



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 73

WEST CHESTER, PENNSYLVANIA, JULY 31, 2025

No. 31

TABLE OF CONTENTS

73 CHESTER COUNTY REPORTS

In re: Private Sale of Land & Buildings of DASD

Private sale of school property 210 (2025)

Classified Ads. 18

Meeting Space - *West Chester*

Legal Notices

See Table of Contents.1

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Hon. Louis Anthony Mincarelli (2027)
Hon. Deborah Ryan (2027)

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Asha Steele-Chartier, *Chair-Elect*
Ryan M. Jennings, *Immediate Past Chair*

TABLE OF CONTENTS
LEGAL NOTICES

Orphans' Court Audit List **(2nd Publication of 2)** 2

Change of Name Notice 3

Estate Notice **1st Publication.** 4

Estate Notice **2nd Publication.** 5

Estate Notice **3rd Publication.** 7

Nonprofit Corporation Notice 9

Sheriff Sale of Real Estate **(1st Publication of 3)** 10

Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE JOHN L. HALL COURTROOM 5

WEDNESDAY, AUGUST 06, 2025 09:00 AM

GEORGE J. MILLER

CALL OF THE AUDIT LIST

1522-1552

FIRST AND FINAL ACCOUNT

JESSICA R. GRATER
484-644-3830

SAMANTHA MILLER, EXECUTOR

JULIE D GOLDSTEIN
215-918-3558

MELISSA A. EISENMAN, PETITIONER

JAMES JOSEPH MUNNIS
610-350-0768

BASS W. CHADWICK
215-918-3558

BEVERLY STARK-ENSOR

CALL OF THE AUDIT LIST

15-24-0177

FIRST AND FINAL ACCOUNT

DANIELLE FRIEDMAN
267-338-1334

FREDERICK J. CALANDRA, JR., EXECUTOR

DANIELLE FRIEDMAN
267-338-1334

MICHAEL PEARLMAN, EXECUTOR

NOTICES

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

LAW NO. 2025-03748-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ekaterina A Byers was filed in the above-named court and will be heard on Tuesday, August 26, 2025 at 3:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, May 2, 2025
Name to be changed from: Ekaterina A Byers to: Ekaterina Byers
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. 2025-03966-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kathleen Theresa Ferry was filed in the above-named court and will be heard on Tuesday, August 26, 2025 at 3:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, May 8, 2025
Name to be changed from: Kathleen Theresa Ferry to: Kathy Elizabeth March
Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.
SUZANNE BENDER, Attorney for Petitioner
216 Bridge Street
Phoenixville, PA 19460

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

LAW NO. 2025-03967-NC

NOTICE IS HEREBY GIVEN that the name change petition of Damon Lee Capers-Rich was filed in the above-named court and will be heard on Tuesday, August 26, 2025 at 3:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, May 8, 2025
Name to be changed from: Damon Lee Capers-Rich to: Damon Nathan March
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
SUZANNE BENDER, Attorney for Petitioner
216 Bridge Street
Phoenixville, PA 19460

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

LAW NO. 2025-06102-NC

NOTICE IS HEREBY GIVEN that the name change petition of Joshua David Egleberger was filed in the above-named court and will be heard on Tuesday, November 25, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, July 9, 2025
Name to be changed from: Joshua David Egleberger to: Joshua Daniel Baker
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. 2025-06434-NC

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

Date of filing the Petition: Friday, July 18, 2025

Name to be changed from: Ryleigh Downey Smith to: Ryleigh Downey Grady

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

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

AGEE, Nancy R., late of Pocopson Township. Wendy Jones, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

AMEN, Erma M., late of Kennett Square Borough. Kimberly Amen, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BOVE, Dorothy B., late of London Britain Twp.. Amy E. McMullen, 169 Mercer Miller Rd., Landenberg, PA 19350 and Ellen M. Swenson, 167 Mercer Miller Rd., Landenberg, PA 19350, care of TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, Executrices. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

BRUNO, Margaret F, late of West Goshen Township. Nadine Marks Dempsey, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West

Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

CLINE, Buford E., late of Easttown Township. Donna R. Cooper, care of CAROL R. LIVINGOOD, Esquire, P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, P.O. Box 191, Wayne, PA 19087-0191, atty.

FRANCIS, Elizabeth Jean, late of West Chester. Susan Williams, 407 W Ashbridge St, West Chester, PA 19380, Personal Representative.

GAUGLER, William L., late of North Coventry Township. Rosemary Bilinski, 2076 St. Peters Rd., Pottstown, PA 19465, care of DAVID A. MEGAY, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrix. DAVID A. MEGAY, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

GILLIGAN, John M., late of West Whiteland Township. Patricia Bachman, 416 Longwood Dr., Exton, PA 19341, care of MAUREEN A. OSTIEN, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Administratrix. MAUREEN A. OSTIEN, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

HARDEN, Rosena Adelle, late of Coatesville. Sondra Y Williams, 2215 Strasburg Road, E Fallowfield, PA 19320 and Kessha Y Butcher, 121 Turtle Point Lane, Thorndale, PA 19372, Executrix.

HUNSINGER, Jan S., late of North Coventry Township. Patricia A. Toretti, 1715 Stag Run Rd., P.O. Box 394, Pocono Lake, PA 18347, care of DAVID A. MEGAY, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrix. DAVID A. MEGAY, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

JOHNSON, Alice W., late of East Caln Township. Elizabeth Johnson, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PERDUE, SR., Walter M., a/k/a Walter M. Perdue, late of West Goshen Township. Beth K. Perdue, 448 Wellington Rd., West Chester, PA 19380, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA

19063, atty.

PERONTO, Sarah Ellen, a/k/a Ellen Peronto, late of West Chester. Mary R Myers, 1309 Mary Jane Lane, West Chester, PA 19380, Executrix.

ROBERTS, Joseph V., late of East Pikeland Township. Kathleen A. Hill and Michelle R. O'Donnell, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrices. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

SMITH, JR., William S., late of West Caln Township. Louis N. Teti, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, care of LOUIS N. TETI, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, Executor. LOUIS N. TETI, Esquire, Stevens & Lee, P.C., 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, atty.

STAMM, Katherine M, late of Pottstown. Ann Franz, 120 Dise Road, Pottstown, PA 19465, care of AMY W. SOSNOV, Esquire, 540 Swede St., Norristown, PA 19401, Executrix. AMY W. SOSNOV, Esquire, Sosnov and Sosnov, 540 Swede St., Norristown, PA 19401, atty.

STERCHO, Irena J., late of North Coventry Township. Yuriy Stercho, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Executor. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

SUTER, Valerie J., late of Pennsbury Township. Robert B. Suter, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

TAYLOR, David DeFrain, late of Kennett Township. Adam Kegley, 103 Berkshire Ln., Avondale, PA 19311, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348, Executor. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348, atty.

TRAMA, Sandra, a/k/a E. S. Trama, E. Sandra Trama and Sandy Trama, late of West Whiteland Township. Kim Nicole Trama, 1267 Estate Dr., West Chester, PA 19380, Executrix.

WEAVER, Richard J., late of Oxford Borough. Barbara Weaver, 2109 Laurel Ln., Oxford, PA 19363, care of DAVID E. SCHWAGER, Esquire, 183 Market St., Ste. 100, Kingston, PA 18704-5444, Admin-

istratrix. DAVID E. SCHWAGER, Esquire, 183 Market St., Ste. 100, Kingston, PA 18704-5444, atty.

WISE, Anne S., late of Honey Brook. Kent M. Wise, 510 Spackman Lane, Exton, PA 19341, care of R. DOUGLAS GOOD, Esquire, 132 West Main Street, New Holland, PA 17557, Executor. R. DOUGLAS GOOD, Esquire, Good Law Firm, 132 West Main Street, New Holland, PA 17557, atty.

2nd Publication

ANDREWS, Guila, late of Caln Township. Karen Andrews, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

BIBBO, Julianna A., a/k/a Julianna Bibbo, late of Westtown Township. Eileen P. Walker, care of MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executrix. MARITA MALLOY HUTCHINSON, Esquire, Law Office of Marita Malloy Hutchinson, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

BIRT, Carol S., late of East Nottingham Township. Kathy Moody and Tracy Pietrinferni, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Co-Executrices. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

BRIGMAN, Deatria E, a/k/a Deatria White and Deatria Willis, late of Coatesville. Stacy Stabinski, 42 Timber Ridge Rd, Morgantown, Pa 19543, Executor.

CRUZ, Karene, late of Lower Oxford Township. Kristopher Cruz, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Administrator. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

DiBLASIO, Gail Lynne, late of East Pikeland Township. Kerry N. DiBlasio, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

DIYENNA, Anthony J., late of West Whiteland Township. Jan M. Diyenna, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West

Chester, PA 19382, Administratrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DREW, Linda Martin, a/k/a Linda M. Drew, late of West Grove. Julie D. Holcombe, 418 Killgrass Terrace, Avondale, PA 19311, care of PAUL O'BRIEN, Esquire, 3801 Kennett Pike, Suite C-204, Greenville, DE 19807-2324, Executrix. PAUL O'BRIEN, Esquire, Law Office of Kevin O'Brien, 3801 Kennett Pike, Suite C-204, Greenville, DE 19807-2324, atty.

FERGUSON, JR., Frank H., a/k/a Frank Ferguson, late of Kennett Township. Constant Penn Wilson, 1002 Kennett Ridge Dr., Kennett Square, PA 19348, 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.

FLEMING, Barclay A., a/k/a Barclay Fleming, late of East Goshen Township. Roger E. Fleming, 1665 Yardley Dr., West Chester, PA 19380, care of CARRIE A.S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executor. CARRIE A.S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

HURLEY, John M., late of East Marlborough Township. Kelly Ann Liberato, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

IADAROLA, Sandra F., late of Honey Brook Borough. Carroll Laurence Wynne, 1067 Black Forrest Road, Pittsburgh, PA 15235, care of MATTHEW C. STONE, Esquire, 4126 Edgmont Avenue, Brookhaven, PA 19015, Administrator. C.T.A.. MATTHEW C. STONE, Esquire, The Law Offices of Stone & Stone, LLC, 4126 Edgmont Avenue, Brookhaven, PA 19015, atty.

JACKS, Richard, late of West Goshen Township. Anthony Jacks, 155 Modena Rd., Coatesville, PA 19320, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrator. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

JAFFE, Jean R., late of Caln Township. Rodney A. Arters & Matthew B. Arters, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representatives. BARRY S. RABIN, Esquire, The Law Firm of Barry

S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

LEWIS, Rose, late of Honey Brook Township. George J. Lewis, III, care of THOMAS A. FANNING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. THOMAS A. FANNING, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

LONG, Mary L., late of East Pikeland Township. Steven Long, 774 Hickory Lane, Berwyn, PA 19312, care of GREGORY W. PHILIPS, Esquire, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, Executor. GREGORY W. PHILIPS, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, atty.

LONGACRE, John Paul, a/k/a John P. Longacre, late of East Coventry Township. Helen Shoap, 2162 New Schuylkill Rd., Pottstown, PA 19465, care of JAMES C. KOVALESKI, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrix. JAMES C. KOVALESKI, Esquire, OWM Law, Address, atty.

LOPER, Robert, a/k/a Robert W. Loper, late of Borough of West Chester. Victoria C. Loper, 2552 Clothier Street, Coatesville, PA 19320, 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.

MILLER, Mary B., late of Malvern. Eric Miller & Scott Miller, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Co-Executors. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

MISTRETTA, Denise Marie, late of Exton. Brandon Mistretta, care of JORDAN KELLEHER REILLY, Esquire, 210 W. Front Street, First Floor, Media, PA 19063, Administrator. JORDAN KELLEHER REILLY, Esquire, 210 W. Front Street, First Floor, Media, PA 19063, atty.

NEYMAN, Audrey Wilson, late of Borough of Oxford. Robert Samuel McMichael, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

NODLAND, Kendel S., late of East Bradford Township. Scott Nodland, care of STANLEY E. LUONGO, JR., Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 218 West Miner Street, West Chester, PA 19382, atty.

PATTERSON, Lois A., late of Caln. Dallas W. Patterson, 130 Stonebridge Lane, 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.

RECCHIUTI, William J., late of Honey Brook. Marlene F. Recchiuti, 1007 Honey Locust Court, Honey Brook, PA 19344, 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.

RIVERS, Willie, late of Coatesville. Frederick C. Rivers, 744 Madison Street, Coatesville, PA 19320, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberston Road, Chester Springs, PA 19425, Executor. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com, LLC, 712 Kimberston Road, Chester Springs, PA 19425, atty.

SHESKO, Betty, a/k/a Betty J. Shesko, late of East Fallowfield. Susan Christine Coyle, 1415 Robin Road, Coatesville, PA 19320, 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.

SMITH, Ann H., a/k/a Ann Hamilton Smith, late of West Whiteland Township. Thomas R. Smith, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

SMITH, Esther Mary, a/k/a Esther M. Smith, late of West Chester Borough. Sharon S. Rothwell, care of H. MICHAEL COHEN, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. H. MICHAEL COHEN, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

SOUZA, Leroy D., late of East Goshen Township. Laura Bonstingl, 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.

STOCK, Debra A., late of Tredyffrin Township. Gregory E. Stock, care of MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, Administrator. MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn

Mawr, PA 19010, atty.

VANDERSLICE, Lois A., a/k/a Lois Vanderslice, late of East Goshen Township. Craig Vanderslice, care of ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, Executor. ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

WINRAM, Lisa Budd, a/k/a Lisa B. Winram, late of Schuylkill Township. Scott Winram, 7610 Irongate Ln., Frederick, MD 21702, care of KENNETH L. NORTON, Esquire, 1000 N. King St., Wilmington, DE 19801, Administrator. KENNETH L. NORTON, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King St., Wilmington, DE 19801, atty.

WU, Hsin-Feng, late of West Goshen Township. Shu-Jen Kao, 418 Longview Dr., West Chester, PA 19380, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

3rd Publication

AUSTIN, Alice M., a/k/a Alice Mary Austin, late of Coatesville. Nancy Chumney, 72 Foxwood Drive, Moorestown, New Jersey 08057, care of GLENN A. HENKEL, Esquire, 76 E Euclid Avenue, Suite 300, Haddonfield, New Jersey 08033-2342, Executor. GLENN A. HENKEL, Esquire, Kulzer & DiPadova, PA, 76 E Euclid Avenue, Suite 300, Haddonfield, New Jersey 08033-2342, atty.

BARBATI, Shirley J. Pierce, a/k/a Shirley J. Pierce and Shirley Barbat, late of West Chester. Stephen Weaver, care of COURTNEY WIGGINS, Esquire, 211 N Walnut St, 1st Floor, West Chester, PA 19380, Executor. COURTNEY WIGGINS, Esquire, 211 N Walnut St, 1st Floor, West Chester, PA 19380, atty.

BLANCHETTE, JR., Robert A., a/k/a Robert A. Blanchette Jr. and Robert Arthur Blanchette Jr., late of Malvern Borough. Craig L. Fuller, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

BROCK, JR., Lawrence Edward, late of Kennett Square Borough. Chevelle Marie Bond, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

CARTER, Walter Ray, a/k/a Walter R. Carter, late of Oxford. Bruce B. Carter, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, atty.

CLARK, Patricia A., late of West Nottingham Township. James Campbell, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, P.O. Box 319, Media, PA 19063, Executor. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, P.O. Box 319, Media, PA 19063, atty.

DALTON, Thomas E., a/k/a Thomas Edward Dalton, late of Phoenixville. Scott D. Dalton, 990 Stevens Lane, Wayne, PA 19087 and Steven E. Dalton, 135 Stirrup Circle, #175, West Chester, PA 19382, care of MARK R. SPROW, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607, Executors. MARK R. SPROW, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607, atty.

DuBOIS, William G., late of West Bradford Township. Nicole DuBois, care of STEVEN D.W. MILLER, Esquire, 718 Poplar St., Suite I, Lebanon, PA 17042, Administrator. STEVEN D.W. MILLER, Esquire, 718 Poplar St., Suite I, Lebanon, PA 17042, atty.

FISCHLER, Sandra Florence, a/k/a Sandra H. Fischler, late of West Nottingham Township. Alexa M. Silvestri, care of STANLEY E. LUONGO, JR., Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 218 West Miner Street, West Chester, PA 19382, atty.

HAMILTON, Marlene E., late of Township of West Fallowfield. Teresa M. Hamson, care of NEIL R. VESTERMARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. NEIL R. VESTERMARK, Esquire, James Clark Associates, 277 Millwood Road, Lancaster, PA 17603, atty.

HARTMAN, Ronald Lee, late of Oxford. Lu Ann Hall, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

JEFFERS, Evelyn J., late of East Goshen Township. Deanna K. McPeak, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

KIRCHNER, Kathy Anne, a/k/a Kathy A. Kirchner, late of Birchrunville. Robert Kirchner, Jr., care of SEAN P. McDONOUGH, Esquire, 459 Wyoming Avenue, Kingston, PA 18704, Administrator. SEAN P. McDONOUGH, Esquire, Dougherty, Leventhal & Price, LLP, 459 Wyoming Avenue, Kingston, PA 18704, atty.

KNOWLES, Franklin Andrew, a/k/a Frankie Knowles, late of West Bradford Township. Richard Franklin Knowles, 1295 Highspire Rd., Coatesville, PA 19320, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administrator. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

LANDGARTEN, Kenneth, late of East Caln Township. David R. Landgarten, 5 Northwood Dr, Downingtown, PA 19335, care of JENNIFER WALKER, Esquire, 31 S. High St, Suite 200, West Chester, PA 19382, Executor. JENNIFER WALKER, Esquire, Peak Legal Group, LTD, 31 S. High St, Suite 200, West Chester, PA 19382, atty.

LONG, Joan Harper, late of Coatesville. Joan Rogers, 556 Martins Corner Road, Coatesville, PA 19320, Executrix.

LYNG, Robert J., late of West Bradford Township. Sarah K. Desjardins, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey LTD., 17 W. Miner St., West Chester, PA 19382, atty.

McEVOY, Stephen Aloysius, a/k/a Stephen McEvoy and Stephen A. McEvoy, late of Westtown Township. Lisa Elvin, care of SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, Executrix. SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, atty.

McGAURN, SR., John Joseph, a/k/a John J. McGaurn, Sr., late of Kennett Township. John J. McGaurn, Jr. and Linda Delsie Stecher, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrators. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

McMULLEN, Michael, a/k/a J. Michael McMullen and John Michael McMullen, late of Coatesville. Stephen E Collins, care of KEVIN F. HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA 19464, Administrator. KEVIN F. HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA 19464, atty.

PANDJAK, JR., John W., a/k/a John William Pandjak, late of West Nantmeal Township. Karen Elizabeth Gorman, 329 Isabella Road, Elverson, PA 19520, care of GREGORY W. PHILIPS, Esquire, 1129 E. High Street, Pottstown, PA 19464, Executrix. GREGORY W. PHILIPS, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, Pottstown, PA 19464, atty.

PORTER, Susan A., late of Pottstown. Marc T. Nettles, care of NICOLE C. MANLEY, Esquire, 105 E. Philadelphia Ave., Boyertown, PA 19465, Executor. NICOLE C. MANLEY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19465, atty.

ROGERS, Rose, late of Phoenixville. Mary R. Ammon, 554 Red Coat Lane, Phoenixville, PA 19460, Executor.

SMITH, JR., Douglas C., late of East Goshen Township. S&T Bank, c/o Tracy L. McKeel, CTFA, VP, 800 Philadelphia Street, P.O. Box 220, Indiana, PA 15701, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

SORZANO, Margene N, late of Penn Twp. Laurie S. Evangelista and Jeremy L. Sorzano, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square, PA 19348, Executors. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

WATSON, Thomas E., late of Tredyffrin. Catherine T. Duffy, 1438 Sunnyhill Lane, Havertown, PA 19083, 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.

WILLIAMS, Tamika, a/k/a Tamika Holmes, late of Coatesville. John Williams, 1560 Brunswick Street, Lithia Springs, GA 30122, care of DANIEL F. MONAHAN, Esquire, 535 N Church Street, Suite 170, West Chester, PA 19380, Administrator. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church Street, Suite 170, West Chester, PA 19380, atty.

WISS, Barbara Jean, a/k/a Barbara J. Wiss, late of West Brandywine Township. Alecia J. Rode, 1007 Welsh Ayres Way, Downingtown, PA 19335 and Robert Wiss, 24 Keswick Lane, Carlisle, PA 17015, care of LINDSEY J. CONAN, Esquire, 755 North Monroe Street, Media, PA 19063, Executors. LINDSEY

J. CONAN, Esquire, Conan Law Offices LLC, 755 North Monroe Street, Media, PA 19063, atty.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is The Ghost of Music Row Inc.

Articles of Incorporation were filed on Friday, July 18, 2025.

Articles of Incorporation were effective on Friday, July 18, 2025.

The purpose or purposes for which it was organized are: Notice is hereby given that Articles of Incorporation-Non-Profit were filed with the Pennsylvania Department of State on July 18, 2025 for the purpose of forming a non-profit corporation under the name The Ghost of Music Row Inc, pursuant to the provisions of the PA Nonprofit Corporation Law of 1988. The purpose for which it was formed is music documentary and charitable organization.

ANTHONY D. GIANNASCOLI, Solicitor
Lamb McErlane, P.C.

138-140 W. Gay Street
West Chester, PA 19380

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, August 21st, 2025 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, September 22nd, 2025.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

1st Publication of 3

SALE NO. 25-8-208

Writ of Execution No. 2023-04628

DEBT \$219,030.03

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in Caln Township, County of Chester Pennsylvania, known and designated as Lots No. 27, 28 and 29 Block 1 on a tract called Price Lawn, a map or plan of which is recorded in the Office of the recording of Deeds, in and for the County of Chester, State of Pennsylvania, in Plan Book No. 1 page 111.

Tax Parcel # 39-4L-5

PLAINTIFF: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWMBS INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-HYB2, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HYB2

VS

DEFENDANT: **THOMAS P. MAZZA and CYNTHIA L. MAZZA**

SALE ADDRESS: 3159 Hazelwood Avenue, Dowingtown, PA 19335

PLAINTIFF ATTORNEY: **MICHAEL J. CLARK, ESQ. 484-575-2201**

SALE NO. 25-8-209

Writ of Execution No. 2016-01001

DEBT \$703,732.99

PROPERTY SITUATE IN TOWNSHIP OF TREDYFFRIN

Tax Parcel # 43-11B-37

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DIPLOMAT PROPERTY MANAGER, LLC

VS

DEFENDANT: **JOSEPH GLEASON & SARAH GLEASON**

SALE ADDRESS: 425 Woodcrest Road, Wayne, PA 19087

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

SALE NO. 25-8-211**Writ of Execution No. 2025-00851****DEBT \$196,418.14**

Property situate in the TOWNSHIP OF WEST BRADFORD, CHESTER County, Pennsylvania, being

BLR # 50-6P-37

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **RYAN C. REYNOLDS**

SALE ADDRESS: 1412 W. Strasburg Road, West Chester, PA 19382

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

SALE NO. 25-8-212**Writ of Execution No. 2024-05530****DEBT \$254,443.73**

ALL that certain lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, being bounded and described according to a survey thereof made by Earl R. Ewing, registered surveyor, dated 11/19/1952 and revised 11/21/1957 and being Lot No. 68 on proposed plot plant of property of Clide L. Kahler and also described according to a survey made by Earl R. Ewing, registered surveyor of Phoenixville, PA, dated 3/27/1964, as follows, to wit:

BEGINNING at an iron pin in the North-easterly side of an unnamed street, laid out 40 feet wide Lee Avenue and a corner of Lot No. 69 said iron pin being South 51 degrees 30 minutes East 300 feet from a spad in Township Line Road; thence along

the Easterly side of Lot No. 69, North 38 degrees 30 minutes East 200 feet to an iron pin, marking the corner of Lots Nos. 69, 56 and 57; thence along the Southerly side of Lot No. 57, South 51 degrees 30 minutes East 100 feet to an iron pin marking the corner of Lots Nos. 57, 58 and 67; thence along the Westerly side of Lot No. 67, South 38 degrees 30 minutes West 200 feet to an iron pin set in the side of aforementioned unnamed 40 feet wide street; thence along the Northerly side of said street, North 51 degrees 30 minutes West 100 feet to the first mentioned point and place of beginning.

CONTAINING 20,000 square feet of land be the same more or less. BEING Lot No. 68 on the aforesaid plan of lots.

BEING the same premises which central Penn Capital Management LLC By deed dated 09/27/2013 and recorded 11/04/2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8839 Page 2227 granted and conveyed unto Jamie La Spina and Kristen Rubio, as joint tenants with the right of survivorship, in fee.

Tax Parcel # 26-1J-8.3

PLAINTIFF: J.P. Morgan Mortgage Acquisition Corp.

VS

DEFENDANT: **Jamie Laspina a/k/a Jamie Laspina, III and Kristen Rubio a/k/a Kristen Lynne Rubio a/k/a Kristen Lynne Laspina**

SALE ADDRESS: 416 Lee Avenue, Spring City, PA 19475

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

SALE NO. 25-8-213**Writ of Execution No. 2024-04977****DEBT \$36,044.05**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Hunters Glen made by Tatman and Lee Associates, Inc. dated 10/15/1991 and revised 2/15/1995 recorded in Chester County as Plan No. 12467 as follows to wit:

BEGINNING at a point on the Southeast side of Hunter Drive, a corner of Lot No. 4, as shown on said Plan; thence from said point of beginning along the Southeast side of Hunter Drive North 19° 3' 50" East, 103.25 feet to a point a corner of Lot No. 6; thence along Lot No. 6 South 54° 28' 11", 202 feet to a point in line of lands now or late of James C. Wayman; thence along the lands now or late of James C. Wayman South 19° 3' 50" West, 103.25 feet to a point, a corner of Lot No. 4; thence along Lot No. 4 North 54° 28' 11" West, 202 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 5 on said Plan.

CONTAINING 20,000 square feet of land be the same more or less.

UNDER AND SUBJECT to restrictions, conditions, easements, rights-of-way and covenants as in prior instruments of record.

BEING THE SAME PREMISES which Mark A. Hill and Heather L. Hill, by Deed dated 7/25/2003 and recorded 9/3/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5870, Page 641, granted and conveyed unto Robert Jara.

Tax Parcel # 29-4-364

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.
S/B/M TO CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: **Robert Jara**

SALE ADDRESS: 20 Hunter Drive, Glenmoore, PA 19343

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

SALE NO. 25-8-214**Writ of Execution No. 2025-00931****DEBT \$447,433.45**

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

BLR # 62-09-0001.02B

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **JOHN E. PERRONE & LAUREN E. PERRONE**

SALE ADDRESS: 9165 Gap Newport Pike, Avondale, PA 19311

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

SALE NO. 25-8-215**Writ of Execution No. 2023-00912****DEBT \$211,468.16**

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 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. 200410408203.

Tax Parcel # 2306 00120800

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 and Lisa Shingle**

SALE ADDRESS: 277 Killian Road, Honey Brook, PA 19344

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

SALE NO. 25-8-216

Writ of Execution No. 2023-04593

DEBT \$217,128.33

ALL THAT CERTAIN NORTHEASTERLY ONE-HALF OF A DOUBLE BRICK DWELLING AND APPURTENANT LOT OR LAND, SITUATE ON THE NORTHEASTERLY SIDE OF MORRIS STREET IN THE BOROUGH OF PHOENIXVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA AND KNOWN AS NO. 305 MORRIS STREET, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY AND MAP THEREOF MADE BY MESSRE HILTNER AND HITCHOCK, REGISTERED CIVIL ENGINEERS OF NORRISTOWN, PA UNDER DATE OF DECEMBER 1936 (FILE NO. N1304) WHICH PLAN IS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF CHESTER AT WEST CHESTER, PA IN PLAN BOOK 2 PAGE 2 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHEASTERLY PROPERTY LINE OF MORRIS STREET AT A DISTANCE OF 70.5 FEET FROM INTERSECTION OF THE NORTHEASTERLY PROPERTY LINE OF MORRIS STREET WITH THE NORTHEASTERLY SIDE OF LINCOLN AVENUE, (LAID OUT 50 FEET WIDE); THENCE IN A NORTHEASTERLY DIRECTION, PASSING THROUGH THE CENTER OF THE PARTITION WALL DIVIDING THE HOUSE AND LOT NO. 305 MORRIS STREET 33 DEGREES 10 MINUTES EAST 75 FEET TO AN IRON PIN, IN LINE, OF LANDS DIVIDING THE HEREBY CONVEYED PROPERTY FROM THE PROPERTY NO. 308 MILLIGAN STREET, ABOUT TO BE CONVEYED TO WILLIAM R. AND MARY H. SIMMONS; THENCE ALONG SAID LINE DIVIDING THE PROPERTY AS NO. 308 AND 310 MILLIGAN STREET FROM PROPERTY HEREBY CONVEYED SOUTH 56 DEGREES 50 MINUTES EAST 19.5 FEET TO ANOTHER PIN IN SAID LINE MARKING THE CORNER OF NO. 307 MORRIS STREET; THENCE SOUTH 33 DEGREES 10 MINUTES WEST 75 FEET ALONG THE PROPERLY NO. 307 MORRIS STREET, TO A POINT MARKED BY A PIN IN NORTHEASTERLY PROPERTY LINE OF MORRIS STREET; THENCE ALONG THE SAID NORTHEASTERLY PROPERTY LINE OF MORRIS STREET, NORTH 56 DEGREES 50 MINUTES WEST 19.5 FEET TO THE PLACE OF BEGINNING

BEING the same premises which Giang Tran and Michael Dinh and Gam Tran, by deed dated July 9, 2019 and recorded July 12, 2019, at Inst #11675784, Book 9959, Page 24 in the Office of the Recorder of Deeds of Chester County, PA, granted and conveyed unto Michael A. Gulino, in fee.

UPI # 15-13-709

PLAINTIFF: Select Portfolio Servicing,
Inc.

VS

DEFENDANT: **Michael Gulino**

SALE ADDRESS: 305 Morris Street,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LOGS LE-
GAL GROUP LLP 610-278-6800**

SALE NO. 25-8-217

Writ of Execution No. 2023-06584

DEBT \$85,163.45

Property situate in Township of Wallace

ALL THAT CERTAIN TRACT OF LAND
SITUATES IN WALLACE TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA,
MORE PARTICULARLY BOUNDED
AND DESCRIBED ACCORDING TO A
SURVEY MADE BY EARL R. EWING,
REGISTERED SURVEYOR, DATED
NOVEMBER 14, 1961, AND REVISED
NOVEMBER 27, 1967, AS FOLLOWS:

Tax Parcel # 31-04-0125.010

IMPROVEMENTS thereon: a single fam-
ily dwelling

PLAINTIFF: U.S. BANK TRUST NA-
TIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLE-
LY AS OWNER TRUSTEE FOR LEGA-
CY MORTGAGE ASSET TRUST 2018-
RPL2

VS

DEFENDANT: **MICHELLE MAY**

SALE ADDRESS: 39 Granite Hill Lane,
Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **ROMANO,
GARUBO & ARGENTIERI 856-384-
1515**

SALE NO. 25-8-220

Writ of Execution No. 2023-05967

DEBT \$296,128.15

ALL THAT CERTAIN lot or piece of
ground, Hereditaments and Appurtenanc-
es, SITUATE in the Township of East Caln,
County of Chester, and Commonwealth of
Pennsylvania, bounded and described ac-
cording to a Subdivision Plan for Fitzpat-
rick and Fanning Corp., a Final Title Plan
known as Chesterfield Subdivision, now
known as "Wytheburn", made by Henry
S. Conrey, Inc., Division of Chester Valley
Engineers, Paoli, PA, dated November 12,
1982, last revised September 9, 1983 and
recorded December 17, 1984 in Chester
County Plan File No. 5340, as follows, to
wit:

BEGINNING at a point on the East side
of Gardener Drive (now known as Weath-
erburn Drive) cul de sac; said point being
the Southwest corner of Lot No. 64 on
said Plan and the Northwest corner of this
about to be described lot; thence from the
said beginning point and along said Lot
No. 64, North 77 degrees 44 minutes 27
seconds East 100.00 feet to a point a cor-
ner of Open Space; thence along the same
South 03 degrees 44 minutes 36 minutes
West 88.22 feet to a point a corner of Lot
No. 66 of said Plan; thence along the same,
North 70 degrees 15 minutes 14 seconds
West 100.00 feet to a point of curve on
the East side of said Weatherburn Drive;
thence along the same on the arc of a cir-
cle curving to the left having a radius of
60.00 feet the arc distance of 33.52 feet to
the first mentioned point and place of be-
ginning.

BEING Lot No. 65 as shown on said Plan.

BEING PART OF the same premises
which John V. Nguyen and My-Trinh Thi
Phan, by Deed dated February 27, 2020,
and recorded March 13, 2020 in Chester
County in Record Book 10120, Page 1350,

Document No. 11722384 conveyed unto Partha Mukherjee and Amhita Chatterjee, as tenants by the entirety, in fee.

UPI # 40-2-864 & 40-2-867

PLAINTIFF: Franklin Mint Federal Credit Union

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns, and All Persons, Firms, and Associations Claiming Right, Title or Interest from or Under Partha Mukerjee, deceased, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, and Associations Claiming Right, Title or Interest from or Under Samhita Chatterjee, deceased**

SALE ADDRESS: 27 Wetherburn Drive, Downingtown, PA 19335

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

SALE NO. 25-8-221

Writ of Execution No. 2024-00379

DEBT \$391,328.13

Property located in Charlestown Township

Tax Parcel # 35-04-0088

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-A

VS

DEFENDANT: **JEAN BLOOMER A/K/A JEAN E. BLOOMER**

SALE ADDRESS: 3161 Phoenixville Pike, Malvern, PA 19355

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

SALE NO. 25-8-224

Writ of Execution No. 2020-05552

DEBT \$12,227.05

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Caln, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 39-4-510

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Raza Gilani & Shazia Hashmi**

SALE ADDRESS: 2820 Westerham Road, Caln Township, PA 19335

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

SALE NO. 25-8-225

Writ of Execution No. 2023-02342

DEBT \$832,278.26

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

Tax Parcel # 4309D00530000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION

VS

DEFENDANT: **DANIEL STEPHEN CRAIG WISER, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF**

THE ESTATE OF D. EDWARD WISER AKA DARYL EDWARD WISER AND AS HEIR OF SHARON K. WISER

SALE ADDRESS: 760 Heatherstone Drive, Berwyn, PA 19312

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

SALE NO. 25-8-226

Writ of Execution No. 2023-00381

DEBT \$559,814.32

PROPERTY SITUATE IN TOWNSHIP OF EAST GOSHEN

Tax Parcel # 53-06C-0063

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE TRUST 2007-S3 MORTGAGE PASS-THROUGH CERTIFICATES

VS

DEFENDANT: **ANDREW BONNER & JANE E. BONNER**

SALE ADDRESS: 206 Marie Road, West Chester, PA 19380

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

SALE NO. 25-8-227

Writ of Execution No. 2024-03706

DEBT \$321,285.07

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

Tax Parcel # 73-05-0041

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CARRINGTON MORTGAGE SERVICES LLC

VS

DEFENDANT: **JOE DANIEL BIALK, IN HIS CAPACITY AS HEIR OF GEORGIANNE BIALK; ARTEMIS MOLLY A/K/A MOLLY BLACK, IN HER CAPACITY AS HEIR OF GEORGIANNE BIALK; DIMTRI D. BIALK, IN HIS CAPACITY AS HEIR OF GEORGIANNE BIALK; ANDREW D. BIALK, IN HIS CAPACITY AS HEIR OF GEORGIANNE BIALK; DANIEL R. BIALK II, IN HIS CAPACITY AS HEIR OF GEORGIANNA BIALK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGIANNE BIALK**

SALE ADDRESS: 1255 New London Road, Landenberg, PA 19350

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

SALE NO. 25-8-228

Writ of Execution No. 2025-01449

DEBT \$238,851.73

All that certain lot, tract or parcel of land, situate on the Northwesterly side of a public road leading from Ridge Road to Schuylkill Road in East Vincent Township, Chester County, Pennsylvania, bounded and described in accordance with survey thereof made by Earl R. Ewing, Registered Surveyor, as follows, to wit:

Beginning at a point in the centerline of the public road, leading from Ridge Road to Schuylkill Road, said point of beginning being 138.02 feet distant on course South 41 degrees, 45 minutes West from

a spike marking the intersection of the centerline of said road with the Southwestly side of a certain 33 feet wide public road; thence from said point of beginning and extending along the center line of said public road leading from Ridge Road to Schuylkill Road, South 41 degrees 45 minutes West 100.00 feet to a point, a corner of tract #3 hereinafter described; thence leaving said road and extending along said tract #3, North 48 degrees 15 minutes West and passing through an iron pin at the side of the said road, the distance of 225.00 feet to an iron pin in line of other lands of H. Raymond MacBride et ux; thence along the same North 41 degrees 45 minutes East 100.00 feet to an iron pin, a corner of Tract #1 herein above described, thence along the same South 48 degrees, 15 minutes East, and passing through an iron pin at the side of the first mentioned road the distance of 225.00 feet to the first mentioned point (distance missing on prior deed) in the center line of the public road leading from Ridge to Schuylkill Road, the place of beginning.

BEING THE SAME PREMISES which James J. Scofield and Kristan J. Scofield, by Deed dated 4/29/2010 and recorded in the Office of the Recorder of Deeds of Chester County on 5/25/2010 in Instrument No. 11014804, granted and conveyed unto Heath A. Pursel and Kelley Pursel.

Tax Parcel # 21-5-4.9

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Allied First Bank, SB dba Servbank

VS

DEFENDANT: **Heath A. Pursel & Kelley Pursel**

SALE ADDRESS: 423 Reitnour Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 24-9-278

Writ of Execution No. 2023-09691

DEBT \$482,188.95

Property to be sold is situated in the borough/township of East Vincent, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 21-07C-0031.0000

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

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Homes Mortgage Trust

VS

DEFENDANT: **Kelus Group Holding LLC**

SALE ADDRESS: 351 Pughtown Road, Spring City, PA 19475

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