intention to proceed may be obtained through the link https://www.chesco.org/4985/Inactive-Case-Search_ or at the Clerks of Courts Office at the above address

1st Publication of 3

TRUST NOTICE

ELIZABETH V. GORDON LIVING TRUST dtd FEBRUARY 1, 2002, AS AMENDED ELIZABETH V. GORDON, Deceased Late of East Caln Township, Chester County, PA This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to DOUGLAS L. GORDON, TRUSTEE, c/o

Marilyn Seide Mitchell, Esq., 200 Eagle Rd., Ste. 106, Wayne, PA 19087,
Or to his Attorney:
MARILYN SEIDE MITCHELL
HERR POTTS & POTTS LLC
200 Eagle Rd., Ste. 106
Wayne, PA 19087

2nd Publication of 3

TRUST NOTICE

Notice is hereby given of the administration of the Trust set forth below. All persons having claims or demands against the decedent are requested to make known the same and all persons indebted to said decedent are required to make payment without delay to the trustees or attorneys named at below: Suzanne C. Naylor Trust Under Agreement Dated 5/26/1993, as Amended & Restated 5/22/2024. Suzanne C. Naylor, deceased, late of Malvern Borough, Chester County, Pennsylvania. Successor Trustee: Robert Tomilson, 2001 Market St., Ste. 2620, Philadelphia, PA 19103. Attorney: Daniel Gibbon, Clark Hill PLC, 2001 Market St., Suite 2620, Philadelphia, PA 19103

3rd Publication of 3

TRUST NOTICE

Trust Estate of PRICILLA C. THORNBURY, deceased, late of Cochranville, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of PRICILLA C. THORNBURY are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to: JENNIFER L. WOOTEN, Trustee
172 Cochran Street
Cochranville, PA 19330

NOTICE

CIVIL ACTION LAW
COURT OF COMMON PLEAS
CHESTER COUNTY
Number 2023-06970-RC

The Huntington National Bank v. Jason LaMar Denson, Known Surviving Heir of Janet L. Denson a/k/a Janet Louise Denson and Unknown Surviving Heirs of Janet L. Denson a/k/a Janet Louise Denson
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jason LaMar Denson, Known Surviving Heir of Janet L. Denson a/k/a Janet Louise Denson and Unknown Surviving Heirs of Janet L. Denson a/k/a Janet Louise Denson
Your house (real estate) at **320 Octorara Avenue, Parkesburg, Pennsylvania 19365** is scheduled to be sold at Sheriff's Sale on **September 18, 2025** at 11:00AM, at a public on-line auction conducted by Bid4assets, <https://www.bid4assets.com/> to enforce the court judgment of \$69,345.45 obtained by The Huntington National Bank against the above premises.
NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE
To prevent this Sheriff's Sale you must take **immediate action**:
1. The sale will be canceled if you pay to The Huntington National Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)
YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE
1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the

Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE
ASSOCIACION DE LICENCIADOS
Lawyer Referral Service
Chester County Bar Association
15 W. Gay Street
West Chester, Pennsylvania 19380
(610) 429-1500
McCABE, WEISBERG & CONWAY,
LLC
Attorneys for Plaintiff 1420 Walnut St., Suite 1501,
Phila., PA 19102, 215-790-1010

NOTICE

CITADEL FEDERAL CREDIT UNION vs.
STEPHANIE RIPPLE
CASE NO. 2024-10608-CT
NOTICE TO PLEAD

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may

proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claims or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP

CHESTER COUNTY BAR ASSOCIATION
LAWYERS REFERENCE SERVICE
15 W. GAY STREET, 2ND FLOOR
WEST CHESTER, PA 19380

NOTICE

GEORGE S. DONZE, ESQUIRE
I.D. No. 30082
Donze & Donze
696 Unionville Road, Suite 6
Kennett Square, PA 19348
610-444-8018
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION

DEBORAH HAAF
3 E. Hunter Creek Lane
West Grove, PA 19390
Plaintiff

vs.
CHRISTINA MOORE
102 W. Market Street
West Chester, PA 19382
Defendant

Docket No. 2025-00277-CU
IN CUSTODY

NOTICE & ORDER TO APPEAR

You, CHRISTINA MOORE, Defendant, have been sued in court to obtain/modify custody of the Children ren:

G.M DOB: 11/17/2019

You, DEBORAH HAAF, Plaintiff, and

CHRISTINA MOORE, Defendant, are hereby notified of the following:

1. Court Ordered Mediation: You are ordered to contact the Mediator assigned to your case within three (3) days of receiving these papers to schedule mediation orientation.

Mediator: Ryan C. Buchanan, Esquire

Phone: (610) 410-0099

Failure to contact the mediator and attend mediation orientation may result in sanctions, including, but not limited to, a fine of up to \$100, delay in your custody proceedings or other appropriate sanction.

2. Custody Conciliation Conference: You are ordered to appear in person at the Chester County Justice Center, 5th Floor, Hearing Room 5206, 201 West Market Street, West Chester, PA 19380 for a Custody Conciliation Conference on **July 11, 2025**, at **1:00 PM** at which time a recommendation for a custody Order may be entered.

If you fail to appear, an order for custody may be entered against you or the court may issue a warrant for your arrest.

3. Parenting Class:

a. You, **DEBORAH HAAF**, Plaintiff, are ordered to attend a Parenting Class online (online.divorce-education.com)

b. You, **CHRISTINA MOORE**, Defendant, are ordered to attend a Parenting Class online (online.divorce-education.com)

Failure to attend your parenting session as scheduled may affect your rights to custody, partial custody or visitation.

4. You must file with the Court a verification as required by Pa.R.C.P. 1915.3-2 in the form attached regarding any criminal record or abuse history regarding you and anyone living in your household within thirty days of the service of the within complaint or petition on you, but not later than the custody conciliation conference scheduled in Paragraph 2 above.

No party may make any change in the residence of any Children which significantly impairs the

ability of the other party to exercise custodial rights without first complying with all the applicable provisions of 23 Pa.C.S. §5337 and Pa.R.C.P. 1915.17 regarding relocation.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER PLEASE CONTACT THE OFFICE SET FORTH BELOW:

LAWYER REFERRAL SERVICE

15 West Gay Street, 2nd Floor

West Chester, PA 19380

(610) 429-1500

IF YOU CANNOT AFFORD A LAWYER, PLEASE CONTACT THE OFFICE SET FORTH BELOW:

LEGAL AID OF SOUTHEASTERN

PENNSYLVANIA

Chester County Division

222 North Walnut Street, 2nd Floor

West Chester, PA 19380

(610) 436-4510

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, July 17th, 2025 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, August 18th, 2025.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be paid within twenty-one (21) days from the date of sale via Bid4Assets.

KEVIN D. DYKES, SHERIFF

2nd Publication of 3

SALE NO. 25-7-182

Writ of Execution No. 2023-03907

DEBT \$452,253.13

All that certain piece or parcel or Tract of land situate in the Township of Honey Brook, Chester County, Pennsylvania, and being known as 246 Icedale Road, Honey Brook, Pennsylvania 19344

UPI # 22-11-60.6A & 22-11-40.5A

PLAINTIFF: Navy Federal Credit Union
VS

DEFENDANT: **Eleanor D. Fineran**

SALEADDRESS: 246 Icedale Road, Hon-

ey Brook, PA 19344

PLAINTIFF ATTORNEY: **MCCABE WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 25-7-183

Writ of Execution No. 2017-11225

DEBT \$2,546.42

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plat of Planned Community entitled "Valley View, a Planned Community", prepared by Carroll Engineering Corporation, Warrington, PA, for Orleans Corporation, dated 3/22/99, last revised 9/27/2000, as follows, to wit:

BEGINNING at a point being in the Northwest corner of Lot 92, said point being located the following courses and distances as measured from a common point of the existing Old Pottstown Pike right of way, the outbound property line for "Valley View, a Planned Community" and the center line of Mountain View Drive, thence (A) along the center line of Mountain View Drive North 30 degrees 16 minutes 12 seconds East the distance of 84.64 feet to a point; thence (B) along the same on a curve to the right with a radius of 210.00 feet an arc distance of 181.32 feet to a point of tangent; thence (C) along the same North 79 degrees 44 minutes 29 seconds East the distance of 113.72 feet to a point; thence (D) along the same on a curve to the left with a radius of 200.00 feet an arc distance of 73.88 feet to a point of tangent; thence (E) along the same North 58 degrees 34 minutes 39 seconds East the distance of 296.18 feet to a point of tangent; thence (F) along the same on a curve to the right with a radius of 250.00 feet an arc distance

of 141.77 feet to a point of tangent; thence (G) along the same South 88 degrees 55 minutes 53 seconds the distance of 254.28 feet to a point of tangent; thence (H) along the same on a curve to the left with a radius of 200.00 feet an arc distance of 88.17 feet to a point; thence (I) continuing along the center line of Mountain View Drive North 65 degrees 48 minutes 39 seconds East the distance of 263.02 feet to a point; thence (I) along the same on a curve to the right with a radius of 170.00 feet an arc distance of 283.25 feet to a point of intersection of the center lines of Mountain View Drive and Tall Pines Drive (formerly High View Drive); thence (J) along the center line of Tall Pines Drive North 71 degrees 16 minutes 30 seconds East the distance of 34.03 feet to a point; thence (K) leaving the center line of Tall Pines Drive South 18 degrees 43 minutes 29 seconds East the distance of 42.78 feet to the Northwest corner of Lot 94; thence (L) along the common property line of Lots 94 and 93 of "Valley View, a Planned Community" the distance of 48.00 feet to the Northwest corner of Lot 92, the POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING the four following courses and distances: (1) along the party wall on line between Lots 93 and 92, South 18 degrees 51 minutes 17 seconds East the distance of 80.00 feet to a point; thence (2) North 71 degrees 08 minutes 43 seconds East the distance of 24.00 feet to a point; thence (3) along the party wall on line between Lots 91 and 92 North 18 degrees 51 minutes 17 seconds West the distance of 80.00 feet to a point; thence (4) South 71 degrees 08 minutes 43 seconds West the distance of 24.00 feet to the POINT OF BEGINNING.

BEING PART OF UP! It41-5-156 BEING commonly known as: 204 Tall Pines Drive.

BEING part of the same premises which Orleans Corporation, a Pennsylvania corporation by Deed dated April 10, 2002 and recorded in the Chester County Recorder

of Deeds Office on April 16, 2002 at Instrument No. 10073284, granted and conveyed unto George T. Smith, in fee.

UPI # 41-5-156

PLAINTIFF: Valley View Community Association, a/k/a Courts At Valley View

VS

DEFENDANT : **George T. Smith**

SALE ADDRESS: 204 Tall Pines Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **GAWTHROP GREENWOOD, PC 610-889-0700**

SALE NO. 25-7-185

Writ of Execution No. 2024-09440

DEBT \$875,712.61

Property to be sold is situated in the township of West Goshen, County of Chester and State of Pennsylvania.

Tax Parcel # 5206 00120000

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of MFA 2021-NQM1 Trust

VS

DEFENDANT : **Mark Sulek**

SALE ADDRESS: 301 Westtown Way, West Chester, PA 19382

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP 212-471-5100**

SALE NO. 25-7-187

Writ of Execution No. 2022-07291

DEBT \$6,582.66

ALL THA T CERTAIN tract or piece of ground, with the hereditaments and appurtenances, thereon erected, SITUATE in the

Township of Caln, County of Chester, and State of Pennsylvania.

Tax Parcel # 39-4-37

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT : **Stacy L. Tukloff**

SALE ADDRESS: 606 W. Bondsville Road, Caln Township, PA 19335

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 25-7-188

Writ of Execution No. 2025-00577

DEBT \$445,719.65

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, and described according to a plan thereof made by Meagher Construction Company, Inc., by Reeder and Magarity Professional Engineers, Upper Darby, PA., on June 27, 1960, as follows, to wit:

BEGINNING at a point in the center line of Nathan Hale Road (50 feet wide) which point is measured North 21 degrees 24 minutes 52 seconds West, 639.848 feet along the same from its intersection with the center line of Ferragut Road (50 feet wide) (as shown on said plan); thence extending from said beginning point, South 68 degrees 35 minutes 8 seconds West, 229.087 feet to a point; thence extending North 22 degrees West, 318.225 feet to a point in the bed of Nathan Hale Road, aforesaid thence extending through the bed of Nathan Hale Road, aforesaid; thence extending along the center line of Nathan Hale Road, the two following courses and distances: (1) South 67 degrees 7 minutes East 157.323 feet to appoint of curve; and

(2) on a line curving to the right having a radius of 300 feet the arc distance of 2398.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 108 as shown on said Plan.

BEING PART OF the same premises which Michael T. Osborne and Laura L. Osborne, husband and wife, by Deed dated August 30, 2002, and recorded September 17, 2002 in Chester County in Record Book 5389, Page 1486, Document No. 10128097 conveyed unto Joseph E. Kravitz, in fee.

UPI # 55-4-129.64

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2015-1

VS

DEFENDANT : **Joseph E. Kravitz**

SALE ADDRESS: 810 Nathan Hale Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

SALE NO. 25-7-189

Writ of Execution No. 2022-10140

DEBT \$309,922.63

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE VALLEY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel # 38-02-0129.400

PLAINTIFF: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT : **JAMES JACKSON**

SALE ADDRESS: 841 Franklin Street, Coatesville, PA 19320

**PLAINTIFF ATTORNEY: ROBERT-
SON, ANSCHUTZ, SCHNEID, CRANE
& PARTNERS, PLLC 855-225-6906**

County in Record Book 10995, Page 1772,
Document No. 11960156 conveyed unto
Davis road Holdings LLC, in fee.

UPI # 54-2-51

PLAINTIFF: Sun East Federal Credit
Union

VS

**DEFENDANT : Davis Road Holdings
LLC**

SALE ADDRESS: 804 Forest Lane, Mal-
vern, PA 19355

**PLAINTIFF ATTORNEY: HILL WAL-
LACK LLP 215-579-7700**

SALE NO. 25-7-191

Writ of Execution No. 2024-08863

DEBT \$756,525.39

ALL THAT CERTAIN lot or piece of
ground situate in the Township of Willis-
town, County of Chester and Common-
wealth of Pennsylvania, bounded and de-
scribed according to a Subdivision Map
of Property of J. Frank Thompson, made
by Alva L. Rogers, Civil Engineer and
Surveyor, Ardmore, PA, 5/12/1951, as fol-
lows, to wit:

BEGINNING at a point in the middle of
Forrest Lane at the distance of 416.23
feet measured Southwestwardly along the
middle line of said Forrest Lane from its
intersection with the middle line of Sugar-
town Road; thence extending along the
middle line of said Forrest Lane, South 70
degrees 00 minutes West 166.45 feet to a
point; thence extending along land to be
conveyed to Robert C. Kurash the four fol-
lowing courses and distances:

1. North 15 degrees 41 minutes West 78.50
feet to a point;
2. North 19 degrees 18 minutes West 85
feet to a point;
3. North 15 degrees 14 minutes West 79
feet to a point, and
4. North 17 degrees 24 minutes West 31.99
feet to a point;

thence extending North 70 degrees 00
minutes East 151.48 feet to a point; thence
extending South 20 degrees 00 minutes
East 273.95 feet to the first mentioned
point and place of Beginning.

BEING PART OF the same premises
which Kelus Group Holdings LLC, by
Deed dated December 16, 2022, and re-
corded December 27, 2022 in Chester

ALL THAT CERTAIN lot or piece of
ground, situate in the Township of Willis-
town, County of Chester, Commonwealth
of Pennsylvania, described according to a
Plan of Property for E. Adrian Teaf, said
Plan made by Howard W. Dora, Reg-
istered Surveyor, dated 5/17/1967, last
revised 8/9/1967, and recorded at West
Chester, Pennsylvania in and for the Coun-
ty of Chester in Plan Book 27, page 22 on
11/6/1967, as follows, to wit:

BEGINNING at a point on the title line in
the bed of Garrett Mill Road (60 feet wide),
a corner of Parcel No. 1, said point being
measured by the four following courses
and distances along the title line through
the bed of Garrett Mill Road from its point
of intersection with the title line in the bed
of West Chester Pike, (1) North 19° 45'
West the distance of 997.65 feet to a point,
(2) North 23° 52' 40" West the distance of
253.01 feet to a point; (3) North 82° 50'
West the distance of 54.64 feet to the point
of beginning; thence extending from said
point of beginning and along Parcel No. 1
the three following courses and distances
(1) North 83° 23' West crossing the South-

westerly side of Garrett Mill Road the distance of 605.49 feet to a point, a corner; (2) North 6° 37' East the distance of 25 feet to a point, a corner; and (3) North 83° 23' West the distance of 578.43 feet to a pipe, a corner of land now or late of Ashton Estate; thence extending along the last mentioned land North 7° East the distance of 295.49 feet to a set I.P., a corner of Parcel No. 4; thence extending along Parcel No. 4 North 86° 36' 5" East the distance of 567.13 feet to a point, a corner of Parcel No. 3-A; thence extending along Parcel No. 3-A the two following courses and distances (1) South 1° East the distance of 397.46 feet to a point, a corner, and (2) South 83° 23' East re-crossing the Southwesterly side of Garrett Mill Road the distance of 565.55 feet to a point on the title line in the bed thereof; thence extending along the title line in the bed of Garrett Mill Road South 4° 34' East the distance of 25.48 feet to the first mentioned point and place of BEGINNING.

TOGETHER with and subject to that certain Easement for Driveway dated 7/27/2005 and recorded 5/22/2007 in Chester County, PA as Document ID 10756239, Book 7166, Page 991.

BEING THE SAME PREMISES which Mary Ann M. Bianco and James L Bianco, by Deed dated 12/11/2012 and recorded 1/4/2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8604, Page 452, granted and conveyed unto Thaddeus Bartkowski a/k/a Thaddeus J. Bartkowski, III and Crystal Anne Crawford.

Tax Parcel # 54-8-12.1

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Citizens Bank, N.A.

VS

DEFENDANT : **Thaddeus Bartkowski a/k/a Thaddeus J. Bartkowski, III & Crystal Anne Crawford**

SALE ADDRESS: 1004 Garrett Mill Road, Newtown Square, PA 19073

PLAINTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

SALE NO. 25-7-192

Writ of Execution No. 2025-00108

DEBT \$245,122.98

ALL THAT CERTAIN lot or parcel of land situated in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 15, 2006 and recorded in the Office of the Chester County Recorder of Deeds on June 26, 2006, in Deed Book Volume 6879 at Page 1695, as Instrument No. 200610662050.

Tax Parcel # 39-5-71

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT : **Angela E. Montgomery-Budd and Timothy F. Budd**

SALE ADDRESS: 21 Paul Nelms Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 25-7-196

Writ of Execution No. 2019-05952

DEBT \$1,880.83

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected Situate in the Borough of West Chester, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel # 1-6-55

PLAINTIFF: Borough of West Chester

VS

DEFENDANT : Cynthia J. Dennis

**SALE ADDRESS: 127 S. Worthington
Street, West Chester, PA 19382**

**PLAINTIFF ATTORNEY: PORTNOFF
LAWASSOCIATES, LTD. 484-690-9300**

SALE NO. 25-7-199

Writ of Execution No. 2024-09429

DEBT \$8,649.90

ALL THAT CERTAIN lot or piece of land, with the hereditaments and appurtenances thereon erected, Situate in the Township of Pocopson, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Red Bridge Farms, made by Serdy, Bursich & Huth, Inc., Downingtown and Pottstown, Pa., dated 10/10/1975 last revised 3/4/1976 and recorded 12/14/1976 in Plan File 748 and 749, as follows, to wit:

BEGINNING at a point on the Easterly side of Isaac Taylor Drive at a corner of Lot #10 (as shown on said Plan); thence extending from said beginning point along lot #10 North 85 degrees, 15 minutes, 30 seconds East, 284.01 feet to a point; thence extending South 34 degrees, 10 minutes, 47 seconds East, 74.17 feet to a point; thence extending South 38 degrees, 36 minutes West, 220 feet to a point on the Northeasterly side of Isaac Taylor Drive; thence extending along the Northeasterly and Easterly side of Isaac Taylor Drive the 2 following courses and distances: (1) North 51 degrees, 24 minutes West 148.55 feet to a point of curve; and (2) on a line curving to the right having a radius of 200 feet the arc distance of 140 feet to the first mentioned point and place of beginning.

CONTAINING 44,295 square feet of land, be the same more or less.

Subject to Restrictive Covenant Agree-

ment recorded at Book 387, Page 393 et seq.

BEING part of the same premises which Red Bridge Farms Developers, Inc., by Indenture bearing date the 16 th day of July 1979 and duly recorded at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book 655 page 191 et seq., granted and conveyed unto James McQuaid and Dora A. McQuaid, in fee.

Tax Parcel # 63-4-109.31

PLAINTIFF: Red Bridge Farms

Association, A/K/A Red Bridge Farms Civic Association

VS

**DEFENDANT : Robert McQuaid,
Presumed Heir or Assign of Dora A.
McQuaid, Deceased, Christopher Mc-
Quaid, Presumed Heir or Assign of
Dora A. McQuaid, Deceased, Dora E.
McQuaid, Presumed Heir or Assign of
Dora A. McQuaid, Deceased, and Pre-
sumed and Unknown Heirs, and All
Persons or Entities Claiming Right, Ti-
tle or Interest By or Through Dora A.
McQuaid, Deceased**

**SALE ADDRESS: 715 Isaac Taylor Drive,
West Chester, PA 19382**

**PLAINTIFF ATTORNEY: GAWTHROP
GREENWOOD, PC 610-889-0700**

SALE NO. 25-7-200

Writ of Execution No. 2025-00430

DEBT \$522,661.98

ALL THAT CERTAIN lot or parcel of land situated in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 17, 2018 and recorded in the Office of the Chester County Recorder of Deeds on November 20, 2018, in Deed Book Volume 9846 at Page 1372,

as Instrument No. 201811640239.

Tax Parcel # 62-6-40.15

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT : **Edward C. Wuchter**

SALE ADDRESS: 208 Gregg Lane, Avondale, PA 19311

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 25-7-201

Writ of Execution No. 2018-07076

DEBT \$236,562.91

PROPERTY SITUATE IN TOWNSHIP OF WEST CALN

Tax Parcel # 280502020000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T Bank A/K/A Manufacturers and Traders Trust Company

VS

DEFENDANT : **Joan B. Mitros & Stephen S. Mitros, Jr.**

SALE ADDRESS: 1072 Kings Highway West, Wagontown, PA 19320

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 25-7-202

Writ of Execution No. 2024-09044

DEBT \$623,138.20

MUNICIPALITY: UWCHLAN TOWNSHIP, CHESTER COUNTY

DEED: BOOK NO. 6602, PAGE NO. 2343

Tax Parcel # 33-7A-98

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust Company, NA as Indenture Trustee

VS

DEFENDANT : **John P. Canterino and Patricia A. Canterino**

SALE ADDRESS: 407 Santillo Way, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT P. WENDT, ESQ. 914-219-5787 EXT 490**

SALE NO. 25-7-203

Writ of Execution No. 2024-04229

DEBT \$294,722.71

Property situate in the LOWER OXFORD TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 56-9-25.16

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Citibank, N.A., Not In Its Individual Capacity But Solely as Owner Trustee of Bravo Residential Funding Trust 2023-NQM7

VS

DEFENDANT : **Jill A Dawson**

SALE ADDRESS: 200 College Circle, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 25-7-204

Writ of Execution No. 2024-03711

DEBT \$305,635.80

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described ac-

cording to a Plan made by G.D. Houtman and Son, Media, Pennsylvania, dated November 3, 1960, as follows, to wit:

BEGINNING at a point on the Southwest-erly side of Gary Terrace (50 feet wide) which point is measured the six following courses and distances along the Southerly, Easterly, Northeasterly and Southwesterly sides of Gary Terrace from a point of curve on the Northeasterly side of Ship Road; extending from said point curve on a line curving to the right having a radius of 25 feet, the arc distance of 40.50 feet to a point of tangent; (2) North 48 degrees 43 minutes East 426.37 feet to a point of curve; (3) on a line curving to the left having a radius of 175 feet the arc distance of 237.73 feet to a point of tangent; (4) North 29 degrees 07 minutes West 319.81 feet to a point of curve; (5) on a line curving to the right having a radius of 125 feet, the arc distance of 214.89 feet to a point of tangent; and (6) North 69 degrees 23 minutes East 46.51 feet to the point and place of beginning; thence extending from said beginning point along the said of Gary Terrace North 69 degrees 23 minutes East, 111.55 feet to a point; thence extending South 20 degrees 37 minutes East, 186.01 feet to a point; thence extending South 74 degrees 38 minutes West, 86.93 feet to an iron pin; thence extending North 89 degrees 53 minutes 30 seconds West, 26.71 feet to a point; thence extending North 20 degrees 37 minutes West, 168.61 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on said Plan.

BEING the same premises which Paul N. Alexander and Deborah G. Alexander, now known as Deborah Gail Bird, by deed dated November 17, 2016 and recorded November 28, 2016 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book 9442 page 1745, granted and conveyed unto Paul N. Alexander, in fee.

UPI # 41-6J-105

PLAINTIFF: First National Bank of America

VS

DEFENDANT : **Paul Alexander**

SALE ADDRESS: 1433 Gary Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **THE KANCHER LAW FIRM, LLC 856-795-2440**

SALE NO. 25-7-205

Writ of Execution No. 2024-01228

DEBT \$133,502.50

PROPERTY SIUTATE IN CALN TOWNSHIP

Tax Parcel # 39-05A-0011

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT : **John J. Marshall**

SALE ADDRESS: 305 Astor Court AKA 305 Astor Court, Unit 109, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 25-7-206

Writ of Execution No. 2021-01715

DEBT \$3,562,635.73

Property to be sold is situated in the borough/township of Tredyffrin, County of Chester and State of Pennsylvania.

Tax Parcel # 43-11H-0001.010 and 4311H00020000

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: Mill City Mortgage Loan
Trust 2019-1, Wilmington Savings Fund
Society, FSB, as Trustee

VS

DEFENDANT : **Bruce Irrgang**

SALE ADDRESS: 655 N Wayne Avenue,
Wayne, PA 19087

PLAINTIFF ATTORNEY: **FRIEDMAN
VARTOLO LLP 212-471-5100**

Home Equity Loan Trust 2007-HE1 Asset
Backed Pass-Through Certificates
VS

DEFENDANT: **Katrina M. Hendry and
Oscar C. Hendry, Jr. and The United
States of America**

SALE ADDRESS: 101 Osprey Lane,
A/K/A 101 Osprey Way, Coatesville, PA
19320

PLAINTIFF ATTORNEY: **STERN &
EISENBERG, P.C 215-572-8111**

SALE NO. 25-7-207

Writ of Execution No. 2024-07320

DEBT \$268,731.74

ALL THAT CERTAIN piece or parcel of
land together with the building and im-
provements thereon erected and the ap-
purtenances thereto, situate in East Fal-
lowfield Township, County of Chester,
Commonwealth of Pennsylvania, being:

Unit Number: 44 in Book Crossing, a
Planned Community as established by
the filing of Declaration of Covenants,
Restricts, Easements and Establishment
of Homeowners Association for Brook
Crossing, a Planned Community in East
Fallowfield township, Chester County,
Pennsylvania as recorded in the Office of
the Recorder of Deeds in and for Ches-
ter County, Pennsylvania in Record Book
5413, Page 1891.

BEING the same premises which Alex
Chau and Thuy Chau by Deed dated June
26, 2006 and recorded in the Office of
Recorder of Deeds of Chester County on
June 30, 2006 at Book 6884, Page 2245 In-
strument#10663935 granted and conveyed
unto Oscar C. Hendry, Jr. and Katrina M.
Hendry.

Tax Parcel # 47-4-595

PLAINTIFF: HBSC Bank USA N.A., as
Trustee on behalf of ACE Securities Corp.
Home Equity Loan Trust and for the reg-
istered holders of ACE Securities Corp.