



Chester County Law Reporter

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WEST CHESTER, PENNSYLVANIA, SEPTEMBER 10, 2026

No. 37

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Chester County Law Reporter

(USPS 102-900)

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Maeve E. Bain, *Chair-Elect*

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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. 2026-03099-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lynn Macdonald Fleming was filed in the above-named court and will be heard on Tuesday, November 17, 2026 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: Tuesday, April 7, 2026
Name to be changed from: Lynn Macdonald Fleming
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. 2026-05314-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jordyn Lynn Roach was filed in the above-named court and will be heard on Tuesday, October 20, 2026 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: Thursday, June 11, 2026
Name to be changed from: Jordyn Lynn Roach to: Laci Jordyn Elise Roche
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. 2026-05955-NC

NOTICE IS HEREBY GIVEN that the name change petition of Maggi Lee McGinn was filed in the above-named court and will be heard on Tuesday, October 13, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, June 26, 2026
Name to be changed from: Maggi Lee McGinn to: Maggi Lee Wanner
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. 2026-06193-NC

NOTICE IS HEREBY GIVEN that the name change petition of Isabella Rita Nelson was filed in the above-named court and will be heard on Tuesday, October 20, 2026 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: Thursday, July 2, 2026
Name to be changed from: Isabella Rita Nelson to: Daniel James Nelson
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. 2026-08005-NC

NOTICE IS HEREBY GIVEN that the name change petition of Abigail Winn Barbaro was filed in the above-named court and will be heard on Tuesday, December 8, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, August 20, 2026

Name to be changed from: Abigail Winn Barbaro to: Abigail Winn Green

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

GREGORY GILSTON, Attorney for Petitioner
Gilston Legal PLLC

661 W. Germantown Pike, Suite 250
Plymouth Meeting, PA 19462

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

LAW NO. 2026-08419-NC

NOTICE IS HEREBY GIVEN that the name change petition of Bryce David Judy was filed in the above-named court and will be heard on Tuesday, December 29, 2026 at 3:00:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, August 28, 2026

Name to be changed from: Bryce David Judy to: Bryce David Wolverson

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. 2026-08422-NC

NOTICE IS HEREBY GIVEN that the name change petition of Emily Melissa Orr was filed in the above-named court and will be heard on Tuesday, December 29, 2026 at 3:00:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, August 28, 2026

Name to be changed from: Emily Melissa Orr to: Emily Rae Orr

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that EAST WHITELAND UNITED, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

DAVID L. GLASSBERG, Solicitor
Glassberg Law

466 State Route 93
Sugarloaf, PA 18249

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 8/25/2026 under the Domestic Business Corporation Law, for Norman ME, Inc., and the addr. of the registered office is 300 N Jennersville Rd., West Grove, PA 19390-9155, Chester County.

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 Friday, August 28, 2026, for SP Anesthesia Professional Corporation in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: the practice of medicine

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

BERGSTRESSER, Elizabeth, late of Wallace Township. Ann Elizabeth Juenger, care of DAVID M. FREES, III, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

BROWN, Richard N, late of Kennett Township. William Brown, care of JENNIFER H. WALKER, Esquire, 31 S High ST Suite 200, West Chester, PA

19382, Administrator. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd, 31 S High ST Suite 200, West Chester, PA 19382, atty.

CARLOZZI, Kathy M., a/k/a Kathy Carlozzi, late of West Bradford and West Whiteland Townships. Brian Gerald Carlozzi, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

DAVIS, Gloria Jean, late of Westtown Township. Vickie L Petersen, 806 Sunrise Drive, Kennett Square, PA 19348, Executrix.

DeLUCA, Donna Marie, a/k/a Donna M. DeLuca, late of Easttown Township. Nicholas J. DeLuca and Erica G. DeLuca, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executors. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

DIDONATO, Eleanor C., late of West Whiteland Township. Harry J. DiDonato and Karen P. DiDonato, 17 W. Miner St., West Chester, PA 19382, care of HARRY J. DiDONATO, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. HARRY J. DiDONATO, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

EVANS, Margaret J., late of Parkesburg Borough. Mary L. Evans, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

FORT, David Bruce, a/k/a David B. Fort, late of Elverson Borough. Daryl Scott Fort, 500 Woodglan Rd, Birdsboro, PA 19508, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Executor. MISTY A. TOOTHMAN, Esquire, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520, atty.

FREESE, George William, a/k/a G. William Freese, late of East Nottingham Township. Corinna Moran, 19 Camp Rd., Nottingham, PA 19362, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'AMICO LAW, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GIRVIN, Anne A., late of East Goshen Township. Jane A. Girvin, 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.

GUNNING, IV., James P., late of West Goshen Township. Rebecca Anderson, care of NEIL R. VESTERMARK, Esquire, 275 Hess Blvd., Suite 101, Lancaster, PA 17601, Administrator. NEIL R. VESTERMARK, Esquire, Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601, atty.

JOHNSON, Lois Gaines, a/k/a Lois Elaine Gaines, late of New Garden Township. Natalie Hope Veeney, 627 Grasonville Cemetery Rd., Grasonville, MD 21638, care of RHONDA M. ANDERSON, Esquire, 610 York Rd., Ste. 400, Jenkintown, PA 19046, Administratrix. RHONDA M. ANDERSON, Esquire, Anderson Law Group, 610 York Rd., Ste. 400, Jenkintown, PA 19046, atty.

KEISER-LION, Virginia, a/k/a Virginia K. Lion, late of New Garden Township. John C. Lion, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

LAMBERT, Richard P., late of West Brandywine Township. Deborah Hilton, care of BRIDGET MONAGHAN WIBLE, Esquire, 8500 West Chester Pike, Upper Darby, PA 19082, Executrix. BRIDGET MONAGHAN WIBLE, Esquire, Monaghan Wible Law LLC, 8500 West Chester Pike, Upper Darby, PA 19082, atty.

LUONGO SAVASTIO, Donna, late of Newtown Square. Lauren Luongo Edgar, care of STANLEY E. LUONGO, JR., Esquire, 218 West Miner Street, West Chester, PA 19382, Executrix. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 218 West Miner Street, West Chester, PA 19382, atty.

MAY, Patricia Anne, a/k/a Patricia A. May, late of West Chester. Andrea M. May Spencer, care of THOMAS A. KAUFFMAN, Esquire, 52 South 9th Street, Indiana, PA 15701, Executrix. THOMAS A. KAUFFMAN, Esquire, Kauffman & Billimoria, PLLC, 52 South 9th Street, Indiana, PA 15701, atty.

McKEAN, Thomas Radford, late of Malvern Borough. James C. Howard, 811 Minsi Trail, Perkasio, PA 18944, care of LARA A. BOLTE, Esquire, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, Executor. LARA A. BOLTE, Esquire, Salvo

Rogers Elinski & Scullin, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, atty.

MILLER JR., Edward V., a/k/a Edward Miller Jr., Edward Miller and E. Miller, late of Valley Township. Deborah A. Miller, care of CHRISTOPHER E. FISHER, Esquire, 100 Sterling Parkway, Suite 300, Mechanicsburg, Pennsylvania 17050, Executrix. CHRISTOPHER E. FISHER, Esquire, Saidis, Shultz & Fisher, 100 Sterling Parkway, Suite 300, Mechanicsburg, Pennsylvania 17050, atty.

MOLZAHN, Robert Franklin, late of Chester Springs, West Pikeland Township. Madeline D. Molzahn, 439 S. Saddlebrook Circle, Chester Springs, PA 19425, Executrix.

ORANGE, Margaret E., late of East Whiteland Township. Deborah Cox, 22 Seminole Rd., Claymont, DE 19703, care of ANDREW K. FABIAN, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. ANDREW K. FABIAN, Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

O'REILLY, Gerard Christopher, a/k/a Gerard C. O'Reilly, late of West Pikeland Township. Aiden Bernard O'Reilly and Marcus C. O'Sullivan, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executors. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

PERKINS, Sean Christian, late of Chesterbrook, Wayne and Tredyffrin Township. Justin S Perkins, 421 E Millers Cove Rd, Walland, TN 37886, Executor.

PRELLE, Arthur Scott, a/k/a Arthur S. Prella, late of Tredyffrin Township. Joseph A. Bellinghieri, 17 W. Miner St., West Chester, PA 19382, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

RUGER, Thomas L, late of Franklin Twp.. Patricia A. Ruger, 213 E State St, Kennett Square PA 19348, care of SAMANTHA KEENE, Esquire, 213 E State St, Kennett Square PA 19348, Executrix. SAMANTHA KEENE, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

STAAS, Susanna B, late of West Chester. Theodore L. Hill, III, care of CHRISTINA B. ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven Pa 19015, Executor. CHRISTINA B. ROBERTS, Es-

quire, Breslin Murphy and Roberts, 3305 Edgmont Avenue, Brookhaven Pa 19015, atty.

STOCKLER, Barbara Hough, late of Tredyffrin Township. Laura S. Stockler and Melanie L. Reichert, care of NEAL G. WILEY, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Administratrices. NEAL G. WILEY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

SUDLER, Michael, late of West Chester. Whitney Morgan, 126 Blackhawk St, Pittsburgh, PA 15218, Executor.

TEETER, Joan M., late of East Nottingham Township. Linda K. Hersh, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

VALENTINO, Karen L., a/k/a Karen Lee Valentino, late of West Brandywine Township. Kyle Valentino King, 204 Resolution Dr., Downingtown, PA 19335 and Christopher Lee Valentino, 141 Bollinger Rd., Downingtown, PA 19335, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

WILLIAMS, Jeffrey Grant, late of Malvern. Derek D. Williams and Ryan M. Duschl, care of MICHAELANGELO L. DiPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administrator. MICHAELANGELO L. DiPPOLITO, Esquire, ThePeoplesLawFirm.com, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

2nd Publication

ADAMS, Woodruff C, late of Willistown. Melba Adams, 1609 Pine Crest St, Houston TX 77020, care of MICHAELANGELO DiPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Administratrix. MICHAELANGELO DiPPOLITO, Esquire, ThePeoplesLawFirm.Com,LLC, 712 Kimberton Road, Chester Springs PA 19425, atty.

BERNARD III, Albert W., late of West Caln Township. Alan R. Bernard, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown, PA 19335, atty.

BERTRANDO, Thomas R, late of Avondale. Brooke Bertrando Martin, 977 Garden Station Road, Avondale, PA 19311, Executrix.

BOYLE, Alberta C., a/k/a Alberta Catherine Boyle, late of East Bradford Township. Patricia A. Szelak, 986 Fox Chase Drive, West Chester, PA 19380, Administrator.

CAMPANARO, Robert A, late of East Fallowfield Twp. Nicholas G. Campanaro, care of JENNIFER H WALKER, Esquire, 31 S. High St Suite 200, West Chester PA 19382, Executor. JENNIFER H WALKER, Esquire, Peak Legal Group, LTD, 31 S. High St Suite 200, West Chester PA 19382, atty.

CAMPBELL, Raymond C, a/k/a Raymond Campbell, late of Valley. Mandi E. Campbell, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CAPONETTO, Arlene M., late of East Marlborough Township. Julie M. Caponetto-Dixon and Richard S. Dixon, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executors. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

CURRIE, Donald G., a/k/a Donald Garfield Currie, late of West Brandywine Township. Lynn Marcinek, 6202 Point Circle, Centreville, VA 20120, care of DAVID M. FREES, III, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh, Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

D'AMBROSIO, Vincent, late of West Bradford Township. Shaun E. O'Toole, 220 Pine Street, Harrisburg, PA 17101, Administrator.

FALCONE, SR., Ronald J., a/k/a Ronald J. Falcone, late of East Nottingham Township. Lauren L. Falcone, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Administratrix C.T.A.. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

FERTELL, Pearl F., a/k/a Pearl Fertell, late of Uwchlan Township. David F. Fertell, care of ANDREW S. RUSNIAK, Esquire, 620 Freedom Business Center, #200, King of Prussia, PA 19406, Executor. ANDREW S. RUSNIAK, Esquire, Stevens & Lee, P.C., 620 Freedom Business Center, #200, King

of Prussia, PA 19406, atty.

KINKA, Shirley Mae, a/k/a Shirley Kinka, late of Caln. James E. Kinka, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

LAWSON, Frank, late of Coatesville City. Charles Johnson, care of MATTHEW A. BOLE, Esquire, Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, Administrator. MATTHEW A. BOLE, Esquire, Fiffik Law Group, P.C., Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, atty.

MARSICANO, Joseph, late of Malvern. Maria Mignogna, 109 Sagewood Drive, Malvern, PA 19355, Executrix.

MCCREARY, Marion J., a/k/a Marion McCreary, late of West Brandywine. Glen M. McCreary and Scott A. McCreary, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

NEWBOLD, Emily T., late of East Whiteland Township. James J. Ruggiero, Jr., 1911 Fitzgerald Ln., West Chester, PA 19380, care of ANDREW K. FABIAN, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executor. ANDREW K. FABIAN, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

PARKER, Janet Eileen, a/k/a Janet E. Parker and Janet Parker, late of West Brandywine. Charles A. Parker, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PELTIER, Richard A., late of Downingtown. Lisa M. Kissel, care of JESSICA R. GRATER, Esquire, 740 East High Street, Pottstown PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 740 East High Street, Pottstown PA 19464, atty.

PIERRI, Gerald James, late of Exton. Sheila Pierri, care of JOSEPH P. DiGIORGIO, Esquire, 1800 East Lancaster Avenue, Suite L, Paoli, PA 19301, Executrix. JOSEPH P. DiGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 East Lancaster Avenue, Suite L, Paoli, PA 19301, atty.

SALVO, Harriet M., late of Tredyffrin Township. Serena A. Salvo, care of JOAN M. GRANER, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. JOAN M. GRANER, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

SCHNEPP, Margaret A., late of Caln Township. Brian J. Schnepf, 507 Apple Tree Ln., Oxford, PA 19363, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Administrator. MISTY A. TOOTHMAN, Esquire, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520, atty.

SKERCHOCK, Betty O., late of Coatesville. John Skerchock, 518 Stonecroft Lane, Chester Springs, PA 19425, Executor.

SMITH, Christopher Jude, a/k/a Christopher J. Smith, late of West Fallowfield Township. Connell Xavier Smith, 160 Woodlawn Ave., Horsham, PA 19044, care of MICHAEL P. PIERCE, Esquire, P.O. Box 604, Media, PA 19063, Executor. MICHAEL P. PIERCE, Esquire, Pierce & Hughes, P.C., P.O. Box 604, Media, PA 19063, atty.

STREET, Samuel Adam, late of West Chester. David F. Street, 837 Spruce Ave, West Chester, PA 19382, Executor.

TRECROCE, Lydia Mary, late of Phoenixville. Dorothea Alderfer, 901 Walnut Crest Drive, Lebanon, PA 17046, Administrator.

WALLACE, John Edward, late of West Whiteland Township. Bryan S. Wallace, 15 Fern Hill Rd., Kennett Square, PA 19348, care of ELIZABETH ZWAAN MILNE, Esquire, P.O. Box 161, Berwyn, PA 19312, Administrator. ELIZABETH ZWAAN MILNE, Esquire, Elizabeth Z. Milne, LLC, P.O. Box 161, Berwyn, PA 19312, atty.

3rd Publication

ANGELINI, Frank J., a/k/a Frank Angelini, late of East Caln Township. Patricia A. Angelini, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

BATES, Dina C., a/k/a Dina Bates, late of East Nottingham Township. Ronald Gane, Jr., 400 Inkwell Court, Oxford, PA 19363, care of MARK M. DALLE PAZZE, Esquire, 15 Center Meeting Road, Wilmington, DE 19807, Executor. MARK M. DALLE PAZZE, Esquire, Herdeg du Pont & Dalle Pazzes, LLC, 15

Center Meeting Road, Wilmington, DE 19807, atty.

BILGER, Craig, late of Phoenixville Borough. Barbara Hoessler, care of JOHN H. FILICE, Esquire, 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446, Executrix. JOHN H. FILICE, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446, atty.

COLLINS, Marjorie N., late of East Goshen Township. Lesley J. Collins, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

CUMMINS, Joyce Taylor, a/k/a Joyce T. Cummins and Joyce E. Cummins, late of West Pikeland Township. Kevin Alan Cummins, 427 S. Saddlebrook Cir., Chester Springs, PA 19425, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

FRAMPTON, Marjorie Fouts, a/k/a Marjorie F. Frampton, late of West Grove. Helen F. Leinhauser, care of BRIAN H. LEINHAUSER, Esquire, 433 W. Market Street, Suite 200, West Chester, PA 19382, Personal Representative. BRIAN H. LEINHAUSER, Esquire, MacMain Leinhauser PC, 433 W. Market Street, Suite 200, West Chester, PA 19382, atty.

GALANTINO, Mary Jane, late of Easttown Township. Michael Galantino, care of LARA A. BOLTE, Esquire, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, Executor. LARA A. BOLTE, Esquire, Salvo Rogers Elinski & Scullin, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, atty.

GARLINSKI, Sandra C., a/k/a Sandra Cranston Garlinski, late of Caln Township. Matthew P. Cranstons, 612 Municipal Dr., Thorndale, PA 19372, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Dr., Ste. 100, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Dr., Ste. 100, Exton, PA 19341-0673, atty.

GILLESPIE, Maralyn Orbison, late of Pennsbury Township. Donald B. Lynn, Jr., care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GOLDEN, Kathleen M., late of Tredyffrin Township. Michael Dolan, care of MAXWELL J. KNEEREAM, Esquire, Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executor. MAXWELL J. KNEEREAM, Esquire, Palmarella & Raab, PC, Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

HICKS, William Evans, a/k/a William Evans Hicks, Jr. and William Evans "Sonny" Hicks, late of East Marlborough Township. Michael W. Hicks, 470 Faggs Manor Road, Cochranville, PA 19330, care of GEORGE T. COOK, Esquire, 28 Penn Square, Lancaster, PA 17603, Executor. GEORGE T. COOK, Esquire, 28 Penn Square, Lancaster, PA 17603, atty.

KRAUSS, Patricia M., a/k/a Patricia Krauss, late of Tredyffrin Township. Richard Sternberg, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

KUSNER, Mary Ann H., late of East Goshen Township. Susan Dowd Ettingoff, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. NATHAN EGNER, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

LEE, Susan Y., a/k/a Shao Ying Chen, late of Pennsbury Township. Robert Allen Lee, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MASCUILLI, Frank K., late of Coatesville City. Lori Ann Mascuilli, 13 S. 13th Ave., Coatesville, PA 19320, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Administratrix. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

McCURDY, Jeanne M., late of East Marlborough Township. Lynne L. O'Connor, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

MEEHAN, Cheryl Ann, late of North Coventry Township. Nancy Bays, care of NICOLE C. MANLEY, Esquire, 2 Meridian Blvd., Ste. #100, Wyomissing, PA 19610, Personal Representative. NICOLE

C. MANLEY, Esquire, Bingaman Hess, 2 Meridian Blvd., Ste. #100, Wyomissing, PA 19610, atty.

OSTMANN, Orville W., late of Tredyffrin Township. Belinda R. Trimbur, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

RAFFIER, Thomas D., late of Sadsbury Township. Barry S. Rabin, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

ROUSSEY, Marsha E., late of Spring City Borough. Keith Roussey, 1014 Meadow Crest Dr., Phoenixville, PA 19460, care of JAMES C. KOVALESKI, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executor. JAMES C. KOVALESKI, Esquire, OWM Law, P.C., 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

STOCKLER, Jonathan Charles, late of Tredyffrin Township. Laura S. Stockler and Melanie L. Reichert, care of NEAL G. WILEY, Esquire, 1880 JFK Blvd. Ste. 1740, Philadelphia, PA 19103, Administratrices. NEAL G. WILEY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd. Ste. 1740, Philadelphia, PA 19103, atty.

TAYLOR, Mooshe, late of Tredyffrin Township. David Gorman Henkin, care of MEREDITH E. KETTERER, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. MEREDITH E. KETTERER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

TEHRANI, Mahmod Molai, a/k/a Mahmod M. Tehrani, late of Willistown Township. Sharyn Molai Tehrani, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

THOMPSON, JR., H. Bruce, a/k/a Henry Bruce Thompson, Henry B. Thompson, Jr., H. B. Thompson, Jr., Henry Bruce Thompson, Jr. and H. Thompson, late of Uwchlan Township. Cheryl Nagelberg, 1620 Claudia Way, North Wales, PA 19454 and Teresa Cabrey, 618 Brainerd Place, Exton, PA 19341, care of MAUREEN A. OSTIEN, Esquire, 390 Wa-

terloo Blvd, Ste. 210, Exton, PA 19341, Executrices. MAUREEN A. OSTIEN, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd, Ste. 210, Exton, PA 19341, atty.

WILLIAMS, Marie S., a/k/a Marie Stanley Williams, late of Honey Brook Township. James V. Williams, Jr., 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.

2nd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: THE JAMES K. OVERSTREET TRUST
Case Number: 15-26-0691

Be advised that a Petition for Citation to Show Cause Why Title to 10 Thoroughbred Drive Should Not Be Quieted In Petitioner Pursuant to 20 Pa. C.S.A. § 712(1) and § 3546 has been filed by The James K. Overstreet Trust, asking the Orphans' Court to quiet title as to a parcel of property located at **10 Thoroughbred Drive, Phoenixville, Chester County, Pennsylvania 19460 (UPI No. 23-3-28.9).**

The matter is scheduled to be heard at a hearing on the 9th day of September, 2026, at 9:30 A.M. at the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania 19380, in Courtroom 12, before the Honorable Thomas P. McCabe. To show cause, if any you have, why the relief sought in the Petition should not be granted, you or your lawyer should be present at the hearing on September 9, 2026.

Even neither you nor your lawyer appear at the scheduled hearing, be advised the hearing will go on without you and your rights, if any, may be ended by the Court without your being present. For more information pertaining to the Petition and/ or the contents of this notice, you may contact Lauren A. Nehra, Esquire, Unruh Turner Burke & Frees, P.C., West Chester, Pennsylvania, by telephone at (610) 692-1371.

3rd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: FRENCH & PICKERING CREEKS CON-
SERVATION TRUST, INC.,

Case Number: 15-26-1531

Be advised that a Petition for Citation has been filed by French & Pickering Creeks Conservation Trust, Inc. asking the Orphans' Court to quiet title as to a parcel of property located at **4251 State Road, Charlestown Township, Chester County, Pennsylvania (UPI No. 35-4-16).**

The citation is returnable on the 22nd day of September, 2026, at 9:30 A.M. at the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania 19380, in Courtroom 11, before the Honorable Nicole R. Forzato. To show cause, if any you have, why the relief sought in the Petition should not be granted, you or your lawyer should be present at the Call of the Contested List on September 22, 2026.

Even neither you nor your lawyer appear at the scheduled Call and/or hearing, be advised the hearing will go on without you and your rights, if any, may be ended by the Court without your being present. For more information pertaining to the Petition and/ or the contents of this notice, you may contact Lauren A. Nehra, Esquire, Unruh Turner Burke & Frees, P.C., West Chester, Pennsylvania, by telephone at (610) 692-1371.

3rd Publication of 3

TRUST NOTICE

Revocable Trust of Jeanne M. McCurdy
Dated August 24, 2000
Jeanne M. McCurdy, Deceased Settlor
Late of East Marlborough Township

Notice is hereby given that the Settlor of the Revocable Trust set forth above has died, and a Personal Representative has been appointed for said Decedent's Estate. All persons having claims or demand

against said Decedent are requested to make known the same and all persons indebted to said Decedent are requested to make payment without delay to the Trustee or the Trustee's attorney as named below:

Jeanne M. McCurdy, late of East Marlborough Township. Lynne L. O'Connor, Trustee, care of Karyn L. Seace, CELA, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380. Karyn L. Seace, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, attorney.

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, September 17th, 2026 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, October 19th, 2026.** 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

3rd Publication of 3

SALE NO. 26-9-144
Writ of Execution No. 2026-01663
DEBT \$592,410.01

Property situate in the CHARLESTOWN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 35-04-0138.450

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Ally Bank

VS

DEFENDANT: **John M. Lubinski & Cheryl J. Atkins-Lubinski**

SALE ADDRESS: 26 Great Woods Lane, Malvern, PA 19355

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

SALE NO. 26-9-145
Writ of Execution No. 2025-09595
DEBT \$210,678.33

ALL the right title and interest and claim of: William J. Kling

OF IN AND TO:

MUNICIPALITY: WEST CALN TOWNSHIP, CHESTER COUNTY

DEED: BOOK NO. 4092, PAGE NO. 1790

Tax Parcel # 28-05-0095.140

IMPROVEMENTS thereon: a residential dwelling CONTAINING: 1.1000 ACRES

PLAINTIFF: NewREZ LLC D/B/A Shell-point Mortgage Servicing

VS

DEFENDANT: **William J. Kling**

SALE ADDRESS: 107 Woodland Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT P. WENDT, ESQ. 412-530-1025**

SALE NO. 26-9-147
Writ of Execution No. 2025-11800
DEBT \$350,938.71

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA dated 7/2/1964 and last revised 11/30/1965 as

follows, to wit:

BEGINNING at a point on the northwesterly side of Ponds Edge Road (50 feet wide) which point is measured the 4 following courses and distances from a point of curve on the northeasterly side of Nectar Lane (50 feet wide): 1) extending from said point of curve on a line curving to the left having a radius of 25 feet, the arc distance of 39.01 feet to a point of reverse curve; 2) on a line curving to the right having a radius of 575 feet, the arc distance of 255.64 feet to a point of tangent; 3) south 86 degrees 12 minutes 10 seconds east, 67.57 feet to a point of curve; and 4) on a line curving to the left having a radius of 925 feet, the arc distance of 363.13 feet to the point and place of beginning; thence extending from said beginning point partly along Lot No. 89 and partly along lands now or late of J. Hibberd Bartram north 16 degrees 39 minutes 29 seconds west, 269.42 feet to a point; thence extending north 68 degrees 55 minutes 48 seconds east, 158 feet to a point; thence extending south 21 degrees 4 minutes 12 seconds east, 870 feet to a point on the northwesterly side of Ponds Edge Road, aforesaid; thence extending along the same the 2 following courses and distances: 1) South 68 degrees 55 minutes 48 seconds 130.41 feet to a point of curve; and 2) on a line curving to the right having a radius of 925 feet the arc distance of 38.96 feet to the first mentioned point and place of beginning.

BEING LOT #88 as shown on said plan.

BEING the same premises which Benjamin Stone and Pamela A. Margulis-stone by Deed dated July 1, 2002 and recorded in the Office of Recorder of Deeds of Chester County on July 5, 2002 at Book S321, Page 841 Instrument# 10101644 granted and conveyed unto Adam D. Wheeler, Susan C. Wheeler.

UPI # 67-2L-6

PLAINTIFF: ATLX 2024-RPL1 Trust

VS

DEFENDANT: **Adam D. Wheeler and Susan C. Wheeler**

SALE ADDRESS: 1417 Ponds Edge Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC 215-572-8111**

SALE NO. 26-9-149

Writ of Execution No. 2025-08875

DEBT \$386,463.18

Property situate in the TOWNSHIP OF WILLISTOWN, CHESTER County, Pennsylvania, being

BLR # 54-03-0326

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

VS

DEFENDANT: **LINDA BALL PATTON A/K/A LINDA B. PATTON A/K/A LINDA PATTON & DANIEL J. PATTON**

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

SALE NO. 26-9-150

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: **JILLA DAWSON**

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

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

SALE NO. 26-9-151

Writ of Execution No. 2025-06876

DEBT \$13,102.34

PREMISES 2 MARKEL ROAD, FRAZER, PA 19355

All that certain lot or piece of ground with the hereditaments and appurtenances, thereon erected, Situate in the Township of East Whiteland, County of Chester, and State of Pennsylvania, bounded and described according to a Final plan of Property of Richard G. Kelly and Sons, Inc., known as Hilltop, made by G.D. Houtman and Sons, Inc., Civil Engineers, Media, PA, dated 8/19/1977 revised 4/4/1978 and recorded 5/18/1978 in Plan File #1690 and also by plan last revised 5/15/1979, as follows to wit:

Beginning at a point Southeasterly side of Markel Road (50 feet wide), said point being a corner of Lot No. 279; thence extending from said beginning point along the said Southeasterly side of Markel Road, North 33 degrees 40 minutes East, 50.41 feet to a point of a curve; thence extending on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 50.15 feet to a point of a reverse curve on the westerly side of Church Road (T-486) (various widths); thence extending along the same the two (2) following courses and distances: (1) on an arc of

a circle curving to the left, having a radius of 498.37 feet the arc distance of 7.31 feet to a point of tangent; and (2) South 32 degrees 13 minutes 35 seconds East, 68.32 feet to a point on the Northwesterly side of US 202; thence extending along the same on the arc of a circle curving to the left, having a radius of 3,939.72, the arc distance of 42.37 feet to a point, a corner of Lot No. 279; thence extending along the same, North 56 degrees 20 minutes West, crossing a certain driveway and a certain 20 feet wide Drainage Easement, 100.93 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to all conditions, covenants and restrictions of record. Being Lot 280 as shown on said Plan.

Being the same premises which Mary Jane Miller and Catherine A. Thomas, by Indenture dated 07/25/2003 and recorded 10/29/2023 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 5958 page 41, granted and conveyed unto Mary Jane Miller.

SEIZED IN EXECUTION as the property of Mary Jane Miller a/k/a Maryjane Miller on Judgment No. 2025-06876-RC.

Tax Parcel # 42-3H-122

PLAINTIFF: Tompkins Community Bank, Successor by Merger to Madison Bank

VS

DEFENDANT: **Mary Jane Miller a/k/a Maryjane Miller**

SALE ADDRESS: 2 Markel Road, Frazer, East Whiteland Township, PA 19355

PLAINTIFF ATTORNEY: **BARLEY SNYDER 610-288-4712**

SALE NO. 26-9-155

Writ of Execution No. 2025-02705

DEBT \$343,530.88

PROPERTY SITUATE IN BOROUGH

OF TOWNSHIP OF SADSBUURY

SOLD AS THE PROPERTY OF: LAMARR E. CRUMP

Tax Parcel # 37-04-0605

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: LAMARR E. CRUMP

SALE ADDRESS: 354 Trego Avenue, Coatesville, PA 19320

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

SALE NO. 26-9-156

Writ of Execution No. 2025-12334

DEBT \$275,054.99

ALL THAT CERTAIN tract of land situate in Kennett Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a survey by Manley N. White, R.S. as follows;

BEGINNING at a point in the center of Wilmington Road (Kennett Turnpike) leading from Kennett Square of Wilmington, said point being located the following two courses and distance from the intersection of the center line of the Township Road leading from Rosedale with the intersection of the center line of the Wilmington Road; (1) North 43 degrees 47 minutes west 302.75 feet to a point, and (2) North 33 degrees 14 minutes west 107.77 feet to a point; thence from said beginning point, the following three course and distance separating lands of Ernest J. Miller Et ux from land herein conveyed; (1) south 64 degrees 1 minutes 15 seconds west 259.36 feet to a pipe; (2) thence north 33 degrees 14 minutes west one hundred (100) feet to a pipe; (3) thence north 64 degrees 1 minutes 15 seconds east two hundred fifty-nine

and thirty-six hundredths (259.36) feet to a point in the center of the said Wilmington Road; thence along the center line of said road south 33 degrees 14 minutes east one hundred (100) feet to the point and place of beginning.

BEING THE SAME PREMISES which Shirley Jean McGinnis, Singlewoman, by Deed dated December 28, 1995 and recorded December 28, 1995 in the Office of the Recorder of Deeds for the County of Chester in Deed Book 3978, Page 692, granted and conveyed unto Shirley Jean McGinnis, Singlewoman, and Pamela Jean McGinnis, Singlewoman, as joint tenants with right of survivorship, in fee.

BEING THE SAME PREMISES which Shirley Jean McGinnis, Singlewoman, and Pamela Jean Eppinger, a.k.a. Pamela Jean McGinnis, by Deed dated July 3, 2018 and recorded July 10, 2018 in the Office of the Recorder of Deeds for the County of Chester in Deed Book 9774, Page 431, Instrument No. 11616893, granted and conveyed unto Shirley Jean McGinnis, Singlewoman, Pamela Jean McGinnis and John Robert Eppinger, Jr., as joint tenants with right of survivorship, in fee. AND THE SAID Shirley Jean McGinnis passed away on or about December 28, 2019, thereby vesting title of the mortgaged property unto Pamela Jean McGinnis and John Robert Eppinger, Jr., a joint tenants with right of survivorship.

Tax Parcel # 62-05-0022

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH1 Asset Backed Pass-Through Certificates, Series 2007-CH1

VS

DEFENDANT: **Pamela Jean McGinnis a/k/a Pamela J. McGinnis and John Robert Eppinger, Jr.**

SALE ADDRESS: 336 Kennett Pike,

Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: LOGS LEGAL GROUP LLP 610-278-6800

SALE NO. 26-1-17
Writ of Execution No. 2025-02628
DEBT \$65,025.89

LEGAL DESCRIPTION ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE CITY OF COATESVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

ALL THOSE TWO CERTAIN lots or tracts of land situated in the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described, as follows:

TRACT NO. 1: ALL THAT CERTAIN lot or tract of land fronting on the West curb line of Columbia Avenue in the City of Coatesville, County of Chester and State of Pennsylvania, known as No. 114 Columbia Avenue, bounded and described, as follows:

BEGINNING at a point on the West curb line of Columbia Avenue 248 feet North of the North curb line of Oak Street; thence South 80 degrees 40 minutes West 83 feet to a 10 foot wide alley; thence North 09 degrees 16 minutes West along the said 10 foot wide alley 21 feet; thence North 80 degrees 40 minutes East 83 feet to a point on the West curb line of Columbia Avenue. (This line extends through the middle of the partition wall between the house on the land herein conveyed and the house adjoining on the North); thence along the West curb line of Columbia Avenue South 09 degrees 16 minutes East 21 feet to the place of beginning.

TRACT NO. 2: ALL THAT CERTAIN lot or piece of ground situated in the City of Coatesville, County of Chester and State

of Pennsylvania, as will more particularly appear on Plan of Lots of Robert E. Mofert as surveyed and laid out by H.G. Book, Engineer, said Plan being recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester in said County in Plan Book No. 1, at page 63, situated on the East side of Stone Alley or Parmor Avenue, more particularly bounded and described, as follows:

BEGINNING at a point, a corner of land now or late of Allen Guiney on the East side of Parmor Avenue 248 feet Northward from the North curb line of Oak Street; thence along the East side of Parmor Avenue North 09 degrees 16 minutes West 21 feet to a point a corner of lands now or late of Clinton P. Stackhouse, et ux; thence by the same North 80 degrees 40 minutes East 65 feet to a point in the West line of a 10 foot wide alley; thence along the West side of said alley South 09 degrees 16 minutes East 21 feet to a point, a corner of said other land now or late of Allen Guiney; thence along the same South 80 degrees 40 minutes West 65 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO CORINNE M. MCDEVITT WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM ROYAL OAK PROPERTIES, LLC, DATED MAY 29, 2013, RECORDED JUNE 26, 2013, AS DOCUMENT ID 11285327, AND RECORDED IN BOOK 8751, PAGE 1484, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 16-6-1115 & 16-6-1105

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Corinne M. McDevitt**

SALE ADDRESS: 114 South Eighth Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MDK LEGAL 614-220-5611**

SALE NO. 26-2-37
Writ of Execution No. 2025-06424
DEBT \$229,059.44

ALL THAT CERTAIN lot or piece of ground located in the Borough of Kennett Square, Chester County, Pennsylvania, according to a plan made by G.E. Register, Jr. & Sons, surveyors, August 5, 1966 more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the Northly line of Richards Road, 45 feet wide, with the Easterly line of North Walnut Street, 33 feet wide, said iron pin marking the Southwesterly corner of the about to be described tract; thence leaving said point of beginning and by the Easterly line of said North Walnut Street, 33 feet wide, North 14° 57' 26" West, 147.82 feet to an iron pin, marking the Northwesterly corner of this and the Southwesterly corner of Lot No. 18; thence said Easterly line of said North Walnut Street and by Lot No. 18 of the Kennett Heights Development, North 71° 18' East, 73.23 feet to an iron pin set for the Northeasterly corner of this and a Northwesterly corner of Lot No. 20; thence by said Lot No. 20, South 18° 42' East, 147.50 feet to an iron pin set on the Northerly line of said first mentioned Richards Road, 45 feet wide; thence by said Northerly line of said Richards Road, South 71° 18' West, 82.88 feet to the first mentioned point and place of BEGINNING.

CONTAINING 11,516.80 square feet of land be the same more or less.

BEING THE SAME PREMISES which Joseph Ralph Gomez, by Deed dated 4/4/2025 and recorded 4/4/2025 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 11359, Page 2254, granted and conveyed unto Carmen Perez Gomez.

BLR # 05-07-0125

IMPROVEMENTS thereon: a residential

dwelling

PLAINTIFF: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

VS

DEFENDANT: **JASON WEAVER**
A/K/A JASON H. WEAVER

SALE ADDRESS: 13 Winterset Court, West Grove, PA 19390

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

SALE NO. 26-3-45
Writ of Execution No. 2025-06317
DEBT \$120,685.21

All that certain piece or parcel or Tract of land situate in Township of West Marlborough, Chester County, Pennsylvania, and being known as 238 Clonmell Upland Road, West Grove, Pennsylvania 19390.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Daniel Garrison Thomforde

Tax Parcel # 4807 0009000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Daniel Garrison Thomforde**

SALE ADDRESS: 238 Clonmell Upland Road, West Grove, PA 19390

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

SALE NO. 26-3-46
Writ of Execution No. 2022-04080
DEBT \$465,031.53

ALL THAT CERTAIN lot or parcel of land

situated in the Honey Brook Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated April 15, 2002 and recorded in the Office of the Chester County Recorder of Deeds on May 3, 2002, in Deed Book Volume 5271 at Page 2345, as Instrument No. 200210080499.

Tax Parcel # 22-10-43.1

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCA Acquisition Trust

VS

DEFENDANT: **Samuel Paschall a/k/a Samuel M. Paschall, Individually and as Surviving Heir of Virginia M. Paschall, Deceased**

SALE ADDRESS: 900 Beaver Dam Road, Honey Brook, Pa 19344

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

SALE NO. 26-3-58
Writ of Execution No. 2025-04184
DEBT \$49,041.53

Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania, being.

BLR # 16-09-0359

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **JAMAR BUCKNER**

SALE ADDRESS: 214 Union Avenue A/K/A 214 Union Street, Coatesville, PA 19320

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

SALE NO. 26-3-65

Writ of Execution No. 2023-07999

DEBT \$85,862.04

Property to be sold is situated in the Third Ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Commonly known as: 132 North 5th Avenue, Coatesville, PA 19320

Tax Parcel # 1606 00160000

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

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series

VS

DEFENDANT: **Edna M. Watt, Known Heir of Dorothy B. Robinson A/K/A Dorothy Robinson, Deceased; Helen E. Robinson, Known Heir of Dorothy B. Robinson A/K/A Dorothy Robinson, Deceased; Augusta L. Lucianetti, Administratrix of the Estate of Alberta A. Schmidt, Known Heir of Dorothy B. Robinson A/K/A Dorothy Robinson, Deceased; Tanya Smith A/K/A Tanya Torres, as Known Heir of Jeanette L. Smith, Deceased; Gary Smith Jr., as Known Heir of Jeanette L. Smith, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Dorothy B. Robinson, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Jeanette L. Smith, Deceased**

SALE ADDRESS: 132 North 5th Avenue, Coatesville, PA 19320

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

SALE NO. 26-5-104**Writ of Execution No. 2025-01002****DEBT \$397,315.47**

Property situate in the TOWNSHIP OF CALN, CHESTER County, Pennsylvania, being

Tax Parcel # 39-4-51

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NEW DAY FINANCIAL, LLC

VS

DEFENDANT: **JARRELL C. EADY, KNOWN HEIR OF RONALD C. EADY A/K/A RONALD EADY, DECEASED; RYAN J. DIXON A/K/A RYAN DIXON, KNOWN HEIR OR RONALD C. EADY A/K/A RONALD EADY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD C. EADY A/K/A RONALD EADY, DECEASED**

SALE ADDRESS: 2409 Longview Drive, Coatesville, PA 19320

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

SALE NO. 26-5-110**Writ of Execution No. 2025-08986****DEBT \$221,664.93**

ALL THAT CERTAIN lot or parcel of land situate on the Easterly side of Baron Hills Road (T-364) in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K. R. Comstock, Jr., Registered Land Surveyor, dated January 20, 1972 as follows, to

wit:

BEGINNING at an iron pin in the bed of the unimproved public road known as Baron Hills Road (T- 364), the Southwesterly corner of land of William Dick, which iron pin is located a distance of 1.278 feet, more or less, as measured along in said road, Southwestwardly from the point of intersection of the same with Telegraph Road (T-435) thence extending from the point of beginning, leaving the bed of Baron Hills road by land of William Dick, south 79 degrees 40 minutes 30 seconds East, for a distance of 537.28 feet to an iron pin; thence by land of William Dick, South 32 degrees 25 minutes West, a distance of 175 feet to an iron pin; thence by the same land, North 79 degrees 40 minutes 30 seconds West for a distance of 537.28 feet to an iron pin in the Westerly side of the bed of Baron Hills Road; thence along in the bed of the public road, North 32 degrees 25 minutes east, a distance of 175 feet to the first mentioned iron pin and place of beginning.

CONTAINING 2 acres of land be the same more or less

Title to said premises is vested in Michael J. Stipceovich and Sara B. Capmma by deed from Elam F. Fisher, JR. dated April 5, 2019 and recorded April 9, 2019 in Deed Book 9906, Page 2366.

Tax Parcel # 28-2-84.3

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Michael J. Stipceovich and Sara B. Capanna**

SALE ADDRESS: 614 N. Sandy Hill Road, Coatesville, PA 19320

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

SALE NO. 26-5-113
Writ of Execution No. 2020-00966
DEBT \$104,022.55

ALL THAT CERTAIN unit located in the property known, named and identified as Penn Crossing, located in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PAC S 3101, et seq, by the recording in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania recorded on 05/20/2002 in Record Book 5284, Page 1778, and any amendments thereto, as the same may change from time to time, being and designated as UNIT NO M-74, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed Book 9851, Page 2044 Instrument Number 11641971.

UPI # 16-2-248.8

PLAINTIFF: Citizens Bank NA f/k/a RSB
Citizens NA

VS

DEFENDANT: **Michael Knox and Rebekah Knox**

SALE ADDRESS: 915 Boundary Court,
Coatesville, PA 19320

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

SALE NO. 26-5-114
Writ of Execution No. 2023-00912
DEBT \$250,227.11

ALL THAT CERTAIN lot or parcel of land situated in the West Nantmeal Township,

County of Chester, Commonwealth of Pennsylvania, being more fully described in the Deed dated April 29, 2004 and recorded in the Office of the Chester County Recorder of Deeds on May 5, 2004, in Deed Book Volume 6143 at Page 2144, as Instrument No. 10408203.

Tax Parcel # 23-6-12.8

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1

VS

DEFENDANT: **Alan R. Shingle**

SALE ADDRESS: 277 Killian Road,
Honeybrook, PA 19344

.

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

SALE NO. 26-5-118
Writ of Execution No. 2025-11062
DEBT \$133,835.06

PROPERTY SITUATE IN BOROUGH
OF NORTH COVENTRY TOWNSHIP

SOLD AS THE PROPERTY OF: CHRIS-
TOPHER SMITH and LINDA K SMITH

Tax Parcel # 17-2-15.16

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: Rocket Mortgage, LLC f/k/a
Quicken Loans,

LLC

VS

DEFENDANT: **Christopher Smith &
Linda K. Smith**

SALE ADDRESS: 1505 Sheffield Lane,
Pottstown, PA 19465

PLAINTIFF ATTORNEY: **KML LAW**

GROUP, P.C. 215-627-1322

SALE NO. 26-5-121

Writ of Execution No. 2025-05231

DEBT \$288,282.24

ALL THAT CERTAIN lot or parcel of land situated in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 12, 1983 and recorded in the Office of the Chester County Recorder of Deeds on December 14, 1983, in Deed Book Volume Q0062 at Page 31.

Tax Parcel # 38-5F-24

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

VS

DEFENDANT: **Mary Angela James, as Surviving Heir of John N. Chesnet, Deceased, Renae L. Main, as Surviving Heir of John N. Chesnet, Deceased and Unknown Surviving Heirs of John N. Chesnet, Deceased**

SALE ADDRESS: 77 Scott Avenue, Coatesville, PA 19320

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



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