



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 74

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No. 09

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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, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices

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Maeve E. Bain, *Chair-Elect*
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THE HONORABLE JOHN L. HALL COURTROOM 5
WEDNESDAY, MARCH 04, 2026 09:00 AM

PHILADELPHIA MEMORIAL PARK PERMANENT LOT CARE **1500-0773**
CALL OF THE AUDIT LIST
FIRST AND PARTIAL ACCOUNT

PRO SE

PHILADELPHIA MEMORIAL PARK
PERMANENT LOT CARE, SETTLOR

TIMOTHY CHARLES LEVENTRY
814-266-1799

TRUIST BANK, TRUSTEE

SHARON ANN DUNFEE **15-23-2184**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

DONALD B. LYNN, JR.
610-444-3737

L. PETER TEMPLE, EXECUTOR

NOTICES

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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 Friday, February 6, 2026, for CBED Acquisitions 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

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 Wednesday, February 4, 2026, effective Wednesday, February 4, 2026 for La Piazza Trattoria, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Restaurant
THEODORE F. CLAYPOOLE, Solicitor
Unruh, Turner, Burke & Frees
P.O. Box 515
West Chester, PA 19381

CORPORATION NOTICE

Notice is hereby given that on 1/30/26, Articles of Incorporation were filed with the Department of State for THE LABEL ENGINEERS INC., a corporation organized under the PA Business Corporation Law of 1988. McCausland, Keen + Buckman, P.C., Solicitors, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331

DISSOLUTION NOTICE

APEX JANITORIAL SERVICE, INC. with its principal office located at 5209 Shannon Ct, Chester Springs, PA 19425 in Chester County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is 5209 Shannon Ct, Chester Springs, PA 19425. This shall serve as official notice to creditors and taxing authorities.

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

BEALE, Mary M. Y., late of Tredyffrin Township. Jeffrey P. Beale, care of KELLY A. HICKS, Esquire, 383 Kings Hwy. North, Cherry Hill, NJ 08034, Executor. KELLY A. HICKS, Esquire, Bratton Estate & Elder Care Attys., 383 Kings Hwy. North, Cherry Hill, NJ 08034, atty.

COMISIAK, Gregory Lenard, late of New Garden Township. Laura E. Comisiak, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administratrix. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLawFirm.com, 712 Kimberton Road, Chester Springs, PA 19425, atty.

COPPEDGE SR., Donald J.L., late of Phoenixville. Daniel L. Coppedge, care of JOSEPH QUINN, Esquire, 192 S Hanover Street, Suite 101, Pottstown, PA 19464, Executor. JOSEPH QUINN, Esquire, RQP Law, 192 S Hanover Street, Suite 101, Pottstown, PA 19464, atty.

DIPIETRO, Teresa, a/k/a Teresina DiPietro, late of Borough of Kennett Square. Lisa G. DiPietro, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executrix. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

FISHER, Sarah B, late of Upper Oxford Township. Benjamin Y. Fisher, care of LINDA KLING, Esquire, 121 E. Main Street, New Holland, PA 17557, Administrator C.T.A.. LINDA KLING, Esquire, Smoker Gard Associates LLP, 121 E. Main Street,

New Holland, PA 17557, atty.

GERRISH, Patricia Ann, a/k/a Patricia Zahorchak, late of Phoenixville. Pamela Zahorchak, 1002 Lori Ln, Phoenixville Pa 19460, Executrix.

GOVERT, Joyce A., late of Exton. Susan D. Giampietro, 302 Deerfield Dr., East Earl, PA 17519, Executor.

GREEVER, Kenneth H., late of London Britain Twp.. Judith Greever, 100 Fox Drive, Landenberg, PA 19350, care of JOHN W. RICHEY, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executrix. JOHN W. RICHEY, Esquire, The Tannenbaum Law Group, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

GRIFFITH, JR., Allen R., late of East Marlborough Township. Darren L. Griffith, care of JENNIFER A. ERMILIO, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. JENNIFER A. ERMILIO, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

HEIT, Fern Ann, late of Phoenixville. Kimberly Heit, 336 Penn Street, Phoenixville PA 19460, Executrix.

HISER, Hazen Bradford, a/k/a Hazen B. Hiser, late of Tredyffrin Township. Rondi J. Lavery, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Administratrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

KELLEY, Christine M., late of East Goshen Township. Marian M. Kelley, 1533 Glenmont Ln., West Chester, PA 19380, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

KLIMOWICZ, John, late of Downingtown. Mary Klimowicz, care of JOSEPH P. DiGIORGIO, Esquire, 1800 East Lancaster Avenue, Suite L, Paoli, Pennsylvania 19301, Executrix. JOSEPH P. DiGIORGIO, Esquire, Platt, DiGiorgio and DiFabio, 1800 East Lancaster Avenue, Suite L, Paoli, Pennsylvania 19301, atty.

KOVALOVICH, Maureen, late of Valley Township. Susan Motiff, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

LEFF JR., William L., late of Londonderry Township. Crystal Lane Leff, care of JENNIFER H. WALKER, Esquire, 31 S High Street Suite 200, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S High Street Suite 200, West Chester, PA 19382, atty.

MORALES, Enrique, late of West Goshen Township. Nancy W. Pine, 104 S. Church St., West Chester, PA 19382, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

PEOU, Vithya, late of Exton. Chantal Peou, care of MICHAELANGLEO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administratrix. MICHAELANGLEO L. DIPPOLITO, Esquire, ThePeoplesLawFirm.com, 712 Kimberton Road, Chester Springs, PA 19425, atty.

STROHMETZ, Susan A., late of West Goshen Township. William A. Manzi, 904 N. New St., West Chester, PA 19380, care of RYAN A. KROCKER, Esquire, Seven Neshaminy Interplex, Ste. 116, Trevoise, PA 19053, Executor. RYAN A. KROCKER, Esquire, Rothkoff Law Group, Seven Neshaminy Interplex, Ste. 116, Trevoise, PA 19053, atty.

TOEDTER, Gary P., late of West Chester. Donna L. Toedter, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

2nd Publication

BATGOS, John, late of Tredyffrin Township. Thomas Batgos, 507 Doral Court, Berwyn PA 19312, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Avenue, Berwyn PA 19312, Executor. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn, 19 Waterloo Avenue, Berwyn PA 19312, atty.

BECKEY, Raymond P., a/k/a Raymond Peter Beckey, late of Willistown Township. John R. Beckey, 1000 Bluebird View, #1230, Newtown Square, PA 19073, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Administrator. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

BURGOS, Edwin, late of Nottingham, West Nottingham. Lewis Icenhour, 200 Park Road, Nottingham, PA 19362, Administrator.

COLE, Adele Catherine, a/k/a Adele C. Cole, late of West Brandywine. Stephen D. Cole, 218 East

Chestnut Street, St. Michaels, MD 21663, 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.

COLLIGAN, Thomas F., a/k/a Thomas F. Colligan, Jr., late of Oxford Borough. Laurie O'Connor, 18743 Dembridge Dr., Davidson, NC 28036, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

DEMPSEY, Joy L., a/k/a Joy Dempsey, late of Caln. Jason J. Pouloupoulos, 3805 Humpton Road, Downingtown, PA 19335, 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.

EVERHART, Darlene M., a/k/a Darlene Everhart, late of Sadsbury. Michele M. Summers, 102 Bo Bee Drive, Honey Brook, PA 19344, 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.

GANDOLFINI COX-TOBIN, Linda Louise, late of Devon. Denise Aquilante-Weidman, 2 Fox Run, Phoenixville PA 19460, care of MATTHEW KONCHEL, Esquire, 13 Davenport Drive, Downingtown PA 19335, Executor. MATTHEW KONCHEL, Esquire, Konchel & Associates, P.C., 13 Davenport Drive, Downingtown PA 19335, atty.

HILBERG, Betty M., late of Phoenixville Borough. Rebecca M. Chance, 12921 Lighthouse Ln. Greenwood, DE 19950 and Chelsea L. Mross, 888 School St., Houston, DE 19954, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Administratrices. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

HOUCK, Chrystyna Marie, late of Honey Brook Township. Todd Houck, 6220 Meadville Rd., Honey Brook, PA 19344, Administrator.

JACKSON, Joan Fitzwater, a/k/a Joan F Jackson and Joan Jackson, late of Penn Twp. Alan F Jackson, 313 McNeil Ln, West Grove. PA 19390, Executor.

KITTLE, Paul A., a/k/a Paul Alvin Kittle, late of Thornbury Township. Barbara W. Kittle, care of CHARLES BENDER, Esquire, 2800 Kelly Rd., Ste.

200, Warrington, PA 18976, Executrix. CHARLES BENDER, Esquire, Fox Rothschild LLP, 2800 Kelly Rd., Ste. 200, Warrington, PA 18976, atty.

MATTSON, James R., a/k/a James Richard Mattson and James Mattson, late of Caln. Joyce C. Mattson, 3 S. 14th Avenue, 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.

MURRAY, William J., late of Caln Township. William F. Murray, care of KRISTEN L. BEHRENS, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Administrator. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

QUINN, Christina Gunther, a/k/a Christina G. Quinn, late of Borough of West Chester. Christina L. Hards, 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.

REID, Stella E., late of East Goshen Township. Lisa O'Donnell, care of VINCENT CAROSELLA, JR., Esquire, 882 S. Matlack St Suite 101, West Chester PA 19382, Personal Representative. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S. Matlack St Suite 101, West Chester PA 19382, atty.

REILLY, Helen P., a/k/a Helen Patricia Reilly, late of Thornbury Township. Megan Marley, 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.

REYNOLDS, Dorothy Louise, late of West Caln Township. Donna Taylor, 1112 SE 5th Terrace, Cape Coral, FL 33990, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrix. CTA. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

SHERMAN, Nathan Merrill, late of Westtown Township. Jill Galloway Sherman, 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.

STRELECKIS, Dorothy Eileen, a/k/a Dorothy

Dougherty, late of Exton. Joseph Streleckis, 198 Bayberry Dr, Limerick, PA 19468, Executor.

WINE, Donald Eugene, late of East Vincent Township. Darris E. Wine, 1127 Penns Grant Dr., West Chester, PA 19382, 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.

WRIGHT II, Jack Thomas, late of E. Marlborough Twp.. Mary E. Wright, 213 E State St, Kennett Square PA 19348, care of NEIL E. LAND, Esquire, 213 E State St, Kennett Square PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

3rd Publication

BALDWIN, Elwood J., a/k/a Elwood J. Baldwin, III, late of Londonderry Township. Lisa Baldwin Reynolds, 50 W. Belmont Dr., Hockessin, DE 19797 and Kristen R. Matthews, 14 E. Welsh Pool Rd., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrices. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

CANALE, Jason S, late of Chester Springs. Nancy Canale, 403 Carmarthen Ct, Exton PA 19341, Administrator.

CORTRIGHT, Kathleen, a/k/a Kathleen B. Cortright, late of Parkesburg Borough. Lynn M. Burke, 519 Hemlock Ln. Bluemont, VA 20135, 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.

DELANEY, Joan, late of East Whiteland Township. Paul Delaney, 425 Dartmouth Ln., West Grove, PA 19380, care of ANITA D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

DINSMORE, John P., late of Tredyffrin Township. Nancy Graham, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

EVANS, Thomas Henry, a/k/a Tom Evans, late of Valley Township. Michael Moses, 67 Lincoln Ave-

nu, Coatesville, PA 19320, Executor.

EVOY, Nancy H., a/k/a Nancy Hoffman Evoy, late of Pennsbury Township. Barbara Lynn Evoy, care of JAY G. FISCHER, Esquire, 342 East Lancaster Ave., Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Ave., Downingtown, PA 19335, atty.

GOODMAN, Felicia Mather, a/k/a Felicia Janney Mather Goodman, late of East Marlborough. Gray Goodman, care of CARRIE WOODY, Esquire, 110 West Front Street, Media, Pennsylvania 19063, Executor. CARRIE WOODY, Esquire, Woody Law Offices, PC, 110 West Front Street, Media, Pennsylvania 19063, atty.

MELIORI, Anne D., a/k/a Anne Denson Meliori, late of East Brandywine Township. Susan I. Meliori, care of JAY G. FISCHER, Esquire, 342 East Lancaster Ave., Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Ave., Downingtown, PA 19335, atty.

MILLER, Elizabeth M, late of Coatesville. Elizabeth K. Pasquarella, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Administratrix. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs PA 19425, atty.

PIERCE, JR., A. Duer, a/k/a Augustus Duer Pierce, Jr., late of Kennett Square Borough. A. Duer Pierce, III, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

RIMEL, Evelyn H., a/k/a Evelyn Marie Rimel, late of West Chester Borough. Deborah A. Hallman, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

RUFFATT, Sandra M, late of Cochranville. Carolyn DeShong, 11 Colten Dr, Cochranville, PA 19330, Executrix.

SMITH, Leona Mary, late of Paoli. Joseph A Smith, 255 Warren St. Apt ph6, Jersey City, NJ 07302, Executor.

SWINTEK, David E, late of West Chester. Barbara D. Swintek, care of KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Executrix. KEVIN T VITELLI, Esquire, 813 S New Street,

West Chester, PA 19382, atty.

THOLEY, Matthew Francis, late of East Whiteland Township. Amy Tholey, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Administratrix. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

THOMAS, Jean H., a/k/a Jean Heath Thomas, late of West Brandywine Township. Kaj H. Nordberg, care of RICHARD E. JAVAGE, JR., Esquire, 3350 Township Line Rd., Drexel Hill, PA 19026, Executor. RICHARD E. JAVAGE, JR., Esquire, 3350 Township Line Rd., Drexel Hill, PA 19026, atty.

VITALE, Gary Stephen, late of Honey Brook Township. Norman A. Varney, Jr., 9733 Lounsberry Circle, Golden Oak, FL 32836-4003, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Administrator. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

WOESSNER, Dwight E., late of Pottstown. Barbara J. Woessner, 1352 South Hanover Street, Pottstown, PA 19465, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, Administratrix. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

ZUBER, JR., Harold L., a/k/a Hal Zuber, late of East Goshen Township. Maureen Zuber, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, 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

Memory Lane Arrows Co., with its principal place

of business at 51 Pine Street, Oxford, PA 19363. The application has been (or will be) filed on: Thursday, February 12, 2026. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Thomas W. Glenn, 51 Pine Street, Oxford, PA 19363.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that Buycore, Inc. a foreign corporation formed under the laws of the State of DE, where its principal office is located at 543 Trestle Pl., Downingtown, PA 19335, has or will register to do business in PA with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, on 2/9/26, under the provisions of the PA Business Corp. Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located at 543 Trestle Pl., Downingtown, PA 19335. COOPER SCHALL & LEVY, P.C., Solicitors, 1204 Township Line Rd., Drexel Hill, PA 19026

2nd Publication of 3

TRUST NOTICE

RAOUL D. KENNEDY TRUST AGREEMENT dtd 05/18/2004

RAOUL DION KENNEDY, Deceased
Late of East Goshen Township, 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 MARTHA NOLTE KENNEDY, TRUSTEE, c/o Trisha W. Hall, Esq., 1201 N. Market St., 20th Fl., Wilmington, DE 19801,

Or to her Attorney:

TRISHA W. HALL
CONNOLLY GALLAGHER LLP
1201 N. Market St., 20th Fl.
Wilmington, DE 19801

2nd Publication of 6

NOTICE

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

I, Cassandra Toni Ann of the James tribe, born on October 25, 1960, a Pennsylvanian, do hereby give

public notice that I have reached the age of majority, am competent, sui juris, and acting in full capacity as the authorized agent and representative of the entity CASSANDRA TONI ANN JAMES. This notice is provided in accordance with Minnesota Rule 220 and corrects the public record to reflect my status as a living woman, no longer presumed a minor or ward of the state.

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 **April 2, 2026, at 9:30 a.m. in Courtroom 17.**

2nd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: M.S.W.
Case Number: AD-25-0094

TO: John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Tamara Sharee Whitaker have to a male/female minor child, M.S.W. (d.o.b. 8/23/22), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for March 24, 2026, at 9:30 o'clock A.M., Honorable Thomas McCabe in Court Room No. 12, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and 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 Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

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 this child may be ended by the court without your 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 Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help. You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2024-03706-RC
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff
v.
JOE DANIEL BIALK, IN HIS CAPACITY AS HEIR OF GEORGIANNE BIALK; ARTEMIS MOLLY A/K/A MOLLY BLACK, IN HER CAPACITY AS HEIR OF GEORGIANNE BIALK; ET AL., Defendants
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGIANNE

BIALK Defendant(s), 1255 NEW LONDON ROAD LANDENBERG, PA 19350
 COMPLAINT IN MORTGAGE FORECLOSURE
 You are hereby notified that Plaintiff, CARRINGTON MORTGAGE SERVICES LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2024-03706-RC, seeking to foreclose the mortgage secured on your property located, 1255 NEW LONDON ROAD LANDENBERG, PA 19350.

NOTICE
 YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Bar Association
 Lawyer Referral and Information Service
 15 West Gay Street
 West Chester PA, 19380
 610-429-1500
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 A Florida professional limited liability company
 ATTORNEYS FOR PLAINTIFF
 Troy Freedman, Esq. ID No. 85165
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 855-225-6906

NOTICE

Michael J. Shavel, Esquire (Attorney ID.: #60554)
 Jill M. Fein, Esquire (Attorney ID.: #318491)
 Kaitlin D. Shire, Esquire (Attorney ID.: #324226)
 James N. Rooney, Esquire (Attorney ID.: #327427)
 HILL WALLACK LLP
 1000 Floral Vale Blvd., Suite 300
 Yardley, PA 19067
 Tel. 215-579-7700
 Fax 215-579-9248
 Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES III TRUST
 c/o Fay Servicing
 350 Park Avenue, 20th Floor
 New York, NY 10022
 Plaintiff,
 vs.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LACEY L. SMITH, DECEASED
 4 Olympia Ave
 New London, PA 19390
 and
CHEYENNE JOHNSON
 4 Olympia Ave
 New London, PA 19390
 and
SATORIA JOHNSON
 4 Olympia Ave
 New London, PA 19390
 Defendants.

CIVIL DIVISION
 NO. 2025-07494-RC

NOTICE TO DEFEND

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and

filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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 HELP.

Lawyers Reference Service of the
Chester County Bar Association
15 West Gay Street
Second Floor
West Chester, PA 19380
(610) 692-1889

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregara la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Se avisado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros derechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERICUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

Asociacion De Licenciador De Chester
Servicio De Referencia E Informacion Legal
15 West Gay Street
Second Floor
West Chester, PA 19380
(610) 692-1889

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, March 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, April 20th, 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. 26-3-42

Writ of Execution No. 2021-09643

DEBT \$1,032,128.24

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision for Pohlig Builders, Inc., made by Chester Valley Engineers, Inc., Paoli, Penna., dated 8/19/1993 and being last revised 12/17/1993, recorded 4/19/1994 in Plan #12454, more fully described as follows,

to wit:

BEGINNING at a point on the Northeast-erly side of an unnamed road, said point being a corner of Open Space as shown on said Plan; thence extending from said beginning point along the unnamed road the (2) following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 625 feet, the arc distance of 215.57 feet to a point of compound curve and (2) on the arc of a circle curving to the right, having a radius of 228.95 feet, the arc distance of 123.34 feet to a point, a corner of Lot #8; thence extending along the same South 63 degrees 26 minutes 53 seconds East, 228.95 feet to a point in line of land now or late of Great Valley Presbyterian Church; thence extending along the same South 7 degrees 35 minutes 22 seconds East, 200 feet to a point a corner or Open Space; thence extending along the same South 82 degrees 24 minutes 38 seconds West, 203.90 feet to the first mentioned point and place of beginning.

BEING Lot #9 as shown on said Plan.

BEING THE SAME PREMISES which Foresite Land Corporation by Deed dated February 19, 1998 and recorded March 3, 1998 in Book 4309, page 1596 Instrument #13824 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Richard Bohner and Patricia Bohner, husband and wife, in fee.

Tax Parcel # 43-4-257

PLAINTIFF: New Residential Mortgage Loan Trust 2014-3

VS

DEFENDANT: Richard Bohner and Patricia Bohner

SALE

ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

SALE NO. 26-3-43

Writ of Execution No. 2023-05978

DEBT \$11,436.17

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plat of Planned Community entitled "Valley View, a Planned Community", prepared by Carroll Engineering Corporation, Warrington, PA, for Orleans Corporation, dated 3/22/99, last revised 9/27/2000, as follows, to wit:

BEGINNING at a point being in the Northwest corner of Lot 92, said point being located the following courses and distances as measured from a common point of the existing Old Pottstown Pike right of way, the outbound property line for "Valley View, a Planned Community" and the center line of Mountain View Drive, thence (A) along the center line of Mountain View Drive North 30 degrees 16 minutes 12 seconds East the distance of 84.64 feet to a point; thence (B) along the same on a curve to the right with a radius of 210.00 feet an arc distance of 181.32 feet to a point of tangent; thence (C) along the same North 79 degrees 44 minutes 29 seconds East the distance of 113.72. feet to a point; thence (D) along the same on a curve to the left with a radius of 200.00 feet an arc distance of 73.88 feet to a point of tangent; thence (E) along the same North 58 degrees 34 minutes 39 seconds East the distance of 296.18 feet to a point of tangent; thence (F) along the same on a curve to the right with a radius of 250.00 feet an arc distance of 141.77 feet to a point of tangent; thence (G) along the same South 88 degrees 55 minutes 53 seconds the distance of 254.28

feet to a point of tangent; thence (H) along the same on a curve to the left with a radius of 200.00 feet an arc distance of 88.17 feet to a point; thence (I) continuing along the center line of Mountain View Drive North 65 degrees 48 minutes 39 seconds East the distance of 263.02 feet to a point; thence (I) along the same on a curve to the right with a radius of 170.00 feet an arc distance of 283.25 feet to a point of intersection of the center lines of Mountain View Drive and Tall Pines Drive (formerly High View Drive); thence (J) along the center line of Tall Pines Drive North 71 degrees 16 minutes 30 seconds East the distance of 34.03 feet to a point; thence (K) leaving the center line of Tall Pines Drive South 18 degrees 43 minutes 29 seconds East the distance of 42.78 feet to the Northwest corner of Lot 94; thence (L) along the common property line of Lots 94 and 93 of "Valley View, a Planned Community" the distance of 48.00 feet to the Northwest corner of Lot 92, the POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING the four following courses and distances: (1) along the party wall on fine between Lots 93 and 92, South 18 degrees 51 minutes 17 seconds East the distance of 80.00 feet to a point; thence (2) North 71 degrees 08 minutes 43 seconds East the distance of 24.00 feet to a point; thence (3) along the party wall on line between Lots 91 and 92 North 18 degrees 51 minutes 17 seconds West the distance of 80.00 feet to a point; thence (4) South 71 degrees 08 minutes 43 seconds West the distance of 24.00 feet to the POINT OF BEGINNING.

BEING part of the same premises which Orleans Corporation, a Pennsylvania corporation by Deed dated April 10, 2002 and recorded in the Chester County Recorder of Deeds Office on April 16, 2002 at Instrument No. 10073284, granted and conveyed unto George T. Smith, in fee.

UPI # 41-5-156

PLAINTIFF: Valley View Community Association, a/k/a Courts at Valley View

VS

DEFENDANT: George T. Smith

SALE ADDRESS: 204 Tall Pines Drive, West Chester, PA 19380

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

Thomforde

Tax Parcel # 4807 0009000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Truist Bank

VS

DEFENDANT: Daniel Garrison Thomforde

SALE ADDRESS: 238 Clonmell Upland Road, West Grove, PA 19390

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

SALE NO. 26-3-44

Writ of Execution No. 2024-08364

DEBT \$2,428,161.20

Nos. 20 & 22 N. Church Street in West Chester, Chester County, Pennsylvania, improved with a low-rise office building (three stories) with improvement area of approximately 13,664 sq. ft.

Tax Parcel # 1-9-85.1

PLAINTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT : Tompco Real Estate 1820, LLC

SALE

ADDRESS: 20-22 N. Church Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: BALLARD SPAHR LLP 215-665-8500

SALE NO. 26-3-46

Writ of Execution No. 2022-04080

DEBT \$465,031.53

ALL THAT CERTAIN lot or parcel of land situated in the Honey Brook Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated April 15, 2002 and recorded in the Office of the Chester County Recorder of Deeds on May 3, 2002, in Deed Book Volume 5271 at Page 2345, as Instrument No. 200210080499.

Tax Parcel # 22-10-43.1

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

VS

DEFENDANT : Samuel Paschall a/k/a Samuel M. Paschall, Individually and as Surviving Heir of Virginia M. Paschall, Deceased

SALE ADDRESS: 900 Beaver Dam Road, Honey Brook, Pa 19344

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

SALE NO. 26-3-45

Writ of Execution No. 2025-06317

DEBT \$120,685.21

All that certain piece or parcel or Tract of land situate in Township of West Marlborough, Chester County, Pennsylvania, and being known as 238 Clonmell Upland Road, West Grove, Pennsylvania 19390.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Daniel Garrison

SALE NO. 26-3-47**Writ of Execution No. 2024-02569****DEBT \$307,289.56**

TRACT NO. I

ALL THAT CERTAIN tract of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a new survey made by J. W. Harry, Civil Engineer October 25, 1955 as follows:

BEGINNING at a point in the West curb line of South First Avenue a corner of land now or late of Krylo Monko, said point of beginning being 54.2 feet Northwardly from a point in the old title line at its intersection with the West curb line of South First Avenue aforesaid; thence along the West curb line of South First Avenue, South 19 degrees 50 minutes 30 seconds West, 54.2 feet to a point in the old title line aforesaid; thence leaving said West curb line of South First Avenue and along the old title line North 86 degrees 42 minutes 30 seconds East 12.08 feet to a point in the bed of South First Avenue; thence still along the old title line in the bed of said South First Avenue and parallel with the West curb line thereof South 19 degrees 50 minutes 30 seconds West 51.90 feet to a point, a corner of remaining land or other land of the grantors herein; thence leaving South First Avenue and along the same North 75 degrees 4 minutes 53 seconds West, 93.38 feet to a stake in a line of land of Lukens Steel Company; thence along the same North 9 degrees 57 minutes East 88.55 feet to a stake a corner of land now, or late of the said Krylo Monko; thence along the same for the following two courses and distances; (1) South 6 degrees 52 minutes 30 seconds East 25.6 feet to a stake; (2) North 82 degrees 6 minutes 30 seconds East 96.6 feet to the place of BEGINNING.

TRACT NO. 2

ALL THAT CERTAIN tract of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a new description made by J. W. Harry, Civil Engineer October 25, 1955 as follows:

BEGINNING at a point in the old title line in the bed of South First Avenue, a corner of other land of the grantors herein, said point of beginning being located North-easterly from a point in the City of Coatesville boundary line, by the following two courses and distances; (1) North 12 degrees 3 minutes 30 seconds East 68.50 feet to a point; (2) North 19 degrees 50 minutes 30 seconds East, 134.15 feet to said point of beginning measured along the old title line aforesaid; thence leaving South First Avenue and along said other land of the grantors herein, North 71 degrees 46 minutes 30 seconds West, 84.29 feet to a stake in a line of land of the Lukens Steel Company; thence along the same North 9 degrees 57 minutes East, 51.13 feet to a stake a corner of remaining land of the Grantors herein; thence along the same South 75 degrees 4 minutes 53 seconds East, 93.38 feet to a point in the old title line aforesaid in the bed of South First Avenue; thence along South First Avenue in the bed thereof and parallel with the curb line of said Avenue South 19 degrees 30 seconds West 56 feet to the place of BEGINNING.

BEING the same Premises which Thomas Peoples, by Indenture dated 07/08/1990 and recorded 07/23/1990 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 2084, Page 174, granted and conveyed unto Carmen Allen and Dionna Allen, in fee.

AND BEING the same Premises which the Sheriff of Chester County, by Deed Poll dated 08/15/2019 and recorded 10/08/2019 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 10017 Page 1491, granted

and conveyed unto US Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-MXI, in fee.

AND BEING the same Premises which the Sheriff of Chester County, Deed of Correction dated 11/26/2019 and recorded 11/26/2019 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 10052 Page 1164, granted and conveyed unto US Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-MXI, in fee.

AND BEING the same Premises which US Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-MXI, by Indenture dated 12/03/2020 and recorded 12/14/2020 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 10376 Page 396, granted and conveyed unto 370-374 S. 1st Ave. LLC, in fee.

Tax Parcel # 16-10-6

PLAINTIFF: IBI SBL Investment LP

VS

DEFENDANT : 370-374 S. 1st Ave. LLC

SALE ADDRESS: 372 South 1st Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: GINGO PALUMBO LAW GROUP LLC 216-503-9512

SALE NO. 26-3-49

Writ of Execution No. 2024-03788

DEBT \$422,604.76

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

Tax Parcel # 52-07-0026.020

PLAINTIFF:The Bank of New York Mellon, F/K/A The Bank of New York Successor In Interest To JPMorgan Chase Bank, NA As Trustee For Structured Asset Mortgage Investments II, Inc, Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2004-4

VS

DEFENDANT : Alejandro Franco; Sara J Franco

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

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

SALE NO. 26-3-50

Writ of Execution No. 2025-07899

DEBT \$102,514.06

Property situate in the BOROUGH OF SPRING CITY, CHESTER County, Pennsylvania, being.

BLR # 14-4-83

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: TRUIST BANK

VS

DEFENDANT : JUNE M PERRY

SALE ADDRESS: 229 N. Penn Street, Spring City, PA 19475

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

SALE NO. 26-3-52

Writ of Execution No. 2024-09381

DEBT \$410,492.32

PROPERTY SITUATE IN BOROUGH OF TOWNSHIP OF UWCHLAN

SOLD AS THE PROPERTY OF: JEFFREY R. LARISON

Tax Parcel # 33-05J-0324

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVISING

VS

DEFENDANT : JEFFREY R. LARISON

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

SALE NO. 26-3-53

Writ of Execution No. 2025-08189

DEBT \$241,600.36

PROPERTY SITUATE IN BOROUGH OF BOROUGH OF ATGLEN

SOLD AS THE PROPERTY OF: JAMES E. WRIGHT III and ASHLEY S. WRIGHT

Tax Parcel # 7-3-147.9

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT : JAMES E. WRIGHT III & ASHLEY S. WRIGHT

SALE ADDRESS: 540 Ridge Avenue, Atglen, PA 19310

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

SALE NO. 26-3-54

Writ of Execution No. 2025-00788

DEBT \$470,786.36

PROPERTY SITUATE IN BOROUGH

OF ELK TOWNSHIP

SOLD AS THE PROPERTY OF: MICHAEL D'ANNUNZIO

Tax Parcel # 70-04-0018.03F

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK s/b/m HUDSON CITY SAVINGS BANK

VS

DEFENDANT: MICHAEL D'ANNUNZIO

SALE ADDRESS: 5 Peacedale Court, Elk Township, PA 19363

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

SALE NO. 26-3-55

Writ of Execution No. 2020-02007

DEBT \$232,015.54

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

SOLD AS THE PROPERTY OF: LINDA B. PATTON AKA LINDA BALL PATTON and DANIEL J. PATTON.

Tax Parcel # 54-03-0326

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

VS

DEFENDANT: LINDA B. PATTON AKA LINDA BALL PATTON & DANIEL J. PATTON

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

SALE NO. 26-3-56

Writ of Execution No. 2021-03402

DEBT \$4,083.23

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

Tax Parcel # 16-6-108.1

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT : Ernest Douglas

SALE ADDRESS: 651 Lumber Street, Coatesville, PA 19320

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

SALE NO. 26-3-57

Writ of Execution No. 2024-00979

DEBT \$461,006.64

ALL THAT CERTAIN lot or piece of land, situate at the North side of Buckwalter Road, in East Coventry Township, Chester County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast corner thereof, a point in Buckwalter Road, located a distance of 300 feet Southwestward from a spike in the road, an original corner of these premises and land of John Bang; thence extending along in said road, South 40 degrees 45 minutes West 100 feet to a point in said road; thence by land conveyed to A. J. Hatfield, North 49 degrees 15 minutes West 225 feet to an iron pin; thence by land conveyed to J. Strutyński North 40 degrees 45 minutes East 100 feet to an iron pin; thence by land of the grantors, South 49 degrees 15 minutes East 225 feet to the place of BEGINNING.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-

ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

Being the same premises which Zimrick Group, LLC, a Pennsylvania Limited Liability Company, by Deed dated 06/11/2021 and recorded 06/22/2021, in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 10581, Page 1755, granted and conveyed unto Christopher A. Feiock and Courtney Feiock, husband and wife, in fee.

Tax Parcel # 18-04-0109.170

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: Christopher Feiock; Courtney Feiock

SALE ADDRESS: 125 Buckwalter Road, Pottstown, PA 19465

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

SALE NO. 26-3-58

Writ of Execution No. 2025-04184

DEBT \$49,041.53

Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania, being.

BLR # 16-09-0359

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT : JAMAR BUCKNER

SALE ADDRESS: 214 Union Avenue A/K/A 214 Union Street, Coatesville, PA 19320

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

corner of the aforementioned lands of Brian P. and Katherine Maloney; thence along the same South 42 degrees 00 minutes West 172.54 feet to the place of beginning, having crossed an angle iron fence post (found) on line 18.15 feet from the place of beginning.

SALE NO. 26-3-59

Writ of Execution No. 2025-00658

DEBT \$151,130.97

Containing 14,155.8 square feet of land, be the same more or less.

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

BEING THE SAME PROPERTY CONVEYED TO JEANNE O’HERN WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM THE JEANNE O’HERN REVOCABLE FAMILY TRUST, JEANNE O’HERN, TRUSTEE, DATED JUNE 5, 1997, DATED AUGUST 6, 2015, RECORDED AUGUST 31, 2015, AS DOCUMENT NUMBER 11428646, AND RECORDED IN BOOK 9173, PAGE 570, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA

All that certain tract of land with the buildings and improvements erected thereon situate along the northerly side of Pothouse Road, Township of Schuylkill, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey by William L. Conver, Professional Land Surveyor, Spring City, Pennsylvania dated December 20, 1984, Plan No. A-84-091.

INFORMATIONAL NOTE: DEED CONVEYS ONE-THIRD OF SUBJECT PROPERTY.

Tax Parcel # 2705H00400000

Beginning at a point in bed of Pothouse Road (33 feet wide) a corner of this and lands of Brian P. and Katherine Maloney; the said point being also approximately 615.00 feet, measured through the bed of the said Pothouse Road from the centerline of South Norris Avenue (40 feet wide); thence from the place of beginning through the bed of Pothouse Road, North 47 degrees 40 minutes West 62.88 feet to a spike (set), a corner of lands of Dorothy W. Robey; thence leaving the said Pothouse Road and along lands of Dorothy W. Robey; crossing a spike (set) on line 15.00 feet distant, North 38 degrees 04 minutes 17 seconds East 203.75 feet to an iron pipe (found) and still along the same, South 46 degrees 48 minutes 30 seconds East 77.27 feet to an iron pin (set) in line of lands of William J., Jr. and Sandra L. Drennan; thence along the same South 42 degrees 50 minutes 35 seconds West 28.50 feet to an angle iron fence post (found) a

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1

VS

DEFENDANT : Christopher Wurtz; Jana Wurtz; John Fasolas, as Executor of the Estate of Jeanne O’Hern; The United States of America, Department of Treasury, Internal Revenue Service

SALE ADDRESS: 153 East Pothouse Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: MDK LEGAL 614-220-5611

SALE NO. 26-3-60

Writ of Execution No. 2025-05861

DEBT \$260,379.37

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of East Pikeland, County of Chester and State of Pennsylvania, being bounded and described according to a survey made by Earl R. Ewing, R.S., on 11/19/1952, being Lot No. 18 on Proposed Plot Plan of the Property of Clide L. Kahler, as revised 3/5/1954 as follows, to wit:

BEGINNING at an iron pin in the Southerly side of an unnamed street, laid out 40 feet wide, a corner of Lot No. 19, other lands of the granters herein; hence along said Southerly side of said street, North 69 degrees 50 minutes West, 100 feet to an iron pin, a corner of lands now or late of Eugene J. Coccia and being Lot No. 17 on said Plan; thence along said land now or late of Coccia, South 38 degrees 30 minutes West, 207.95 feet to an iron pin; thence along remaining lands of Kahler, South 69 degrees 00 minutes East, 165.43 feet to an iron pin, a corner of aforesaid lands of the grantor; thence along said latter lands and Lot No. 19, North 20 degrees 10 minutes East, 199.8 feet to the first mentioned point and place of beginning.

The improvements known as, 427 Lee Ave, Spring City, PA 19475

BEING the same premises which John H. Kaas and Kathleen Kaas, (formerly Kathleen Rakowski) by Deed dated February 19, 1976 and recorded in the Office of Recorder of Deeds of Chester County on

February 24, 1976 at Book 47, Page186 granted and conveyed unto Elmer W. Wadsworth, Jr.,M. Wadsworth.

Elmer W. Wadsworth, Jr. having departed this life on November 24, 2024.

Tax Parcel # 26-01J-0021

PLAINTIFF: Mortgage Assets Management, LLC

VS

DEFENDANT : Kathleen M. Wadsworth
SALE ADDRESS: 427 Lee Avenue, Spring City, PA 19475-2510

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

SALE NO. 26-3-61

Writ of Execution No. 2025-05440

DEBT \$653,806.71

ALL the right title and interest and claim of: East Markel Property Solutions LLC OF IN AND TO:

MUNICIPALITY: EAST BRADFORD TOWNSHIP, CHESTER COUNTY

DEED: BOOK NO. 11233, PAGE NO. 1079.

Tax Parcel # 51-005-0081.0400

IMPROVEMENTS thereon: a residential dwelling CONTAINING: 1.00 ACRES

PLAINTIFF: Lhome Mortgage Trust 2024-RTL3

VS

DEFENDANT : East Market Property Solutions, LLC

SALE ADDRESS: 861 Hillsdale Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: ROBERT P. WENDT, ESQUIRE 412-530-1025

SALE NO. 26-3-62

Writ of Execution No. 2023-03674

DEBT \$177,032.26

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and de-

scribed according to a Subdivision Plan of "Arbordayle", made by Chester Valley Engineers, Inc., Paoli, Pennsylvania, dated 8/2/1988 and last revised 10/7/1988, and recorded in Chester County as Plan No. 9916, and being more fully described as follows, to wit:

BEGINNING at a point on the South side of Spring Run Lane, said point being in the bed of a 50 feet wide Sun Oil Easement, and said point also being the Southeast corner of Lot No. 18 as shown on said Plan; thence extending from said point on the arc of a circle curving to the left, having a radius of 700 feet, the arc distance of 93.43 feet to a corner of Lot No. 16; thence extending along same, South 29 degrees 08 minutes 10 seconds West 234.26 feet to a point, a corner of an Open Space Area, said point being in the bed of a 100 year Flood Plain and Stream Easement; thence extending along said Open Space and through said Easements, the two following courses and distances: (1) South 68 degrees 25 minutes 00 seconds West 89.67 feet to a point; and (2) North 21 degrees 35 minutes 00 seconds West 89.39 feet to a corner of Lot No. 18; thence extending along said Lot and out of said Easements, North 36 degrees 31 minutes 10 second East 255.20 feet to a point in the bed of the previously mentioned Sun Oil Easement, said point being the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on said Plan.

Being the same premises which First Stafford Corporation by Deed dated 12/28/1989 and recorded 1/8/1990 in Chester County in Record Book 1842 Page 157 conveyed unto Suresh K. Chaudhary and Kavita Chaudhary, husband and wife, in fee.

Tax Parcel # 33-04J-0076

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT : Suresh K. Chaudhary and Kavita Chaudhary and United States of America

SALE ADDRESS: 249 Spring Run Lane, Downingtown, Uwchlan Township, PA 19335

PLAINTIFF ATTORNEY: PRESSMAN & DOYLE 610-532-4222

SALE NO. 26-3-63

Writ of Execution No. 2025-06685

DEBT \$83,979.75

ALL THAT CERTAIN lot or tract of land situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, being known as House No. 360, as shown on a certain plan entitled Village of Devonshire, as recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania in Plan No. 3588, which lot is the same as designated in the Declaration of Covenants and Easements for the Village of Devonshire recorded in Miscellaneous Deed Book 458, page 38; First Amendment in Miscellaneous Deed Book 482, page 408; Second Amendment in Miscellaneous Deed Book 520, page 3; Third Amendment in Record Book 101, page 26; Fourth Amendment in Record Book 1173, page 178; First Supplement in Record Book 1411, page 561; Fifth Amendment in Record Book 1827, page 435; Sixth Amendment in Record Book 1918, page 147; Seventh Amendment in Record Book 2530, page 377; Eighth Amendment in Record Book 4125, page 1403; Ninth Amendment in Record Book 4755, page 2166; Tenth Amendment in Record Book 5102, page 2389; Eleventh Amendment in Record Book 5102, page 2392; Twelfth Amendment in Record Book 5195, page 1412 and Restated Declaration in Record Book 7640, page 643 and any and all subsequent amendments thereto.

BEING THE SAME PREMISES which Sharon L. Downey, by Deed dated 9/18/2013 and recorded 9/20/2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8814, Page 2389, Instrument No. 11306431, granted and conveyed unto Susan C. Ertell and Robert J. Ertell, Jr.

Robert J. Ertell, Jr. departed this life on August 8, 2014.

Tax Parcel # 53-4A-90

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.

VS

DEFENDANT : Susan C. Ertell

SALE ADDRESS: 360 Devon Way, West Chester, PA 19380

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

SALE NO. 26-3-64

Writ of Execution No. 2025-06376

DEBT \$59,773.39

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Atglen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan, Pennington Farms, made by the Design Coalition, Architects-Planners, Parkesburg, Pennsylvania, dated 4/24/1984, last revised 8/3/1984, recorded 1/9/1985, in Plan File No. 5381, as follows, to wit:

BEGINNING at a point on the Southeast-erly side of Ridge Avenue, said point of beginning also being a corner of Lot No. 7, as shown on said plan; thence extend- ing from said point of beginning along the Southeasterly side of Ridge Avenue, North

81° 40' East, 103.24 feet to a point a cor- ner of Lot No. 9; thence extending along same, South 8° 26' 22" East, 154.46 feet to a point on the Northwesterly side of a pro- posed 20 feet wide Sanitary Sewer Ease- ment; thence extending along same, South 81° 33' 38" West, 103.24 feet to a point a corner of Lot No. 7; thence extending along same, North 8° 26' 22" West, 154.65 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 8 as shown on said plan.

BEING known as 502 Ridge Avenue, At- glen, PA 19310

BEING THE SAME PREMISES which Hennessy Brothers, Inc. and Lawrence F. Welsch by Deed dated 2/13/1989 and re- corded 2/14/1989 in the Office of the Re- corder of Deeds in and for Chester County in Deed Book 1433, Page 198, granted and conveyed unto Douglas T. Delestienne and Sharon N. Delestienne.

Tax Parcel # 7-3-147.11

IMPROVEMENTS thereon: a residential property

PLAINTIFF: TRUMARK FINANCIAL CREDIT UNION S/B/M TO KEYSTONE FEDERAL CREDIT UNION

VS

DEFENDANT : Douglas T. Delestienne a/k/a Douglas Delestienne & Sharon N. Delestienne a/k/a Sharon Delestienne

SALE ADDRESS: 502 Ridge Avenue, At- glen, PA 19310

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

SALE NO. 26-3-65

Writ of Execution No. 2023-07999

DEBT \$85,862.04

Property to be sold is situated in the Third Ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Commonly known as: 132 North 5th Avenue, Coatesville, PA 19320

Tax Parcel # 1606 00160000

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

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series

VS

DEFENDANT: Edna M. Watt, Known Heir of Dorothy B. Robinson A/K/A Dorothy Robinson, Deceased; Helen E. Robinson, Known Heir of Dorothy B. Robinson A/K/A Dorothy Robinson, Deceased; Augusta L. Lucianctti, Administratrix of the Estate of Alberta A. Schmidt, Known Heir of Dorothy B. Robinson A/K/A Dorothy Robinson, Deceased; Tanya Smith A/K/A Tanya Torres, as Known Heir of Jeanette L. Smith, Deceased; Gary Smith Jr., as Known Heir of Jeanette L. Smith, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Dorothy B. Robinson, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Jeanette L. Smith, Deceased

SALE ADDRESS: 132 North 5th Avenue, Coatesville, PA 19320

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