



# Chester County Law Reporter

(USPS 102-900)

*The Official Legal Publication for Chester County*

Vol. 74

WEST CHESTER, PENNSYLVANIA, JANUARY 29, 2026

No. 05

## TABLE OF CONTENTS

### 74 CHESTER COUNTY REPORTS

#### Commonwealth v. Fulton

*Suppression of evidence – Plain view doctrine – Pat-down – Credibility . . . 41 (2026)*

#### **Classified Ads. . . . . 15**

Meeting Space - *West Chester*

Furnished Office Spaces in CCBA Building -

*West Chester*

#### **Legal Notices**

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

# Chester County Law Reporter

(USPS 102-900)

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

**Owned and Published by**  
**CHESTER COUNTY BAR ASSOCIATION**  
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

**www.chescobar.org**  
**lawreporter@chescobar.org**

**Telephone: 610/692-1889 Fax: 610/692-9546**

**Richard Meanix, Editor**

*Assistant Editor*

Patrick M. McKenna, Esquire  
Richard Meanix, Chairperson-Publications Committee

Subscription Rate \$110.00 for CCBA Members; \$225.00 for Nonmembers CCBA

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

The **CHESTER COUNTY LAW REPORTER** is published every Thursday.  
**The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Copyright ©2026 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

---

---

## 2026 CCBA Officers

C. Curtis Norcini, *President*

Robert A. Burke, *Vice President*

Maria C. Janoski, *Treasurer*

Jennifer Ann Fink, *Secretary*

James D. Doyle, *Immediate Past President*

Samuel W. Cortes, *Past Presidents' Representative*

## Executive Director

Gregory Nardi

## 2026 CCBA Directors

Andrea M. Cardamone (2026)

Rosanna I. Chiple (2026)

Wesley W. Legg (2026)

Basil Joy (2027)

Louis Anthony Mincarelli (2027)

Hon. Deborah Ryan (2027)

Steve E. Jarmon (2028)

A.J. Ober, IV (2028)

## 2026 YLD Division

Grant P. Bloomdahl, *Chair*

Maeve E. Bain, *Chair-Elect*

Lauren A. Nehra, *Immediate Past Chair*

TABLE OF CONTENTS  
LEGAL NOTICES

Orphans' Court Audit List **(2nd Publication of 2)** . . . . . 2

Change of Name Notice . . . . . 3

Estate Notice **1st Publication.** . . . . 3

Estate Notice **2nd Publication.** . . . . 5

Estate Notice **3rd Publication.** . . . . 6

Trust Notice **(2nd Publication of 3).** . . . . 7

Notice **(3rd Publication of 3).** . . . . 8

Notice 2021-08683-DI. . . . . 8

Sheriff Sale of Real Estate **(1st Publication of 3).** . . . . 9

Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE JOHN L. HALL COURTROOM 5

WEDNESDAY, FEBRUARY 04, 2026 09:00 AM

<div><div>TERRI GARBUTT</div><div>CALL OF THE AUDIT LIST</div><div>FIRST AND FINAL ACCOUNT</div></div>		1519-2354
JAMES C. DALTON 610-692-1371	JACOB ENDERES, EXECUTOR	
CHRISTOPHER L TURNER 610-692-1371		
JAMES J. RUGGIERO, JR. 610-889-0288		
JOHN FRANCIS MCKENNA 610-840-0215	GLENN J. GARBUTT, RESPONDENT	
PRO SE	HERBERT GRANT GARBUTT, III, RESPONDENT	
PRO SE	HERBERT GRANT GARBUTT, JR., RESPONDENT	
PRO SE	JOAN GARBUTT, RESPONDENT	

**NOTICES**

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

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

**LAW NO. 2025-06204-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Natalie Lynn Handley was filed in the above-named court and will be heard on Monday, March 24, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, December 2, 2025

Name to be changed from: Natalie Lynn Handley to: Natalie Lynn Handley-Zach

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. 2025-08405-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Ruth Anne Hinricks was filed in the above-named court and will be heard on Tuesday, April 14, 2026 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, September 5, 2025

Name to be changed from: Ruth Anne Hinricks to: Ruth C Hinricks

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

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

**LAW NO. 2026-00430-NC**

NOTICE IS HEREBY GIVEN that the name change petition of JOSHUA PAUL WARK was filed in the above-named court and will be heard on Tuesday, April 21, 2026 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, January 16, 2026  
Name to be changed from: JOSHUA PAUL WARK to: Joshua Paul Wark

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

**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**

**BOWMAN**, John F., late of East Marlborough Township. Brenda K. Norris & Douglas B. Norris, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**BURKE**, Leona G., late of West Chester Borough. Judith A. Wisneski, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**COOK**, Donald Hunter, a/k/a Donald H. Cook, late of West Vincent Township. Barbara Jane McGuigan, 75 Collins Ln., Schwenksville, PA 19473, care of REBECCA A. HOBBS, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 1503 Sun-

set Dr., Ste. 201, Pottstown, PA 19464, atty.

**CROSSAN-DUNCAN**, Catherine P., late of Newlin Township. Tina D. McLennan, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**DEA**, Allison, late of Kennett Township. L. Peter Temple, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**ELKINS**, William L., a/k/a William Lukens Elkins, late of East Fallowfield Township. Helen MacLeod Elkins, 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.

**GOEMANS**, Alice L., late of West Brandywine Township. P. Scott Goemans, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

**HAZZARD**, Gerald Howard, a/k/a Gerald H. Hazzard, late of Pocopson Township. Lynn Marie Hudson, 613 Shoreline Dr., Naples, FL 34119, care of MICHAEL V. NASEEF, Esquire, 17 E. Gay St., #100, West Chester, PA 19381, Executrix. MICHAEL V. NASEEF, Esquire, Gawthrop Greenwood PC, 17 E. Gay St., #100, West Chester, PA 19381, atty.

**HINES**, Elaine, a/k/a Elaine M. Hines, late of West Brandywine Township. Laura Peterson, 190 Old Spring Rd., Coatesville, PA 19320, care of BETH ANN MARSHALL, Esquire, 215 N. Olive St., Ste. 203, Media, PA 19063, Executrix. BETH ANN MARSHALL, Esquire, Knight & Moskow, P.C., 215 N. Olive St., Ste. 203, Media, PA 19063, atty.

**HOPKINS**, Elizabeth Drayton, late of Tredyffrin Township. Mary Hopkins, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Administratrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

**JANOSCRAT**, Agnes Jane, a/k/a Agnes J. Janoscrat, late of Pennsbury Township. Joseph A. Bellinghieri, 17 W. Miner St., P.O. Box 660, West Chester, PA 19382-0660, care of JOSEPH A. BELL-

INGHIERI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19382-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19382-0660, atty.

**LAUGHLIN**, David Patrick, late of Willistown Township. Caroline A. Laughlin, care of FRANCIS C. MILLER, Esquire, 21 W Washington Street, Suite D, West Chester, PA 19380, Administratrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington Street, Suite D, West Chester, PA 19380, atty.

**MORAN, SR.**, Raymond P., late of West Chester Borough. Raymond P. Moran, Jr., 251 Highspire Rd., Glenmoore, PA 19341 and John D. Moran, 416 W. Miner St., West Chester, PA 19382, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executors. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

**OTTENI**, Constance, late of Coatesville. Theodore Otteni, 10 Phillips Lane, Chester Springs, PA 19425, Executor.

**OWENS**, Angeline Rose, a/k/a Angeline Owens, late of London Grove Township. Charles J. Owens, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**PARK**, Carolyn Ann, a/k/a Carolyn A. Park, late of Chester Springs. John J. Park, care of WILLIAM D. BRICK, Esquire, 600 Fifth Avenue, 14th Floor, New York, New York 10020, Executor. WILLIAM D. BRICK, Esquire, Brick & Patel LLP, 600 Fifth Avenue, 14th Floor, New York, New York 10020, atty.

**PROBST**, Hazel L., late of Oxford Borough. Karen M. Propst, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Administratrix. CTA. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

**REYNOLDS**, Reese Clark, a/k/a Reese C Reynolds and R Clark Reynolds, late of West Chester Borough. Karen L Reynolds, 609 N Franklin St, West Chester, PA 19380, Executor.

**SCHAUBLE**, Joseph Herman, late of Tredyffrin Twp. Patrick J. Schauble, 254 Lantern Lane, Gulph Mills, PA 19428, care of JOHN P. McGUIRE, Esquire, 552 Ridge Road, Telford, PA 18969, Executor. JOHN P. McGUIRE, Esquire, 552 Ridge Road, Tel-

ford, PA 18969, atty.

**TAVONI**, Dominic H, late of Avondale. David Tavoni, 150 N 3rd St, Oxford, PA 19363, Executor.

**YEPREMIAN**, Maritza V., a/k/a Maritza Yepremian, late of West Grove Borough. Garo Yepremian, Jr., 200 W. Harmony Rd., West Grove, PA 19390, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**WHITEMAN**, Faye A, late of West Goshen Township. Brian D. Whiteman and Kevin G. Whiteman, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executors. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

## 2nd Publication

**ALBRIGHT**, Martha K., late of South Coventry Township. Catherine M. Martin, care of STEPHEN H. KALIS, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. STEPHEN H. KALIS, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

**ANDERSON**, Kathleen, a/k/a Kathleen J. Anderson, late of Honey Brook Township. Patti T. Miller, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**BERRY**, Anne Hayes, late of Kennett Township. Bryan Hathorn Berry, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**BOZZELLI**, Lucille T., a/k/a Lucille Bozzelli, late of Glenmoore. Lisa Marie Lancello, 22 Quail Run Lane, Glenmoore, PA 19343-2020, care of ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, Administrator. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

**DEAN**, Wallace William, late of Wayne. Dorothy Joyce Rudzewick, care of BRIAN F. LEVINE, Esquire, 22 E Grant St, New Castle, PA 16101-2279, Executor. BRIAN F. LEVINE, Esquire, Levine Law, LLC, 22 E Grant St, New Castle, PA 16101-2279, atty.

**DiLIBERO**, Romeo Gabriel, a/k/a Ramsey Gabriel DiLibero and Ramsey G. DiLibero, late of West Nantmeal Township. Darlene D. Kellner, care of DAVID L. ALLEBACH, JR., Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, Executrix. DAVID L. ALLEBACH, JR., Esquire, Picardi Philips & Ottaviano, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, atty.

**GRAY**, Diane Lynn, late of Glenmoore. Kelly Hornak, 202 Windham Drive, Exton, PA 19341, Executrix.

**HARRIS, III**, George J., late of Schuylkill Township. Jenny L. Thurstin, care of BRIAN R. GILBOY, Esquire, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executrix. BRIAN R. GILBOY, Esquire, Gilboy & Gilboy LLP, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

**HENNIGAN, JR.**, Francis Michael, a/k/a Frank Hennigan, late of Wallace Township. Mary Elizabeth Hennigan, care of STEPHEN T. ELINSKI, Esquire, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, Administratrix. STEPHEN T. ELINSKI, Esquire, Salvo Rogers Elinski & Scullin, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, atty.

**KEITHLEY**, John, a/k/a John Martin Keithley, late of North Coventry. Jesse Keithley, care of JOSEPH QUINN, Esquire, 192 S Hanover Street, Suite 101, Pottstown, PA 19464, Administrator. JOSEPH QUINN, Esquire, RQP Law, 192 S Hanover Street, Suite 101, Pottstown, PA 19464, atty.

**LEIBACH**, Stuart, a/k/a Stuart Michael Leibach, late of Easttown Township. Laurelanne G. Leibach, care of RICHARD C. PARKER, Esquire, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, Executrix. RICHARD C. PARKER, Esquire, Miles & Parker, LLP, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, atty.

**MATHIS**, Carol Jean, late of Atglen. Kyle Mathis, care of LEO T. WHITE, Esquire, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460, Administrator. LEO T. WHITE, Esquire, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460, atty.

**McHUGH**, Marlene M, late of West Chester East Goshen Township. Kelly Peltier and Marlene Anderson, care of VINCENT CAROSELLA, JR, Esquire, 882 S Matlack St Ste 101, West Chester PA 19382, Executrices. VINCENT CAROSELLA, JR, Esquire, Carosella & Associates PC, 882 S Matlack St Ste 101, West Chester PA 19382, atty.

**OWENS**, Angeline Rose, a/k/a Angeline Owens, late of London Grove Township. Charles J. Owens, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**PIERSON**, Joan P., a/k/a Joan Porter Pierson, late of Londonderry Township. Joseph Douglass Pierson, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**PRESTON**, Min Sook, late of Wayne, Tredyffrin Township. Paul Preston, 103 Bartholomew Road, Berwyn, PA 19312, Executor.

**REEDER**, Anne E., late of Downingtown Borough. Joseph G. Borst, 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.

**REICHARDT**, Mary Lou, late of West Goshen Township. Robert Reichardt, Jr., care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administrator. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**SHAMENEK**, Kathleen, late of North Coventry Township. Jennifer L. Kresge, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Administratrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

**SUPPLEE**, Floyd A, late of Coatesville. Brenda Stevens, care of JAYNE A. GARVER, Esquire, 6723 Allentown Blvd., Harrisburg, PA 17112, Executrix. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

**THOMAS**, Ruth M., late of Easttown Township. Gordon R. Thomas, 310 N. Fairfield Rd., Devon, PA 19333, 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.

**VALENTI**, John Louis, late of Tredyffrin Township. Christopher Valenti, 1134 Waterloo Rd., Berwyn, PA 19312, care of GREGORY A. BARONI, Esquire, 13 E. Central Ave., Paoli, PA 19301, Ad-

ministrator. GREGORY A. BARONI, Esquire, 13 E. Central Ave., Paoli, PA 19301, atty.

**WAGNER**, Richard Lloyd, late of West Grove. Daniel Wagner, 1161 N. Manor Rd., Honey Brook, PA 19344, Executor.

### 3rd Publication

**ALEXANDER**, Brigitte Gertrud, late of Kennett Square. Rebecca Alexander, 3927 Yates Street, Denver, Colorado 80212, Executor.

**BIELSKI**, Floyd Robert, a/k/a F. Robert Bielski and Robert Bielski, late of West Chester Borough. Ann M. Lane, P.O. Box 218, Uwchland, PA 19480, Rose M. Bielski, 250 Ridge Pike, #A331, Lafayette Hill, PA 19344 and John R. Bielski, 2953 Ridge Normandy Rd., Ardmore, PA 19003, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**CANNON**, Edgar Wilson, a/k/a Edgar W. Cannon, Jr., late of Kennett Township. Edgar W. Cannon, III, care of FRANCIS C MILLER, Esquire, 21 W Washington Street, Suite D, West Chester, PA 19380, Executor. FRANCIS C MILLER, Esquire, Miller Law Offices, 21 W Washington Street, Suite D, West Chester, PA 19380, atty.

**CAPETOLA**, Nicola Luigi, late of Malvern Borough. Melina L. Kendig, 1804 Raintree Ln., Malvern, PA 19355, care of GARTH G. HOYT, Esquire, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, Executrix. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, atty.

**CONOVER**, Daniel E., a/k/a Daniel Conover, late of Elverson. Dana Slaymaker, 542 Ridge Avenue, Atglen, PA 19310, 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.

**CRISMAN**, Mary-Jane, a/k/a Mary J. Crisman, late of Honey Brook Township. Kathleen C. Shepard, care of HARRY METKA, Esquire, 900 Northbrook Dr., Ste. 101, Feasterville-Trevose, PA 19053, Executrix. HARRY METKA, Esquire, 900 Northbrook Dr., Ste. 101, Feasterville-Trevose, PA 19053, atty.

**DANIELS, JR.**, Edward G., late of East Fal-lowfield. Pamela J. Martin, 1069 Telegraph Road, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA



19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**DIRZUWEIT**, Edward Joseph, a/k/a Edward J. Dirzuweit and Edward Dirzuweit, late of Wallace Township. Lynn Marie Hums, care of GREGORY W. PHILIPS, Esquire, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, Executrix. GREGORY W. PHILIPS, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, atty.

**EAGLES**, Stephen J., late of East Fallowfield. Jennifer Lynn Line, 121 Pioneer Street, Dunkirk, OH 45836, 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.

**GARY**, Chasity M., a/k/a Chasity Gary, late of Phoenixville Borough. Patrice Banks, care of LESLEY M. MEHALICK, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. LESLEY M. MEHALICK, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

**GOULD**, Johanna S., late of Paoli. Katherine G. Pella, 2447 Prospect Road, Washington Boro, PA 17582, care of ERIC L. WINKLE, Esquire, 363 West Roseville Road, Lancaster, PA 17601, Executor. ERIC L. WINKLE, Esquire, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601, atty.

**HOINKIS**, Nancy Joyce, a/k/a Nancy J. Hoinkis, late of Tredyffrin Township. Joy Tartar, 233 Friendship Dr., Paoli, PA 19301, Executrix.

**JAYCOX**, James D., late of Kennett Township. Joy E. Fox, 300 Marc Drive, Chadds Ford, PA 19317, care of MARK M. DALLE PAZZE, Esquire, 15 Center Meeting Road, Wilmington, DE 19807, Executrix. MARK M. DALLE PAZZE, Esquire, Herdeg du Pont & Dalle Pazzе, LLP, 15 Center Meeting Road, Wilmington, DE 19807, atty.

**LAMBERT**, Russell Alan, late of Berwyn. Mark M. Vakil, Esq., 22 W. Second Street, Media, PA 19063, care of MARK M. VAKIL, Esquire, 22 W. Second Street, Media, PA 19063, Executor. MARK M. VAKIL, Esquire, Larkin & Vakil, 22 W. Second Street, Media, PA 19063, atty.

**MATTERA, SR.**, Louis, a/k/a Louis Mattera, late of Willistown Township. Jack D. Mattera, care of J. ADAM MATLAWSKI, Esquire, 1223 N. Providence Rd., Media, PA 19063, Executor. J. ADAM MAT-

LAWSKI, Esquire, McNichol, Byrne & Matlawski, P.C., 1223 N. Providence Rd., Media, PA 19063, atty.

**OROBONO**, Angela Marie, a/k/a Angie, late of West Chester. Joseph Orobono, 248 Torrey Pine Ct, West Chester Pa 19380 and Francis Orobono, 1415 Allan Lane, West Chester Pa 19380, Executors.

**PAPA**, Tory J, late of East Vincent Township. Michaela L. Kowatch, care of MICHAEL J. RIGHI, Esquire, 3115 Main Street, Birdsboro, PA 19508, Executrix. MICHAEL J. RIGHI, Esquire, Bitler Law, PC, 3115 Main Street, Birdsboro, PA 19508, atty.

**PIROLLO**, Jeanne M., a/k/a Jeanne Pirollo, late of Uwchlan Township and West Chester Borough. Raymond A. Pirollo, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**REINERT**, Norbert F., late of Kennett Township. Paul Reinert, 11 Woodchuck Way, Kennett Square, PA 19348, care of FRANCIS C. MILLER, Esquire, 21 W Washington Street, West Chester, PA 19380, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington Street, West Chester, PA 19380, atty.

**TART**, Timothy Charles, a/k/a Timothy Tart, late of New Garden Township. Ralph DiRosato, 212 Penns Grove Rd., Oxford, PA 19363, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348, Executor. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348, atty.

**YEARSLEY**, Barbara A., late of West Whiteland Township. Jesse W. Yearsley, 325 Oaklyn Road, Coatesville, PA 19320, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

---

## 2nd Publication of 3

### TRUST NOTICE

Trust Estate of Marlene M. McHugh, deceased, late of East Goshen Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of Marlene M. McHugh are requested to make known the same and all persons indebted to said decedent are requested to make

payment without delay to:  
Kelly Peltier, Marlene Anderson, and Carol Rosen,  
Trustees  
Attorney:  
VINCENT CAROSELLA, JR., Esquire  
Carosella & Associates, P.C.  
882 South Matlack Street, Suite 101  
West Chester, PA 19382-4505

---

3rd Publication of 3

NOTICE

NOTICE OF ABANDONED VEHICLE

**Vehicle Description:**

2025 Ford Mustang  
VIN: 1FA6P8CF0S5402519

Any person claiming a legal or equitable interest in the above-described vehicle must appear or otherwise assert their claim before a court of competent jurisdiction.

A hearing regarding the issuance of title will be held before the **Chester County Court of Common Pleas**, located in Chester County, Pennsylvania, on **January 29, 2026, at 9:30 a.m.**

---

NOTICE

IN THE COURT OF COMMON PLEAS OF  
COUNTY, PENNSYLVANIA  
PLAINTIFF:UVEL RODRIGUEZ CINTORA vs.  
DEFENDANT:ERBIN GASPAR AGUILAR Case  
No. 2021-08683-DI

**NOTICE OF INTENTION TO FILE THE  
PRAECIPE TO TRANSMIT RECORD UNDER  
SECTION 3301(d) OF THE DIVORCE CODE  
ERBIN GASPAR AGUILAR**

You have been sued in an action for divorce. You have failed to answer the complaint or file a counter-affidavit to the Affidavit under Section 3301(d) of the Divorce Code. Therefore, on or after March 2nd, 2026, the other party can request the court to enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce as indicated on the proposed Praecipe to Transmit Record, which is attached.

If you do not file an answer with your signature notarized or verified by the above date, the court can enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce.

Unless you have already filed with the court a

written claim for economic relief, you must do so by the above date, or the court may grant the divorce or an order approving grounds for divorce and you may lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

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

Chester County Bar Association  
15 W Gay St, West Chester, PA 19380  
610.692.1889

IN THE COURT OF COMMON PLEAS OF  
COUNTY, PENNSYLVANIA  
PLAINTIFF:UVEL RODRIGUEZ CINTORA vs.  
DEFENDANT:ERBIN GASPAR AGUILAR Case  
No. 2021-08683-DI

**PRAECIPE TO TRANSMIT RECORD**

To the Prothonotary:  
Transmit the record, together with the following information, to the court for entry of a divorce decree;  
1.Grounds for divorce: irretrievable breakdown under: Section 3301(d)  
2.Service of the Complaint:(a) Date served: 8/15/2024. (b)Manner of service: Publication .  
3.(b)**Section 3301(d) of the Divorce Code:**(1) The date the Affidavit under Section 3301(d) of the Divorce Code was signed: 11/12/2025; (2)Date of filing and manner of service of the Affidavit under Section 3301(d) of the Divorce Code and blank Counter-Affidavit under Section 3301(d) of the Divorce Code upon the other party: 11/27/2025, Publication .  
4.Related ancillary claims pending: None.  
5.(a)Notice of Intention to File the Praecipe to Transmit Record:(1)Date served: TBD. (2)Manner of service: Publication.

---

**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, February 19th, 2026 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, March 23rd, 2026.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**KEVIN D. DYKES, SHERIFF**

**1st Publication of 3**

**SALE NO. 26-2-25**  
**Writ of Execution No. 2023-07214**  
**DEBT \$1,565.19**

ALL THAT CERTAIN unit or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances. Situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 33-2-276

PLAINTIFF: Uwchlan Township

VS

DEFENDANT: **Rita Soko Wah & Precious Mein Manneh**

SALE ADDRESS: 2203 Bridgewater Court, Uwchlan, PA 19425

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

**SALE NO. 26-2-26**  
**Writ of Execution No. 2019-07602**  
**DEBT \$1,512.59**

ALL THAT CERTAIN tract of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 16-6-232.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 744 E. Chestnut Street, Coatesville, PA 19320

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

**SALE NO. 26-2-27**  
**Writ of Execution No. 2020-00975**  
**DEBT \$1,356.75**

ALL THAT CERTAIN lot of land on which is located the West house of a block of two frame dwelling houses, designated as No. 254 Fleetwood Street, Formerly Railroad Street situate in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel # 16-5-52

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 254 Fleetwood Street, Coatesville, PA 19320

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

**SALE NO. 26-2-33  
Writ of Execution No. 2022-06205  
DEBT \$383,247.54**

**SALE NO. 26-2-29**

**Writ of Execution No. 2024-01633  
DEBT \$30,947.71**

ALL THAT CERTAIN lot or piece of ground, situate in Tredyffrin Township, Chester County and State of PA.

Tax Parcel # 43-5-12.6

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Ning Sun**

SALE ADDRESS: 1865 Covered Bridge Road, Tredyffrin Township, PA 19355

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

**SALE NO. 26-2-31**

**Writ of Execution No. 2024-09432  
DEBT \$119,050.46**

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

BLR # 39-5E-44

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **TRINA A. BRETZ**

SALE ADDRESS: 167 Appledore Drive, Downingtown, PA 19335

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

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of West Whiteland, Chester County, Pennsylvania, bounded and described according to a Plan of Property of Earl Fiter made by Vernon Keech, R.S. dated 2/23/1965 as follows, to wit:

BEGINNING at a spike in the title line in the bed of a public road leading in a Northerly direction to Whitford and in a Southerly direction to Grove a corner of lands of McAllister Edwards; thence leaving said road and crossing the Westerly side thereof and extending along said lands of McAllister Edwards South 87 degrees 47 minutes West 223.6 feet to a point in line of lands of Grove Gardens; thence extending along said lands North 17 degrees 49 minutes west 591.13 feet to an iron pin in line of lands of Kersey Cunningham; thence extending along said lands North 61 degrees 29 minutes 40 seconds East, 135.1 feet to a limestone in line of lands of George Thomas, III, Estate; thence extending along said lands, South 24 degrees 46 minutes 50 seconds East recrossing the Westerly side of said public road

681.33 feet to the first mentioned point and place of beginning.

CONTAINING 2.515 acres more or less.

BEING the same premises which Henry C. Herrmann and Karen J. Herrmann, his wife, by Deed dated August 13, 1997, and recorded August 19, 1987, in Book 872, Page 241, granted and conveyed unto Henry C. Herrmann and Karen J. Herrman, his wife, in fee.

AND THE SAID Henry C. Herrmann departed this life on or about March 17, 2020 thereby vesting title unto Karen J. Herrmann by operation of law.

Tax Parcel # 41-5-228

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

VS

DEFENDANT: **Karen J. Herrmann**

SALE ADDRESS: 1460 Whitford Road, West Chester, PA 19380

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

**SALE NO. 26-2-34**

**Writ of Execution No. 2025-04324**

**DEBT \$128,871.04**

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

Situated in the County of Chester, State of Pennsylvania:

All those 3 certain lots of land designated as Lots Nos. 190, 191 and 192 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

Beginning at a stake on the North line of George Street, a corner of Lot No. 193, now or late of James A. Johnson; thence along the said North line of George Street South 70 degrees 7 minutes West 150 feet to a stake, a corner of Lot No. 189 now or late of Walter D. Carlin; thence by said Lot No. 189 North 19 degrees 53 minutes West 150 feet to a stake in the South line of Ross Street; thence by said South line of Ross Street North 70 degrees 7 minutes East 150 feet to a stake another corner of Lot No. 193; thence by said Lot No. 193

South 19 degrees 53 minutes East 150 feet to the place of beginning.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

BEING THE SAME PROPERTY CONVEYED TO SCOTT WILLIAMS WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM DOUGLAS J. LAMBERT, JR., DATED OCTOBER 23, 2008, RECORDED NOVEMBER 7, 2008, AS DOCUMENT ID 10884386, AND RECORDED IN BOOK 7543, PAGE 86, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI # 38-5C-43

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Scott Williams**

SALE ADDRESS: 907 George Street, Coatesville, PA 19320

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

**SALE NO. 26-2-36**

**Writ of Execution No. 2024-08006**

**DEBT \$325,003.05**

PROPERTY SITUATE IN BOROUGH OF BOROUGH OF MODENA

Tax Parcel # 10-3-2.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

**DEFENDANT: KATHLEEN MARIE  
DUGAN & EDGARDO PALACIO**

**SALE ADDRESS: 16 Baker Street,  
Coatesville, PA 19320**

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

**SALE NO. 26-2-37**

**Writ of Execution No. 2025-06424**

**DEBT \$229,059.44**

Property situate in the BOROUGH OF  
WEST GROVE, CHESTER County,  
Pennsylvania, being

BLR # 05-07-0125

IMPROVEMENTS thereon: a residential  
dwelling

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

**VS**

**DEFENDANT: JASON WEAVER  
A/K/A JASON H. WEAVER**

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

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

**SALE NO. 26-2-38**

**Writ of Execution No. 2025-05214**

**DEBT \$58,946.91**

ALL THAT CERTAIN lot or piece of  
ground located in the Borough of Kennett  
Square, Chester County, Pennsylvania,  
according to a plan made by G.E. Regis-  
ter, Jr. & Sons, surveyors, August 5, 1966  
more particularly described as follows:

BEGINNING at an iron pin set at the in-  
tersection of the Northly line of Richards  
Road, 45 feet wide, with the Easterly line  
of North Walnut Street, 33 feet wide, said  
iron pin marking the Southwesterly corner

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

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

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

Tax Parcel # 3-3-96.2

IMPROVEMENTS thereon: a residential  
property

**PLAINTIFF: CITIZENS BANK, N.A.  
S/B/M TO CITIZENS BANK OF PENN-  
SYLVANIA**

**VS**

**DEFENDANT: Carmen Perez Gomez  
a/k/a Carmen Gomez**

**SALE ADDRESS: 501 Richards Road,  
Kennett Square, PA 19348**

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



**SALE NO. 26-2-39**

**Writ of Execution No. 2024-06096**  
**DEBT \$291,611.09**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF AVONDALE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA:

Tax Parcel # 04-01-0182

PLAINTIFF: LONGBRIDGE FINANCIAL, LLC

VS

**DEFENDANT: EARL ATLEY, IN HIS CAPACITY AS HEIR OF ELEANOR V. ATLEY A/K/A ELEANOR ATKLEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELEANOR V. ATLEY A/K/A ELEANOR ATLEY**

SALE ADDRESS: 203 New Street, Avondale, PA 19311

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

**SALE NO. 26-2-40**

**Writ of Execution No. 2022-10357**  
**DEBT \$76,431.95**

PROPERTY SITUATE IN BOROUGH OF TOWNSHIP OF WEST MARLBOROUGH

Tax Parcel # 48-01-0012.110

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE ABFS MORTGAGE LOAN TRUST 2003-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-2

VS

**DEFENDANT: RONALD MCCARRAHER & JUDITH A. MCCARRAHER**

SALE ADDRESS: 14 Richard Wilson Drive, Coatesville, PA 19320

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

**SALE NO. 26-2-41**

**Writ of Execution No. 2025-05379**  
**DEBT \$217,387.17**

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

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

thence extending along the same the six (6) following courses and distances : ( 1 ) South 00 degrees 34 minutes 30 seconds East, 85.85 feet to an iron pipe; (2) South 52 degrees 24 minutes 45 seconds East, 38.61 feet to an iron pipe; (3) south 71 degrees 36 minutes 45 seconds East, 49.98 feet to an iron pipe; (4) South 78 degrees 31 minutes 30 seconds East, 49.94 feet to an iron pipe; (5) South 88 degrees 43 minutes 30 seconds East, 25.86 feet to an iron pin; and (6) North 57 degrees 59 minutes 30 seconds East. 36.42 feet to a point, a corner of land snow or late of George R. Crompton; thence extending along the same and a land of other, South 86 degrees 17 minutes 30 seconds East, 276.69 feet to point on the Northwesterly side of a road leading to Pennsylvania Highway Route 340; thence extending through the same, South 00 degrees 40 minutes 45 seconds West, 33.05 feet to a point on the South-easterly side of said Highway; thence crossing same and along lands now or late of said C.M. Sheehan, north 86 degrees 17 minutes 30 seconds West, 275.79 feet to a point; thence extending South 00 degrees 52 minutes 30 seconds East, 17.96 feet to the first mentioned point and place of beginning.

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

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

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

TOGETHER WITH AND RESERVING the fee and common use, right, liberty, and privilege of a certain driveway. various widths, as and for a right of way, passage-

way and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of other lots of ground bounding thereon and having the use thereof.

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

UPI # 39-4-37

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

VS

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

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

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