



Chester County Law Reporter

(USPS 102-900)

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No. 45

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Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,
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Publication of Legal Notices*

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NOTICES

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

LAW NO. 2025-07699-NC

NOTICE IS HEREBY GIVEN that the name change petition of Michael Lawrence Rubincan Todd was filed in the above-named court and will be heard on Tuesday, December 16, 2025 at 3:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, August 22, 2025
Name to be changed from: Michael Lawrence Rubincan Todd to: Michael Lawrence Todd III
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2025-07715-NC

NOTICE IS HEREBY GIVEN that the name change petition of Erin Marie Noval was filed in the above-named court and will be heard on Tuesday, December 9, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, August 22, 2025

Name to be changed from: Erin Marie Noval to: Annalisa Erin Noval
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2025-09904-NC

NOTICE IS HEREBY GIVEN that the name change petition of Christopher Martinez-Roman was filed in the above-named court and will be heard on Tuesday, February 10, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, October 23, 2025
Name to be changed from: Christopher Martinez-Roman to: Christopher Martinez Colon
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2025-09965-NC

NOTICE IS HEREBY GIVEN that the name change petition of Linda Ann Menkins was filed in the above-named court and will be heard on Tuesday, February 24, 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, October 24, 2025
Name to be changed from: Linda Ann Menkins to: Linda Ann Roque
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 were filed with and approved by

the Department of State of the Commonwealth of Pennsylvania on the Thursday, October 23, 2025, effective Thursday, October 23, 2025 for Equinox Auto Lending, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Equinox Auto Lending, Inc. is a sales finance company that specializes in transactions with auto dealers.

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

AUGUSTINE, Christopher R., late of Tredyffrin Township. Robert Augustine, care of DEVIN S. FOX, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, Executor. DEVIN S. FOX, Esquire, Stevens & Lee, P.C., 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, atty.

BALUKJIAN, Roxie Lucille, a/k/a R. Lucille Balukjian, late of Tredyffrin Township. Linda Sarian and David A. Sarian, care of RALPH N. TEETERS, Esquire, 1835 Market St., Ste. 320, Philadelphia, PA 19103, Executors. RALPH N. TEETERS, Esquire, Teeters Harvey Marrone & O'Rourke LLP, 1835 Market St., Ste. 320, Philadelphia, PA 19103, atty.

BATTIN, Joseph H., late of Kennett Township. Stephen W. Battin and Sheila B. Monahan, care of RALPH N. TEETERS, Esquire, 1835 Market St., Ste. 320, Philadelphia, PA 19103, Executors. RALPH N. TEETERS, Esquire, Teeters Harvey Marrone & O'Rourke LLP, 1835 Market St., Ste. 320, Philadelphia, PA 19103, atty.

CRANAGE, Douglas R., late of East Marlborough Township. Beth Murray and Diana C. Fongheiser, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrices. NATHAN EGNER, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

FIRST, Penny S, late of Thornbury. Cynthia First, 411 Radcliff Way, Downingtown, PA 19335, Administrator.

JEZYK, Albert Leo, late of Landenberg. Albert Leo Jczyk Jr., care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

KOZURA, Robert T., late of West Brandywine Township. Kathryn A. Kozura, 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.

LEGG, Robert Edward, a/k/a Robert E. Legg, late of East Goshen Township. Wesley W. Legg, 300 S. High Street, West Chester, PA 19382, care of JENNIFER A. HULNICK, Esquire, 300 S. High Street, West Chester, PA 19382, Executor. JENNIFER A. HULNICK, Esquire, Eckert Ginty & Legg LLC, 300 S. High Street, West Chester, PA 19382, atty.

McALLISTER, Daniel Scott, a/k/a Daniel McAllister, late of West Bradford Township. Rachel D. McAllister, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Administrator. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

NAYLOR, Suzanne C., late of Malvern Borough. Robert Tomilson, 2001 Market Street, Suite 2620, Philadelphia, PA 19103, care of DANIEL GIBBON, Esquire, 2001 Market Street, Suite 2620, Philadelphia, PA 19103, Executor. DANIEL GIBBON, Esquire, Clark Hill PLC, 2001 Market Street, Suite 2620, Philadelphia, PA 19103, atty.

PEPPEL, Gerald Clyde, a/k/a Gerald Peppel, late of West Chester, Thornbury Township West Chester. Stephen Peppel, 1256 Surry Road, West Chester, PA 19382, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Administrator C.T.A.. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, PC, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

STURT, Lee H., late of East Goshen Township. Michael LaRosa, 959 West Chester Pike, Havertown, PA 19083, care of MICHAEL LaROSA, Esquire, 959 West Chester Pike, Havertown, PA 19083, Administrator. MICHAEL LaROSA, Esquire, LaRosa Law Firm, 959 West Chester Pike, Havertown, PA 19083, atty.

TASSA, Anthony Paul, late of Coatesville. Ryan Stanley Tassa, 24035 Dearborn Drive, Valencia, CA 91354, care of SCOTT G. HOH, Esquire, 505

North 5th Street, Reading, PA 19601, Administrator. SCOTT G. HOH, Esquire, Resolution Law Group, 505 North 5th Street, Reading, PA 19601, atty.

TOMLINSON, Mary Margaret, late of Elk Township. Desiree Smith, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

UMSTEAD, Sara Nancy, a/k/a Nancy Umstead, late of Spring City Borough. Wendy Weikel and Kendra Edwards, care of ALLAN GREENWOOD, Esquire, 941 Pottstown Pike Suite 200, Chester Springs, PA 19425, Executrices. ALLAN GREENWOOD, Esquire, Siana Law LLP, 941 Pottstown Pike Suite 200, Chester Springs, PA 19425, atty.

2nd Publication

ALSTON, Alberta J., late of Coatesville. Baleria L. Williams, 21 Wick Drive, Parkesburg, PA 19365, 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.

ATKINSON, Eileen O. Deneen, a/k/a Eileen O. Deneen and Eileen Deneen Atkinson, late of East Goshen Township. Meghan D. Krause, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

BEBLO, Linda, a/k/a Linda Marie Beblo, late of East Whiteland Township. Cheryl Cassis, 116 Rand Ave., St. Clairesville, OH 43950, care of DANIEL F. MONAHAN, Esquire, 535 N. Church St., Ste. 170, West Chester, PA 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N. Church St., Ste. 170, West Chester, PA 19380, atty.

BECHTEL, David O, late of Phoenixville. Donald L. Bechtel, 255 Beacon Dr., Phoenixville, PA 19460, Executor.

BRICE, James B, a/k/a Jimmy Brice, late of West Goshen Township. Martin B. Brice, 804 Ravine Road, Downingtown, PA 19335, care of FRANCIS C. MILLER, Esquire, 21 W Washington Street, Suite D, West Chester, PA 19348, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington Street, Suite D, West Chester, PA 19348 atty.

COX, Edwin T., late of East Goshen Township. Edwin T. Cox, III, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

DEMPESEY, Kathleen Q., late of South Coventry Township. Kathleen Woods, 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.

DITTERLINE, Susan Yolán, late of Exton (formerly Bethlehem). Martha Posey, 110 Biddle Dr., Exton, PA 19341, Personal Representative.

FLAIG, Helen M., late of Westtown Township. Jennifer Flaig, 1038 Edgewood Chase Dr., Glen Mills, PA 19342, care of DANIEL F. MONAHAN, Esquire, 535 N. Church St., Ste. 170, West Chester, PA 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N. Church St., Ste. 170, West Chester, PA 19380, atty.

FORRESTAL, Pamela C., late of Easttown Township. Kathleen Judge Forrestal, 398 Pomfret St., Pomfret, CT 06258, care of GARTH G. HOYT, Esquire, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, Executrix. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, atty.

FUNK, Lois Roberts, late of Exton. Nancy F Mofitt, 504 Fulmer Rd, Pottstown PA 19465, Administrator.

GREBE, Kenneth Michael, late of East Coventry Township. Sheila McCune, 217 Oakbrook Dr., Birdsboro, PA 19508, care of SARAH RUBRIGHT McCAHON, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Administratrix. SARAH RUBRIGHT McCAHON, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

GROGAN, Michael Gregory, late of Westtown Township. Kelly Dreyer, 115 Saratoga Lane, Woolwich Twp., NJ 08085, Executrix.

GUY, James Daniel, a/k/a James Guy Jr, late of Landenberg. Nadine Taylor, 137 E Antebellum Drive, Pittsboro, NC 27312, Executrix.

HOLMAN, Evan E., late of Borough of Phoenixville. Virginia L. Holman, care of PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, Executrix. PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, atty.

KING, Jeffery L., a/k/a Jeffery Lynn King, late of Tredyffrin Township. Cynthia M. King, care of JENNIFER L. ZEGEL, Esquire, Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103, Executrix. JENNIFER L. ZEGEL, Esquire, Kleinbard LLC, Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103, atty.

MacDONALD, JR., Herbert C., a/k/a Herbet C. MacDonald, late of East Fallowfield. Martin M. MacDonald, 191 Stanton Ct., Easton, PA 18042, 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.

McCONATHY, Christopher S., a/k/a Christopher Sean McConathy, late of Borough of Malvern. Brooke Fahringer McConathy, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PETRILLE JR, Joseph Charles, late of Phoenixville. Mark A. Petrilie, 7 Twilight Circle, Collegeville, PA 19426 and Joseph Petrilie III, 121 Browning Lane, Bryn Mawr, PA 19010, Executors.

REAMS, Carol Louise, late of Malvern. Shari Reams-Henofner, 202 Hermitage Drive, Radnor, PA 19087, Personal Representative.

RUSLANDER, S Lee, late of Parkesburg. Jennifer Riseon, 242 Octorara Road, Parkesburg, PA 19365, Executrix.

SCHMIDT, Carol L., a/k/a Carol Schmidt, late of East Brandywine Township. Emil Schmidt, 158 Pulaski St., Newark, NJ 07105, care of HEATHER L. TURNER, Esquire, 137 N. Narberth Ave., Narberth, PA 19072, Executor. HEATHER L. TURNER, Esquire, Law Office of Heather L. Turner, 137 N. Narberth Ave., Narberth, PA 19072, atty.

TOWNSEND, Mark, a/k/a Mark T. Townsend, late of Parkesburg. Morgan Townsend, 76 Cardinal Road, Levittown, PA 19057, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

TROOP, Ethel E, late of Warwick Township. Barry F. Troop Sr., P.O. Box 534, Pottstown, PA 19464, care of KEVIN F. HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA 19464, Executor. KEVIN F. HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA 19464, atty.

3rd Publication

BECKER, Mildred G, late of Malvern. Stephen M. Asbel, Esquire, Reger Rizzo & Darnall, 2929 Arch St., 13th Fl, Philadelphia, PA 19104, Executor.

BOWAR, Susan Michelle, a/k/a Susan M. Bowar and Sue Bowar, late of West Brandywine Township. Tristan M. Mullikin, 15 Patterdale Place, Downingtown, PA 19335, 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.

BREWER, Frank R., a/k/a Frank Richardson Brewer, Jr., late of West Vincent Township. Frank J. Brewer, care of VANCE E. ANTONACCI, Esquire, 570 Lausch Lane, Suite 200, Lancaster, PA 17601, Executor. VANCE E. ANTONACCI, Esquire, McNeess Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601, atty.

CAHILL, Barbara Aune, a/k/a Barbara A. Cahill, late of Willistown Township. Colleen C. Mallon, care of JENNIFER A. ERMILIO, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. JENNIFER A. ERMILIO, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

CASTALDI, Rose Formica, a/k/a Rose Castaldi, late of Borough of Downingtown. Maria Castaldi McLaughlin, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executrix. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

CHRONISTER, Nancy A., late of Coatesville City. Michael R. Chronister, care of GREGORY E. GETTLE, Esquire, 13 East Market Street, York, PA 17401, Executor. GREGORY E. GETTLE, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401, atty.

CIOCIOLA-WILLIS, Mary Theresa, a/k/a Mary Theresa A. Ciociola-Willis and M. Theresa Willis, late of Easttown Township. Leslie W. Gambrell, 149 King James Circle, Oxford, PA 19363, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

D'ABUNDO, Aniello, late of West Chester. John D'Abundo, 317 S Darlington St, West Chester, Pa 19380, Executor.

D'ABUNDO, Concetta, a/k/a DiMeglio, late of West Chester. John D'Abundo, 317 S Darlington St, West Chester, Pa. 19382, Executor.

DELANEY, Robert A., a/k/a Robert E. Delaney, late of East Marlborough Township. Josephine B. Delaney, care of SAMUEL J. JULIANI, Esquire, 140 E. Butler Ave., Chalfont, PA 18914, Executrix. SAMUEL J. JULIANI, Esquire, Obermayer, Rebmann, Maxwell & Hippel, LLP, 140 E. Butler Ave., Chalfont, PA 18914, atty.

DERKAS, Ernest T., late of East Nantmeal Township. Kathy D. Gwillim, 24 Blackberry Drive, Pottstown, PA 19464, care of CAROLYN M. MARCHESANI, Esquire, 800 East High Street, Pottstown, PA 19464, Executrix. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, and Associates, P.C., 800 East High Street, Pottstown, PA 19464, atty.

DICKENS, Jerry D., late of West Goshen Township. Frances J. Dickens, 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.

FISHER, Hendrick Richard, a/k/a Hank Fisher, late of Willistown Township. Hollie A. McDonald, care of JAMISON C. MacMAIN, Esquire, 17 W. Miner St., West Chester, PA 19382-0660, Administratrix. JAMISON C. MacMAIN, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382-0660, atty.

FROMM, Robert E., late of Westtown. William Fromm, care of JENNIFER H. WALKER, Esquire, 31 S. High Street Suite 200, West Chester PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, LTD, 31 S. High Street Suite 200, West Chester PA 19382, atty.

GALLAGHER III, James Walter, late of Cochraville. James Gallagher IV, 218 Larchmont Ln, West Grove, PA 19390, Administrator.

GUINAN, Nancy J., a/k/a Nancy Jean Guinan, late of East Pikeland. Christine Kelly, 126, Laurel Lane, Broomall, PA 19008, Executrix.

HAINES, Barry L., late of Sadsbury Township. Phyllis K. Haines, P.O. Box 5349, Lancaster, PA 17606, care of JUSTIN J. BOLLINGER, Esquire, P.O. Box 5349, Lancaster, PA 17606, Executrix. JUSTIN J. BOLLINGER, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606, atty.

HARKNESS, Richard, a/k/a Richard Charles Harkness and Richard C Harkness, late of W Caln Twp. George Michael Nikolaou, 166 Allendale Rd,

King of Prussia PA 19406, Executor.

HARTMAN, Nora M., late of Coatesville. Edward J. Hannum Jr., 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.

IBACH, Ann W., late of Caln Township. Karen M. Ibach, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

LOWER, Frances, a/k/a Frances K. Lower, late of West Brandywine Township. Matthew K. Lower, 908 Kenmara Dr., West Chester, PA 19380, Executor.

MILLER, Ruth E., late of North Coventry Township. Melissa Zipay, care of GREGORY W. PHILIPS, Esquire, 1129 East High Street, PO Box 776, Pottstown, PA 19464, Administrators. GREGORY W. PHILIPS, Esquire, Picardi Philips & Ottaviano, 1129 East High Street, PO Box 776, Pottstown, PA 19464, atty.

MORAN, Patricia A., late of Tredyffrin Township. Siobhan Moran, 127 Hickory Ln., Bryn Mawr, PA 19010 and Caitlin Mariniello, 211 Atlee Rd., Wayne, PA 19087, care of GARTH G. HOYT, Esquire, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, Executrices. GARTH G. HOYT, Esquire, McNeese Wallace & Nurick, LLC, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, atty.

OTTAVIANO, Linda L, late of East Coventry Township. Vincent J Ottaviano, 875 Ebelhare Rd, Pottstown Pa 19465 and Louis Ottaviano, 10 South Sanatoga Rd, Pottstown Pa 19464, Executors.

RHUBOTTOM, Martha H., late of West Brandywine Township. Patricia A. Rhubottom, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

ROBINSON, JR., John C., late of East Bradford Township. Donna M. Robinson, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

SETTLE, Jane Charlotte, a/k/a Jane Charlotte Essig, Jane E. Settle and Jane C. Settle, late of West

Grove. Cheryl Settle, 7042 Bernay Ave, Jacksonville, FL, 32205, Executrix.

STOWE, Ann Coghlan, a/k/a Patricia Ann Stowe and Patricia Coghlan Stowe, late of Newtown Square, Willistown Township. Peter Stowe, 705 Radcliffe Ct, Newtown Square, PA 19073, Administrator.

TUMOLO, Robert K., late of East Nottingham Township. Christopher A. Tumolo, 360 Chrome Rd., Oxford, PA 19363 and Bryan E. Tumolo, 192 Pine Grove Rd., Nottingham, PA 19362, 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.

UBERTI, Patricia Louise, late of Malvern. Justin Uberti, 805 14th Ave W, Kirkland, WA 98033, Executor.

R. SAMUEL McMICHAEL, Esquire
PO Box 296
Oxford PA 19363

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that AGA Mushroom Sales LLC, a foreign corporation formed under the laws of the State of Maryland, where its principal office is located at 627 Ebenezer Church Road, Rising Sun, MD 21911 has registered to do business in Pennsylvania with the PA Department of State on October 10, 2025 under the provisions of the Pennsylvania Corporation Law of 1988. The registered office in Pennsylvania is 2464 Lewisville Road Oxford PA 19363

R SAMUEL McMICHAEL, Esquire
PO Box 296
Oxford PA 19363

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

Chester Springs AV, with its principal place of business at 125 Little Conestoga Road, Chester Springs, PA 19425. The application has been (or will be) filed on: Wednesday, October 22, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Kevin Busza, Chester Springs AV, 125 Little Conestoga Road, Chester Springs, PA 19425.

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 Ausar D. Scott-Thomas Memorial Foundation. The purpose or purposes for which it was organized are: To honor the memory of Ausar D. Scott-Thom- as by equipping young men from underserved communities with mentorship, leadership skills, career pathways, and scholarship opportunities. By cultivating resilience, integrity, and purpose, the foundation prepares them to succeed in life and contribute positively to society.

FICTITIOUS NAME

Notice is hereby given that a registration of Ficti- tious Name was filed with the PA Department of State on October 10, 2025 for Fresh Coast Foods with a principal place of business at 2464 Lewisville Road, Oxford PA 19363. The individual and entity interested in this business is Abel Gamboa, AGA Mushroom Sales LLC, 2464 Lewisville Road, Ox- ford PA. Filed in compliance with 54 Pa.C.S.301.

NONPROFIT CORPORATION NOTICE

Mother of Nations Ministry has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

John A. Novello, Esquire
221 North Olive Street
Media, PA 19063

1st Publication of 3**TRUST NOTICE**

THE MARIE THERESE MEGILL FAMILY
TRUST

MARIE THERESE MEGILL, Deceased
Late of Downingtown Borough, Chester County, PA
This Trust is in existence and all persons having
claims or demands against said Trust or decedent are
requested to make known the same and all persons
indebted to the decedent to make payment without
delay to MARY LYNN SOULAS, TRUSTEE, 10
Beech Tree Dr., Glen Mills, PA 19342,
Or to her Attorney:
HEATHER L. TURNER
LAW OFFICE OF HEATHER L. TURNER
137 N. Narberth Ave.
Narberth, PA 19072

3rd of 4 Publications**NOTICE****CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: NINA JOHNETTA BRISBOIS, a presumed
deceased person.
Case Number: 15-25-2123

Be advised that a Petition was filed by Nina M.
Monastra, an interested person, asking the Orphans'
Court to declare as deceased Nina Johnetta Brisbois,
pursuant to 20 Pa. C.S.A. §5701, et seq.

The Court has set a Hearing for Monday, the 1st
day of December, 2025, at 9:00 A.M. at the Chester
County Justice Center, 201 W. Market Street, West
Chester, Pennsylvania 19380, in Courtroom 5,
before the Honorable John L. Hall. 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.

Even if 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.

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, November 20th, 2025 at 11AM.**

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

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

KEVIN D. DYKES, SHERIFF

2nd Publication of 3

SALE NO. 25-11-286

Writ of Execution No. 2019-06414

DEBT \$1,544.17

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, Situate in the Township of Valley, County of Chester and State of Pennsylvania.

Tax Parcel # 38-5-6.1B

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Lisa M. Collins**

SALE ADDRESS: 1451 Valley Road, Valley Township, PA 19320

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

SALE NO. 25-11-287

Writ of Execution No. 2018-08618

DEBT \$3,282.75

ALL THAT CERTAIN lot or land situated in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel # 16-4-100

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Dennis E. Crutchfield**

SALE ADDRESS: 11 N. Church Street, Coatesville, PA 19320

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

SALE NO. 25-11-289

Writ of Execution No. 2016-09065

DEBT \$4,580.19

ALL THAT CERTAIN lot of land situate in Cain Township, Chester County, Pennsylvania.

Tax Parcel # 39-4-142

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Lori W. Brubaker**

SALE ADDRESS: 3513 Humpton Road, Caln Township, PA 19335

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

SALE NO. 25-11-291**Writ of Execution No. 2022-07122****DEBT \$296,592.89**

Property situated in the Borough of West Chester

Tax Parcel # 1-8-203

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A

VS

DEFENDANT: **REILLY MICHAEL HANEY A/K/A MICHAEL R. HANEY A/K/A RILEY HANEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MICHAEL J. HANEY A/K/A MICHAEL JOHN HANEY; ALEXANDRA HANEY A/K/A ALEXANDRA CHRISTIAN HANEY, IN HER CAPACITY AS HEIR OF THE ESTATE OF MICHAEL J. HANEY A/K/A MICHAEL JOHN HANEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IN THEIR CAPACITY AS HEIR OF MICHAEL J. HANEY A/K/A MICHAEL JOHN HANEY**

SALE ADDRESS: 324 West Chestnut Street, West Chester, PA 19380

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

SALE NO. 25-11-292**Writ of Execution No. 2025-02802****DEBT \$676,359.15**

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected. SITUATE in the Township of Tredyffrin, County of Ches-

ter and Commonwealth of Pennsylvania and described according to a Survey thereof made by John D. Yerkes, Registered Professional Engineer dated September 26, 1966, as follows, to-wit:

BEGINNING at a point in the title line in the bed of Deepdale Road (40 feet wide intended to be widened to 45 foot by the addition of five feet on the Southeasterly side thereof) at the distance of 863.91 feet measured Northeastwardly along the said title line from the middle of Old Eagle School Road; THENCE extending from the said point of beginning along said title line in the bed of Deepdale Road the two following courses and distances, viz:- (1) North 65 degrees 39 minutes East 98.49 feet to a point and (2) North 59 degrees 37 minutes East 118.40 feet to a point; THENCE extending South 30 degrees 23 minutes East 125.00 feet to a point; THENCE extending South 10 degrees 41 minutes West crossing a sanitary sewer easement 99.64 feet to a point; THENCE extending along other lands now or late of Wallaco H. Wallaco, et ux the following two courses and distances, viz: - (1) South 86 degrees 58 minutes 10 seconds West crossing a stream of water 181.44 feet to a spike and (2) North 25 degrees 46 minutes 50 seconds West 127.47 feet to the first mentioned point and place of beginning.

CONTAINING 0.829 acres more or less according to said survey.

BEING the same premises which Charles C. Auchincloss, II, and Mary Lewis Lober Auchincloss, his wife, by deed dated December 23, 1977 and recorded January 3, 1978 at Book G52, Page 402 in the Office of the Recorder of Deeds of Chester County, PA, granted and conveyed unto Mary Lewis Lober Auchincloss. AND THE SAID Mary Lewis Lober Auchincloss departed this life on or about October 26, 2024, thereby passing their interest in the premises unto Michelene L. McCloskey a/k/a Michelene M. McCloskey, Exec-

utrix of the Estate of Mary Lewis Lober Auchincloss, deceased.

Tax Parcel # 43-11G-37.3

PLAINTIFF: U.S. Bank Trust Company National Association, not in its individual capacity but solely in its capacity as Owner Trustee on behalf of Brean Asset Backed Securities Trust 2022-RM5

VS

DEFENDANT: **Micheline L. McCloskey a/k/a Micheline M. McCloskey, Executrix of the Estate of Mary Lewis Lober Auchincloss, deceased**

SALE ADDRESS: 77 Deepdale Road, Wayne, PA 19087

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

SALE NO. 25-11-293

Writ of Execution No. 2025-03022

DEBT \$224,038.90

ALL THAT CERTAIN tract of land, known as Tract No. 2 on a Plan of Lots of William McClimon and Robert McClimon along the North side of Ridge Road, with hereditaments and appurtenances thereon, situate in East Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner thereof, a point in the middle of Ridge Road, located a distance of 1,060 feet Eastward from Bethel Road; thence extending by Lot No. 3 North 38° East, 662.10 feet to an iron pin; thence by land now or late of Emma P. Eggeling and Robert McClimon South 49° 32' East, 179.60 feet to an iron pin; thence by a 50 feet wide tract (the second tract hereinafter described) South 35° 48' West, 657.30 feet to a point in Ridge Road; thence along in Ridge Road North 54° West, 206 feet to the place of BEGINNING.

ALSO, ALL THAT CERTAIN tract of land 50 feet wide, situate along the North side of Ridge Road aforesaid, bounded and described as follows:

BEGINNING at the Southwest corner thereof; a point in Ridge Road also known as State Highway Route No. 23, located a distance of 1,266 feet more or less Eastward from Bethel Road; thence extending by Tract No. 2 first above described North 35° 48' East, 657.30 feet to an iron pin; said pin located 57.65 feet Eastward from a corner of other land of Robert McClimon; thence by said land South 49° 32' East, 50 feet to an iron pin; thence by land now or late of William McClimon South 35° 48' West, 653.40 feet to a point in the aforesaid Ridge Road; thence along in Ridge Road North 34° West, 50 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Stephanie M. Hubert, Executrix of the Estate of Robert M. Mosera, Deceased and Stephane M. Schmoyer a/k/a Stephanie M. Murray a/k/a Stephanie M. Hubert, by Deed dated 12/16/2020 and recorded 12/28/2020 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 10389, Page 1954 granted and conveyed unto Pamela Iva Shecter.

Tax Parcel # 18-6-68-1G

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.

VS

DEFENDANT: **Pamela Iva Shecter**

SALE ADDRESS: 469 Ridge Road, Spring City, PA 19475

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

SALE NO. 25-11-294**Writ of Execution No. 2022-02211****DEBT \$563,404.61**

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

Tax Parcel # 18-04-01350000

PLAINTIFF: AMERIHOME MORTGAGE COMPANY, LLC

VS

DEFENDANT: **DOMINIC ANTHONY D'ACCIARO, SR. A/K/A DOMINIC A. D'ACCIARO, SR.**

SALE ADDRESS: 32 Meadow Lane, Pottstown, PA 19465

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

SALE NO. 25-11-297**Writ of Execution No. 2024-10558****DEBT \$2,845,942.46**

Premises "A":

ALL THAT CERTAIN tract of land located on the westerly side of Mennonite Church Road between S.R. 724 and Enterprise Parkway and approximately 400 feet south of the centerline intersection of Mennonite Church Road and S.R. 724 and shown in more detail on a plan titled "Final Land Development for Sand W Race Cars", prepared by Utilicon Commercial and Industrial Construction, dated September 14, 1993, last revised January 3, 1994, recorded in Plan Book No. 12406, Chester County Records, situate in East Vincent Township, Chester County, Pennsylvania BEING part of the same premises that Ware, Inc. (A Delaware Corp.), by deed dated February 28, 1986 and record-

ed March 6, 1986 in the Office of the Recorder of Deeds of Chester County, PA in Deed Book Volume 224 Page 513, granted and conveyed unto Walter J. Weney, Jr. and Vonda L. Weney, in fee.

Premises "B":

ALL THAT CERTAIN tract of land located on the westerly side of Mennonite Church Road between S.R. 724 and Enterprise Parkway and approximately 1,100 feet south of the centerline intersection of Mennonite Church Road and S.R. 724 and shown in more detail on a plan titled "Final Land Development for Sand W Race Cars", prepared by Utilicon Commercial and Industrial Construction, dated September 14, 1993, last revised January 3, 1994, recorded in Plan Book No. 12406, Chester County Records, situate in East Vincent Township, Chester County, Pennsylvania BEING part of the same premises that Ware, Inc., (A Delaware Corp.), by deed dated February 28, 1986 and recorded March 6, 1986 in the Office of the Recorder of Deeds of Chester County, PA in Deed Book Volume 224 Page 513, granted and conveyed unto Walter J. Weney, Jr. and Vonda L. Weney, in fee.

UPI # 21-5-15.3 & 21-5-15.3A

PLAINTIFF: FULTON BANK, N.A.

VS

DEFENDANT: **11-17 MENNONITE CHURCH ROAD LLC, S&W RACE CARS & COMPONENTS, INC. KENNETH W. WIBLE, and DAVID R. CZARNECKI**

SALE ADDRESS: 11 Mennonite Church Road, Spring City, PA 19475 & 17 Mennonite Church Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **OBERMAYER REBMANN MAXWELL & HIPPEL LLP 215-665-3000**

SALE NO. 25-11-298**Writ of Execution No. 2022-07709****DEBT \$725,399.42**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN POCOPSON TOWNSHIP, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA DESCRIBED ACCORDING TO A SUBDIVISION MADE FOR MRS. JANE JOFOPOULOS BY YORKOS ENGINEERING CO., DATED 1/20/1970 AND RECORDED IN THE RECORDER OF DEEDS OFFICE AT WEST CHESTER ON 7/1/1970 IN PLAN BOOK 35, PAGE 15 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF A UNNAMED 50 FEET WIDE PUBLIC ROAD, A CORNER OF LOT# 9 ON SAID PLAN, SAID POINT MEASURED THE FOLLOWING COURSES AND DISTANCES OF NORTH 73 DEGREES 28 MINUTES 30 SECONDS, EAST, 227.70 FEET FROM A POINT A CORNER OF LANDS NOW OR LATE OF JOHN D. WRIGHT; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG SAID LOT# 9, NORTH 1 DEGREE 7 MINUTES 29 SECONDS EAST, 482.85 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF JOHM CULIT: THENCE ALONG SAME SOUTH 1 DEGREES 46 MINUTES 50 SECONDS EAST, 195.74 FEET TO A POINT IN LINE OF LOT# 7, ON SAID PLAN; THENCE ALONG SAME SOUTH 1 DEGREE 8 MINUTES 42 SECONDS WEST, 423.83 FEET TO A POINT ON THE NORTHWEST SIDE OF THE UNNAMED 50 FEET WIDE PUBLIC ROAD; THENCE ALONG SAME THE TWO FOLLOWING COURSES AND DISTANCES, TO WIT:

BEING the same premises which SECRETARY OF HOUSING AND URBAN DEVELOPMENT by Deed dated June 12, 2009 and recorded in the Office of Record-

er of Deeds of Chester County on June 25, 2009 at Book 7704, Page985 Instrument Number.10938241 granted and conveyed unto Laurretta M. Kintigh.

Tax Parcel # 63-03-0086.100

PLAINTIFF: Mortgage Assets Management, LLC

VS

DEFENDANT: **Laurretta M. Kintigh**

SALE ADDRESS: 1779 Holmes Drive, West Chester, PA 19382

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

SALE NO. 25-11-299**Writ of Execution No. 2023-08354****DEBT \$401,394.26**

PROPERTY SITUATE IN THE TOWNSHIP OF CALN

Tax Parcel # 39-04B-0041

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **NANCY DINGMAN, ANGELIQUE JONES, CHRISTOPHER JONES**

SALE ADDRESS: 2726 North Barley Sheaf Road, Coatesville (Caln Township), PA 19320

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

SALE NO. 25-11-300**Writ of Execution No. 2024-06154****DEBT \$218,508.22**

Property situate in Township of Lower Oxford

Tax Parcel # 56-07-0038

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **WILLIAM NICHOLS, JR.**

SALE ADDRESS: 5504 Forge Road, Nottingham, PA 19362

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

SALE NO. 25-11-302

Writ of Execution No. 2024-07519

DEBT \$321,451.29

ALL THAT CERTAIN lot or piece of ground, situate in Honeybrook Borough, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of the Waynebrook Village Subdivision, drawn by Weiser Engineering consultants dated February 16, 2001 and last revised November 10, 2003 said plan recorded In Chester County in Plan No. 16918 as follows, to wit:

BEGINNING at a point on the Southeast-erly side of White Drive (28 feet wide) said point being a corner of Lot No. 40 on said plan; thence extending from said point of beginning along Lot No. 40, South 46 de-grees, 03 minutes, 53 seconds East 118.00 feet to a point in line of Lot No. 44 on said plan: thence extending partly along same and partly along Lot No. 45, South 43 degrees, 56 minutes, 07 seconds West 43.09 feet to a point a corner of Lot No. 38 on said plan; thence extending along same North 46 degrees, 03 minutes, 53 seconds West 118.00 feet to a point on the Southeasterly side of White Drive: thence extending along same, North 43 degrees, 56 minutes, 07 seconds East 43.09 feet to the first mentioned point and place of be-ginning.

Being Lot No. 39 as shown on the above mentioned plan.

BEING THE SAME PREMISES which Barbara Ann White by Deed dated 7/19/2022 and recorded in the Office of the Recorder of Deeds of Chester County on 8/8/2022 in Deed Book Volume 10925, Page 2123, granted and conveyed unto Heather F. Goodno

Tax Parcel # 12-1-94

IMPROVEMENTS thereon: a residential property

PLAINTIFF: LoanDepot.com, LLC

VS

DEFENDANT: **Heather F. Goodno**

SALE ADDRESS: 8 White Drive, Honey Brook, PA 19344

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

SALE NO. 25-11-304

Writ of Execution No. 2024-03166

DEBT \$10,515.68

ALL THAT CERTAIN lot of piece of ground with the buildings and improve-ments thereon erected, Situate in the Township of Willistown, County of Ches-ter, and Commonwealth of Pennsylvania, described according to a Title Plan for Complex II and Complex III, Willistown Woods, made by Henry S. Conrey, Inc., division of Chester Valley Engineers, Inc., dated January 7, 1962, and recorded in Chester County, as Plan No. 3924 on April 1, 1982, known as 207 Hampstead Place, West Chester, PA

UPI # 54-8E-8

PLAINTIFF: Willistown Woods Home-owners Association, Inc.

VS

DEFENDANT: Joseph Shawn and Kirsten Shawn

**SALE ADDRESS: 207 Hampstead Place,
West Chester, PA 19380**

**PLAINTIFF ATTORNEY: GAWTHROP
GREENWOOD, PC 610-889-0700**

SALE NO. 25-11-305

Writ of Execution No. 2025-01130

DEBT \$179,637.40

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 with the buildings and improvements thereon erected, Situate in the Borough of Downingtown, County of Chester, Commonwealth of Pennsylvania and described according to Two Plans both known as "Kentwood" "Section No. 1" and both plans being made by Chester Valley Engineers, Inc., Consulting Engineers, One Plan being known as "As-Built Plan," said Plan having dated of 8/31/1960, the other plan being dated 4/9/1959 and revised 8/15/1959, said last mentioned Plan being recorded in the Office of the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania in Plan Book No. 10, Page 24 as follows, to wit:

BEGINNING at a point on the center line of Lake Drive (50 feet wide), said point being measured by the 7 following courses and distances along the said center line of Lake Drive and its extension from its point of intersection with the center line of Pennsylvania Avenue (60 feet wide): (1) North 13 degrees 29 minutes West 552.84 feet to a point; (2) North 76 degrees 31 minutes East 140.00 feet to a point of curve on the center line of Lake Drive; (3) Northeastwardly on the arc of a circle curving to the left having a radius of 167.94 feet the arc

distance of 97.19 feet to a point of tangent; (4) North 43 degrees 21 minutes 30 seconds East 328.00 feet to a point of curve in the same; (5) Northeastwardly on the arc of a circle curving to the right having a radius of 224.23 feet the arc distance of 111.63 feet to a point of tangent in the same; (6) North 71 degrees 53 minutes East 30.00 feet to a point of curve in the same; and (7) Northeastwardly on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 101.40 feet to the point of beginning; thence extending from said point of beginning, North 51 degrees 19 minutes West crossing the Northwest-erly side of Lake Drive 175.00 feet to a point; thence extending North 69 degrees 07 minutes 35 seconds East crossing the Southwest-erly side of Lake Drive 175.00 feet to a point on the center line of Lake Drive aforesaid; thence extending South-eastwardly and Southwestwardly measured along the center line of Lake Drive on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 181.91 feet (the chord of said arc bearing South 08 degrees 54 minutes 18 seconds West 173.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on the above mentioned Plan.

BEING the same premises which Bertha C. Davis, by Deed dated 10/25/1991 and recorded 10/29/1991 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 2642, Page 435, granted and conveyed unto Kevin J. Larkin and Maureen Larkin, as tenants by the entirety.

AND ALSO BEING the same premises which Kevin J. Larkin and Maureen Larkin, by Deed dated 10/07/2011 and recorded 10/25/2011 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 8274, Page 1846, granted and conveyed unto Kevin J. Larkin. Kevin J. Larkin died May 2, 2024, at which time,

his known heirs, Tara Larkin and Maureen Larkin, and his unknown heirs became the owners of the aforesaid property by operation of law.

UPI # 11-4-52

PLAINTIFF: S&T Bank

VS

**DEFENDANT: TARA LARKIN and
MAUREEN LARKIN, Known Heirs of
the Estate of KEVIN J. LARKIN and
THE UNKNOWN HEIRS, EXECU-
TORS AND/OR ADMINISTRATORS
OF THE ESTATE OF KEVIN J. LAR-
KIN**

SALE ADDRESS: 149 Lake Drive,
Downingtown, PA 19335

**PLAINTIFF ATTORNEY: GRENEN &
BIRSIC, P.C. 412-281-7650**