



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 73

WEST CHESTER, PENNSYLVANIA, NOVEMBER 13, 2025

No. 46

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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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Hon. Deborah Ryan (2027)

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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. 2025-09952-NC

NOTICE IS HEREBY GIVEN that the name change petition of Cynthia Elaine Iaquina 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: Cynthia Elaine Iaquina to: Cyndel Gartnerin
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. 2025-10190-NC

NOTICE IS HEREBY GIVEN that the name change petition of Erika Juran was filed in the above-named court and will be heard on Tuesday, February 24, 2026 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, October 31, 2025 Name to be changed from: Erika Juran to: Erika Patricia Gross
Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.
PAMELA PURDY, Attorney for Petitioner
Purdy Law Office LLC
20 Erford Rd. Suite 112
Lemoyne, Pennsylvania 17043

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by CCR Maintenance Group, Inc., a Pennsylvania Business Corporation with its registered office at 1203 Nottingham Lane, Chester Springs, PA 19425, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that the corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution. Attorney for Corporation Dissolution: James B. Griffin, P.C.
RYAN J. GRIFFIN, Esquire, CPA
623 North Pottstown Pike
Exton, PA 19341

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

AUDIGIER, Maria de las Mercedes, a/k/a Mercedes Audigier, late of East Marlborough Township. Sylvia Audigier Putnam, care of JENNIFER A. KOSTEVA, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. JENNIFER A. KOSTEVA, Esquire, Heckscher, Teillon Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

BOROS, Michael S., a/k/a Michael Boros, late of East Fallowfield. Cynthia L. Boros, 1333 Old Wilmington Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CAIRNS, John Robert, late of North Coventry Township. Josh R. Cairns, 2257 E. High St., Pottstown, PA 19464, care of DAVID A. MEGAY, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Administrator. DAVID A. MEGAY, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

CLIFFORD, Marguerite, late of Chester Springs. Karen Alshesfski, 437 Fairmont Dr., Chester Springs, PA 19425, Executrix.

CRENNY, JR., John J., late of Upper Uwchlan Township. Lori A. Crenny, 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.

CURRAN, Dolores Brigid, late of Coatesville. Cheryl Ann Fairbairn, 789 Cedar Knoll Road, Coatesville, PA 19320, Executrix.

DALE, Lloyd F., late of Valley Twp, Coatesville. Roxane Dale, 6 Ann Rd, Leola, PA 17540, Administrator.

DILL, Vicki Lynn, a/k/a Vicki L. Dill and Vicki Lynn Lomax Dill, late of Honey Brook Township. Robyn A. Rice, care of JEFFREY C. GOSS, Esquire, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602, Executrix. JEFFREY C. GOSS, Esquire, BCGI, LLC, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602, atty.

ELEK, Christopher Bela, a/k/a Christopher B. Elek, late of New Garden. Linda S. Young, 855 Burrows Run Road, Chadds Ford, PA 19317, 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.

FENN, Richard Warren, late of West Chester. Kristin A. Fenn-Lenahan, 101 Stonegate Road, PO Box 723, Waverly, PA 18471, Personal Representative.

GILBERT, John W, a/k/a John Walter Gilbert and J Walter Gilbert, late of Upper Oxford Township. Jennifer G. St John, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices PC, 27 S Darlington St, West Chester, PA 19382.

HESS, Lillian Elizabeth, a/k/a Lillian E. Hess, late of Honey Brook Township. Susan Shirk & Harry R. Shirk, 1506 Walnut Road, Honey Brook, PA 19344

and Phoenixville Federal Bank & Trust, Attn.: Kurt Kunsch, 533 Kimberton Road, Phoenixville, PA 19460, care of REBECCA A. HOBBS, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executors. REBECCA A. HOBBS, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

HOFFMAN, Elaine Joyce, late of Oxford. David L. Swarthout, 918 Dexter Corner Rd, Townsend DE 19734, Executor.

JONES, Margaret A., late of Westtown Township. Johanna D. Jones, 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.

LIGHT, Larry L., late of East Bradford Township. Marilyn R. Light, 973 Wind Song Road, West Chester, PA 19382, 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.

LEWIS, Anna Dorothy, a/k/a A. Dorothy, late of Honey Brook. Lynda Reid, 901 General Howe Dr, West Chester, PA 19382, Executrix.

O'DONNELL, Renee A., late of East Coventry Township. Glenn C. Donnell, 282 Halteman Road, Pottstown, PA 19465, care of JAMIE V. OTTAVIANO, Esquire, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, Executor. JAMIE V. OTTAVIANO, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, atty.

PENNINGTON, Maryllewellyn, a/k/a Mary Pennington, Maryllewellyn Adams and Mary Adams, late of Honey Brook. Marchael Gill, 2 E Highland Rd, Parkesburg PA 19365, Executrix.

POWELL, Regina M., a/k/a Regina Marie Powell, late of North Coventry Township. Jeffrey Powell, 6674 Schoolhouse Rd., Bealeton, VA 22712, care of THOMAS A. MASTROIANNI, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executor. THOMAS A. MASTROIANNI, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

RICHARDSON, Barbara S., late of East Goshen Township. Karen M. Bramley, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-

2928, atty.

SHIELDS, Margueritte P., late of Tredyffrin Township. Paul Shields, care of DANIELLA A. HORN, Esquire, 1 Roberts Ave., Glenside, PA 19038, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038, atty.

THOMAS, Joseph R., late of West Whiteland Township. Rene T. Schnatz, 1376 Grove Rd., West Chester, PA 19380, 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.

THOMSON, Andrew M., late of Valley Township. Jennifer Thomson, 141 Haslan Ln., Coatesville, PA 19320, care of DANIEL F. MONAHAN, Esquire, 535 N. Church St., Ste. 170, West Chester, PA 19830, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate & Elder Law, 535 N. Church St., Ste. 170, West Chester, PA 19830, atty.

VALLEY, Elizabeth J., late of Willistown Township. Robert Brewton, 410 Fairfax Dr., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

VOLPE, Jeffrey Alan, late of Landenberg. Barbara Ann Croyle, 150 Mercer Mill Road, Landenberg PA 19350, Executor.

VUTZ, Norman, late of Schuylkill Township. Nancy Vutz, 145 Diamond Rock Rd., Phoenixville, PA 19460, care of REBECCA A. HOBBS, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

2nd 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.

3rd 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.

DEMPSEY, 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 Pearlstone, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

DITTERLINE, Susan Yolan, 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, McNeese 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 Coven-

try Township. Sheila McCune, 217 Oakbrook Dr., Birdsboro, PA 19508, care of SARAH RUBRIGHT McCANHON, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Administratrix. SARAH RUBRIGHT McCANHON, 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. Petrille, 7 Twilight Circle, Collegeville, PA 19426 and Joseph Petrille 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.

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

PoolProbes.com, with its principal place of business at 2090 Bondsville Rd, Downingtown, PA 19335. The application has been (or will be) filed on: Thursday, October 30, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Terry O'Neill, If It's Water, 2090 Bondsville Rd, Downingtown, PA 19335, Bill McTear, If It's Water, 2090 Bondsville Rd, Downingtown, PA 19335 and Matt O'Neill, If It's Water, 2090 Bondsville Rd, Downingtown, PA 19335.

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 Coventry Run Community Association, Inc.
Articles of Incorporation were filed on Friday, October 31, 2025.
The purpose or purposes for which it was organized are: To act as the community association through which the Unit Owners in the residential community, known as "Coventry Run", may implement and enforce the Declaration of Covenants, Conditions, Easements and Restrictions for Coventry Run, a Planned Community, as the same may be amended from time to time, and any other lawful business purpose to be conducted on a not-for-profit basis.

NONPROFIT CORPORATION NOTICE

The Nebula Project, Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.
Raffaele & Puppio, LLP
19 West Third Street
Media, PA 19063

2nd 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

4th of 4 Publications

NOTICE

CHESTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION
IN RE: NINA JHONNETTA 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 Jhonnetta 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.

NOTICE

TO: David Potts
IN RE:
ADOPTION OF
A.P.
Date of Birth: November, 2017
IN THE COURT OF COMMON PLEAS
CUMBERLAND COUNTY, PENNSYLVANIA
ORPHAN'S COURT DIVISION
NO: 62 ADOPTIONS 2025

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, A.P. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom No. 7 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Penn-

sylvania, on December 2, 2025 at 1:00 p.m. If you do not appear at the hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Cumberland County Bar Association
32 South Bedford Street

Carlisle, Pennsylvania 17013

717-249-3166

Kristopher Accardi, Esquire, Solicitor

Cumberland County Children and Youth Services

You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Cumberland County Bar Association

32 South Bedford Street

Carlisle, Pennsylvania 17013

717-249-3166

Kristopher Accardi, Esquire, Solicitor

Cumberland County Children and Youth Services

NOTICE

TO: David Potts

IN RE:

ADOPTION OF

P.P.

Date of Birth: September, 2021

IN THE COURT OF COMMON PLEAS

CUMBERLAND COUNTY, PENNSYLVANIA

ORPHAN'S COURT DIVISION

NO: 64 ADOPTIONS 2025

NOTICE

TO: David Potts

IN RE:

ADOPTION OF

A.P.

Date of Birth: April, 2019

IN THE COURT OF COMMON PLEAS

CUMBERLAND COUNTY, PENNSYLVANIA

ORPHAN'S COURT DIVISION

NO: 63 ADOPTIONS 2025

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, A.P. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom No. 7 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Pennsylvania, on December 2, 2025 at 1:00 p.m. If you do not appear at the hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, P.P.. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom No. 7 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Pennsylvania, on December 2, 2025 at 1:00 p.m. If you do not appear at the hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

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32 South Bedford Street

Carlisle, Pennsylvania 17013

717-249-3166

Kristopher Accardi, Esquire, Solicitor

Cumberland County Children and Youth Services

NOTICE

TO: David Potts

IN RE:

ADOPTION OF

T.P.

Date of Birth: January, 2023

IN THE COURT OF COMMON PLEAS

CUMBERLAND COUNTY, PENNSYLVANIA

ORPHAN'S COURT DIVISION

NO: 65 ADOPTIONS 2025

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, T.P. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom No. 7 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Pennsylvania, on December 2, 2025 at 1:00 p.m. If you do not appear at the hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

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32 South Bedford Street

Carlisle, Pennsylvania 17013

717-249-3166

Kristopher Accardi, Esquire, Solicitor

Cumberland County Children and Youth Services

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

3rd 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. 25-11-294**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 COM-

MONWEALTH 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 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.

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 Recorder of Deeds of Chester County on June 25, 2009 at Book 7704, Page 985 Instrument Number.10938241 granted and conveyed unto Lauretta M. Kintigh.

Tax Parcel # 63-03-0086.100

PLAINTIFF: Mortgage Assets Management, LLC

VS

DEFENDANT: **Lauretta 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 TOWN-
SHIP OF CALN

Tax Parcel # 39-04B-0041

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: LAKEVIEW LOAN SER-
VICING, LLC

VS

DEFENDANT: **NANCY DINGMAN,
ANGELIQUE JONES, CHRISTO-
PHER 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. 25-11-302

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 Penn-
sylvania, bounded and described accord-
ing to a Final Plan of the Waynebrook
Village Subdivision, drawn by Weiser En-
gineering 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 Southeas-
terly 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, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF KEVIN J. LARKIN**

SALE ADDRESS: 149 Lake Drive,
Downingtown, PA 19335

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