



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 73

WEST CHESTER, PENNSYLVANIA, OCTOBER 09, 2025

No. 41

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Chester County Law Reporter

(USPS 102-900)

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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. 2025-06984-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jesus Emanuel Rodriguez 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 1, 2025 Name to be changed from: Jesus Emanuel Rodriguez to: Emanuel Rodriguez 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 the Dept. of State for DEVON AUTO EXPERTS INC., a business corporation organized under the PA Business Corporation Law of 1988. ARTHUR L. SAGNOR III, Solicitor, WETZEL GAGLIARDI FETTER & LAVIN LLC, 122 S. Church St., West Chester, PA 19382

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, September 25, 2025, for Kelly Industrial Supplies, Inc. in accordance

with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: any lawful purpose.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of M.A.X. CORPORATION, a Pennsylvania corporation, with an address of 1221 West Chester Pike, West Chester, Pa 19382, have approved a proposal 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 section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

Allen J Mutzig, President
29008 Blaisdell Drive
Naples, Fl 34119

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Board of Directors of Phoenixville Area Economic Development Corporation, a PA nonprofit corporation, with a registered address at 544 Kimberton Rd., Phoenixville, PA 19460, has 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

BRENNAN, John C., a/k/a John Brennan, late of East Goshen Township. David J. Drumm, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

BRIGGS, Benny L, late of Coatesville. Michael C Briggs, care of WARREN H. PRINCE, Esquire,

646 Lenape Road, Bechtelsville PA 19505, Executor. WARREN H. PRINCE, Esquire, Prince Law Offices PC, 646 Lenape Road, Bechtelsville PA 19505, atty.

BROADBENT, Patricia M, a/k/a Patricia Broadbent, late of Pocopson Township. Brian M Smith, 35 Regency Plaza, Glen Mills, PA 19342, Executor.

CAHOONE, Richard Allen, late of West Chester Borough. Scott Allen Cahoon, care of LAURA M. TOBEY, Esquire, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087, Executor. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087, atty.

CHMIELEWSKI, Diane, late of West Chester Borough. Ellen Z. Perin, care of EDWARD H. BUTZ, Esquire, 1620 Pond Rd., Ste. 200, Allentown, PA 18104, Executrix. EDWARD H. BUTZ, Esquire, Lesavoy Butz & Seitz LLC, 1620 Pond Rd., Ste. 200, Allentown, PA 18104, atty.

CONRAD, M. Kathryn, late of Honey Brook. Michael R. Kern, 428 Park Rd., Honey Brook, PA 19344, care of R. DOUGLAS GOOD, Esquire, 132 W. Main Street, New Holland, PA 17557, Executor. R. DOUGLAS GOOD, Esquire, Good Law Firm, 132 W. Main Street, New Holland, PA 17557, atty.

DICKENS, Carl R., a/k/a Carl Roger Dickens, late of Avondale. Ronald C. Dickens, 525 Church Rd., Avondale, PA 19311, Executor.

FAHRENHOLTZ, Marguerite, a/k/a Madge Fahrenholtz, late of West Chester, West Goshen, West Chester. Elwood F Fahrenholtz, Jr, 222 Carlyn Court, Downingtown, PA 19335, Administrator.

FAULKNER, Shirley Ann, late of Pottstown. Lori Scheib, 303 Coventry Pointe Lane, Pottstown, PA 19465, Executrix.

GREIMANN, Calvin Curtis, a/k/a Calvin C. Greimann, late of West Whiteland Township. Nadia M. Greimann, care of ANDREW S. RUSNIAK, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, Executrix. ANDREW S. RUSNIAK, Esquire, Stevens & Lee, P.C., 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, atty.

GYURIS, SR., Richard S., late of Phoenixville Borough. Thomas Larkin, Jr., care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

JUDGE, Joseph G., a/k/a Joseph Judge and Joseph Gerard Judge, late of East Goshen Township. Timothy Judge, care of CARRIE A. S. KENNEDY,

Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Administrator. CARRIE A. S. KENNEDY, Esquire, Connor Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

KENT, Muriel D., late of West Chester Borough. Cheryl L. Kent, 16949 Taylors Landing Rd., Sharpsburg, MD 21782, 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.

KICZEK, Mark Allen, a/k/a Mark A. Kiczek, late of Coatesville. Joseph S. Kiczek and Michelle J. Kiczek, 216 Crump Road, Exton, PA 19341, Co-Administrators.

MAHER, James I., a/k/a James Irving Maher, late of Kennett Township. Ellen Mary Borneman, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MAXTON, Marjorie G., a/k/a Marjorie S. Maxton, late of Pocopson Twp.. Richard K. Maxton, 213 E State St, Kennett Square PA 19348, care of ROBERT M. ABERNETHY, III, Esquire, 213 E State St, Kennett Square PA 19348, Executor. ROBERT M. ABERNETHY, III, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

POWELL, Grace Williams, late of East Goshen Township. Natalie M. Georges, care of LISA COMBER HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Office, PC, 27 S Darlington Street, West Chester, PA 19382, atty.

SCHANDEL, John Gerold, late of Exton. Susan Schandel, 330 N Hall St, Seaford, DE 19973, Executor.

SHINE, Jacqueline, late of Oxford. Hope Shine, 8003 Hickory Hill Road, Oxford, PA 19363, care of ALEXA S. ANTANAVAGE, Esquire, 64 N. 4th Street, Hamburg, PA 19526, Administratrix. ALEXA S. ANTANAVAGE, Esquire, Antanavage Farbiarz, PLLC, 64 N. 4th Street, Hamburg, PA 19526, atty.

WRIGHT, Barbara Ann, a/k/a Barbara Wright, late of Penn Township. Kimberly Butler-Gilkeson, 36 Hamilton Ave., #1, Staten Island, NY 10301, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348, Executrix. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348, atty.

2nd Publication

ANTES, Dorothy M., late of Township of Lower Oxford. Milford L. Antes, care of NEIL R. VESTERMARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. NEIL R. VESTERMARK, Esquire, James Clark Associates, 277 Millwood Road, Lancaster, PA 17603, atty.

BLUTE, Irene, late of East Coventry Township. Colleen A. Blute, care of JAMIE V. OTTAVIANO, Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, Executrix. JAMIE V. OTTAVIANO, Esquire, Picardi Philips & Ottaviano, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, atty.

COLEBURN, John E., late of West Goshen Township. Cindy Boyle (named in will as Cindy L. Coleburn), 11831 White Pine Dr., Hagerstown, MD 21740, care of DANIEL F. MONAHAN, Esquire, 535 N. Church St., Ste. 170, West Chester, PA 19380, Administratrix CTA. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N. Church St., Ste. 170, West Chester, PA 19380, atty.

COXE, John R., late of East Bradford Township. Lisa Duffy, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

DELPHAIS, Frank C, late of West Chester. Frank C Delphais, Jr., care of KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Executor. KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

DONNELLY, Joseph Henry, a/k/a Joseph H. Donnelly, late of Sadsbury Township. Cynthia L. Thompson, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

JOHNSON, Kathleen M., late of West Grove Boro. Michael Johnson, 331 Welcome Avenue, West Grove PA 19390, care of FRANCIS MILLER, Esquire, 21 W Washington Street, Suite D, West Chester PA 19380, Executor. FRANCIS MILLER, Esquire, Miller Law Offices, 21 W Washington Street, Suite D, West Chester PA 19380, atty.

KENNEDY, Phyllis W., late of Downingtown. Kristin Cardin, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

LAWSON, Hugh H., late of East Pikeland Township. Douglas A. Lawson, 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, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

LINDSTROM, David W., late of Londonderry Township. Diane D. Lindstrom, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

McADAMS, Nancy Smith, late of West Chester Borough. Baird T. Brinker, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

O'CONNOR, Rose G, late of Wayne. Angela Furtaw, 473 Lantern Lane, Berwyn, PA, 19312, Executor.

RAMSAY, Everett C., late of West Marlborough. Douglas E. Ramsay, 1203 High Point Road, Cochranville, PA 19330, Executor.

ROBERTS, Mark P., late of East Vincent Township. Marc A. Zaid, Esquire, 2200 Renaissance Blvd., Suite 270, King of Prussia, PA 19406, care of DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, Administrator. DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, atty.

TALLEY, Mary G., late of Phoenixville. Lois Cariola, 601 Boxford Circle, King of Prussia, PA 19406, Executor.

TASHNER, Richard Eugene, late of Exton. Jennifer Kelly, 2065 Matsons Cir, Villanova, PA 19085, Executrix.

WAGNER, Sharon N., late of East Pikeland Township. Kelly N. Wright, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WOODWARD, John D., a/k/a J. David Woodward, late of West Goshen Township. Diane M. Conner, 1233 Gail Road, West Chester, PA 19380, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

3rd Publication

BELTZ, David W, late of Coatesville. Nicole M. Beltz, 71 Creek Drive, Doylestown, PA 18901, care of PAUL J. RUBINO, Esquire, 123 East Gay Street, West Chester, PA 19380, Executrix. PAUL J. RUBINO, Esquire, Rubino Law, LLC, 123 East Gay Street, West Chester, PA 19380, atty.

CAMPBELL, Lily Wee, a/k/a Lily W. Campbell, late of West Chester Borough. Leslie Anne Campbell, care of CAROLINA R. HEINLE, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

CAMPBELL, Patrick M., a/k/a Patrick Michael Campbell, late of East Goshen Township. Andrew Campbell, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executor. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

COFFEY, Kimberly Lynne, late of East Whiteland Township. Samuel Coffey, 5 Shady Brook Lane, Malvern, PA 19355, care of KEVIN J. CONRAD, Esquire, 24 E. Market Street, West Chester, PA 19381, Administrator. KEVIN J. CONRAD, Esquire, Lamb McErlane PC, 24 E. Market Street, West Chester, PA 19381, atty.

DEL PERCIO, Lorraine M., late of West Goshen Township. John Del Percio, 403 Warren Rd., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administrator. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

FETTY, Barbara Ann, late of Lincoln University. Misty Dawn Newell, care of JAYNE GARVER, Esquire, 6723 Allentown Blvd., Harrisburg, PA 17112, Executrix. JAYNE GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

GIRIFALCO, Anthony J., late of Schuylkill Township. Sandra A. Girifalco, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

GRIFFIN, Frances O., late of Upper Uwchlan Township. Thomas M. Drake, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown

Pike, Exton, PA 19341, atty.

HENDRICKSON, Norma J., late of East Whiteland Township. Amy J. Shaw, care of GEORGE C. ZUMBANO, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. GEORGE C. ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

JACKSON, Edna Louise, a/k/a Edna H. Jackson, late of West Grove Borough. Thomas J. Cannon, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

LOCKARD, Ronald, late of East Vincent Township. Warren Dean Lockard, 13004 Tribute Drive, Riverview FL 33578, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Administrator. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com, LLC, 712 Kimberton Road, Chester Springs PA 19425, atty.

MAIERSPERGER, Renell Ann, a/k/a Renell A. Maiersperger, Renell R. Maiersperger and Renell H. Maiersperger, late of Pennsbury. Brett R. Hoopes, 704 16th St., Golden, CO 80401, 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.

McNESBY, Daniel J., late of Avondale. Gerard M. McNesby, 33984 Crestview Ave, Lewes, DE 19958, Executor.

MORRISSEY, John P, a/k/a John Patrick Morrissey, late of West Goshen Township. Serena C Morrissey, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, RMI Law, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

NEIMAN, Robert D., a/k/a Robert Neiman and Robert Douglas Neiman, late of Warwick Township. Carol Aline Tisone, care of BRIAN R. GILBOY, Esquire, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Administratrix. BRIAN R. GILBOY, Esquire, Gilboy & Gilboy LLP, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

PRICE, Joseph A., late of East Marlborough Township. Melissa Price, 323 Sycamore Road, West Reading, PA 19611, care of ROSE KENNEDY, Es-

quire, 1212 Liggett Avenue, Reading, PA 19611, Executrix. ROSE KENNEDY, Esquire, Curran Estate & Elder Law, PLLC, 1212 Liggett Avenue, Reading, PA 19611, atty.

RAISON, Martina Biddle, late of Caln Township. Kevin J. Biddle, 1607 Short Shadow Lane, Snellville GA 30078, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Administrator. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs PA 19425, atty.

SIMPSON, SR., Ronald T., late of Avondale. Ronald T. Simpson, Jr., 6 White Briar Circle, Hockessin, DE 19707, care of MICHAEL L. DAIELLO, Esquire, 2 W Market St, West Chester, PA 19382, Administrator. MICHAEL L. DAIELLO, Esquire, Daiello Law, 2 W Market St, West Chester, PA 19382, atty.

TAYLOR, Pamela J., late of Honey Brook Township. Francis A. Taylor, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

THARP, Mary Elizabeth, late of Oxford. Roger S. Tharp IV, 1754 Bluecourse Drive, State College, PA 16801, Executor.

TRNKA, Pauline Wilma, a/k/a Pauline W. Trnka and Pauline Trnka, late of West Goshen Township. Kim S. Annunziato, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

WALLACE, JR., Joseph W., late of Phoenixville Borough. Elaine M. Miller, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

WILLIAMS, John Raymond, a/k/a John R. Williams, Sr., late of Upper Uwchlan Township. Keith J. Williams, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

NONPROFIT CORPORATION NOTICE

Philly Culture Tech has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

ZHEN H. JIN, Esquire
1617 JFK Blvd.
Suite 1838
Philadelphia, PA 19103

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 Trinity-Cor Ministries Inc.

Articles of Incorporation were filed on Friday, August 15, 2025.

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POSTAL SERVICE®**

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Rick Meanix
15 W. Gay Street, 2nd Floor, West Chester, PA 19380

Managing Editor (Name and complete mailing address)
Rick Meanix
15 W. Gay Street, 2nd Floor, West Chester, PA 19380

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Full Name	Complete Mailing Address
Chester County Bar Association	15 W. Gay Street, 2nd Floor, West Chester, PA 19380

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box ☒ None

Full Name	Complete Mailing Address

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one)
The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes:
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Legal Journal				
a. Total Number of Copies (<i>Net press run</i>)		50	50	
b. Paid Circulation (<i>By Mail and Outside the Mail</i>)	(1)	Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (<i>Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies</i>)	20	20
	(2)	Mailed In-County Paid Subscriptions Stated on PS Form 3541 (<i>Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies</i>)	12	12
	(3)	Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	0	0
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c. Total Paid Distribution [<i>Sum of 15b (1), (2), (3), and (4)</i>]		32	32	
d. Free or Nominal Rate Distribution (<i>By Mail and Outside the Mail</i>)	(1)	Free or Nominal Rate Outside-County Copies Included on PS Form 3541	0	0
	(2)	Free or Nominal Rate In-County Copies Included on PS Form 3541	17	17
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e. Total Free or Nominal Rate Distribution (<i>Sum of 15d (1), (2), (3) and (4)</i>)		17	17	
f. Total Distribution (<i>Sum of 15c and 15e</i>)		49	49	
g. Copies not Distributed (<i>See Instructions to Publishers #4 (page #3)</i>)		1	1	
h. Total (<i>Sum of 15f and g</i>)		50	50	
i. Percent Paid (<i>15c divided by 15f times 100</i>)		65.3	65.3	

* If you are claiming electronic copies, go to line 16 on page 3. If you are not claiming electronic copies, skip to line 17 on page 3.

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(All Periodicals Publications Except Requester Publications)**

16. Electronic Copy Circulation	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Paid Electronic Copies	2	2
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)	34	2
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)	51	51
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c × 100)	66.6	3.9

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☒ If the publication is a general publication, publication of this statement is required. Will be printed in the 10/9/20 issue of this publication.

☐ Publication not required.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner



Date

Oct 1, 2025

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

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, October 16th, 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, November 17th, 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

3rd Publication of 3

SALE NO. 25-10-261

Writ of Execution No. 2019-10682

DEBT \$282,472.75

ALL THAT CERTAIN MESSAGE AND TRACT OF LAND SITUATE IN THE BOROUGH OF WEST GROVE, CHESTER COUNTY, PENNSYLVANIA. BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE CENTER LINE OF GUERNSEY AVENUE AND CENTER LINE OF THE PHILA-

DELPHIA & BALTIMORE RAILROAD; THENCE EXTENDING ALONG THE CENTER LINE OF RAILROAD NORTH 60 DEGREES 20 MINUTES EAST 127.9 FEET TO AN IRON PIN; THENCE LEAVING RAILROAD AND ALONG FORMER LAND OF ELLA T.G. PUSEY, SOUTH 10 DEGREES 41 MINUTES EAST, 156 FEET TO AN IRON PIN; THENCE BY THE SAME LAND FORMERLY OF ELLA T. G. PUSEY SOUTH 60 DEGREES 20 MINUTES WEST, 181.3 FEET TO A POINT IN THE CENTER LINE OF GUERNSEY AVENUE; THENCE EXTENDING ALONG SAID CENTER LINE NORTH 8 DEGREES 19 MINUTES EAST 164 FEET TO THE FIRST MENTIONED POINT OF BEGINNING.

CONTAINING .553 ACRES OF LAND, MORE OR LESS.

BEING THE SAME PREMISES WHICH J. MICHAEL BOVE, JR. AND MARY LOUISE BOVE, HIS WIFE BY INDENTURE DATED 08/16/1966, AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF CHESTER, AFORESAID, IN DEED BOOK AND PAGE D-37/800, GRANTED AND CONVEYED UNTO HOWARD R. HOOSIER AND JEAN S. HOOSIER, HIS WIFE, AS TENANTS BY THE ENTIRETIES, IN FEE.

Tax Parcel # 5-3-28

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of RMF Buyout Acquisition Trust 2021-HB1

VS

DEFENDANT: **Judy Melendez Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Randy S. Hoosier Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Richard E. Hoosier Known Surviving Heir of Jean Hoo-**

sier A/K/A Jean S. Hoosier, Ryan Hoosier Known Surviving Heir of Michael Hoosier, Deceased Heir of Jean Hoosier A/K/A Jean S. Hoosier, Nicole Eichelberger aka Nicole A. Bunting Known Surviving Heir of Michael Hoosier, Deceased Heir of Jean Hoosier A/K/A Jean S. Hoosier, and Unknown Surviving Heirs of Jean Hoosier A/K/A Jean S. Hoosier

SALE ADDRESS: 115 Guernsey Road, West Grove, PA 19390

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

SALE NO. 25-10-262

Writ of Execution No. 2020-00966

DEBT \$104,022.55

ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING, LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PAC S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION)

Tax Parcel # 16-2-248.8

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

VS

DEFENDANT: Michael Knox and Rebekah Knox

SALE ADDRESS: 915 Boundary Court, Coatesville, PA 19320

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

SALE NO. 25-10-264

Writ of Execution No. 2022-07996

DEBT \$224,603.73

PROPERTY LOCATED IN EAST FALLOWFIELD TOWNSHIP, PA

Tax Parcel # 4705 02380000

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2007-2

VS

DEFENDANT: VINCE J. LYONS; KAREN D. LYONS A/K/A KAREN DIANE LYONS A/K/A KERRIE DIANE LYONS

SALE ADDRESS: 121 Bellevue Drive a/k/a 121 Bellevue Road, East Fallowfield Township, PA 19320

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

SALE NO. 25-10-265

Writ of Execution No. 2025-03029

DEBT \$401,194.13

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

ACCORDING TO A PLAN THEREOF MADE BY G.H. HOUTMAN & SON CIVIL ENGINEERS & SURVEYORS MEDIA, PA, DATED 11/5/56, AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF GREENE ROAD (50 FEET WIDE) WHICH POINT IS MEASURED THE TWO FOLLOWING COURSES & DISTANCES FROM A POINT OF CURVE ON THE SOUTH-WESTERLY SIDE OF BERWYN HOWELLVILLE ROAD (60 FEET WIDE); 1) EXTENDING FROM SAID POINT OF CURVE ON A LINE CURVING TO THE RIGHT HAVING A RADIUS OF (40 FEET), THE ARC DISTANCE OF 53.37 FEET TO A POINT OF TANGENT; & 2) SOUTH 71 DEGREES 11 MINUTES WES. T, 75.01 FEET TO THE POINT & PLACE OF BEGINNING; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG THE NORTHERLY SIDE OF GREENE ROAD, SOUTH 71 DEGREES, 11 MINUTES WEST 105.88 FEET TO A POINT; THENCE EXTENDING NORTH 38 DEGREES WEST, 372.51 FEET TO A POINT; THENCE EXTENDING SOUTH 68 DEGREES 5 MINUTES 42 SECONDS EAST, 203.68 FEET TO A POINT; THENCE EXTENDING SOUTH 37 DEGREES 29 MINUTES 34 SECONDS EAST, 231.00 FEET TO A POINT ON THE NORTHERLY SIDE OF GREENE ROAD, THE FIRST MENTIONED POINT & PLACE OF BEGINNING.

BEING LOT, # 18, AS SHOWN ON SAID PLAN BEING THE SAME PROPERTY AS CONVEYED FROM JUDY S. W. LU TO TERRY HERR, AS SOLE OWNER AS DESCRIBED IN DEED, BOOK 5601 PAGE 186, DATED 11/08/2002, RECORDED 03/10/2003, IN CHESTER COUNTY RECORDS.

Tax Parcel # 43-10F-0056

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Terry Herr a/k/a Terry E. Herr**

SALE ADDRESS: 218 Greene Road, Berwyn, PA 19312

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

SALE NO. 25-10-266

Writ of Execution No. 2022-01548

DEBT \$18,162.32

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in West Whiteland Township, CHESTER County, Pennsylvania, bounded and described according to an As-Built Plan of Unit #534 to #542, Evian, made by Hopkins and Scott, Inc., Registered Surveyors dated 7/1/1991, as follows, to wit:

BEGINNING at an interior point on line of Unit #542 on said Plan; thence extending along the same, North 02 degrees 14 minutes 16 seconds West, 37.33 feet to a point on other lands of Evian; thence extending along the same, the following 5 courses and distances: (1) North 87 degrees 14 minutes 44 seconds East, 8.33 feet; (2) North 02 degrees 14 minutes 16 seconds West 7.33 feet; (3) North 87 degrees 45 minutes 44 seconds East, 5.33 feet; (4) South 02 degrees 14 minutes 16 seconds East, 0.67 feet and (5) North 87 degrees 45 minutes 44 seconds East, 10.34 feet to a point, a corner of Unit #538 on said Plan; thence extending along the same, South 02 degrees 14 minutes 16 seconds East, 44 feet to a point on line of other lands of Evian; thence extending along the same, South 87 degrees 45 minutes 44 seconds West, 24.00 feet to an interior pint on line of Unit # 542 on said Plan, the first mentioned point and place of beginning.

BEING UNIT #540 as shown on said Plan;
BEING THE SAME PREMISES which
Christy Gear, Thomas Wiseley and Debra A. Wiseley by Deed dated 6/8/06 and recorded 7/7/06 in CHESTER County Recorder of Deeds at Instrument No. 10666025, granted and conveyed unto Thomas E. Wiseley and Debra A. Wiseley, Husband and Wife, in fee.

UPI # 41-4-142

PLAINTIFF: Evian Homeowners Association

VS

DEFENDANT: **Debra A. Wiseley and Thomas E. Wiseley**

SALE ADDRESS: 540 Pewter Drive, Exton, PA 19341

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

SALE NO. 25-10-268

Writ of Execution No. 2025-01673

DEBT \$46,143.46

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Parkesburg Borough, County of Chester, and State of Pennsylvania, bounded and described according to a plan for Heine-man-Ritter Partnership, made by Stapleton & Leisey Professional Land Surveyors, Coatesville, Pa., recorded in Plan #13415 and bounded and described as follows:

BEGINNING at a point on the Westerly side of West Bridge Street said point being a corner of Lot No. 1 as shown on said plan; thence extending from said beginning point along West Bridge Street, South 5 degrees, 49 minutes, 0 seconds East, 15.88 feet to a point, a corner of Lot No. 3 (House No. 6); thence extending along the

same South 85 degrees, 5 minutes, 0 seconds West, 188.23 feet to a point in line of land of Jay C. Hayes, Jr., thence extending along the same North 5 degrees, 49 minutes, 0 seconds West, 15.88 feet to point, a corner of Lot No. 1 (House No. 2) aforesaid, thence extending along the same, North 85 degrees, 5 minutes, 0 seconds East, 188.23 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to an approximate four (4) foot wide water main easement (the "Easement Area") in favor of the Grantor, their successors and assigns, as described and provided for in a Water Main Extension Agreement between Grantor and the City of Coatesville Authority.

AND FURTHER UNDER AND SUBJECT to the right of the Grantor to dedicate their interest in and to the Easement Area to the City of Coatesville Authority to construct, reconstruct, maintain and renew the utility facilities constructed in the Easement Area such as, but not necessarily limited to, water and sewer lines and their appurtenances.

BEING the same premises which Neil Heineman and Martin Ritter, t/a Heine-man-Ritter Partnership, by deed dated January 13, 1997 and recorded January 22, 1997 at Book 4132, Page 1631 in the Office of the Recorder of Deeds of Chester County, PA, granted and conveyed unto David W. Lurty and Susan K. Lurty, husband and wife, in fee.

Tax Parcel # 08-05-0003.010

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **David W. Lurty and Susan K. Lurty**

SALE ADDRESS: 4 West Bridge Street, Parkesburg, PA 19365

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

SALE NO. 25-10-269

Writ of Execution No. 2024-09436

DEBT \$127,111.40

ALL THAT CERTAIN PARCEL OF LAND KNOWN AS PARCEL #2 SITUATE IN THE BOROUGH OF SPRING CITY, CHESTER COUNTY, PENNSYLVANIA, AS SHOWN ON A SURVEY MADE BY HOPKINS AND SCOTT, REGISTERED SURVEYORS, KIMBERTON, PENNSYLVANIA, FOR EARL S. FRIES, ET UX., DATED MARCH 15, 1972, PARCEL #2 BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN, A CORNER OF PARCEL #1, ON THE NORTHERLY RIGHT OF WAY LINE OF POPLAR STREET (46 FEET WIDE) AT A DISTANCE OF TWO HUNDRED FORTYTWO AND TWENTY ONE-HUNDREDTHS FEET (242.20') MEASURED WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF POPLAR STREET FROM ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF CHURCH STREET (57 FEET WIDE); THENCE FROM SAID BEGINNING POINT AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF POPLAR STREET THE TWO FOLLOWING COURSES AND DISTANCES: (1) SOUTH FIFTY-FOUR DEGREES, TWENTY-ONE MINUTES, THIRTY-FIVE SECONDS WEST (S. 54 DEGREES 21' 35" W.) FORTY-EIGHT AND SIXTY-NINE ONE-HUNDREDTHS FEET (48.69') TO A POINT OF CURVATURE; (2) ON A LINE CURVING TO THE LEFT WITH A RADIUS OF SEVEN HUNDRED SEVENTEEN AND FIFTY ONE-HUNDREDTHS FEET (717.50') THE ARC DISTANCE OF EIGHTY-SIX

AND TWENTY-EIGHT ONE-HUNDREDTHS FEET (86.28') TO AN IRON PIN, A CORNER OF LANDS OF THOMAS L. KNASTER; THENCE ALONG THE SAME THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH SIX DEGREES, FIFTY-TWO MINUTES WEST (N. 54 DEGREES 52' W.), ONE HUNDRED TWENTY-EIGHT AND EIGHTEEN ONE-HUNDREDTHS FEET (128.18') TO AN IRON PIN; (2) NORTH SIX DEGREES, ELEVEN MINUTES EAST (N. 6 DEGREES 11' E.), SEVENTY-NINE AND SEVENTY-NINE ONEHUNDREDTHS FEET (79.79') TO AN IRON PIN, A CORNER OF PARCEL #1; THENCE ALONG PARCEL #1 AND THROUGH LAND SO EARL S. FRIES THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH SEVENTY-NINE DEGREES, THIRTY-EIGHT MINUTES, THIRTY SECONDS EAST (N. 79 DEGREES 38' 30" E.), ONE HUNDRED TWENTY-FOUR AND SEVENTY ONE-HUNDREDTHS FEET (127.77') TO AN PIN; (2) SOUTH FORTY DEGREES, FORTY-SIX MINUTES EAST (S. 40 DEGREES 46' E.), ONE HUNDRED TWENTY-TWO AND FIFTY-TWO FEET (122.52') TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.528 ACRES.

BEING THE SAME PREMISES which Sandra C. Geisler, by Deed dated 3/28/2007 and recorded in the Office of the Recorder of Deeds of Chester County on 5/24/2007 in Deed Book Volume 7168, Page 579, granted and conveyed unto Jerry L. Geisler.

Tax Parcel # 14-06-0100

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Bank of America, NA, successor by merger to Countrywide Bank, FSB

VS

DEFENDANT: Jerry L. Geisler

SALE ADDRESS: 233 Poplar Street,
Spring City, PA 19475

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

SALE NO. 25-10-270

Writ of Execution No. 2024-09519

DEBT \$52,242.08

Property located in the City of Coatesville

Tax Parcel # 16-5-307

PLAINTIFF: DEUTSCHE BANK NA-
TIONAL TRUST COMPANY, AS
TRUSTEE FOR GSAMP TRUST 2005-
SD1, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-SD1

VS

**DEFENDANT: GLORIA V.B. LOVE
F/K/A GLORIA V.B. LOVE TOWLES
F/K/A GLORIA V.B. LOVE-TOWLES
A/K/A GLORIA V. LOVE A/K/A GLO-
RIA LOVE**

SALE ADDRESS: 120 S 3rd Avenue,
Coatesville, PA 19320

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

SALE NO. 25-10-271

Writ of Execution No. 2025-00481

DEBT \$221,783.41

ALL THAT CERTAIN LOT OR PIECE
GROUNDS WITH THE BUILDINGS
AND IMPROVEMENTS, THEREON
ERECTED, HEREDITAMENTS AND
APPURTENANCES SITUATE IN THE
BOROUGH OF MALVERN, COUN-
TY OF CHESTER, AND STATE OF
PENNSYLVANIA AND DESCRIBED
ACCORDING TO A PLAN THEREOF
MADE BY DAMON AND FOSTER,

CIVIL ENGINEERS, SHARON HILL,
PENNA., DATED JANUARY 21, 1958
AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE
SOUTHERLY SIDE OF NOLAN DRIVE
CUL-DE-SAC AS SHOWN ON SAID
PLAN, WHICH POINT IS MEASURED
THE FOUR FOLLOWING COURSES
AND DISTANCES FORM THE POINT
FORMED BY THE INTERSECTION OF
THE CENTER LINE OF NOLAN DRIVE
(50 FEET WIDE) WITH THE CENTER
LINE OF KING STREET (AS SHOWN
ON SAID PLAN): (1) EXTENDING
FROM SAID POINT OF INTERSEC-
TION SOUTH 25 DEGREES 24 MIN-
UTES EAST, 160.20 FEET TO A POINT;
(2) SOUTH 64 DEGREES 36 MINUTES
WEST, 25 FEET TO A POINT; (3) SOUTH
75 DEGREES 24 MINUTES EAST,
25 FEET TO A POINT OF CURVE, (4)
ON A LINE CURVING TO THE LEFT,
HAVING A RADIUS OF 50 FEET, THE
ARC DISTANCE OF 49.60 FEET TO
THE POINT AND PLACE OF BEGIN-
NING, THENCE EXTENDING FROM
SAID BEGINNING POINT ON THE
SOUTHERLY AND SOUTHEASTERLY
SIDE OF NOLAN DRIVE CUL-DE-SAC
ON A LINE CURVING TO THE LEFT,
HAVING A RADIUS OF 50 FEET THE
ARC DISTANCE OF 37.49 FEET TO A
POINT; THENCE EXTENDING THE
SOUTH 29 DEGREES 28 MINUTES 22
SECONDS EAST, 100.39 FEET TO A
POINT; THENCE EXTENDING SOUTH
64 DEGREES 36 MINUTES WEST
131.67 FEET TO A POINT; THENCE
EXTENDING NORTH 13 DEGREES 29
MINUTES 29 SECONDS EAST 142.72
FEET TO THE FIRST MENTIONED
POINT AND PLACE OF BEGINNING.

BEING LOT NO. 15 AS SHOWN ON
SAID PLAN.

BEING the same premises which Bruce
D. Douglass by Deed dated March 1, 2003
and recorded on March 19, 2003 in the Of-

file of the Recorder of Deeds in and for the County of Chester in Book 5614 at Page 493, as Book No. 5614, Page No. 493 as Document ID No. 10206001, granted and conveyed unto Bruce D. Douglass and Mary A. Douglass, in fee.

Tax Parcel # 2-06-59.5

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A.

VS

DEFENDANT: **MARY A. DOUGLASS**

SALE ADDRESS: 14 Nolan Drive, Malvern, PA 19355

PLAINTIFF ATTORNEY: **DUANE MORRIS LLP, 215-979-1000**

SALE NO. 25-10-276

Writ of Execution No. 2018-03978

DEBT \$2,026.76

ALL THAT CERTAIN Unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester and Commonwealth Pennsylvania.

Tax Parcel # 43-6A-414

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Peter E. Tavani**

SALE ADDRESS: 214 Drummers Lane, Tredyffrin Township, PA 19087

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

SALE NO. 25-10-280

Writ of Execution No. 2022-07946

DEBT \$333,980.05

Property situate in the BOROUGH OF PHOENIXVILLE, CHESTER County,

Pennsylvania, being

BLR # 15-5-359

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **CHARLES SNOOK; KIMBERLY A. SNOOK**

SALE ADDRESS: 21 East Grant Street, Phoenixville, PA 19460

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

SALE NO. 25-10-282

Writ of Execution No. 2025-03356

DEBT \$134,679.85

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

All that certain lot or piece of land, situate in the Township of East Bradford, County of Chester and State of Pennsylvania, described according to a plan of property for "Steeple Chase at Radley Run", dated 11-3-1995, last revised 11-18-1996, as Plan No. 1645, prepared by Edward B. Walsh and Associates, Inc., Civil Engineers, Exton, PA, as follows:

Beginning at a point on the Northwesterly side of Bucktail Way (50 feet wide), said point marking a corner of this Lot and a corner of Lot No. 15 as shown on said plan; thence leaving the said side of said Bucktail Way and extending along line of Lot No. 15, North 51 degrees 56 minutes 19 seconds West, 233.14 feet to a point in line of lands now or late of Trilogy Development Company, Inc.; thence extending along last mentioned lands North 69 de-

grees 07 minutes 35 seconds East, 280.00 feet to a point in open space "C", thence extending along same South 20 degrees 52 minutes 25 seconds East, 84.89 feet to a point on the Northwesterly side of Bucktail Way; thence extending along same the two following courses and distances; (1) along the arc of a circle curving to the left having a radius of 325.00 feet (chord bearing South 35 degrees 26 minutes 37 seconds West for 26.64 feet), the arc distance of 26.64 feet to a point of tangent; and (2) South 33 degrees 05 minutes 42 seconds West, 170.07 feet to the first mentioned point and place of beginning.

Containing 0.795 acres of land more or less. Being Lot No. 16 as shown on said plan.

BEING THE SAME PROPERTY CONVEYED TO TERRANCE TURMAN AND YOLANDA TURMAN, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM THOMPSON STEEPLECHASE, INC., DATED SEPTEMBER 22, 1999, RECORDED OCTOBER 6, 1999, AS INSTRUMENT NUMBER 0081091, AND RECORDED IN BOOK 4646, PAGE 987, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 5107 01910000

PLAINTIFF: FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust

Trustee

VS

DEFENDANT: **Terrance Turman; Yolanda Turman; The United States of America, Department of Treasury, Internal Revenue Service**

SALE ADDRESS: 1039 Bucktail Way, West Chester, PA 19382

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

SALE NO. 25-10-283

Writ of Execution No. 2022-09914

DEBT \$126,890.99

ALL THAT CERTAIN message and lot or parcel of land situate on Pa. Route 842 West Marlborough Township, Chester County, Pennsylvania being Parcel "A" on plane of property owned by the late Alfred H. Powell, Jr. and Phyllis M. Powell, and by Alfred H. Powell, III bounded and described according to a survey made by George E. Regester, Jr. and Sons, Inc. Registered Land Surveyors, dated February 27, 1974, and being Plan P-358, as follows to wit:

BEGINNING at a point set in the title line of Pa. Route 842 leading on the easterly direction of Upland and westerly direction to Pa. Route 841, said point marking the northeasterly corner of this about to be described tract and northwesterly corner of land of Parcel "B", about to be conveyed to Donald E. Mitten from Alfred H. Powell, Jr. and Phyllis Powell, his wife, said point of beginning being se North 86 degrees, 40 minutes, 14 seconds West, measured along said title of Pa. Route# 842, marking the northeasterly corner of land of African Methodist Episcopal Church and the Northwesterly corner of land of Walter F. Wicks, Jr. 321.41 feet to said point of beginning; thence leaving said point of beginning and leaving said title line of Pa. Route #842 and by said land of Parcel "B", South 03 degrees, 19 minutes, 46 seconds West, 162.80 feet to an iron pin set for the southeasterly corner of this and set in line of remaining land of Alfred H. Powell, Jr.; thence by said land Alfred H. Powell, Jr. the following two (2) courses and distances, to wit:

3- North 86 degrees, 40 minutes, 14 seconds West, 113.47 feet to an iron pin. 4- North 03 degrees, 19 minutes, 46 seconds East, 162.80 feet to a P.K nail set for the northwesterly corner of this and set in the

title line of said Pa. Route #842; thence by said title line, South 86 degrees, 40 minutes, 14 seconds East, 113.47 feet to a point being the first mentioned point and place of beginning.

CONTAINING 0424 Acres, of land, be the same more or less.

BEING the same premises which Tina M. Powell n/k/a Titla M. Carroll, by Deed dated February 5, 2003, and recorded in the Chester County Recorder of Deed on February 24, 2003, in Book 5580, Page 1803, granted and conveyed unto John P. Primiano, if fee.

Tax Parcel # 48-7-27.1

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the WAMU Mortgage Pass-Through Certificates, Series 2004-PR2

VS

DEFENDANT: **John P. Primiano**

SALE ADDRESS: 253 Clonmell Upland Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT, LLC 215-851-8429**

SALE NO. 25-10-284

Writ of Execution No. 2024-07639

DEBT \$154,795.29

ALL THAT CERTAIN lot or piece of ground with the improvements erected thereon being Lot No. 63 located on the Eastern side of Andrew Road (50 feet wide), as shown on Plan of Lots known as Caln Crest Apartments as laid out by Pennoni Associates, Inc., Consulting Engineers, 1920 Chestnut Avenue, Phila., Plan No. 59407, dated 4/17/1972 Situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described as follow, to wit:

BEGINNING at a point on the Eastern side

of Andrew Road, a corner in common of Lot No. 63, with Lot No. 64, thence along the Eastern side of Andrew Road, North 36 degrees 31 minutes 42 seconds East, a distance of 55 feet to a point, a corner of Lot No. 62, thence leaving the Eastern side of Andrew Road and along Lot No. 62 crossing the Northern side of a 20 foot wide drainage easement, South 53 degrees 28 minutes 18 seconds East, a distance of 116.06 feet to a point, a corner of Lot No. 64, thence along Lot No. 64, South 88 degrees 26 minutes West a distance of 89.15 feet to a point, thence continuing along Lot No. 64 and along the Northeastern side of the aforesaid 20 foot wide easement, North 53 degrees 28 minutes 18 seconds West, a distance of 45.90 feet to the place of beginning.

BEING the same premises which Colonial Mortgage Service Company by Deed dated June 18, 1980 and recorded in the Office of Recorder of Deeds of Chester County on June 23, 1980 at Book X56, Page382 Instrument #5585445 granted and conveyed unto John F. Ellerbe and Ethel Louise Ellerbe.

Tax Parcel # 39-3R-234

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D

VS

DEFENDANT: **Ethel Louise Ellerbe and John F. Ellerbe**

SALE ADDRESS: 215 Andrew Road, Coatesville A/K/A Caln Township, PA 19320

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

SALE NO. 25-10-285**Writ of Execution No. 2017-06157****DEBT \$387,891.42**

ALL THAT CERTAIN lot or piece of ground situate in the Township of New Garden, County of Chester and State of Pennsylvania bounded and described according to a Plan of "Sherwood Pines" Sections I and II, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated 4/6/1982 and last revised 7/7/1982 and recorded 12/1/1982 in Chester County in Plan No. 4203, as follows, to wit:

BEGINNING at a point on the cul-de-sac, at the end of Little John Circle, at a corner of Lot No. 19 on said Plan; thence extending from said beginning point along Lot No. 19, South 06 degrees, 50 minutes 33 seconds East, 176.82 feet to a point on the Northerly right of way line of the Route 1 By-pass; thence extending along the same, the two following courses and distances; (1) South 83 degrees 09 minutes 27 seconds West, 115.20 feet to a point and (2) South 89 degrees 29 minutes 00 seconds West, 183.86 feet to a point, a corner of Lot No. 1; thence extending along the same, North 67 degrees 03 minutes 18 seconds East, 185.75 feet to a point, on the cul-de-sac at the end of Little John Circle, aforesaid; thence extending along the same, the three following courses and distances: (1) on a line curving to the left, having a radius of 50.00 feet, the arc distance of 135.86 feet to a point of reverse curve: (2) on a line curving to the right, having a radius of 25.00 feet, the arc distance of 21.03 feet to a point of tangent and (3) North 66 degrees 00 minutes East, 6.66 feet to the first mentioned point and place of beginning.

Tax Parcel # 60-1-37.22

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Greenpoint Mortgage Funding Trust 2006-AR3,

Mortgage Pass- Through Certificates, Series 2006-AR3

VS

DEFENDANT: **Glenn Hall and Joann Hall**

SALE ADDRESS: 5 Little John Circle, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT, LLC 215-851-8429**

SALE NO. 24-9-278**Writ of Execution No. 2023-09691****DEBT \$482,188.95**

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

Tax Parcel # 21-07C-0031.0000

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

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

VS

DEFENDANT: **Kelus Group Holding LLC**

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

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

SALE NO. 25-4-110**Writ of Execution No. 2024-00101****DEBT \$16,029,248.10**

70, 72, and 74 E. Swedesford Road in East Whiteland Township & Tredyffrin Town-

ship, Malvern, Chester County, Pennsylvania, operated as an office complex commonly known as Arbor Ridge.

Tax Parcel # 42-5-1 & 43-9-20.3

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee, on behalf of the registered holders of Citigroup Commercial Mortgage Trust 2016-P6, Commercial Mortgage Pass-Through Certificates, Series 2016-P6

VS

DEFENDANT: **PH Arbor Ridge LP, a Delaware limited partnership**

SALE ADDRESS: 70, 72, and 74 E. Swedesford Road, East Whiteland Township Malvern, Pennsylvania 19355

PLAINTIFF ATTORNEY: **BALLARD SPAHR LLP 215-665-8500**