



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 74

WEST CHESTER, PENNSYLVANIA, JANUARY 01, 2026

No. 01

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Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,
Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the
Publication of Legal Notices*

Owned and Published by

CHESTER COUNTY BAR ASSOCIATION

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Subscription Rate \$110.00 for CCBA Members; \$225.00 for Nonmembers CCBA

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

The **CHESTER COUNTY LAW REPORTER** is published every Thursday. The Deadline for submission of all notices is **12:00 noon on Tuesday, 10 days prior to the following Thursday publication**. Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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Hon. Deborah Ryan (2027)

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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. 2025-10695-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Leedom Aaron Pyfer Erickson was filed in the above-named court and will be heard on Tuesday, January 27, 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: Friday, November 21, 2025

Name to be changed from: Leedom Aaron Pyfer Erickson to: Leedom Aaron Pyfer McRea

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. 2025-11499-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kathleen Thomas was filed in the above-named court and will be heard on Tuesday, March 31, 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: Friday, December 5, 2025

Name to be changed from: Kathleen Thomas to: Kathleen Glasco-Thomas

Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.

DISSOLUTION NOTICE

BT Williams Holdings, Inc. with its principal office located at 550 Pheasant Run, Coatesville, PA 19320 in Chester County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is 550 Pheasant Run, Coatesville, PA 19320. This shall serve as official notice to creditors and taxing authorities.

DISSOLUTION NOTICE

NOTICE is hereby given that the shareholders and directors of Structural Maintenance Systems, Inc., a Pennsylvania business corporation, with a registered address of 179 Pennsylvania Ave, Malvern, PA 19355, have approved a proposal that the corporation dissolve voluntarily and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

ALCHON, Bernard Guy, a/k/a Guy Alchon, late of New Garden Twp.. Deborah Learn Alchon, 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.

CHAUNCE, JoAnn, late of West Goshen Township. Richard W. Chaunce, 803 Joeck Dr., West Chester, PA 19382, care of **KRISTEN R. MATTHEWS**, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administrator. **KRISTEN R. MATTHEWS**, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

COOK, John Michael, late of Tredyffrin Township. Kelly Cook Andress, care of **REBECCA ROSENBERGER SMOLEN**, Esquire, 1 Bala Plaza, Ste. 623, Bala Cynwyd, PA 19004, Executrix. **REBECCA ROSENBERGER SMOLEN**, Esquire, Bala Law Group, LLC, 1 Bala Plaza, Ste. 623, Bala Cynwyd, PA 19004, atty.

McGUINNESS, Kevin J., late of New Garden Township. Victoria Margolis, care of **ANDREW H. DOHAN**, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executrix. **ANDREW H. DOHAN**, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

MESSINA, Ann W., late of East Whiteland Township. Michelle W. Cohen, care of **JENNIFER A. ERMILIO**, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. **JENNIFER A. ERMILIO**, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

MUMFORD, Harry Edgar, a/k/a Harry Edgar Mumford, Jr., late of West Chester. Charles Crile, care of **KEVIN T VITELLI**, Esquire, 813 S New Street, West Chester, PA 19382, Executor. **KEVIN T VITELLI**, Esquire, 813 S New Street, West Chester, PA 19382, atty.

2nd Publication

BEAM, Omar K., a/k/a Omar Beam, late of Honey Brook Township. Diane Sue Beam and Nelson R. Beam, care of **DOUGLAS A. SMITH**, Esquire, PO Box 5349, 2933 Lititz Pike, Lancaster, PA 17606, Executors. **DOUGLAS A. SMITH**, Esquire, Gibbel Kraybill & Hess LLP, PO Box 5349, 2933 Lititz Pike, Lancaster, PA 17606, atty.

BEAMESDERFER, Ned H., late of East Fallowfield Township. Jennifer M. Clifton, 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.

DAVIS, Rosemary Cheryl, late of West Grove Borough. Jason Michael Davis, 131 Charlan Blvd., Mt. Joy, PA 17552, care of **DENNIS C. VONDTRAN, JR.**, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrator. **DENNIS C. VONDTRAN, JR.**, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

DORIAN, Patricia A., late of Pocopson Township. Karyn L. Seace, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix.

DUGDALE, William K. a/k/a William Kirkus Dugdale, late of Kennett Township. Michael K. LaMotte, care of **WILLIAM H. LUNGER**, Esquire, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executor. **WILLIAM H. LUNGER**, Esquire, McCollom D'Emilio Smith Uebler LLC, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

ESELBY, SR., Charles, late of North Coventry Township. Holly Delaney, 1546 S. Keim St., Pottstown, PA 19465 and Alice V. Alba, 1542 S. Keim St., Pottstown, PA 19465, care of **DAVID A. MEGAY**, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrices. **DAVID A. MEGAY**, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

FLINN, Linda M., late of East Nottingham Township. Summer Warrick, care of **WILLIAM J. GALLAGHER**, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. **WILLIAM J. GALLAGHER**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

GERHARDT, Julie, late of West Chester. Heather Gallagher, 417 W. Beechtree Ln, Wayne, PA 19087, Administrator.

GETTY, Robert Bruce, a/k/a Robert B. Getty, late of Willistown Township. Melia Heyduk, care of **JAMES J. RUGGIERO, JR.**, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. **JAMES J. RUGGIERO, JR.**, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

HEALD, Carol Jo Thayer, a/k/a Carol Jo Heald and Carol J. Heald, late of Kennett Township. Susan Carol Heald and Steven Thomas Heald, care of **DONALD B. LYNN, JR.**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. **DONALD B. LYNN, JR.**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HOXTER, Ruth V., late of West Chester. Valerie J. Hoxter, care of **W. PETER BARNES**, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. **W. PETER BARNES**, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

PELLISSIER, Margaret M., late of Uwchlan Township. Katherine R. Harney, 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.

PERINA, Margaret D., late of West Pikeland Township. Bradley Frank Perina, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

PHIPPS, Gerald L., a/k/a Jerry Phipps, late of West Grove. Timothy S. Lewis, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Administrator. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

RIVERS, Barbara A., a/k/a Barbara Ann Rivers, late of East Brandywine Township. Kristina L. Krausse, 42 Terra Lee Ln., Downingtown, PA 19335, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

SMITH, Helen T., a/k/a Helen Smith, late of Willistown Township. Scott Robert Smith, care of MARILYN SEIDE MITCHELL, Esquire, Strafford Office Building #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, Strafford Office Building #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

TAYLOR, Marshall Thomas, a/k/a Marshall Taylor, late of Willistown Township. Donald Leon Taylor, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301-0494, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, LTD., P.O. Box 494, Paoli, PA 19301-0494, atty.

THIEL, Peter M., late of Borough of West Chester. Maria A. Thiel, care of GARY A. ZLOTNICK, Esquire, One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103, Executrix. GARY A. ZLOTNICK, Esquire, Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103, atty.

WALKER, Esther Tily, late of Phoenixville. Elizabeth Benosky, 2879 Ash Mill Road, Doylestown, Pa 18902, Executrix.

WHITE, Lucretia A., late of East Vincent Township. Brian D. White and Sharon D. White, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street,

P.O. Box 289, Phoenixville, PA 19460, Co-Administrators C.T.A.. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WILLIAMS, Mary, late of Tredyffrin Township. Barbara D. Powell, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

WISNESKI, JR., Glenn M., a/k/a Glenn M. Wisneski, late of East Coventry Township. Matthew David Wisneski, 87 Harley Road, Pottstown, PA 19465, care of CAROLYN M. MARCHESANI, Esquire, 800 East High Street, Pottstown, PA 19464, Executor. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, and Associates, P.C., 800 East High Street, Pottstown, PA 19464, atty.

YANCOFSKI, Doris E., late of Phoenixville. Edward B Stewart, 509 W High Street, Phoenixville, Pa 19460, Executor.

ZIMMERMAN, SR., Richard J., a/k/a Richard John Zimmerman, Sr., late of West Grove Borough. Richard J. Zimmerman, Jr., 23 Starr Dr., Coatesville, PA 19330, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

3rd Publication

BAUER, James L., late of West Vincent Township. Margaret L. Glaser, 2990 Horseshoe Trail, Chester Springs, PA 19425, care of REBECCA H. DINUCCI, Esquire, 206 State Rd., Media, PA 19063, Executrix. REBECCA H. DINUCCI, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

BENYO, Thomas R., a/k/a Tommy, late of Malvern. Kevin Benyo, 1723 Valley Drive, West Chester, PA 19382 and Margerat BeLow, 207 Brandywine Road, Collegeville, PA 19426, care of JIM KOVALESKI, Esquire, 41 High St., Pottstown, PA 19464, Executor. JIM KOVALESKI, Esquire, OWM, 41 High St., Pottstown, PA 19464, atty.

BROWN, Leigh F., a/k/a Leigh Frederick Brown, late of West Caln Township. Gretchen B. Wright, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

BUTZ, George S., a/k/a George Snyder Butz, late of Malvern Borough. Peter L. Butz and Elizabeth B. Hart, care of M. HOWARD VIGDERMAN, Esquire, 1735 Market St., 19th Fl., Philadelphia, PA 19103, Executors. M. HOWARD VIGDERMAN, Esquire, Montgomery McCracken Walker & Rhoads, LLP, 1735 Market St., 19th Fl., Philadelphia, PA 19103, atty.

COOK, Charles E., late of West Brandywine Township. Deloros Cook, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Administratrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, PC, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

CUSHMORE, Stephen M., late of Malvern. Nicholas M. Cushmore, 1311 Edgewood Road, Havertown, PA 19083, care of MORGAN K. GANS, Esquire, 360 N. Haddon Ave, Westmont, NJ 08108, Executor. MORGAN K. GANS, Esquire, Brown & Connery, LLP, 360 N. Haddon Ave, Westmont, NJ 08108, atty.

DAVIS, Norma L., late of East Fallowfield. Rebecca S. Davis, 1405 Highland Road, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

DIXON, Cynthia-Ann M., late of Wayne. Mark E. Dixon, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

EDLUND, Tristan James, late of Honey Brook Township. Darlene Edlund, care of ROBERT P. SNYDER, Esquire, 121 Ivy Lane, King of Prussia, PA 19406, Administratrix. ROBERT P. SNYDER, Esquire, Snyder Law Group, P.C., 121 Ivy Lane, King of Prussia, PA 19406, atty.

FERRIS, Marjorie S., late of Downingtown Borough. Bryant J. Ferris, care of SHAWN M. PIERSON, Esquire, 105 E. Oregon Rd., Lititz, PA 17543, Executor. SHAWN M. PIERSON, Esquire, Law Office of Shawn M. Pierson, 105 E. Oregon Rd., Lititz, PA 17543, atty.

GERO, Donald, late of Devon. Denise Buckley, care of JAMES M. SCHILDT, Esquire, 1007 W. Broad Street, Quakertown, PA 18951, Executrix. JAMES M. SCHILDT, Esquire, Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA

18951, atty.

GRAY, III, Clifford Harley, late of Upper Oxford Township. Taylor Bard, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Administrator C.T.A. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

GRETEMAN, Teresa G., late of Wallace Township. Lori A. Fox, 3632 Oak Creek Terrace, Vadnais Heights, MN 55127, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HODESS, Kenneth Mark, a/k/a Kenneth M. Hodess and Kenneth Hodess, late of West Chester Borough. Jennifer A. Gonzalez and Jessica Leigh Nichols, care of D. BARRY PRITCHARD, JR., Esquire, P.O. Box 276, Narberth, PA 19072, Administratrices. D. BARRY PRITCHARD, JR., Esquire, Law Offices of D. Barry Pritchard, Jr., P.O. Box 276, Narberth, PA 19072, atty.

JENKINS, Scott R., a/k/a Scott Robert Jenkins, late of Penn Township. Rosemarie Jenkins, 219 Sylvan Dr., Pottstown, PA 19465, care of THOMAS A. MASTROIANNI, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Administratrix. THOMAS A. MASTROIANNI, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

KRANZLEY, Doris Hamilton, late of Kennett Square. Steven Kranzley, 14 Poppy Lane, West Grove, PA 19390, Executor.

LONG, Alice B., late of Kennett Township. Deborah B. Novak, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington St, West Chester, PA 19382, atty.

LOPOLITO, Sheila J., a/k/a Sheila Jean Lopolito, late of East Bradford Township. Jean M. Boultonghouse, 139 Scheller Rd., New Providence, PA 17560, care of DENNIS C. VONDRAK, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAK, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

MICHENER, Margaret W., late of Oxford. Steven Michener, 1000 Chesterville Rd., Lincoln University, PA 19352, Executor.

MONTAGUE JR, Allen F, a/k/a Allen F Montague, late of Malvern. Amanda Greene, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, RMI Law, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

REPH, Shirley A., a/k/a Shirley Reph, late of West Goshen. Deborah L. Connor, 118 Penn Lane, West Chester, PA 19382, care of **WILLIAM T. KEEN**, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. **WILLIAM T. KEEN**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

RETTEW, William Wynn, late of East Goshen Township. Elizabeth Rettew, care of **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

ROBINSON, Mark S., a/k/a Mark Robinson, late of Caln Township. Gordon W. Good, Esq., 3460 Lincoln Highway, Thorndale, PA 19372, care of **WILLIAM T. KEEN**, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. **WILLIAM T. KEEN**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SPENCER, Mark W., late of Caln Township. Anthony Spencer, care of **KRISTEN L. BEHRENS**, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Administrator. **KRISTEN L. BEHRENS**, Esquire, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

STECK, Judith H., late of Berwyn. Kristine A. Rosenberger, care of **JOSEPH P. DiGIORGIO**, Esquire, 1800 East Lancaster Avenue, Suite L, Paoli, Pennsylvania, 19301, Executrix. **JOSEPH P. DiGIORGIO**, Esquire, Platt, DiGiorgio & DiFabio, 1800 East Lancaster Avenue, Suite L, Paoli, Pennsylvania, 19301, atty.

VERON, Michael J., late of Coatesville. Jason M. Veron, 3 West Ruddle Street, Coaldale, Pa. 18218, care of **ROBERT T. YURCHAK**, Esquire, 1 East Catawissa Street, Nesquehoning, PA 18240, Administrator. **ROBERT T. YURCHAK**, Esquire, 1 East Catawissa Street, Nesquehoning, PA 18240, atty.

WAGNER, Elizabeth C., a/k/a Elizabeth Wagner, late of Valley Township. Kimberly M. Schute, 1509 Norwood House Road, Downingtown, PA 19335 and Kevin Wagner, 223 Thia Court, Coatesville, PA 19320, care of **GORDON W. GOOD**, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administra-

tors. **GORDON W. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, 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

PORTIA NICHELLE GRAHAM, with its principal place of business at 428 Community Lane, Coatesville, PA 19320. The application has been (or will be) filed on: Wednesday, December 17, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Portia Nichelle Graham, 428 Community Lane, Coatesville, PA 19320.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: Arabella Planned Community Association.

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**NOTICE****NOTICE OF ABANDONED VEHICLE****Vehicle Description:**

2025 Ford Mustang

VIN: 1FA6P8CF0S5402519

Any person claiming a legal or equitable interest in the above-described vehicle must appear or otherwise assert their claim before a court of competent jurisdiction.

A hearing regarding the issuance of title will be held before the **Chester County Court of Common Pleas**, located in Chester County, Pennsylvania, on **January 29, 2026, at 9:30 a.m.**

NOTICE

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MORTGAGE HOLDINGS II MASTER PARTICIPATION TRUST,

Plaintiff

vs.

BONNIE J. HILTON; DAVID HILTON; MICHAEL HILTON; HOWARD A HILTON, JR.,

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
NO.: 2023-02579-RC
CHESTER COUNTY

ACTION IN MORTGAGE FORECLOSURE**NOTICE**

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

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

PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

LAWYER REFERRAL SERVICE

Chester County Bar Association

15 West Gay Street

West Chester, PA. 19381

(610) 429-1500

Public Notice

Appointment of New Magistrate Judge in the

United States District Court for the Eastern

District of Pennsylvania

The United States District Court for the Eastern District of Pennsylvania is seeking applications for the position of full-time United States Magistrate Judge to be based in Philadelphia. The appointee may be required to preside at court sessions to be held at Reading, Philadelphia, Allentown, and Easton.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. § 636.

To be qualified for appointment an applicant must:

1. Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
2. Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
3. Be less than seventy years old; and
4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the persons it considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements

pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101-111) as implemented by the Judicial Conference of the United States. The current annual salary of the position is \$227,608.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/> Only applicants may submit applications and applications **must be received by Friday, January 9, 2026.**

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by email to Paed_Apply@paed.uscourts.gov with the subject line "**Magistrate Judge Application.**" An /s/ or e-signature on the application will be accepted.

Applications will only be accepted by email. Applications sent by mail will not be considered. **Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.**

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, January 15th, 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 **Tuesday, February 17th, 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

2nd Publication of 3

SALE NO. 26-1-1
Writ of Execution No. 2024-10877
DEBT \$463,599.16

ALL THAT CERTAIN lot or parcel of land situated in the New London Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 22, 2020 and recorded in the Office of the Chester County Recorder of Deeds on October 9, 2020, in Deed Book Volume 10302 at Page 1554, as Instrument No.202011769209.

Tax Parcel # 71-1-43.1C

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

VS

DEFENDANT: Amyia McCarthy

SALE ADDRESS: 403 Saginaw Road, Lincoln University, PA 19352

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

SALE NO. 26-1-2

Writ of Execution No. 2025-03670
DEBT \$409,867.18

Owner(s) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being

Tax Parcel # 69-5-15.17

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: Lawrence B. Wiker and Dolores D. Wiker

SALE ADDRESS: 100 Buttercup Drive, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ORLANS LAW GROUP PLLC 302-339-8800**

SALE NO. 26-1-4

Writ of Execution No. 2025-05420
DEBT \$144,189.19

ALL that certain lot, parcel or tract of land, situate and lying in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, being more

particularly described as follows:

BEING lot 64, Parcel #4105 17520000, Township of West Whiteland, Chester County, PA, as shown on Final Land Development Plans for Carriage Home Cluster Development filed March 3, 2017 as Document #11530785, in Book 20097, Page 1 in the Office of the Chester County Clerk. Being Lot 64, Township of West Whiteland, Chester County, PA

Tax Parcel # 41-5-1752

PLAINTIFF: TruMark Financial Credit Union

VS

DEFENDANT: **Hang Lou and Li Zhang a/k/a Li Li Zhang**

SALE ADDRESS: 426 Lee Place, Exton, PA 19341

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

SALE NO. 26-1-5

Writ of Execution No. 2025-01228

DEBT \$70,482.85

Property situate in the TOWNSHIP OF EAST NANTMEAL, CHESTER County, Pennsylvania, being

BLR # 24-9-20 aka 24-09-0020

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: KEYBANK, N.A. S/B/M FIRST NIAGARA BANK, N.A.

VS

DEFENDANT: **JANET L. BAIRD; UNITED STATES OF AMERICA, DEPT. OF THE TREASURY - IRS C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA**

SALE ADDRESS: 147 Finney Road, Glenmoore, a/k/a East Nantmeal, PA 19343

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

SALE NO. 26-1-6

Writ of Execution No. 2024-10618

DEBT \$160,927.20

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

All that certain lot or parcel of ground situate in East Whiteland Township, Chester County, Pennsylvania, being shown as Lot #5 on Plan of Property for J. N. Power Wallace dated March 7, 1957 by Chester Valley Engineers, Inc., Civil engineers and Land Surveyors, Paoli, Pennsylvania, and being more fully described to wit:

Beginning at a point in the West line of Wilbur Road, said point being North 24 degrees 37 minutes West 469.35 feet of a point marking the intersection of the North line of Lapp Road (33 feet wide) with the west line of Wilbur Road (33 feet wide); thence from said place of beginning and along lands now or late of Robert Rushton South 65 degrees 49 minutes West 348.49 feet to a point, the southeast corner of lands remaining to J. N. Power Wallace; thence along lands of J.N. Power Wallace North 24 degrees 37 minutes West 123.83 feet to a point, the southwest corner of Lot #6; thence along the South line of Lot #6 North 65 degrees 23 minutes East 348.48 feet to a point in the West line of Wilbur Road; thence along the west line of Wilbur Road South 24 degrees 37 minutes East 126.46 feet to the place of beginning, containing one acre of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO KRISTINE MARIE POMMERER AND JOHN JOSEPH POM-

MERER WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM THERESA LORETTA POMMERER, DATED JANUARY 22, 2019, RECORDED JANUARY 23, 2019, AS DOCUMENT ID 11649127, AND RECORDED IN BOOK 9873, PAGE 2062, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 42-04-0006.180

PLAINTIFF: KeyBank, National Association

VS

DEFENDANT: **John J. Pommerer, AKA John Joseph Pommerer; Kristine M. Pommerer, AKA Kristine Marie Pommerer**

SALE ADDRESS: 50 Wilburdale Road, Malvern, PA 19355

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

SALE NO. 26-1-7

Writ of Execution No. 2025-05568

DEBT \$121,284.47

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF SPRING CITY, CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel # 14-4-240

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

VS

DEFENDANT: **DAVID V. DAHER**

SALE ADDRESS: 314 New Street, Spring City, PA 19475

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

SALE NO. 26-1-8

Writ of Execution No. 2022-06044

DEBT \$185,500.05

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

Tax Parcel # 43-4-257

PLAINTIFF: **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

VS

DEFENDANT: **PATRICIA BOHNER; RICHARD BOHNER**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

SALE NO. 26-1-9

Writ of Execution No. 2022-09694

DEBT \$96,176.69

PROPERTY SITUATE IN TOWNSHIP OF EAST BRANDYWINE

Tax Parcel # 30-2N-129

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: **WEICHERT FINANCIAL SERVICES**

VS

DEFENDANT: **STACY L. SCHULZE AKA STACY SCHULZE & DAVID M. SCHULZE AKA DAVID SCHULZE**

SALE ADDRESS: 105 Gloucester Court AKA 105 Gloucester Court, Downingtown, PA 19335

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

SALE NO. 26-1-11**Writ of Execution No. 2023-08359****DEBT \$196,193.61**SALE ADDRESS: 458 Mimosa Circle,
Kennett Square, PA 19348PLAINTIFF ATTORNEY: **ROBERT-
SON, ANSCHUTZ, SCHNEID, CRANE
& PARTNERS, PLLC 855-225-6906**PROPERTY SITUATE IN VALLEY
TOWNSHIP

Tax Parcel # 38-01-0184

IMPROVEMENTS thereon: a residential
dwellingPLAINTIFF: LAKEVIEW LOAN SER-
VICING, LLC

VS

DEFENDANT: **URSULA HUNT AKA
URSULA LONDON, Solely in Her Ca-
pacity as Heir of HARRY LONDON,
Deceased, GLORIA LONDON Sole-
ly in Her Capacity as Heir of HARRY
LONDON, Deceased, The Unknown
Heirs of HARRY LONDON Deceased,
QUINIECE TWYMAN Solely in Her
Capacity as Heir of HARRY LONDON,
Deceased**SALE ADDRESS: 377 Larose Drive 377,
Coatesville, PA 19320PLAINTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322****SALE NO. 26-1-14****Writ of Execution No. 2025-04541****DEBT \$130,147.06**ALL THOSE CERTAIN LOTS OR PIEC-
ES OF GROUND SITUATE IN THE
BOROUGH OF PARKESBURG, CHES-
TER COUNTY, PENNSYLVANIA:

Tax Parcel # 8-4-53.1

PLAINTIFF: LAKEVIEW LOAN SER-
VICING, LLC

VS

DEFENDANT: **DAMON KILLIAN
ELLMORE; KERRI ANN FORD ELL-
MORE**SALE ADDRESS: 140 N Church Street,
Parkesburg, PA 19365PLAINTIFF ATTORNEY: **ROBERT-
SON, ANSCHUTZ, SCHNEID, CRANE
& PARTNERS, PLLC 855-225-6906****SALE NO. 26-1-13****Writ of Execution No. 2022-01723****DEBT \$547,449.21**ALL THOSE CERTAIN LOTS OR PIEC-
ES OF GROUND SITUATE IN EAST
MARLBOROUGH TOWNSHIP, COUN-
TY OF CHESTER AND COMMON-
WEALTH OF PENNSYLVANIA:

Tax Parcel # 61-5-331

PLAINTIFF: **CASCADE FUNDING
MORTGAGE TRUST HB8**

VS

DEFENDANT: **MARY JANICE JEF-
FRIES****SALE NO. 26-1-15****Writ of Execution No. 2024-08912****DEBT \$249,031.04**ALL THOSE CERTAIN LOTS OR PIEC-
ES OF GROUND SITUATE IN THE
TOWNSHIP OF VALLEY, COUNTY OF
CHESTER AND COMMONWEALTH
OF PENNSYLVANIA:

Tax Parcel # 38-2Q-39

PLAINTIFF: **WELLS FARGO BANK,
N.A., SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA,
N.A., AS TRUSTEE F/K/A NORWEST
BANK MINNESOTA, N.A., AS TRUST-
EE FOR DELTA FUNDING HOME EQ-**

ILITY LOAN TRUST 1999-1,

VS

DEFENDANT: **ELNORA T. CHIKAKA**
A/K/A ELNORA BRICKUS

SALE ADDRESS: 977 W Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 26-1-16

Writ of Execution No. 2025-04041
DEBT \$271,061.91

Property situate in the EAST BRADFORD TOWNSHIP, CHESTER County, Pennsylvania, being BLR # 51-04-0049.050 A/K/A 51-4-49.5

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HBSC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2004-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2004-2

VS

DEFENDANT: **JENNIFER L. FINKEY**
A/K/A JENNIFER LYN FINKEY
A/K/A JENNIFER L. ALEXANDER

SALE ADDRESS: 875 Frank Road, West Chester, PA 19380

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

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. Moffert 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 Parmer Avenue 248 feet Northward from the North curb line of Oak Street; thence along the East side of Parmer 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. 26-1-18

Writ of Execution No. 2025-02702

DEBT \$165,265.85

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

Tax Parcel # 39-4E-29

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2024-INV1

VS

DEFENDANT: **DDH Fund, LP**

SALE ADDRESS: 290 Watson Avenue, Coatesville, PA 19320

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

SALE NO. 26-1-20

Writ of Execution No. 2024-10893

DEBT \$194,937.87

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

BLR # 39-3R-61 aka 3903R00610000 and 39-3R-62 aka 3903R0

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: SELENE FINANCE LP

VS

DEFENDANT: **JEFFREY C. COPELAND; BRITNEY K. COPELAND**

SALE ADDRESS: 1517 Oak Street, Coatesville, PA 19320

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

SALE NO. 26-1-21

Writ of Execution No. 2024-01168

DEBT \$346,952.17

The land described herein is situated in the State of Pennsylvania, County of Chester, described as follows:

All that certain parcel of land with the buildings and improvements, hereditaments, and appurtenances thereon erected, designated as Lot No. 113 In the develop-

ment known as Oak Hill laid out by Lewis S. Hickman, Jr. and situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a survey made by J. Vernon Keech, Registered Surveyor, as follows, to wit:

Beginning at a point in the center of Carolina Avenue, laid out and opened forty feet wide at a distance of nine hundred and twenty feet measured South twenty-one degrees, thirty-two minutes East along the center of Carolina Avenue from its Intersection with the center line of Pennsylvania Avenue, a corner of Lot No. 112; thence extending along the center of Carolina Avenue, South twenty-one degrees, thirtytwo minutes East, One hundred feet to a corner of Lot No. 114; thence leaving the Avenue, passing over an iron pin set on the West side of same and extending by Lot No. 114, South sixty-eight degrees, twenty-eight minutes West, two hundred sixty-four and thirty-one one-hundredths feet to an Iron pin set in line of land belonging to Richard Park Estate and West Title Line of Development; thence extending by said land, North twenty-one degrees, eighteen minutes West, One hundred feet to an iron pin, a corner of Lot No. 112, aforesaid; thence by Lot No. 112 and passing over an iron pin set in the West line of Carolina Avenue, North sixty-eight degrees, twenty-eight minutes East, two hundred and sixty-three and nine-tenths feet to the first mentioned point and place of beginning.

Imants Plotnieks and Patricia Plotnieks acquired title as Husband and Wife, as Tenants by the Entirety, by Deed recorded May 20, 1974 in Book 143 Page 85. Imants Plotnieks and Patricia Plotnieks were continuously married to each other until the death of Imants Plotnieks on December 2, 2011, leaving title vested in Patricia Plotnieks as survivor.

BEING the same premises which William J. D'Amico and Alice M. D'Amico by

Deed dated May 17, 1974 and recorded in the Office of Recorder of Deeds of Chester County on May 20, 1974 at Book 143, Page 85 granted and conveyed unto Patricia Plotnieks and Imants Plotnieks.

Tax Parcel # 52-02Q-0002

PLAINTIFF: Mortgage Assets Management, LLC

VS

DEFENDANT: Patricia Plotnieks

SALE ADDRESS: 1112 Carolina Avenue, West Chester A/K/A West Goshen Township, PA 19380

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

SALE NO. 26-1-22

Writ of Execution No. 2024-11766

DEBT \$393,540.60

Property situate in the TOWNSHIP OF EAST PIKELAND, CHESTER County, Pennsylvania, being

BLR # 26-2-5 AKA 26-02-0005

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: JASON RICHARDSON

SALE ADDRESS: 92 Ridge Road, Phoenixville, PA 19460

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

SALE NO. 26-1-23**Writ of Execution No. 2025-00559****DEBT \$3,752,357.51**

North 18 degrees 42 minutes 00 seconds
West 1.90 feet to the first mentioned point
and place of BEGINNING.

TOGETHER with all and singular the improvements, ways, streets, alleys, drive-ways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

BEING the same premises which Katie Scanlon Kleckner, formerly known as Katie Scanlon by Deed dated 3/06/2023 and recorded 3/28/2023 in Chester County in Record Book 11029 Page 2158 conveyed unto Steven B. Siepser and Susannah Small, in fee.

AND

ALL THAT CERTAIN parcel of land situate in Newlin Township, Chester County, Pennsylvania being shown as Tract F3 on a Plan of Property for Buck and Doe Associates, L.P., by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania and being more fully described as follows:

BEGINNING at a point in the title line, L.R. 15057, Brandywine Creek Road, 33 feet wide, said point being 596.00 more or less feet east of the intersection of Brandywine Creek Road, L.R. 15057 with McCorkles Road, T-389; thence from the said point of beginning, leaving Brandywine Creek Road, passing over the south side thereof and along the northwest line of Tract F4, South 42 degrees 24 minutes 33 seconds West 1,058.01 to a point in the northeast line of Tract R2; thence along the northeast line of Tract 2, North 56 degrees 02 minutes 40 seconds West 713.15 feet to a point in the title line of McCorkles Road T-389 (vacated); thence along the title line

of the same, the following four (4) courses and distances; (1) South 41 degrees 57 minutes 02 seconds West 260.00 feet; (2) South 38 degrees 53 minutes 39 seconds West 200.50 feet to an angle point; (3) South 20 degrees 34 minutes 55 seconds West 130.01 feet to an angle point; (4) South 62 degrees 25 minutes 27 seconds West 450.00 feet to a point marking a corner of lands of Tract R2; thence leaving McCorkles Road, crossing over the north side thereof North 73 degrees 04 minutes 49 seconds West 353.81 feet to a point in the center line of Buck Run; thence along Buck Run the following three (3) courses and distances; (1) North 26 degrees 58 minutes 14 seconds West 189.62 feet to an angle point; (2) North 55 degrees 16 minutes 24 seconds West, crossing over the dividing line between East Fallowfield Township and Newlin Township 119.96 feet to an angle point; (3) North 43 degrees 12 minutes 36 seconds West 181.11 feet to a point; thence still along the easternmost lines of Tract R2, leaving Buck Run North 71 degrees 41 minutes 52 seconds East 448.65 feet to a point; thence recrossing the dividing line between East Fallowfield Township and Newlin Township and still along the easternmost line of Tract R2, North 24 degrees 19 minutes 53 seconds West 692.88 feet to a stone marking the southeast corner of lands of Howard Elvin; thence along the southeast lines of lands of Howard Elvin, North 37 degrees 16 minutes 40 seconds East 402.62 feet to a post; thence continuing along the south line of lands of Howard Elvin, North 76 degrees 27 minutes 19 seconds East, again crossing the dividing line between East Fallowfield Township and Newlin Township, 297.71 feet to a post; thence still along the southernmost lines of Howard Elvin, the following four (4) courses and distances: (1) North 73 degrees 25 minutes 22 seconds East 498.69 feet to a post; (2) South 56 degrees 08 minutes 31 seconds East 224.66 feet to a post; (3) North 89 degrees 39 minutes 05 seconds East 400.56 feet to

a post; (4) North 31 degrees 10 minutes 51 seconds East 94.90 feet to a spike in the Brandywine Creek Road, 33 feet wide; thence along the title line of the same the following (4) courses and distances: (1) South 57 degrees 02 minutes 10 seconds East 57.05 feet to an angle point; (2) South 53 degrees 00 minutes 10 seconds East 232.32 feet to an angle point; (3) South 33 degrees 38 minutes 10 Seconds East 110.22 feet to an angle point; (4) South 08 degrees 54 minutes 10 seconds East 153.78 feet to an angle point; said point being west of the intersection of the west branch of the Brandywine with Buck Run; thence leaving Brandywine Creek Road, South 73 degrees 52 minutes 00 seconds East 55.44 feet to a point on the bank of Buck Run; thence generally along the south side of the Brandywine Creek the following 3 courses and distances; (1) South 61 degrees 07 minutes 00 seconds East 98.76 feet to an angle point; (2) South 74 degrees 00 minutes 00 seconds East 240.24 feet to an angle point; (3) South 83 degrees 10 minutes 00 seconds East 364.32 feet to an angle point; thence along crossing through the title line of Brandywine Creek Road, L. R. 15057, South 45 degrees 57 minutes 00 seconds East 198.50 feet to a point in the title line of L.R. 15057; thence along the title line of the same, North 83 degrees 04 minutes 34 seconds West 175.58 feet to the point of beginning. CONTAINING 69.673 acres of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Steven B. Siepser and Susannah Small by Deed from Forgason Family Limited Partnership dated 2/24/2005 and recorded 3/17/2005 in the County of Chester in Record Book 6437 Page 1850.

UPI # 3-3-111; Tax Parcel # 47-9-18, 49-1-33, 49-1-55, 49-1-56.1 and 49-1-58.1

PLAINTIFF: MMG INVESTMENTS VI, LLC

VS

DEFENDANT: SIEPSER PROPER-TIES, LLC, SURGICAL EYE CARE LTD, STEVEN B. SIEPSER AND SUSANNAH SMALL AKA SUSANNAH M. SMALL

SALE ADDRESS: 530 Richards Road, Kennett Square, PA 19348; 528 Brandywine Creek Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: BUCHANAN INGERSOLL & ROONEY PC 215-665-8700