



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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

LAW NO. 2026-08110-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jasmine Holmes on behalf of minor child Philasia Holmes was filed in the above-named court and will be heard on Tuesday, December 15, 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, August 21, 2026

Name to be changed from: Philasia Holmes to:

Katour Imani Holmes

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

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 8/19/2026 under the Domestic Business Corporation Law, for Best Impression Main Line, Inc., and the addr. of the registered office is 24 Plank Ave., Paoli, PA 19301, Chester County.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Thursday, August 20, 2026, for KJM Holdco, Inc. in accordance with the provisions

of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: to engage in any and all lawful business for which corporations may be incorporated.

MARK C. LABRUM, Solicitor
Fenningham, Dempster & Coval LLP
Five Neshaminy Interplex, Suite 315
Trevose, PA 19053

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

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

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

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

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

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

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

LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SMITH, Christopher Jude, a/k/a Christopher J. Smith, late of West Fallowfield Township. Connell Xavier Smith, 160 Woodlawn Ave., Horsham, PA

19044, care of MICHAEL P. PIERCE, Esquire, P.O. Box 604, Media, PA 19063, Executor. MICHAEL P. PIERCE, Esquire, Pierce & Hughes, P.C., P.O. Box 604, Media, PA 19063, atty.

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

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

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

2nd Publication

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

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

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

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

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

MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

stown, PA 19464, atty.

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

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

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

THOMPSON, JR., H. Bruce, a/k/a Henry Bruce Thompson, Henry B. Thompson, Jr., H. B. Thompson, Jr., Henry Bruce Thompson, Jr. and H. Thompson, late of Uwchlan Township. Cheryl Nagelberg, 1620 Claudia Way, North Wales, PA 19454 and Teresa Cabrey, 618 Brainerd Place, Exton, PA 19341, care of MAUREEN A. OSTIEN, Esquire, 390 Waterloo Blvd, Ste. 210, Exton, PA 19341, Executrices. MAUREEN A. OSTIEN, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd, Ste. 210, Exton, PA 19341, atty.

WILLIAMS, Marie S., a/k/a Marie Stanley Williams, late of Honey Brook Township. James V. Williams, Jr., care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

3rd Publication

ALEXANDER, Carole, a/k/a Carole A. Alexander, late of West Whiteland Township. Laura Claire DiObilda, care of JAY G. FISCHER, Esquire, 342 E. Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 E. Lancaster Avenue, Downingtown, PA 19335, atty.

BEESON, John M., late of Kennett Square. John M. Beeson, Jr., care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett

Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, Law Offices John R. Twombly, Jr., 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

BELL, Robert M., a/k/a Robert Matthews Bell, late of Coatesville City. Louise B. Devanny, 363 Kingsberry Dr., Annapolis, MD 21409, 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.

BENNETT, Anne T., late of Willistown Township. Andrew P. Bennett, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstone LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

CARLSON, Lynn Ellis, a/k/a Lynn Carlson, late of West Nottingham Township. Nanette Wesoloski, 35 Nottingham Dr., Nottingham, PA 19362, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

DANESE, Dolores J, late of Exton. Patricia Famigletti, 1162 Pynchon Hall Road, West Chester, PA 19382, Executor.

DIGATI, JR., Philip, a/k/a Philip DiGati, late of East Nottingham Township. Rebecca DiGati, 1269 Hazel Ave., West Deptford, NJ 08086, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

DORAZIO, Joyce H., late of London Grove Township. Susan Hogg, 323 Baker Station Rd., West Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GARNER, Eileen, late of Coatesville. Meghan Mulholland, 45 Mine Brook Road Apt 7, Bernardsville, NJ 07924 and Kevin Mulholland, 12 Gregg Court, Newton, NJ 07860, Administrators.

GIRARD SR., Charles D, late of West Chester. Charles D. Girard Jr., 602 Kessler Boulevard East Dr, Indianapolis, IN 46220, Executor.

HAINES, Josephine Ann, a/k/a Josephine A. Haines, late of Honey Brook. Dean S. Haines, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale PA 19372, Personal Representative.

WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale PA 19372, atty.

HEIM, SR., George A., late of Spring City. Barbara A. Piner, 320 W. Beech Street, Pottstown, PA 19464 and Robert G. Heim, 104 Kimberwick Circle, Glenmoore, PA 19343, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, Executors. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

JOHNSON, Samuel W., late of West Fallowfield Township. Lois Dodd, 126 Worths Bridge Rd., Oxford, PA 19363 and Samuel E. Johnson, 102 Cedar Hill Rd., Peach Bottom, PA 17563, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executors. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

KAUTZ, JR., Eric T., a/k/a Eric T. Kautz, late of Elverson Borough. David Stoltzfus, care of JAMIE V. OTTAVIANO, Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, Executor. JAMIE V. OTTAVIANO, Esquire, Picardi Philips & Ottaviano, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, atty.

KEANE, Simon F., late of Downingtown. Kerry Squillante, 126 Stonebridge Lane, Downingtown, PA 19335, Executrix.

LATCHFORD, Eugene F., late of Spring City. Christopher Latchford, 1793 Pembroke Drive, Muncie, PA 18062, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, Executor. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

LEVY, Barbara Binder, a/k/a Barbara B. Levy and Barbara Levy, late of Tredyffrin Township. Gayle Levy, 115 N. Edmont St., Media, PA 19063, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

MARRONE, Rose M., a/k/a Rose Marie Marrone and Rose Marrone, late of New Garden Township. Nancy Losito, 237 Clay Creek Rd., Avondale, PA 19311, Harry Marrone, 706 Dorchester Dr., Wilmington, DE 19808 and Patrick Marrone, 101 Prospect Ave., West Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA

19363, Executors. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

MARTIN, Michael Peter, a/k/a Mike Martin, late of West Chester. Katelyn Colden, 111 Connor Dr., Royersford, PA 19468, Executor.

McMAHON, Kathleen Kelly Fulginiti, a/k/a Kathleen Fulginiti McMahon, late of Tredyffrin Township. Caroline Fulginiti, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, Administratrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

MORRIS, Jeffrey A., late of Easttown Township. Robert Scott Morris, care of MARGARET E. W. SAGER, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. MARGARET E. W. SAGER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

PANNELL, II, Robert T., late of New Garden Township. Robert T. Panell, Sr., 170 E. Hillendale Rd., 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.

PEACH, III, Gordon Elliot, a/k/a Gordon E. Peach, Terry Peach and Gordon E. Peach, III, late of West Brandywine Township. Mary Ann Plankinton Peach, 207 Cedar Knoll Rd., Coatesville, PA 19320, Executrix.

RIOFSKI, Robert C., a/k/a Christopher Riofski, Robert Riofski and R. Christopher Riofski, late of New Garden Township. Linda P. Riofski, 10 Altemus Dr., Landenberg, PA 19350, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

ROBINSON, Douglas Walter, a/k/a Douglas W. Robinson, late of Kennett Township. Mark E. Robinson, 444 W. Baltimore Ave., Apt. 130, Media, PA 19063, care of REBECCA H. DINUCCI, Esquire, 206 State Rd., Media, PA 19063, Executor. REBECCA H. DINUCCI, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

ROHRER, Joan E., late of Oxford. Rodney J. Rohrer, care of GEORGE S. DONZE, Esquire, 696

Unionville Rd., Suite 6, Kennett Sq., PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Suite 6, Kennett Sq., PA 19348, atty.

ROTHAS, Robert H., late of Coatesville. Ronda Hoy, 1200 Zion Dr. Myrtle Beach, SC 29588 and Lisa Sizemore, 1537 Mill Dam Road Apartment 129, Virginia Beach, VA 23454, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executrix. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLawFirm.com, 712 Kimberton Road, Chester Springs, PA 19425, atty.

SPATOLA, Hannah E., a/k/a Hannah Hudson Spatola and Hannah H. Spatola, late of East Brandywine Township. Nanner Spatola Fisher and Kathryn Spatola Kozlowski, 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.

STRETCH, Lola A., late of West Goshen Township. Robert J. Stretch, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

TURNER, George Patrick, a/k/a George P. Turner, late of West Whiteland Township. Judith M. Turner, 314 Connor Drive, Exton, PA 19341, care of DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executor. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

VARALLI, Ernest R., late of Easttown Township. Ann Louise Varalli McClelland, 80 Varick St., Apt. 5C, New York, NY 10013 and Margaret M. Boright, 5800 Hampton St., Pittsburgh, PA 15206, care of HENRY M. CLINTON, Esquire, Queen Memorial Building, 1313 S. 33rd St., Philadelphia, PA 19146, Executrices. HENRY M. CLINTON, Esquire, Law Firm of Henry M. Clinton, LLC, Queen Memorial Building, 1313 S. 33rd St., Philadelphia, PA 19146, atty.

WARD, Patricia Marie, a/k/a Patricia M. Ward, late of Kennett Township. Stacy Cordivano, 415 Spring Mill Rd., Chadds Ford, PA 19317, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

WERTZ, Edward M., a/k/a Edward Wertz, late of East Nottingham Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

ZIMMERMAN, Joshua Adam, late of Kennett Square. Jacob D. Zimmerman, 1011 Sage Rd., West Chester, PA 19382, Administrator.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 15, 2026, for **AnB Business Solutions** with a principal place of business located at 30 S 15th St Ste 1550 #465352, Philadelphia, PA 19102. The individual interested in this business is James Bradford Jarratt, also located at 30 S 15th St Ste 1550 #465352, Philadelphia, PA 19102. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 1, 2026, for **Entre Management Group** with a principal place of business located at 1223 Yellow Springs Rd., Malvern, PA 19355 in Chester County. The individual interested in this business is Larry E. Fondren, also located at 1223 Yellow Springs Rd., Malvern, PA 19355. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 13, 2026, for **Knox, Etc.** with a principal place of business located at 2703 Dawn Way, Phoenixville, PA 19460 in Chester County. The individual interested in this business is Brandy Knox, also located at 2703 Dawn Way, Phoenixville, PA 19460. This is filed in compliance with 54 Pa.C.S. 311.

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 Bhakti Collective. Articles of Incorporation were filed on Thursday, August 20, 2026

Articles of Incorporation were effective on Thursday, August 20, 2026

The purpose or purposes for which it was organized are: charitable and educational purposes

MICHELE S. FENKEL, Solicitor
Hangley Aronchick Segal Pudlin & Schiller
1735 Market Street, 26th Floor
Philadelphia, PA 19103

NONPROFIT CORPORATION NOTICE

TimberMill HOA has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION – LAW - No. 2024-04977-RC - MORTGAGE FORECLOSURE - Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, Plaintiff vs. Robert Jara, Defendant – NOTICE - To: Robert Jara, Defendant - NOTICE OF SHERIFF'S SALE OF REAL PROPERTY - TAKE NOTICE that the real estate located at 20 Hunter Dr., Glenmoore, PA 19343, is scheduled to be sold at Sheriff's Sale on 11/19/26 at 11:00 A.M., www.bid4assets.com/chestercopasheriff-sales to enforce the court judgment of \$36,044.05, obtained by Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania (the mortgagee). Property Description: Prop. sit in the Twp. of W. Brandywine, Chester County, PA. CONTAINING 20,000 sq. ft. of land be the same more or less. BEING prem.: 20 Hunter Dr., Glenmoore, PA. Tax Parcel #29-4-364. Improvements consist of residential property. Sold as the property of Robert Jara. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule. Law Offices of Gregory Javardian, LLC, Attys. for Plaintiff, 1310 Industrial Blvd., 1st Fl., Ste. 101, Southampton, PA 18966, 215.942.9690

NOTICE

Michael J. Shavel, Esquire (Attorney ID.: #60554)
Jill M. Fein, Esquire (Attorney ID.: #318491)
Kaitlin D. Shire, Esquire (Attorney ID.: #324226)
James N. Rooney, Esquire (Attorney ID.: #327427)
HILL WALLACK LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS
OF PHILADELPHIA COUNTY, PENNSYLVANIA

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1 c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff vs. FIRST BANK OF PHILADELPHIA Defendants	CIVIL DIVISION NO. 260401814
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NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral and Information Service
Philadelphia Bar Association
1101 Market St, 11th Floor
Philadelphia, PA 19107
Phone: (215) 238-6333
Fax: (215) 238-1159

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregara la corte en forma escrita sus defensas o sus objeciones a las d mandas en contra de su persona. Se a visado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta de manda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO IN MEDIATAMENTE SI NO TIENE ABOGADO OO SI NO TIENE EL DINEROSUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUY DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERICUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

Lawyer Referral and Information Service
Philadelphia Bar Association
1101 Market St, 11th Floor
Philadelphia, PA 19107
Phone: (215) 238-6333
Fax: (215) 238-1159

NOTICE

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

JOSEPH DEPAUL

Plaintiff

v.

CAROLINA LORENZO CONTRERAS

Defendant

IN DIVORCE

No. 2024-04938-DI

**AMENDED NOTICE OF INTENTION TO
REQUEST ENTRY TO §3301(d) DIVORCE
DECREE**

To: Carolina Lorenzo Contreras
2334 S. Mildren Street
Philadelphia, PA 19148

Suit was brought against you in an action for divorce. You have failed file Counter-Affidavit to the 3301(d) Affidavit. Therefore, on or after September 4, 2026, the other party can request the Court to enter a final decree in divorce.

If you do not file with the Prothonotary of the Court an answer with your signature notarized or verified or a Counter-Affidavit by the above date, the Court can enter a final decree in divorce. A Counter-Affidavit which you may file with the Prothonotary of the Court is attached to this Notice.

Unless you have already filed with the Court a written claim for economic relief, you must do so by the above date or the Court may grant the divorce and you will lose forever the rights to ask for economic relief. The filing of the Counter-Affidavit alone does not protect your economic claims.

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

COURT ADMINISTRATOR
Chester County Courthouse
201 W. Market Street
West Chester, PA 19380
(610) 344-6170

NOTICE

COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2025-09212-TT

Andrew Jones Sr. v. Imani Brown

To: Imani Brown , Defendant(s), whose last known address is 653 E. Lincoln Highway – Apt 2E, Coatesville, PA 19320

NOTICE: YOU HAVE BEEN SUED IN COURT.

If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

LAWYER REFERRAL SERVICE

Lawyer Referral and Information Service
Chester County Bar Association
15 West Gay Street – 2ND Floor
West Chester, PA 19380
(610)-429-1500

Chescobar.org

PA Bar Assn.

Lawyer Referral Service

100 South Street

P.O. Box 186

Harrisburg, PA 17108

(800)692-7375

BY THE COURT:

/s/ Sarah B. Black, Judge

1st Publication of 3**NOTICE****IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

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

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

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

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

2nd Publication of 3**NOTICE****IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: FRENCH & PICKERING CREEKS CON-
SERVATION TRUST, INC.,
Case Number: 15-26-1531

Be advised that a Petition for Citation has been filed by French & Pickering Creeks Conservation Trust, Inc. asking the Orphans' Court to quiet title as to

a parcel of property located at **4251 State Road, Charlestown Township, Chester County, Pennsylvania (UPI No. 35-4-16).**

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

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

2nd Publication of 3**TRUST NOTICE**

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

Notice is hereby given that the Settlor of the Revocable Trust set forth above has died, and a Personal Representative has been appointed for said Decedent's Estate. All persons having claims or demand against said Decedent are requested to make known the same and all persons indebted to said Decedent are requested to make payment without delay to the Trustee or the Trustee's attorney as named below:

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

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, September 17th, 2026 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, October 19th, 2026.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

2nd Publication of 3

SALE NO. 26-9-144

Writ of Execution No. 2026-01663

DEBT \$592,410.01

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

BLR # 35-04-0138.450

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Ally Bank

VS

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

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

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

SALE NO. 26-9-145

Writ of Execution No. 2025-09595

DEBT \$210,678.33

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

OF IN AND TO:

MUNICIPALITY: WEST CALN TOWNSHIP, CHESTER COUNTY

DEED: BOOK NO. 4092, PAGE NO. 1790

Tax Parcel # 28-05-0095.140

IMPROVEMENTS thereon: a residential dwelling CONTAINING: 1.1000 ACRES

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

VS

DEFENDANT: **William J. Kling**

SALE ADDRESS: 107 Woodland Drive, Coatesville, PA 19320

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

SALE NO. 26-9-147

Writ of Execution No. 2025-11800

DEBT \$350,938.71

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

follows, to wit:

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

BEING LOT #88 as shown on said plan.

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

UPI # 67-2L-6

PLAINTIFF: ATLX 2024-RPL1 Trust

VS

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

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

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

SALE NO. 26-9-149

Writ of Execution No. 2025-08875

DEBT \$386,463.18

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

BLR # 54-03-0326

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

SALE NO. 26-9-150

Writ of Execution No. 2024-04229

DEBT \$294,722.71

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

BLR # 56-9-25.16

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7

VS

DEFENDANT: **JILLA DAWSON**

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

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

SALE NO. 26-9-151

Writ of Execution No. 2025-06876

DEBT \$13,102.34

PREMISES 2 MARKEL ROAD, FRAZER, PA 19355

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

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

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

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

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

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

Tax Parcel # 42-3H-122

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

VS

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

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

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

SALE NO. 26-9-153

Writ of Execution No. 2025-06425

DEBT \$64,874.37

Property situate in the TOWNSHIP OF

HONEYBROOK, CHESTER County, Pennsylvania, being

BLR # 22-04-0030

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **DUSTIN J. KAPS, KNOWN HEIR OF ROBERT H. CAPS A/K/A ROBERT HOWARD KAPS, DECEASED; ALLISON KAPS, KNOWN HEIR OF ROBERT H. CAPS A/K/A ROBERT HOWARD KAPS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT H. CAPS A/K/A ROBERT HOWARD KAPS, DECEASED**

SALE ADDRESS: 454 Quarry Road, Honey Brook, PA 19344

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

**SALE NO. 26-9-155
Writ of Execution No. 2025-02705
DEBT \$343,530.88**

PROPERTY SITUATE IN BOROUGH OF TOWNSHIP OF SADSBUURY

SOLD AS THE PROPERTY OF: LAMARR E. CRUMP

Tax Parcel # 37-04-0605

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **LAMARR E. CRUMP**

SALE ADDRESS: 354 Trego Avenue, Coatesville, PA 19320

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

**SALE NO. 26-9-156
Writ of Execution No. 2025-12334
DEBT \$275,054.99**

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

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

BEING THE SAME PREMISES which Shirley Jean McGinnis, Singlewoman, by Deed dated December 28, 1995 and recorded December 28, 1995 in the Office of the Recorder of Deeds for the County of Chester in Deed Book 3978, Page 692, granted and conveyed unto Shirley Jean

McGinnis, Singlewoman, and Pamela Jean McGinnis, Singlewoman, as joint tenants with right of survivorship, in fee.

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

Tax Parcel # 62-05-0022

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

VS

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

SALE ADDRESS: 336 Kennett Pike, Chadds Ford, PA 19317

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

SALE NO. 26-9-157

Writ of Execution No. 2025-08711

DEBT \$462,146.90

ALL THAT CERTAIN lot or tract of land, situate in East Bradford Township, Chester County, Pennsylvania, on a survey of G.E. Register., No. 4397, dated 12/19/1957,

bounded and described as follows:

BEGINNING at a spike in the center line of State Road leading from Unionville to Lenape, Route 842, at a corner of land W. Earl Wright, thence leaving said center line crossing over the edge of said road, North 25 degrees 12 minutes 50 seconds West, 258.92 feet to an iron pin in line of W. Earl Wright, thence along the said land of W. Earl Wright, North 54 degrees 59 minutes East, 114.60 feet to an iron pin a corner of Blanche M. Balch thence along said land Blanche M. Balch, South 25 degrees 44 minutes 10 seconds East, 319.19 feet to a point in the center line of the aforesaid State Road, thence along said center line the following two courses and distances South 71 degrees 1 minute West 50 feet to a spike, thence North 87 degrees 6 minutes West, 75 feet to the point and place of beginning.

Containing .775 acres of land, more or less

BEING the same premises which Antonio M. Difabrizio and Heather M. Difabrizio by Deed dated November 24, 2004 and recorded in the Office of Recorder of Deeds of Chester County on December 1, 2024 at Book 6348, Page 139 Instrument# 10483866 granted and conveyed unto Antonio M. Difabrizio.

UPI # 51-6-7.6

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT4, Mortgage-Pass-Through Certificates, Series 2006-OPT4

VS

DEFENDANT: **Antonio M. Difabrizio A/K/A Antonio Difabrizio**

SALE ADDRESS: 1311 Bridge Road, East Bradford Township aka West Chester, 19382-2032

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

SALE NO. 26-9-158**Writ of Execution No. 2026-00436****DEBT \$56,328.41**

ALL THAT CERTAIN parcel of land Situate in New Garden Township, Chester County, Pennsylvania, being shown as Lot 1 on Final Minor Subdivision Plan prepared for Catherine L. Lucas, dated July 6, 2006 and last revised November 14, 2006 by Regester Associates, Inc., Kennett Square, Pennsylvania, and being more fully described as follows:

BEGINNING at a corner in common of Lots 1 and 2 on the title line in Cedar Spring Road T-402; thence from the point of beginning, along Lot 2, the following two (2) courses and distances: (1) Leaving said title line, North 86 degrees 03 minutes 24 seconds East 354.49 feet; (2) South 02 degrees 24 minutes 32 seconds East 113.24 feet to a point on line of lands now or late of John J. and Susan M. Conlin; thence along said lands of Conlin, South 87 degrees 35 minutes 28 seconds West 160.17 feet to a corner of lands now or late of James E. Miller; thence along said lands of Miller, South 89 degrees 25 minutes 03 seconds West 198.73 feet to a point on the title line in Cedar Spring Road, aforesaid; thence along said title line, North 00 degrees 11 minutes 33 seconds East 97.52 feet to the point of beginning

BEING Lot No 1 as shown on said Plan.

Parcel ID # 60-02-0022

PLAINTIFF: Sun East Federal Credit Union

VS

DEFENDANT: **Rebecca Lucas**

SALE ADDRESS: 431 Cedar Spring Road, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **M. JACQUE-LINE LARKIN, ESQ. 610-615-1550**

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

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

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

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

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

TRACT NO. 2: ALL THAT CERTAIN lot or piece of ground situated in the City of Coatesville, County of Chester and State of Pennsylvania, as will more particularly appear on Plan of Lots of Robert E. Mofert as surveyed and laid out by H.G. Book, Engineer, said Plan being recorded in the Office for the Recording of Deeds in and

for the County of Chester at West Chester in said County in Plan Book No. 1, at page 63, situated on the East side of Stone Alley or Parmor Avenue, more particularly bounded and described, as follows:

BEGINNING at a point, a corner of land now or late of Allen Guiney on the East side of 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. 26-2-37
Writ of Execution No. 2025-06424
DEBT \$229,059.44

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

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

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

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

BLR # 05-07-0125

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **JASON WEAVER**

ALL THAT CERTAIN lot or piece of

A/K/A JASON H. WEAVER

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

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

**SALE NO. 26-2-41
Writ of Execution No. 2025-05379
DEBT \$217,387.17**

ALL TH AT CERTAIN tract or piece of ground , with the hereditaments and appurtenances, thereon erected SITUAT E in the Township of Caln, County of Chester, and State of Pennsylvania, bounded and described according to a Plan of Land for John Wesley & Grace R. Cook, made by John E. Stapleton, III, Registered Land Surveyor, Coatesville, Pa., dated 11/3/1975, as follows, to wit:

BEGINNING at a point on the Northerly side of the Coatesville-Downingtown By-Pass (U.S. Route 30) (104 feet wide); said point being also a corner of land now or late of C.M. Sheehan; (as shown on said Plan); thence extending from said beginning point along the Northerly side of the Coatesville-Downingtown By-Pass (U.S. Route 30) the two (2) following courses and distances (1) South 87 degrees 08 minutes 30 seconds West, 91.14 feet to a point of curve and (2) on the arc of a circle curving to the left, having a radius of 33.633.41 feet, the arc distance of 971 .65 feet to an iron pipe, a corner of lands now or late of Leon H. Faddis; thence extending along the same, North 02 degrees 08 minutes East, 170.37 feet to an iron pipe, a corner of land now or late of Jesse M. Hamby; thence extending along the same, North 88 degrees 48 minutes 30 seconds East, 871.01 feet to a point, a corner of lands now or late of Robert Johnson; thence extending along the same the six (6) following courses and distances: (1) South 00 degrees 34 minutes 30 seconds East, 85.85 feet to an iron pipe; (2) South

52 degrees 24 minutes 45 seconds East, 38.61 feet to an iron pipe; (3) south 71 degrees 36 minutes 45 seconds East, 49.98 feet to an iron pipe; (4) South 78 degrees 31 minutes 30 seconds East, 49.94 feet to an iron pipe; (5) South 88 degrees 43 minutes 30 seconds East, 25.86 feet to an iron pin; and (6) North 57 degrees 59 minutes 30 seconds East. 36.42 feet to a point, a corner of land snow or late of George R. Crompton; thence extending along the same and a land of other, South 86 degrees 17 minutes 30 seconds East, 276.69 feet to point on the Northwesterly side of a road leading to Pennsylvania Highway Route 340; thence extending through the same, South 00 degrees 40 minutes 45 seconds West, 33.05 feet to a point on the Southeasterly side of said Highway; thence crossing same and along lands now or late of said C.M. Sheehan, north 86 degrees 17 minutes 30 seconds West, 275.79 feet to a point; thence extending South 00 degrees 52 minutes 30 seconds East, 17.96 feet to the first mentioned point and place of beginning.

CONTAINING 3.923 acres of land , be the same more or less.

BEING the same premises which Grace R. Cook, also known as Grace Reita Cook , by Deed dated March 9, 1979 and recorded March 12 , 1979 in Chester County in Deed Book O-54 page 422, granted and conveyed unto Ronald Lee Tukloff and Joan P. Tukloff, his wife, in fee.

AND THE SAID Ronald Lee Tukloff died on March 17 , 1999, whereby title to the subject premises became solely vested in Joan P. Tukloff by operation of law.

TOGETHER WITH AND RESERVING the fee and common use, right, liberty, and privilege of a certain driveway. various widths, as and for a right of way, passage-way and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of other lots of ground bounding thereon and having the use

thereof.

SUBJECT however, to the proportionate part of the expense of keeping said right of way if good order, condition and repair at all time, hereafter, forever.

UPI # 39-4-37

PLAINTIFF: Truist Bank formerly known as Branch Banking and Trust Company

VS

DEFENDANT: **Stacy L. Tukloff a/k/a Stacy L. Tukloff Vansant and James Vansant**

SALE ADDRESS: 614 W. Bondsville Road, AKA 606 W. Bondsville Road, Downingtown, PA 19335

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

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

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

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

Tax Parcel # 4807 0009000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Daniel Garrison Thomforde**

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

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

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

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

Tax Parcel # 22-10-43.1

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

VS

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

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

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

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

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

BLR # 16-09-0359

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK,
N.A.

VS

DEFENDANT: **JAMAR BUCKNER**

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

PLAINTIFF ATTORNEY: **BROCK &
SCOTT, PLLC844-856-6646**

SALE NO. 26-3-65

Writ of Execution No. 2023-07999

DEBT \$85,862.04

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

Commonly known as: 132 North 5th Ave-
nue, Coatesville, PA 19320

Tax Parcel # 1606 00160000

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

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

VS

DEFENDANT: **Edna M. Watt, Known
Heir of Dorothy B. Robinson A/K/A
Dorothy Robinson, Deceased; Helen
E. Robinson, Known Heir of Dorothy
B. Robinson A/K/A Dorothy Robinson,
Deceased; Agusta L. Lucianctti, Ad-
ministratrix of the Estate of Alberta
A. Schmidt, Known Heir of Dorothy
B. Robinson A/K/A Dorothy Robinson,
Deceased; Tanya Smith A/K/A Tanya
Torres, as Known Heir of Jeanette L.
Smith, Deceased; Gary Smith Jr., as
Known Heir of Jeanette L. Smith, De-
ceased; Unknown Heirs, Successors, As-
signs and All Persons, Firms or Associ-
ations Claiming Right, Title or Interest
From or Under Dorothy B. Robinson,**

**Deceased; Unknown Heirs, Successors,
Assigns and All Persons, Firms or Asso-
ciations Claiming Right, Title or Inter-
est From or Under Jeanette L. Smith,
Deceased**

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

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

SALE NO. 26-5-104

Writ of Execution No. 2025-01002

DEBT \$397,315.47

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

Tax Parcel # 39-4-51

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: NEW DAY FINANCIAL,
LLC

VS

DEFENDANT: **JARRELL C. EADY,
KNOWN HEIR OF RONALD C. EADY
A/K/A RONALD EADY, DECEASED;
RYAN J. DIXON A/K/A RYAN DIX-
ON, KNOWN HEIR OR RONALD C.
EADY A/K/A RONALD EADY, DE-
CEASED; UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS, AND ALL PER-
SONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR IN-
TEREST FROM OR UNDER RON-
ALD C. EADY A/K/A RONALD EADY,
DECEASED**

SALE ADDRESS: 2409 Longview Drive,
Coatesville, PA 19320

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

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

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

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

CONTAINING 2 acres of land be the same more or less

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

Tax Parcel # 28-2-84.3

PLAINTIFF: Lakeview Loan Servicing,

LLC

VS

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

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

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

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

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

UPI # 16-2-248.8

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

VS

DEFENDANT: **Michael Knox and Rebekah Knox**

SALE ADDRESS: 915 Boundary Court,

Coatesville, PA 19320

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

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

ALL THAT CERTAIN lot or parcel of land situated in the West Nantmeal Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in the Deed dated April 29, 2004 and recorded in the Office of the Chester County Recorder of Deeds on May 5, 2004, in Deed Book Volume 6143 at Page 2144, as Instrument No. 10408203.

Tax Parcel # 23-6-12.8

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

VS

DEFENDANT: **Alan R. Shingle**

SALE ADDRESS: 277 Killian Road,
Honeybrook, PA 19344

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

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

PROPERTY SITUATE IN BOROUGH
OF NORTH COVENTRY TOWNSHIP

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

Tax Parcel # 17-2-15.16

IMPROVEMENTS thereon: a residential
dwelling

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

LLC

VS

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

SALE ADDRESS: 1505 Sheffield Lane,
Pottstown, PA 19465

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

**SALE NO. 26-5-121
Writ of Execution No. 2025-05231
DEBT \$288,282.24**

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

Tax Parcel # 38-5F-24

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

VS

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

SALE ADDRESS: 77 Scott Avenue,
Coatesville, PA 19320

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



CHESTER COUNTY LAW REPORTER **ADVERTISING RATES**

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Orphans' Court Accounts (printed monthly; 2 publications)	\$90.00 per account
Miscellaneous Notices: Bank, Divorce, Action to Quiet Title, Mortgage Foreclosure, Municipal Notices, Annual Meetings and all other legal notices (1 publication; 1 proof)	\$.25 per space & character
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For more information: Meredith Barr at 610-692-1889 or mbarr@chescobar.org

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