



# Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 74

WEST CHESTER, PENNSYLVANIA, MARCH 26, 2026

No. 13

## TABLE OF CONTENTS

### 74 CHESTER COUNTY REPORTS

#### Commonwealth vs. Reynolds

*Bail forfeiture* ..... 95 (2026)

**Classified Ads. .... 24**

Meeting Space - *West Chester*

Furnished Office Spaces in CCBA Building -

*West Chester*

**Legal Notices**

**See Table of Contents. .... 1**

# Chester County Law Reporter

(USPS 102-900)

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

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Jennifer Ann Fink, *Secretary*  
James D. Doyle, *Immediate Past President*  
Samuel W. Cortes, *Past Presidents' Representative*

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Gregory Nardi

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Hon. Deborah Ryan (2027)  
Steve E. Jarmon (2028)  
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## 2026 YLD Division

Grant P. Bloomdahl, *Chair*  
Maeve E. Bain, *Chair-Elect*  
Lauren A. Nehra, *Immediate Past Chair*

**TABLE OF CONTENTS**  
**LEGAL NOTICES**

Orphans' Court Audit List **(2nd Publication of 2)** . . . . . 2  
Change of Name Notice . . . . . 3  
Corporation Notice . . . . . 3  
Dissolution Notice . . . . . 3  
Estate Notice **1st Publication.** . . . . . 4  
Estate Notice **2nd Publication.** . . . . . 5  
Estate Notice **3rd Publication.** . . . . . 6  
Fictitious Name Notice . . . . . 8  
Nonprofit Corporation Notice. . . . . 8  
Notice **(6th Publication of 6).** . . . . . 9  
Notice 2025-03412-RC . . . . . 9  
Sheriff Sale of Real Estate **(1st Publication of 3).** . . . . . 10

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**Chester County Court of Common Pleas**  
 Orphans' Court Division  
**CALL OF THE AUDIT LIST**  
**THE HONORABLE NICOLE R. FORZATO COURTROOM 11**  
**WEDNESDAY, APRIL 01, 2026 09:00 AM**

---

**JOSEPH KALINOSKI**  
**CALL OF THE AUDIT LIST**  
**Final Account**

**15-23-1588**

**PRO SE**

MICHAEL J SANGEMINO,  
RESPONDENT

KARYN L. SEACE, CELA  
610-436-1676

BERNADETTE R. FURIA,  
ADMINISTRATOR

**PRO SE**

JOHN V. RAFFERTY, ESQ.,  
GUARDIAN AD LITEM

CLARE L. MILLINER  
610-444-4848

CASEY KALINOSKI, CLAIMANT

CLARE L. MILLINER  
610-444-4848

CASEY KALINOSKI, PETITIONER

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**NOTICES**

*Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.*

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

**LAW NO. 2026-01038-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Lydia Grace Turner was filed in the above-named court and will be heard on Tuesday, April 28, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, February 6, 2026  
Name to be changed from: Lydia Grace Turner to: Elijah Jay Turner

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

LAUREL ANDERSON, Attorney for Petitioner  
Legal Aid of Southeastern Pennsylvania  
625 Swede Street  
Norrstown, PA 19401

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

**LAW NO. 2026-02388-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Arshdeep Kaur was filed in the above-named court and will be heard on Tuesday, June 2, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, March 13, 2026  
Name to be changed from: Arshdeep Kaur to: Arshdeep Kaur Ahuja

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

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

**LAW NO. 2026-00787-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Emma Rae Estes on behalf of minor child Odin Arthur Patrick Butler was filed in the above-named court and will be heard on Tuesday, April 21, 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, January 30, 2026  
Name to be changed from: Odin Arthur Patrick Butler to: Odin Patrick Estes

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**

Christian Prophet Company has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the Member and the Board of Directors of RUNegades Running Club, Inc., a PA nonprofit corporation, with a registered address at 1129 Bateman Dr., Phoenixville, PA 19460, have approved a plan that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Sec. 5975 of the PA Nonprofit Corporation Law of 1988, as amended. FOX ROTHSCCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

**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**

**ANDERSON**, William Joseph, a/k/a William J. Anderson and Bill Anderson, late of Exton/ Uwchlan. Sondra Rose Prindle, 118 Continental Drive, Pottstown, PA 19464 and William Joseph Anderson, 1008 South Severgn Drive, Exton, PA 19341, Executors.

**CHALFANT**, Bonnie Kathleen, a/k/a Bonnie K. Chalfant, late of Westtown Township. Vicki Sites, 4610 Goeble Rd., Ft. Myers, FL 33905, care of LINDSEY HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19341, Executrix. LINDSEY HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19341, atty.

**FISHER**, Emma C., late of Penn Township. Sharon Welsh and Barbara A. Henshaw, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**FISHER**, Louise S, late of Honey Brook Township. Jill A. Knox-Sheetz, 109 Henley Lane, Mountville, PA 17554, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**GIVLER**, Marion Lynch, late of West Caln Township. Edward Russell Givler, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, PC, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

**HODGE**, Donald Gooddell, late of Parkerford. Terry L. Hodge, 1098 Schoolhouse Rd, Pottstown, PA 19465, Executor.

**LANTZ**, Ernest S., late of Township of Highland. James L. Lantz and Diane K. Umble, care of NEIL R. VESTERMARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executors. NEIL R. VESTERMARK, Esquire, James Clark Associates, 277 Millwood Road, Lancaster, PA 17603, atty.

**McNALLY**, Jacqueline C., late of Uwchlan Township. Stephen McNally, 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.

**ROBINSON**, Loretta M., late of Tredyffrin Township. Charlene F. Hackman, 54 Jolind Rd., Paoli, PA 19301, care of D. ADDISON MURRAY, Esquire, 3500 Reading Way, Huntingdon Valley, PA 19006, Executrix. D. ADDISON MURRAY, Esquire, Russell Law, P.C., 3500 Reading Way, Huntingdon Valley, PA 19006, atty.

**STRELECKIS**, Dorothy Eileen, a/k/a Dorothy Eileen Dougherty, late of Exton. Joseph Streleckis, care of STEPHEN M. ASBEL, Esquire, 2929 Arch St, Ste 1300, Philadelphia, PA 19104, Executor. STEPHEN M. ASBEL, Esquire, Reger Rizzo & Darnall, 2929 Arch St, Ste 1300, Philadelphia, PA 19104, atty.

**SUTTON, III**, Myrwood Barton, a/k/a Myrwood B. Sutton, III, late of West Goshen Township. Nilda White and Kristen A. Denison, care of JAMISON C. MacMAIN, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Co-Executors. JAMISON C. MacMAIN, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

**TERRY**, Eleanor A, late of Wallace Township. Kenneth A. Terry, 2401 Creek Road, Glenmoore, PA 19343, 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.

**TRIETSCH**, Frederick M., late of West Chester. Nicholas Lodato, care of ROBERT M. DiORIO, Esquire, 8 West Front Street, Media, PA 19063, Executor. ROBERT M. DiORIO, Esquire, DiOrio Law, PLLC, 8 West Front Street, Media, PA 19063, atty.

**TYSON**, Ellen F., a/k/a Ellen M. Tyson and Ellen Frances Tyson, late of West Goshen Township. Earl T. MacBride, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Suite 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Suite 201, West Chester, PA 19380, atty.

**WHITE**, Joseph Howard, a/k/a Joseph White, late of Westtown Township. Virginia White, 1512 Grant Rd., West Chester, PA 19382, 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.

**ZANETTE**, Joyce R., a/k/a Joyce Riegel Zanette, late of West Goshen Township. Thomas Zanette, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St, P.O. Box 565, West Chester PA 19381-0565, Executor. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St, P.O. Box 565, West Chester PA 19381-0565, atty.

## 2nd Publication

**ADAMS**, Barbara E., a/k/a Barbara Ellen Edwards Adams, late of East Nottingham Township. Tracy Adams-Kirk, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

**BALDWIN**, Sheila, late of Exton. Joan Benson, care of SUSAN H. BERRYMAN, Esquire, 816 Pughtown Road, Spring City, Pennsylvania, 19475, Executor. SUSAN H. BERRYMAN, Esquire, 816 Pughtown Road, Spring City, Pennsylvania, 19475, atty.

**BEALS**, Paul Joseph, a/k/a Paul J. Beals, late of Tredyffrin Township. Thomas A. Beals, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Administrator. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

**BEAUREGARD**, Joanne Mary, late of Spring City. Joanne V. Beauregard, 49 Melody Lane, Phoenixville, Pa. 19460, and E. Lukus Beauregard, 805 Spring City Rd., Phoenixville, Pa. 19460, Executors.

**BRISTOL**, Betty Jo, late of East Goshen Township. Megan Halenda, 1918 Hillendale Rd., Chadds Ford, PA 19317 and Kara E. Phillips, 7 Milkwood Dr., Chadds Ford, PA 19317, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380-0562, Executrices. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380-0562, atty.

**CLARK, JR.**, Joseph Francis, late of Malvern. Aimee M. Kay, 28 Addison Ln., Malvern, PA 19355, Administrator.

**CORUM**, Stephaie D., late of Nottingham. Cody Corum, 240 Old Baltimore Pike, Nottingham, PA, 19362, care of TIMOTHY F. RAYNE, Esquire, 17 West Miner Street, West Chester, PA 19382, Administrator. TIMOTHY F. RAYNE, Esquire, MacElree

Harvey, Ltd., 17 West Miner Street, West Chester, PA 19382, atty.

**DICK**, Ronald M., late of Westtown Township. Katherine A. Ochse, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd, Ste. 230, Malvern, PA 19355, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd, Ste. 230, Malvern, PA 19355, atty.

**FALINI**, Dominic Joseph, late of West Chester. Marguerite C. Falini, care of PETER GIANGIULIO, Esquire, P.O. Box 567, Unionville, PA 19375, Executrix. PETER GIANGIULIO, Esquire, P.O. Box 567, Unionville, PA 19375, atty.

**FRAZIER**, Alan Davis, a/k/a Alan Frazier and Alan D. Frazier, late of Birmingham Township. Robert A. Flowers, 335 Barn Hill Rd., West Chester, PA 19382, care of LINDSEY E. WILKINSON, Esquire, 535 N. Church St., Ste. 170, West Chester, PA 19380, Administrator CTA. LINDSEY E. WILKINSON, Esquire, Brandwine Estate and Elder Law, 535 N. Church St., Ste. 170, West Chester, PA 19380, atty.

**GIBSON**, Charles T., late of Elverson Borough. Francine M. Gibson, care of GEORGE M. RITER, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Administratrix. GEORGE M. RITER, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

**GOOD**, Meredith N., late of West Bradford Township. Rosemary Brown, 328 Holly Rd., West Chester, PA 19380, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380-0562, Administratrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380-0562, atty.

**JOHNSON**, Elizabeth L., late of Easttown Township. Colleen M. Johnson, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

**KITROSSER**, Shannon Lynn, late of Honey Brook Township. Tara Rosen, 200 West Elm Street, Apt. 2416, Conshohocken, PA 19428, care of EDWARD J. HUGHES, Esquire, 460 Norristown Rd, Ste 110, Blue Bell, PA 19422, Executrix. EDWARD J. HUGHES, Esquire, 460 Norristown Rd, Ste 110, Blue Bell, PA 19422, atty.

**KOONS**, John Paul, a/k/a John P. Koons, late of Penn Township. Deborah E. Koons, 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.

**LESLIE, SR.**, James H, late of West Chester. Joanne Leslie, 315 E Marshall St, West Chester, PA 19380, Executrix.

**LOUGHLIN**, Susan C., late of East Goshen Township. Jeffery D. Loughlin, care of GILBERT P. HIGH, JR., Esquire, 40 E. Airy St., Norristown, PA 19401, Executor. GILBERT P. HIGH, JR., Esquire, High Swartz, LLP, 40 E. Airy St., Norristown, PA 19401, atty.

**MANISCALCO**, Richard James, late of West Grove. Amy L. Maniscalco, care of MATTHEW KONCHEL, Esquire, 13 Davenport Drive, Downingtown, PA 19335, Administrator. MATTHEW KONCHEL, Esquire, Konchel & Associates, P.C., 13 Davenport Drive, Downingtown, PA 19335, atty.

**MANNING**, John William, late of City of Coatesville. Mara E Linehan, 753 Oak St, Coatesville, PA 19320, Personal Representative.

**McCORMICK**, Kenneth Scott, late of West Vincent Twp. Valerie G. McCormick, 213 E State St, Kennett Square PA 19348 and Keenan L. McCormick, 213 E State St, Kennett Square PA 19348, care of NEIL E. LAND, Esquire, 213 E State St, Kennett Square PA 19348, Executors. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

**MILLEN**, Alan Roy, late of Coatesville. William A. Miller, 34 Harvey Lane, Malvern, PA 19355, Executor.

**SCOPE**, Jeanne Marie, late of Franklin Township. Robert J. Kitchin II, 101 Jefferson Blvd., Lincoln University, PA 19352, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380-0562, atty.

**SHACKELFORD**, Annette B., late of Willistown Township. Derek W. Shackelford and Renee D. Kenton, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd, Ste. 230, Malvern, PA 19355, Executors. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd, Ste. 230, Malvern, PA 19355, atty.

**TAYLOR**, Janice B., a/k/a Janice Elaine Taylor, late of Penn Township. Rebecca Tinsman, 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.

**TRACY**, Elizabeth M., late of East Marlborough Township. Heather E. Petruzzini, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix, CTA. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**USCHOLD**, Kathie H., a/k/a Kathie Hayes Uschold, late of West Whiteland Township. Karen U. Meadows, 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.

**VADASZ**, Michael G., late of East Marlborough Township. Elizabeth Thompson, 1065 Squire Cheyney Dr., West Chester, PA 19382, care of JENNIFER E. SMITH, Esquire, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executrix. JENNIFER E. SMITH, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

**WATSON**, Florence, late of West Chester. Edith Flournoy, 505 Fox Meadow Lane, West Chester, PA 19382, Executrix.

**WILHELM**, Ted Geoffrey, a/k/a Ted G. Wilhelm and Theodore G. Wilhelm, late of Penn Township. Cheryl Kowba, care of ERNEST D. PALMARELLA, Esquire, Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. ERNEST D. PALMARELLA, Esquire, Palmarella & Raab, P.C., Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

**WILLIMANN, JR.**, Charles J., late of Westtown Township. Karen E. Willimann, 1067 Westwood Dr., West Chester, PA 19382, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executrix. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

### 3rd Publication

**ABELS**, Kenneth C., a/k/a Kenneth Carl Abels, late of Borough of Kennett Square. Kathleen K. Abels, 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.

**ATKINS**, Mary G., a/k/a Mary Graham Atkins, late of West Bradford Township. Susan Page Bretz, care of KENNETH R. WERNER, Esquire, 203 West

Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**CAPPELLI**, Dante D., late of Malvern Borough. Dante D. Cappelli, II, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**CAREY**, Neil, late of West Chester. Candace Satlak, care of DENNIS WOODY, Esquire, 110 W Front St, Media, Pa 19053, Executrix. DENNIS WOODY, Esquire, Woody Law Offices, PC, 110 W Front St, Media, Pa 19053, atty.

**DARDEN**, Ronald H., a/k/a Ronad Harrison Darden, late of Westtown Township. Kimberly M. Darden, care of JOHN S. CUSTER, JR., Esquire, 7 Saint Albans Circle, Newtown Square, PA 19073, Executrix. JOHN S. CUSTER, JR., Esquire, Custer & Custer, 7 Saint Albans Circle, Newtown Square, PA 19073, atty.

**DePAOLI**, Bonnie Lee, a/k/a Bonnie Lee Friday, late of Borough of Phoenixville. John J. Friday, 2207 Donna Lane, Pottstown, PA 19464, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Administrator CTA. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**FARRELL**, Edward R., late of West Chester. Gloria Cilluffo, 343 Old Bailey Lane, West Chester, Pa 19382, Personal Representative.

**FELICIANO**, Carmen H., late of Coatesville City. Dewey R. Barlow, care of THOMAS M. GISH, SR., Esquire, PO Box 5349, Lancaster, PA 17606, Executor. THOMAS M. GISH, SR., Esquire, Gibbel Kraybill & Hess LLP, PO Box 5349, Lancaster, PA 17606, atty.

**FERRARINI**, Helen T., a/k/a Helen M. Ferrarini, late of West Goshen Township. Christine A. Samuelson, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**GAIN**, John W., late of Penn Township. Lisa K. Gain, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix CTA. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Ches-

ter, PA 19382, atty.

**GOWEN, JR.**, George M., late of East Goshen Township. George M. Gowen, III and Ellen Gowen Brophy, 314 Edgehill Rd., Wayne, PA 19087, Executors.

**GREEN, JR.**, John Davis, a/k/a John D. Green, Jr., late of Westtown Township. William B. Cooper, III, P.O. Box 673, Exton, PA 19341-0673, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**KENNEDY**, Aileen M., a/k/a Aileen Mary Kennedy, late of East Goshen Township. Andrea M. Goryl and Anna-Maria Miraldi, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrices. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

**KHALIL**, Bassam T., late of Upper Uwchlan Township. Kristine M. Khalil, 46 Meadow Creek Ln., Glenmoore, PA 19343, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McLane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**KING**, AnnaMarie F., a/k/a Anna M. Moratelli, late of South Coatesville. Brian J. King, 10 Parkway Drive, 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.

**KNOWLES**, Barbara Jean, a/k/a Barbara J. Knowles, late of Pennsbury Township. Kathy A. Knowles, care of P. KRISTEN BENNETT, Esquire, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, Executrix. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, P.C., 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, atty.

**MAYER**, Mary Janet, a/k/a Mary J. Mayer and Janet Mayer, late of East Caln. Gordon W. Good, 3460 Lincoln Highway, Thorndale, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MUELLER**, Margaret G., a/k/a Margaret Mueller, late of East Goshen Township. Gretchen M. Waguespack, care of NICHOLAS W. STATHES, Es-

quire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executrix. NICHOLAS W. STATHE, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

**O'SULLIVAN**, Carrie Helene, a/k/a Carrie S. O'Sullivan and Carrie Schultz O'Sullivan, late of East Marlborough Township. Brian Andrew O'Sullivan, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

**PENDLETON**, Linda B., a/k/a Linda Pendleton, late of Uwchlan Township. Monica Pendleton, 404 Shai Circle, Bear, DE 19701, care of ROBERT HULNICK, Esquire, 212 West Gay Street, West Chester, PA 19380, Executrix. ROBERT HULNICK, Esquire, Tupitza Verduci Law Group, 212 West Gay Street, West Chester, PA 19380, atty.

**PERKINS**, Zoe L., a/k/a Zoe Lynn Perkins, late of Pennsbury Township. Richard E. Schramm, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**PIERMAN**, Helen Louise, late of East Coventry Township. Christine M. Gephart, 2228 Dean Hill Road, Wellsboro, PA 16901, and Charles R. Gephart, Jr., 2567 Crownview Road, Pottstown, PA 19464, care of CAROLYN M. MARCHESANI, Esquire, 800 East High Street, Pottstown, PA 19464, Co-Executors. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, and Associates, P.C., 800 East High Street, Pottstown, PA 19464, atty.

**SCOTT, JR.**, Edgar, late of East Marlborough Township. Edgar Scott, III, 1620 Jean Lafitte Drive, Boca Grande, FL 33921 and Mary F.S. Remer, 980 Hershey Mill Road, Malvern, PA 19355, care of MARK M. DALLE PAZZE, Esquire, 15 Center Meeting Road, Wilmington, DE 19807, Executors. MARK M. DALLE PAZZE, Esquire, Herdeg du Pont & Dalle Pazzo, LLP, 15 Center Meeting Road, Wilmington, DE 19807, atty.

**SOUTHERN**, Martice Marie, late of Spring City. Tawilla Francis, 408 Harrison Avenue Glenolden PA 19036, Executrix.

**VOGT**, William J., late of West Caln. Sharon Murray, 49 East Mount Vernon Street, Oxford, PA 19363, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor.

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

**WELLS, JR.**, William Damish, a/k/a William D. Wells, Jr., late of Pennsbury Township. David V. Wells, William H. Wells and Louis N. Teti, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**WOLFE**, Linda R., a/k/a Linda Rae Wolfe, late of Valley. Brenda L. Denithorne, 35 Robinson Avenue, Coatesville, PA 19335, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

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### FICTITIOUS NAME

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

**Nourish to Flourish Gluten Free Sourdough Bakery**, with its principal place of business at 105 Cheryl Dr, Downingtown, Pennsylvania 19335-1501. The application has been (or will be) filed on: Tuesday, March 10, 2026. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Rachel Byerly, 105 Cheryl Dr, Downingtown, Pennsylvania 19335-1501.

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### NONPROFIT CORPORATION NOTICE

#### CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about March 13, 2026, for: Rivermark Condominium Association 2 W. Market Street West Chester, Pennsylvania 19382

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

**6th Publication of 6**

**NOTICE**

**PUBLIC NOTICE OF AGE OF MAJORITY**  
Hear Ye, Hear Ye! Be it known to all public and private entities, government agencies, and interested parties:

I, Cassandra Toni Ann of the James tribe, born on October 25, 1960, a Pennsylvanian, do hereby give public notice that I have reached the age of majority, am competent, sui juris, and acting in full capacity as the authorized agent and representative of the entity CASSANDRA TONI ANN JAMES.

This notice is provided in accordance with Minnesota Rule 220 and corrects the public record to reflect my status as a living woman, no longer presumed a minor or ward of the state.

property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL AND INFORMATION SERVICE**  
**CHESTER COUNTY BAR ASSOCIATION**  
**15 WEST GAY STREET, 2ND FL.**  
**WEST CHESTER, PA 19380**  
**TELEPHONE: (610) 429-1500**

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
(844) 856-6646

**NOTICE**

**IN THE COURT OF COMMON PLEAS**  
**OF CHESTER COUNTY, PENNSYLVANIA**  
**WELLS FARGO BANK, N.A.**

Plaintiff

v.

**TIMOTHY A. BUTLER; HELENA BUTLER**

Defendant(s)

**CIVIL DIVISION**

**No.: 2025-03412-RC**

NOTICE

NOTICE TO:

Helena Butler

You are hereby notified on that on April 21, 2025, Plaintiff, WELLS FARGO BANK, N.A. filed a Complaint against you in the Court of Common Pleas of CHESTER County, Pennsylvania, Docket No. 2025-03412-RC, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court.

You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or

**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](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, April 16th, 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, May 18th, 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**

**1st Publication of 3**

**SALE NO. 26-4-66**

**Writ of Execution No. 2020-02922**

**DEBT \$678,301.76**

All that certain lot or piece of ground, with the hereditaments and appurtenances, thereon erected, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan property of Frank J. Fanelli, Inc., known as Glenhardie Farm, made by Yerkes Associates Inc., Consulting Engineers and surveyors, Bryn Mawr, Pa., dated 1/10/1978 last revised 5/3/1978 as follows, to wit:-

BEGINNING at a point on the Northeast-erly side of Gulph Road (L.R. 544) which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of Richard Road (50 feet wide) (as shown on said plan) (1) extending from said point of curve on a line curving to the left having a radius of 25.00 feet, the arc distance of 58.20 feet to a point of tangent and (2) South 74 degrees, 20 minutes, 30 seconds East, 374.64 feet to the point and place of beginning; thence extending from said beginning point along Lot No. 30, North 15 degrees, 58 minutes, 30 seconds East, crossing a 20 feet wide sanitary sewer easement 182.51 feet to a point in line of Lot No. 27; thence extending partly along the same and partly along Lots 26 and 25 South 80 degrees, 18 minutes, 20 seconds East, 112.72 feet to a point, a corner of Lot No. 32; thence extending along the same South 15 degrees, 30 seconds West, recrossing said 20 feet wide sanitary sewer easement 179.22 feet to a point on the Northeastly side of Gulph Road, aforesaid; thence extending along he same the 3 following courses and distances (1) North 74 degrees, 20 minutes, 30 seconds West, 77.81 feet to a point; (2) South 15 degrees, 59 minutes, 30 seconds West, 15.00 feet to a point and (3) North 74 degrees, 20 minutes, 30 seconds West 35.32 feet to the first mentioned point and place of beginning.

CONTAINING 20,044 square feet of land be the same more or less.

BEING Lot No. 31 as shown on said Plan.

BEING the same premises which Faneli-Harlan Builders, Inc., a Corporation by Deed dated December 28, 1979 and recorded in the Office of Recorder of Deeds of Chester County on January 3, 1980 at Book F56, Page 510 granted and conveyed unto Paul W. Gaffney and Sheila M. Gaffney, his wife, their heirs and assigns, as Tenants by the Entireties

Tax Parcel # 43-2N-14.3

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, by its servicer PHH Mortgage Corporation

VS

DEFENDANT : **Paul Gaffney a/k/a Paul W. Gaffney**

SALE ADDRESS: 767 Gulph Road, Wayne, PA 19087

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

**SALE NO. 26-4-67**

**Writ of Execution No. 2025-06867**

**DEBT \$177,709.32**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN WEST CHESTER BOROUGH, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA.

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS 217 NORTH NEW STREET AND LOT AND LAND, LOCATED IN THE BOROUGH OF WEST CHESTER, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

SITUATE ON THE NORTHEAST CORNER OF NORTH NEW AND EVANS STREET OR PATTON ALLEY, BOUNDED ON THE WEST BY NORTH NEW STREET ON THE NORTH BY LAND LATE OF ROLAND SMEDLEY, ON THE EAST BY LAND LATE OF THE SAME ROLAND SMEDLEY,

AND ON THE SOUTH BY SAID EVANS STREET OR PATTON ALLEY. BEING TWENTY-ONE FEET FOUR INCHES IN FRONT OF SAID NORTH NEW STREET AND EXTENDING BACK THAT WIDTH EASTERLY OF THAT WIDTH BETWEEN PARALLEL STRAIGHT LINES 89 FEET TO THE LINE OF LAND OF THE LATE ROLAND SMEDLEY. THE NORTH UNA THEREOF PASSING THROUGH THE MIDDLE OF THE PARTITION WALL BETWEEN THE MESSUAGE HEREBY CONVEYED AND THE ADJOINING MESSUAGE ON THE NORTH.

BEING the same premises which Megan M. Miller by Deed dated September 18, 2020 and recorded in the Office of Recorder of Deeds of Chester County on September 25, 2020 at Book 10286, Page 1036 Instrument # 11765168 granted and conveyed unto Joseph R. Miller, Jr.

Tax Parcel # 1-8-129

PLAINTIFF: Velocity Commercial Capital, LLC

VS

DEFENDANT : **Joseph R. Miller, Jr.**

SALE ADDRESS: 217 North New Street, West Chester, PA 19380-2532

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

**SALE NO. 26-4-68**

**Writ of Execution No. 2025-03734**

**DEBT \$953,439.38**

The following described property in the County of Chester, State of Pennsylvania, to-wit:

Lot No 52, as shown on a certain plan entitled final subdivision plan of Property of Westfield Construction Inc, known as "Hamilton Woods" as recorded in the office of the Recorder of Deeds of Chester

County, Pennsylvania in Plan No.12248.

Being the same which Andrew Jon Tealey, married by Deed dated June 26, 2023 and recorded July 3, 2023 in the County of Chester, State of Pennsylvania in 11983142 (book) 11074 (page) 1415 conveyed unto Andrew Jon Tealey and Austin Arizin, a married couple as joint tenants with rights of survivorship.

BEING the same premises which Andrew Jon Tealey by Deed dated June 26, 2023 and recorded in the Office of Recorder of Deeds of Chester County on July 3, 2023 at Book 11074, Page 1415 Instrument# 11983142 granted and conveyed unto Andrew Jon Tealey and Austin Arizin.

Tax Parcel # 52-2-210

PLAINTIFF: Village Capital & Investment LLC

VS

DEFENDANT : **Andrew Jon Tealey and Austin Arizin**

SALE ADDRESS: 1213 Hamilton Drive, West Chester, PA 19380

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

**SALE NO. 26-4-69**

**Writ of Execution No. 2025-03910**

**DEBT \$86,909.51**

ALL THAT CERTAIN lot of land situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a spike in or near the middle of the Strasburg Road a corner of land now or late of Edgar R. Moore; thence along said land now or late of Edgar R. Moore, South 15 degrees West 395.76 feet to a stake in the line of land now or late of Roy Roland; thence along the same, North 75 degrees West 110 feet to a stake, a corner of land of J. Albert Gregg and Evelyn

B. Gregg, his wife; thence along the mentioned land, North 15 degrees East 395.75 feet to a point in the Strasburg Road; thence along said road, in or near the middle thereof, South 75 degrees East 110 feet to the place of beginning.

CONTAINING 43,532.5 square feet of land, more or less.

BEING the same premises which John Perry Jones and Betty Jane Jones, his wife, by Indenture bearing date the 15th day of May A.D. 1948 and recorded in the Office of the Recorder of Deeds in and for the County of Chester, aforesaid, in Deed Book O-23 page 121 &c., granted and conveyed unto William Melnick and Julia Melnick, his wife, in fee.

AND THE SAID William Melnick departed this life on January 22, 1976, whereby title to the above described premises bested in the said Julia Melnick, by operation of law.

The improvements thereon being known as 2690 Strasburg Road, Coatesville, Pennsylvania - 19320.

BEING the same premises which Julia Melnick and Michael R. Boros by Deed dated June 16, 2004 and recorded in the Office of Recorder of Deeds of Chester County on June 21, 2004 at Book 6194, Page 1267 Instrument # 10426454 granted and conveyed unto Donald G. Yeoman and Susan Yeoman.

Donald G. Yeoman having departed this life on March 7, 2025.

Tax Parcel # 47-4-128

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1

VS

DEFENDANT : **Susan Yeoman A/K/A Susan A. Yeoman**

SALE ADDRESS: 2690 Strasburg Road, Coatesville A/K/A East Fallowfield Township, PA 19320-4138

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

**SALE NO. 26-4-70**

**Writ of Execution No. 2025-02798**

**DEBT \$1,940,831.97**

PROPERTY SITUATE IN EAST BRADFORD TOWNSHIP

SOLD AS THE PROPERTY OF: SANJIV NAIDU as Administrator of the Estate of RAMARAO NAIDU, Deceased

Tax Parcel # 51-6-36

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT : **Sanjiv Naidu as Administrator of the Estate of Ramarao Naidu, Deceased**

SALE ADDRESS: 1342 Carolannes Way, West Chester, PA 18382

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

**SALE NO. 26-4-71**

**Writ of Execution No. 2015-06920**

**DEBT \$135,576.05**

PROPERTY SITUATE IN BOROUGH OF KENNETT TOWNSHIP

SOLD AS THE PROPERTY OF: DOROTHY N. MRAZ A/K/A DOROTHY C. MRAZ A/K/A DOROTHY N. CONNOLLY and FREDERICK P. MRAZ

Tax Parcel # 62-2J-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT : **Dorothy N. Mraz A/K/A Dorothy C. Mraz A/K/A Dorothy N. Connelly & Frederick P. Mraz**

SALE ADDRESS: 9 Woodchuck Way, Kennett Square, PA 19348

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

**SALE NO. 26-4-73**

**Writ of Execution No. 2025-01417**

**DEBT \$148,054.87**

PROPERTY SITUATE IN NEWLIN TOWNSHIP

SOLD AS THE PROPERTY OF: ANTHONY J. OBARA A/K/A ANTHONY J. OBARA, JR.

Tax Parcel # 49-1-35

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT : **Anthony J. Obara A/K/A Anthony J. Obara Jr.**

SALE ADDRESS: 901 Brandywine Creek Road, Unionville, PA 19375

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

**SALE NO. 26-4-75**

**Writ of Execution No. 2024-09693**

**DEBT \$286,451.52**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE KENNETT TOWNSHIP, CHESTER

COUNTY, PENNSYLVANIA:

Tax Parcel #62-4-129.2

PLAINTIFF: LONGBRIDGE FINANCIAL, LLC

VS

DEFENDANT : **GRETA L. DENNY, IN HER CAPACITY AS EXECUTOR OF THE ESTATE OF BARBARA N. STEEL; GREGORY T. STEEL, IN HIS CAPACITY AS HEIR OF BARBARA N. STEEL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BARBARA N. STEEL**

SALE ADDRESS: 623 Rosedale Road, Kennett Square, PA 19348

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

**SALE NO. 26-4-76**

**Writ of Execution No. 2015-01455**

**DEBT \$149,507.56**

PROPERTY SITUATE IN BOROUGH OF KENNETT TOWNSHIP

SOLD AS THE PROPERTY OF: DOROTHY N. CONNOLLY and FREDERICK P. MRAZ

Tax Parcel # 62-2J-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT : **Dorothy N. Connelly & Frederick P. Mraz**

SALE ADDRESS: 9 Woodchuck Way, Kennett Square, PA 19348

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

**SALE NO. 26-4-79**

**Writ of Execution No. 2020-05889**

**DEBT \$4,463.40**

ALL THOSE TWO CERTAIN LOTS or pieces of ground with the buildings thereon erected, SITUATE in the Borough of Modena, in the County of Chester and State of Pennsylvania.

Tax Parcel # 10-4-35

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT : **Jason Johnson & Lisa Johnson**

SALE ADDRESS: 24 N. Brandywine Avenue, Modena, PA 19358

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

**SALE NO. 26-4-80**

**Writ of Execution No. 2024-02395**

**DEBT \$1,644.66**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of East Goshen, County of Chester, State of Pennsylvania.

Tax Parcel # 53-2F-70

PLAINTIFF: Township of East Goshen

VS

DEFENDANT: **Joseph C. Tordone, Jr.**

SALE

ADDRESS: 9 Pond View Lane, East Goshen, PA 19355

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

**SALE NO. 26-4-81**

**Writ of Execution No. 2025-05418**

**DEBT \$291,428.49**

Property situate in the BOROUGH OF SOUTH COATESVILLE, CHESTER County, Pennsylvania, being

BLR #9-3-19.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: AMERIHOME MORTGAGE COMPANY, LLC

VS

DEFENDANT : **Patrick A. Bostic**

SALE ADDRESS: 150 Modena Road, Coatesville, PA 10320

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

**SALE NO. 26-4-82**

**Writ of Execution No. 2025-08089**

**DEBT \$241,414.06**

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

Tax Parcel # 23-5-28.1J

PLAINTIFF: FINANCE OF AMERICA REVERSE LLC

VS

DEFENDANT : **Irene M. Penza**

SALE ADDRESS: 1817 Little Conestoga Road, Elverson, PA 19520

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

**SALE NO. 26-4-83**

**Writ of Execution No. 2025-06550**

**DEBT \$480,148.49**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE Township of West Whiteland, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA:

Tax Parcel # 41-4H-46

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT : **Michael Jordan & Leslie Lyon Jordan**

SALE ADDRESS: 310 Tapestry Circle, Exton, PA 19341-2087

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

**SALE NO. 26-4-84**

**Writ of Execution No. 2022-06790**

**DEBT \$380,836.72**

PROPERTY SITUATE IN BOROUGH OF WEST VINCENT TOWNSHIP

SOLD AS THE PROPERTY OF: CHRISTINE RITTENBAUGH and EDWIN RITTENBAUGH

Tax Parcel # 25-5-34.4

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1

VS

DEFENDANT : **Christine Rittenbaugh & Edwin Rittenbaugh**

SALE ADDRESS: 1891 Kimberton Road, Phoenixville, PA 19460

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

UPI # 33-5E-197

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing  
VS

DEFENDANT : **Jack Azat, et al.**

SALE ADDRESS: 119 Conway Court, Exton, PA 19341

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

**SALE NO. 26-4-85**

**Writ of Execution No. 2025-03600**

**DEBT \$188,101.98**

**SALE NO. 26-4-86**

**Writ of Execution No. 2024-09624**

**DEBT \$95,473.47**

ALL THAT CERTAIN lot or piece of ground SITUATE in Uwchlan Township, Chester County, Pennsylvania, described according to a Final Subdivision Plan Phase VI, VII and VIII of Rhondda, made by Robert F. Harsch and Associates, Inc., Consulting Engineers, West Chester, PA dated July 26, 1984 and last revised October 15, 1984 as follows, to wit:

BEGINNING at a point on the southeasterly side of Conway Court, a corner of Lot #454 on said plan; THENCE extending from said beginning point and along Conway Court, North 34 degrees 52 minutes 41 seconds East, 22 feet to a point a corner of Lot #452 on said plan; THENCE extending South 55 degrees 07 minutes 19 seconds East, along the same and crossing a 30 foot wide water and sewer easement, 104 feet to a point in line of Open Space on said plan; THENCE extending South 34 degrees 52 minutes 41 seconds West, along the same, 22 feet to a point a corner of a Lot #454 on said plan; THENCE extending North 55 degrees 07 minutes 19 seconds West, along the same and recrossing said easements, 104 feet to the point of beginning.

BEING Lot #453 on said Plan.

BEING PART OF the same premises which Glenn H. Brown and Joyce J. Brown, husband and wife, by Deed dated December 24, 2002, and recorded January 29, 2003 in Chester County in Record Book 5552, Page 175, conveyed unto Angel M. Stickler and Jack Azat, in fee.

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

ALL THOSE THREE CERTAIN lots of land known as Nos. 51, 52, and 53, Section 3, on a Plan of Lots called Pomeroy Heights, in the Township of Sadsbury, County of Chester and State of Pennsylvania, according to a survey made May 12, 1937 by J. W. Harry, C. E., and duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 271, bounded and described as follows:-

FRONTING seventy-five (75) feet on the North side of Washington Lane and running back Northwardly between parallel lines of that width one hundred fifty (150) feet to the South lines of Lots Nos. 109, 110 and 111 on said Plan.

BOUNDED on the North by Lots Nos. 109, 110 and 111 aforesaid; on the East by Lot No. 54 on said Plan; on the South by the North curb line of Washington Lane, and on the West by Lot No. 50 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SEAN J. MURRAY, JR. WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM LUDA SITKOWSKI AKA LUDMILLA SITKOWSKI, EXECUTRIX OF THE ESTATE OF VALENTINE SITKOWSKI AKA VALENTINA K. SITKOWSKI, DATED FEBRUARY 11, 2015, RECORDED MARCH 2, 2015, AS DOCUMENT ID 11393349, AND RECORDED IN BOOK 9064, PAGE 1, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 37-4H-10

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT : Sean J. Murray, Jr.

SALE ADDRESS: 35 Washington Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: MDK LEGAL 614-220-5611

**SALE NO. 26-4-87**

**Writ of Execution No. 2025-07114**

**DEBT \$155,931.54**

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

All that certain lot or piece of ground, Hereditaments and Appurtenances.

Situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of property for "Martin Manor", made by Berger & Hayes, Coatesville, Pennsylvania, Consulting Engineers, dated 8/22/1994 and last revised 5/21/1996, as follows:

Beginning at a point on the Southeasterly side of Brandywine Drive, said point be-

ing a corner of Lot #47 as shown on Plan; thence extending from beginning point along Brandywine Drive on the arc of a circle curving to the left having a chord bearing North 8 degrees, 36 minutes, 26 seconds East, the arc distance of 120.18 feet to a point, a corner of Lot No. 45: thence extending along South 86 degrees, 14 minutes, 31 seconds East, crossing over a seepage bed, 481.65 feet to a point in line of land of Ephraim R. Lapp; thence extending along same South 25 degrees, 9 minutes, 5 seconds West 205 feet to a point, a corner of Lot #47, thence extending along same North 76 degrees, 32 minutes, 37 seconds West 432.06 feet to the place of beginning.

Being Lot No. 46 as shown on said plan.

BEING THE SAME PROPERTY CONVEYED TO HOPE LURRAY VINING AND STEPHEN FLOYD MOONEY WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM ALFRED R. HANSCOM AND VERNA G. HANSCOM, DATED DECEMBER 31, 1998, RECORDED JANUARY 19, 1999, AS INSTRUMENT NUMBER 3866, AND RECORDED IN BOOK 4492, PAGE 219, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 28-2-93.42

PLAINTIFF: Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Serie 2022-1

VS

DEFENDANT : Stephen Floyd Mooney & Hope Lurray Mooney, AKA Hope Lurray Vining

SALEADDRESS: 142 Brandywine Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: MDK LEGAL 614-220-5611

**SALE NO. 26-4-88**

**Writ of Execution No. 2025-02267**

**DEBT \$413,519.46**

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

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision and Land Development Plan for The D London Tract, prepared by Commonwealth Engineers Inc., Downingtown, PA, dated 5/11/2005, last revised 4/28/2008, and recorded on 7/7/2008, as Plan# 18448, as follows, to wit:

Beginning at a point on the southerly side of the cul-de-sac of Burgundy Lane the Northeast corner of Lot #6 and the Northwest corner of the about to be described Lot; thence along said Burgundy Lane the 5 following courses and distances: (1) on the arc of circle curving to the left having a radius of 70.00 feet the arc distance of 12.95 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 25.41 feet to a point of tangent; (3) South 83 degrees 59 minutes 55 seconds East, 27.50 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 12.10 feet to a point of tangent; and (5) North 87 degrees 57 minutes 43 seconds East, 44.95 feet to a point, a corner of Lot #4 on said Plan; thence along Lot #4 South 02 degrees 02 minutes 17 seconds West, 175.00 feet in line of lands now or late of Country Club Valley Association Inc.; thence along same North 87 degrees 57 minutes 43 seconds West, 115.00 feet to a point a corner of Lot #6 on said Plan;

thence along Lot #6 North 02 degrees 02 minutes 17 seconds West, 157.22 feet to the first mentioned point and place of beginning.

Being Lot #5 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SEAN KIMES WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM DEVON SERVICES, LLC MORE PARTICULARLY KNOWN AS DEVON SERVICE, LLC, DATED NOVEMBER 13, 2014, RECORDED NOVEMBER 14, 2014, AT DOCUMENT NUMBER 11376811, AND RECORDED IN BOOK

Tax Parcel #38-2-138.2F

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT : **Angela Kimes AKA Angela Carole Kimes, as Executrix to the Estate of Sean Kimes**

SALE ADDRESS: 119 Burgandy Lane, Valley Township, AKA Coatesville, PA 19320

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

**SALE NO. 26-4-89**

**Writ of Execution No. 2025-00430**

**DEBT \$522,661.98**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 17, 2018 and recorded in the Office of the Chester County Recorder of Deeds on November 20, 2018, in Deed Book Volume 9846 at Page 1372, as Instrument No. 201811640239.

Tax Parcel # 62-6-40.15

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity

But Solely As Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT : **Edward C. Wuchter**

SALE ADDRESS: 208 Gregg Lane, Avondale, PA 19311

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

**SALE NO. 26-4-90**

**Writ of Execution No. 2025-07560**

**DEBT \$264,281.93**

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Modena, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 9, 2020 and recorded in the Office of the Chester County Recorder of Deeds on November 5, 2020, in Deed Book Volume 10332 at Page 1518.

Tax Parcel # 10-3-38

PLAINTIFF: US Bank

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

VS

DEFENDANT : **Talib Bethel**

SALE ADDRESS: 123 North Brandywine Avenue, Coatesville, PA 19320

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

**SALE NO. 26-4-92**

**Writ of Execution No. 2024-06160**

**DEBT \$353,586.28**

ALL THAT CERTAIN lot or parcel of land situated in the West Caln Township, County of Chester, Commonwealth of Pennsyl-

vania, being more fully described in Deed dated October 19, 2004 and recorded in the Office of the Chester County Recorder of Deeds on October 21, 2004, in Deed Book Volume 6314 at Page 1300, as Instrument No. 200410471527.

Tax Parcel # 28-5-209

PLAINTIFF: US Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS3

VS

DEFENDANT : **Anthony J. Mascherino, Jr. and Coleen T. Mascherino**

SALE ADDRESS: 107 Durham Drive, Coatesville, PA 19320

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

**SALE NO. 26-4-93**

**Writ of Execution No. 2025-06305**

**DEBT \$54,279.71**

ALL THAT CERTAIN lot, piece or parcel of land with the improvements thereon erected, situate in Franklin Township, Chester County, State of Pennsylvania, bounded and described in accordance to a Final Subdivision Plan of Heather Hills, section 1, made by George E. Register and Sons, Inc., Kennett Square, PA dated September 19, 74 and recorded on March 08, 77, as Plan Nos. 915-917, as follows, to-wit:

BEGINNING at a point on the North West-erly side of Highland Drive (at 50.00 feet wide), at a corner of Lot No. 16; thence extending from said Beginning point along Lot No. 16, North 56 degrees 48 minutes 53 seconds West, 226.27 feet to a point in line of Lot No. 14; thence extending along the same and partly along Lot No. 4, North 02 degrees 24 minutes 46 seconds

East, 76.22 feet to a point, a corner of Lot No. 5; thence extending along the same, North 24 degrees 00 minutes 29 seconds East, 110.00 feet to a point, a corner of Lot No. 18; thence extending along the same and along the center line of a 15.00 feet wide drainage easement, South 54 degrees 05 minutes 26 seconds East, 290.40 feet to a point on the Northwesterly side of Highland Drive; thence extending along the same, the (2) following courses and distances: (1) South 35 degrees 54 minutes 34 seconds West, 145.00 feet to a point of curve and (2) on a line curving to the left, having a radius of 325.00 feet, the arc distance of 15.45 feet to the first mentioned point and place of BEGINNING

BEING Lot No. 17

BEING Lot No 17 as shown on said Plan.

BEING the same premises conveyed to: Michael Barry, as sole owner, under Deed from Cody Hoffman, dated 03/16/2020, recorded in the Chester Recorder of Deeds Office on 03/18/2020 in Deed Book 10123, Page 1075.

Tax Parcel # 72-2-71.14

PLAINTIFF: Sun East Federal Credit Union

VS

DEFENDANT : **Michael Barry**

SALE ADDRESS: 207 Highland Drive, Landenburg, PA 19360

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

**SALE NO. 26-4-94**

**Writ of Execution No. 2022-05881**

**DEBT \$2,197,297.48**

ALL THAT CERTAIN lots or pieces of ground situated in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania:

UPI # 35-4-74.3N

IMPROVEMENTS thereon: a residential property

PLAINTIFF: NAVY FEDERAL CREDIT UNION

VS

DEFENDANT : **ANDREW R. MCLELLAN**

SALE ADDRESS: 4159 White Horse Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **FEIN, SUCH, KAHN & SHEPARD, P.C. 610-395-3535**

**SALE NO. 26-4-95**

**Writ of Execution No. 2024-10917**

**DEBT \$213,421.57**

PROPERTY SITUATE IN BOROUGH OF EAST BRADFORD TOWNSHIP

SOLD AS THE PROPERTY OF: SANJIV NAIDU Administrator of the Estate of Ramarao Naidu, Deceased

Tax Parcel # 51-6-36

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK a/k/a MANUFACTURERS AND TRADERS TRUST COMPANY

VS

DEFENDANT : **Sanjiv Naidu as Administrator of the Estate of Ramarao Naidu, Deceased**

SALE ADDRESS: 1342 Carolannes Way, West Chester, PA 18382

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

**SALE NO. 26-4-96**  
**Writ of Execution No. 2025-07115**  
**DEBT \$1,083,661.93**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Uwchlan, Chester County, Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision for George W. Ruark revised June 10, 1987 made by Chester Valley Engineers Inc., Paoli Pennsylvania, filed in Chester County as Plan No. 7331 as follows, to wit:

BEGINNING at a point on the Southwest side of North Village Avenue (T-476) (40 feet wide) said point being a corner of lands of Michael M. Colgan as shown on said plan: thence extending along the Southwest side of North Village Avenue on the arc of a circle curving to the right having a radius of 4267.28 feet the arc distance of 235.53 feet to a point of compound curve; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 44.27 feet to a point of tangent on the Northeast side of a proposed 60 feet wide right of way: thence extending along same South 62 degrees 23 minutes 20 seconds West, 446.40 feet to a point; thence extending North 40 degrees 39 minutes 00 seconds West 295.05 feet to a point in line of lands of S. Warren Supplee; thence extending along same and along lands of Michael M. Colgan, aforesaid, North 65 degrees 42 minutes 10 seconds East 485.14 feet to the first mentioned point and place of beginning.

BEING the same premises which North Village, LLC, a Pennsylvania Limited Liability Company by Deed dated April 21, 2022 and recorded in the Office of Recorder of Deeds of Chester County on June 17, 2022 at Book 10895, Page 2379 Instrument # 11930306 granted and conveyed unto Rad Diversified REIT, Inc., a Maryland Corporation.

Tax Parcel # 33-4-19.6

PLAINTIFF: U.S. Bank

Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-4

VS

DEFENDANT : **Rad Diversified REIT, Inc. a Maryland Corporation**

SALE ADDRESS: 18 North Village Avenue, Exton, PA 19341-1211

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

**SALE NO. 26-4-97**  
**Writ of Execution No. 2024-06325**  
**DEBT \$149,217.03**

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, situate in the Township of West Nottingham, County of Chester, state of Pennsylvania, bounded and described according to a plan of property of Nottingham estates, made by Tatman & Lee Associates, Inc., Wilmington Delaware, dated 5/16/1988 in plan file no. 8707, as follows, to wit:

BEGINNING at a point on the Northerly side of Pine Top Drive, said point being a corner of Lot no. 12; thence extending from said beginning point along Pine Top Drive, the (2) following courses and distances, (1) on the arc of a circle curving to the right, having a radius of 25 feet the arc distance of 21.03 feet to a point and (2) South 57 degrees 00 minutes 00 seconds West 134.93 feet to a point, a corner of lot# 14; thence extending along same, North 33 degrees 00 minutes 00 seconds West 272.33 feet to a point in line of remaining lands of Helen W. Reid; thence extending along same north 67 degrees 00 minutes 00 seconds east 197.07 feet to a point, a corner of lot no. 12; thence extend-

ing along same South 23 degrees 00 minutes 00 seconds West 233.32 feet to a point on the Northerly side of Pine Top Drive, being the first mentioned point and place of beginning.

BEING lot no. 13 as shown on said Plan BEING THE SAME PREMISES WHICH Edward J. Campbell and Dawn R. Campbell, husband and wife, by Deed dated 7/31/2003 and recorded 10/09/2003 at Chester County, Pennsylvania in Record Book 5928, Page 2344, granted and conveyed unto Woody Jackson, in fee.

Tax Parcel # 68-6-2.3N

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7

VS

DEFENDANT : **Woody Jackson**

SALE ADDRESS: 213 Veterans Drive, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **PARKER MCCAY PA (856) 596-8900**

**SALE NO. 26-4-98**

**Writ of Execution No. 2023-05438**

**DEBT \$517,329.87**

Property to be sold is situated in the Township of Kennett, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 62-5-67.35

PLAINTIFF: U.S. Bank Trust Company, National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2025-NR1

VS

DEFENDANT : **Marie B. Dellinger**

SALE ADDRESS: 15 Walnut Valley Road, Chadds Ford, PA 19317

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

**SALE NO. 26-4-99**

**Writ of Execution No. 2023-07718**

**DEBT \$201,499.82**

ALL THAT CERTAIN lot or piece of land, situate in the Fourth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East side of South Street, 160 feet North of the Northeast corner of Emmett and South Streets, which point of beginning is 20-1/2 feet from the centerline of South Street; thence along the East side of South Street North 13 degrees 30 minutes West 90 feet; thence North 76 degrees 30 minutes East 195.8 feet to a point on the West side of North Street and 12 feet from the centerline thereof; thence along the West side of North Street, South 13 degrees 30 minutes East 90 feet; thence along the North side of a 10 feet wide alley or driveway in the rear of lands of Dennis Gainor Estate et al South 76 degrees 30 minutes West, 195.8 feet to the point and place of beginning.

BEING THE SAME PREMISES AS Erich Zimmerman and Jodi R. Zimmerman, by Deed dated May 17, 1999, and recorded on May 20, 1999, by the Chester County Recorder of Deeds in Deed Book 4566, at Page 2037, granted and conveyed unto Shane M. Fineran, now deceased, and Eleanor D. Fineran, as Tenants by the Entireties.

Tax Parcel # 15-5-158

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust Company,

National Association, as Trust Administrator and as Indenture Trustee for Citigroup Mortgage Loan Trust 2023-RP1

VS

DEFENDANT: **Eleanor D. Fineran**

SALE ADDRESS: 323 South Street, Phoenixville, PA 19460

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

**SALE NO. 26-4-100**

**Writ of Execution No. 2025-03856**

**DEBT \$9,712.52**

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 27, 2020 and recorded in the Office of the Chester County Recorder of Deeds on March 3, 2020, as Instrument No. 202011720397.

Tax Parcel # 28-6-74.3

PLAINTIFF: Park Tree Investments 24, LLC

VS

DEFENDANT : **William N. Kehoe a/k/a William Kehoe**

SALE ADDRESS: 697 West Kings Highway, Coatesville, PA 19320

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

**SALE NO. 26-4-101**

**Writ of Execution No. 2024-03788**

**DEBT \$422,604.76**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WEST GOSHEN, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 52-7-26.2

PLAINTIFF: The Bank of New York Mellon, F/K/A The Bank of New York, Successor In Interest to JPMorgan Chase Bank, NA as Trustee

VS

DEFENDANT : **Alejandro Franco & Sara J Franco**

SALE ADDRESS: 205 Larchwood Road, West Chester, PA 19382

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