



Chester County Law Reporter

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(USPS 102-900)

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Publication of Legal Notices*

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NOTICES

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

LAW NO. 2025-06309-NC

NOTICE IS HEREBY GIVEN that the name change petition of Shonda Christina Rosa Robinson Whiting was filed in the above-named court and will be heard on Tuesday, December 2, 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, July 15, 2025
Name to be changed from: Shonda Christina Rosa Robinson Whiting to: Shonda Christine Rose Robinson Whiting

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. 2025-07916-NC

NOTICE IS HEREBY GIVEN that the name change petition of Unknown Kastubh A/K/A No name given Kastubh A/K/A FNU Kastubh was filed in the above-named court and will be heard on Tuesday, January 6, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, August 26, 2025

Name to be changed from: Unknown Kastubh A/K/A No name given Kastubh A/K/A FNU Kastubh to: Kaustubh Pradhan

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

MICHELLE C. POWER, Attorney for the Petitioner
The Charleston Firm, LLC
60 W. Boot Road Suite 201
West Chester, PA 19380

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

LAW NO. 2025-08085-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mimi Davis was filed in the above-named court and will be heard on Tuesday, January 6, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, August 29, 2025
Name to be changed from: Mimi Davis to: Mimi Davis Cotter

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. 2025-07970-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lauren Videon on behalf of minor child Nardos Steven Videon was filed in the above-named court and will be heard on Tuesday, October 14, 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: Thursday, August 28, 2025

Name to be changed from: Nardos Steven Videon to: Jordyn Nardos Videon

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. 2025-07976-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lauren Videon on behalf of minor child Tamer Steven Videon was filed in the above-named court and will be heard on Tuesday, October 14, 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: Thursday, August 28, 2025

Name to be changed from: Tamer Steven Videon to: Naomi Tamer Videon

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

ARCHAMBAULT, Robert M, late of East Pike-land. Gene Archambault, 176 Sunset View Drive, Glen Mills, PA 19342, and Deb Battista, 404 Picket Post Lane, Phoenixville, PA 19460, Administrators.

BARTNIK, Alan Jon, a/k/a Alan Bartnik, late of Uwchlan Township. Madison Bartnik, care of DANIEL F. MONAHAN, Esquire, 535 N. Church St., Ste. 170, West Chester, PA 19380, Administratrix. DANIEL F. MONAHAN, Esquire, Brandywine Law, 535 N. Church St., Ste. 170, West Chester, PA 19380, atty.

BELLVILLE, Teresa, late of West Chester. Kendra Joyce, 816 West Cub Hunt Lane, West Chester, PA 19380, Executor.

BRENNAN, Francis W., a/k/a Francis Brennan, Frank Brennan and Francis Walter Brennan, late of Uwchlan Township. Stacy W. Brennan, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BRIER, Kevin Sean, a/k/a Kevin Brier, late of West Brandywine Township. Cynthia Jacob, care of LISA M. NENTWIG, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Executrix. LISA M. NENTWIG, Esquire, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

COX, JR., Melvin K., late of East Goshen Township. Charlene J. Cox, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

CURD, Billie Balz, late of East Whiteland Township. Kathryn L. Ryan, 12 Flintshire Road, Malvern, PA 19355, care of KEVIN S. FRANKEL, Esquire, 150 N. Radnor Chester Road, Suite F200, Radnor, PA 19087, Executrix. KEVIN S. FRANKEL, Esquire, Fiffik Law Group, 150 N. Radnor Chester Road, Suite F200, Radnor, PA 19087, atty.

DEAN, Michael H., late of Coatesville. Cecilia A. Dean, 108 Mount Airy Road, Coatesville, PA 19320, care of GENE A. FOEHL, Esquire, 27 East Front Street, Media, PA 19063, Executrix. GENE A. FOEHL, Esquire, Foehl & Eyre, P.C., 27 East Front Street, Media, PA 19063, atty.

ERSKINE, Peter D., a/k/a Peter Douglas Erskine, late of East Goshen Township. Edward A. Hartmann, 207 New Haven Dr., Lititz, PA 17543, care of ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Ave., Media, PA 19063, Executor. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Ave., Media, PA 19063, atty.

FIELD, Dorothy E., a/k/a Dorothy Emma Field, late of Oxford Borough. Tracey Happold-Brown, care of DANIEL F. MONAHAN, Esquire, 535 N. Church St., Ste. 170, West Chester, PA 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Law, 535 N. Church St., Ste. 170, West Chester, PA 19380, atty.

FITZ GERALD, Sandra B., a/k/a Sandra Blanchette Fitz Gerald, late of Downingtown Borough. Christine M. Fitz Gerald, 180 Race St., Downingtown, PA 19335, care of MATTHEW H. CARLSON, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. MATTHEW H. CARLSON, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

GLOSKEY, JR., Richard H., late of Valley Township. Elisabet I. Gloskey, care of DANIEL F. MONAHAN, Esquire, 535 N. Church St., Ste. 170, West Chester, PA 19380, Administratrix. DANIEL F. MO-

NAHAN, Esquire, Brandywine Law, 535 N. Church St., Ste. 170, West Chester, PA 19380, atty.

LAWTON, Richard T., a/k/a Richard Terrell Lawton, late of Caln Township. Paula Lawton, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

LEVIS, Mercedes Z., late of West Vincent Township. Lisa Weldon, 146 W. Parish Rd., Concord, NH 03303, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Administratrix CTA. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

MASTON, Charles Mark, late of Kennett Twp. Leah M. Ahrens, 213 E State St, Kennett Square PA 19348, care of EDWARD M. FOLEY, Esquire, 213 E State St, Kennett Square PA 19348, Administratrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

MURPHY, Renate Helene, a/k/a Renate H. Murphy, late of West Brandywine Township. Alison Murphy Manthorp and Lauren H. Murphy, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrices. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ORR, Ann Pedersen, late of Berwyn. Andrew A. Orr, Jr., 110 Grays Lane, Haverford, PA 19041, Executor.

PAISLEY, Ollie Marie, a/k/a Ollie M. Paisley, late of New Garden Township. Marvin L. Paisley, 528 Egypt Run Rd., Landenberg, PA 19350, care of TIMOTHY H. KNAUER, Esquire, 7921 Ashley Pointe Dr., Lakeland, FL 33811, Executor. TIMOTHY H. KNAUER, Esquire, 7921 Ashley Pointe Dr., Lakeland, FL 33811, atty.

PAVELCHEK, Walter R., late of Downingtown. Edward Pavelchek, Po Box 193, Stow, MA 01775, Executor.

RIVERA, Juan C, late of West Chester. Alex Rivera, 377 Hartford Square, West Chester, PA 19380, care of CHARLES W. PROCTOR, III, Esquire, 1450 E. Boot Rd., Building 400D, West Chester, PA 19380, Executor. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Rd., Building 400D, West Chester, PA 19380, atty.

SMITH, Madeleine M., a/k/a Madeleine M. Smith Namen, late of Toms River Twp., Ocean County, NJ and Tredyffrin Township, Chester County, PA. Elizabeth A. Bonner, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Suite 300, Media, PA 19063, Administratrix. DANIEL R. COLEMAN, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 300 W. State St., Suite 300, Media, PA 19063, atty.

STALLONE, Velma A., a/k/a Velma Stallone, late of Penn Township. Patricia A. McClellan, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Suite 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 300 W. State St., Suite 300, Media, PA 19063, atty.

STEVENS, Gentry Williston, a/k/a Gentry W. Stevens, late of West Nottingham Township. Kristin L. Cole, 558 Fremont Rd., Nottingham, PA 19362, care of DANIEL F. MONAHAN, Esquire, 535 Church St., Ste. 170, West Chester, PA 19380, Administratrix. DANIEL F. MONAHAN, Esquire, Brandywine Law, 535 Church St., Ste. 170, West Chester, PA 19380, atty.

TAYLOR, Nancy Grace, late of Honey Brook Township. Joseph A. Bellinghieri and Paul A. Taylor, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WYLIE, Jane H., late of West Goshen Township. Laurie B. Wylie, 1405 Honeysuckle Ct., West Chester, PA 19380, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

2nd Publication

DEMBROSKY, Susan, late of West Chester Borough. Bryant Dembrosky, 105 Buckley Court, Chester Springs, PA 19425 and Lindsey Wisch, 404 Old Lancaster Road, Berwyn, PA 19312, care of NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executors. NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

DONOHUE, Philip G., late of Penn Township. Jane L. Henry, 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.

EMERSON, SR., Raymond Kyle, a/k/a Raymond K. Emerson, Sr., late of New Garden Township. Raymond K. Emerson, Jr., care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FUNK, John C, a/k/a John Funk and Johnny C Funk, late of W Bradford Twp. George M Nikolaou, 166 Allendale Rd, King of Prussia, PA 19406, care of GEORGE NIKOLAOU, Esquire, 166 Allendale Rd, King of Prussia, PA 19406, Executor. GEORGE NIKOLAOU, Esquire, Nikolaou Law Offices, 166 Allendale Rd, King of Prussia, PA 19406, atty.

HARTMAN, Edward V., late of Caln. Suzanne E. Hartman, 262 Carlyn Street, 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.

HAZZARD, Patricia Sheridan, a/k/a Patricia S. Hazzard, late of Oxford. Pia S. McCann, care of COURTNEY WIGGINS, Esquire, 211 N Walnut St, 1st Flr, West Chester, PA 19381, Executrix. COURTNEY WIGGINS, Esquire, Clarion Law, LLC, 211 N Walnut St, 1st Flr, West Chester, PA 19381, atty.

IVEY, SR., James Joseph, late of Westtown Township. E. Patricia Ivey, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

KALETA, Patricia L., late of Tredyffrin Township. Dennis Edwin Kaleta, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, Pennsylvania 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, Pennsylvania 19063, atty.

KATZ, Susan A., a/k/a Susan Annette Katz and Susan Katz, late of Tredyffrin Twp.. Jonathan Roy Katz, 17541 156th PL NE, Woodinville, WA 98072, care of ROBERT C. GERHARD III, Esquire, 815 Greenwood Ave, Ste #8, Jenkintown, PA 19046, Executor. ROBERT C. GERHARD III, Esquire, Gerhard & Gerhard P.C., 815 Greenwood Ave, Ste #8, Jenkintown, PA 19046, atty.

KURTZ, Mary E., a/k/a Mary Kurtz, late of Elverson. Patricia K. Schurr, 101 Blue Rock Hill, Elverson, PA 19520, care of GORDON W. GOOD, Es-

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

McGUSTY, Elizabeth Nemeth, a/k/a Elizabeth N. McGusty, late of Westtown Township. James C. McGusty, Jr., care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

MIDDLETON, Ramon Lee, late of Valley Township. Mark Norris, 4 Mendenhall Dr., Coatesville, PA 19320, care of LINDSEY HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19421, Executor. LINDSEY HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421, atty.

MORONEY, Alice W, a/k/a Alice Ann Moroney, late of E. Nottingham Twp.. Steven J. Moroney, 213 E State St, Kennett Square, PA 19348 and Karen A. Williams, 213 E State St, Kennett Square, PA 19348, care of NEIL E LAND, Esquire, 213 E State St, Kennett Square, PA 19348, Executors. NEIL E LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

SCHOTT, John Carl, a/k/a John C. Schott, late of Willistown Township. Terry Ann Bruno, 367 Hidden Farm Dr., Exton, PA 19341, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Administratrix CTA. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

SURDO, Peter Joseph, late of Kennett Square. Elizabeth Woolslare, 6436 Hearthstone Lane, Erie, PA 16505, Administratrix.

TALBOTT, Emily Jean, late of Kennett Square. Susan Crane, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, atty.

Van ROGGEN, Arend, late of Pennsbury Twp. Walter Van Roggen, care of JENNIFER WALKER, Esquire, 31 S. High St, Suite 200, West Chester, PA 19382, Executor. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High St, Suite 200, West Chester, PA 19382, atty.

3rd Publication

ALLISON, Catherine M., late of West Goshen. Susan Biela, 301 Plymouth Court, West Chester PA

19380, Executrix.

ATLEY, Eleanor V., late of Borough of Avondale. Earl Atley, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

BEAMESDERFER, Robert C., late of Parkesburg. Jennifer M. Clifton, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

BEARDE, Jon L., a/k/a Jon Leslie Bearde, late of Willistown Township. Ann Meredith Bower, care of ADAM L. FERNANDEZ, Esquire, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executrix. ADAM L. FERNANDEZ, Esquire, Wisler Pearlstine, LLP, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

BOSWORTH, Susan Herrick, late of Exton. Matthew H. Bosworth, 209 Washington St., Winona, MN 55987, Executor.

BOYER, Terry David, late of Kennett Township. Tonya Boyer, 213 E State St, Kennett Square PA 19348, care of ROBERT M ABERNETHY III, Esquire, 213 E State St, Kennett Square PA 19348, Administratrix. ROBERT M ABERNETHY III, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

CAMARDELLA, Robert Joseph, a/k/a Robert Camardella, late of Downingtown Borough. Constance Hay, 4031 Cresson St., Philadelphia, PA 19127, care of DANIEL BALTUCH, Esquire, 104.5 Forrest Ave., Ste. 10, Narberth, PA 19072, Executrix. DANIEL BALTUCH, Esquire, 104.5 Forrest Ave., Ste. 10, Narberth, PA 19072, atty.

COCCIA, Joseph Frank, a/k/a Joseph F Coccia Jr and Joseph F Coccio, late of Charlestown Township. Lisa Jean Coccia, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, PC, 882 South Matlack Street, Suite 101, West Chester PA 19382, atty.

DICKSON, Jack A., late of Willistown Township. Jennifer Dickson, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford,

PA 19468, atty.

FOCHTMAN, Teresa Ann, late of West Chester. Cristina Bennett, 1291 West Strasburg Road, West Chester, PA 19382, Executrix.

HARGRAVES, James Francis, late of West Whiteland Township. Marla Edwards, 71 Village Drive, Cochranville PA 19330, Executrix.

HORNE, Thomas Franklin, a/k/a Thomas F. Horne, late of Borough of Oxford. Erick Horne, 616 Lincoln St, Oxford PA 19363, care of CLARE MILLINER, Esquire, 213 E State St, Kennett Square PA 19348, Executor. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

HUNGERFORD, Henry Bernard, late of Tredyffrin Township. Douglas Kevin Hungerford, 581 N. Park Ave., Unit 1181, Apopka, FL 32704, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executor. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

JOYCE, Ruth Nolin, a/k/a Ruth Joyce and Ruth N Joyce, late of Kennett Square. Margaret J Annas, 498 Westwind Dr, Berwyn, PA 19312, Executor.

KIRCHER, Theodore Albert, late of Honey Brook. Theodore A Kircher, 3010 Carlee Run Ct, Ellicott City, MD 21042, Executor.

KRULIKOWSKI, Marie S, late of West Vincent Township. Carol K. Harrington and Anne Elizabeth Krulikowski, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrices. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

MYERS, Judith A., late of West Chester Borough. William Blake Myers, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PERKINS, Rita Elizabeth, a/k/a Rita E. Perkins, late of West Whiteland. William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, 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.

PREVITE, Carmela Francesca, a/k/a Camela F. Previte, late of Valley Township. Rosaria Certo, 1394

Carlisle Road, North Brunswick, NJ 08902, Executrix.

SAMMUT, Arthur M., a/k/a Arthur Sammut, late of Schuylkill Township. Stephen M. Sammut, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, Executor. NINA B. STRYKER, Esquire, Obermayer, Rebmann, Maxwell & Hippel, LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, atty.

TAYLOR, Brent, a/k/a Brent Wrenn Taylor, late of West Whiteland Township. Mary Rhodes, 919 Marina Ct., West Chester, PA 19382 and Gregory Lancaster Taylor, 103 Jefferson Circle, Sandy Springs, GA 30328, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

TAYLOR, Christina Ann Flinn, a/k/a Christina F. Taylor, late of West Whiteland Township. Mary Elisabeth Rhodes, 919 Marina Ct., West Chester, PA 19382, Terrence Flinn Highland, 101 Roundhill Rd., Kennett Square, PA 19348 and Gregory Lancaster Taylor, 103 Jefferson Circle, Sandy Springs, GA 30328, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

WOODWARD, Robert L., late of Pennsbury Township. Mark J. Woodward, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

NONPROFIT CORPORATION NOTICE

Rosedale Walk Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.
Kaplin Stewart
910 Harvest Dr.
Blue Bell, PA 19422

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2025-05344-MJ

NOTICE OF ACTION FOR DECLARATORY JUDGMENT

WEST GOSHEN REAL ESTATE, LLC, Plaintiff
v.
MARIBEL FEBUS-RIVERA AND JOHN DOE
(Lot 34) as tenants and, Defendants

TO: MARIBEL FEBUS-RIVERA, UNKNOWN PERSONS, HEIRS, SUCCESSORS, AND ASSIGNS WHO MAY HAVE AN OWNERSHIP INTEREST

COMPLAINT IN DECLARATORY JUDGMENT

You are hereby notified that Plaintiff, WEST GOSHEN REAL ESTATE, LLC, as owner of the real property known as the West Goshen Mobile Home Park located at 1159 West Chester Pike, West Chester, PA 19382 has filed a Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed at No. 2025-05344-MJ, seeking a Declaratory Judgment that the manufactured house located on Lot 34 has been abandoned.

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 OF-

FICE 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.

LAWYERS REFERRAL SERVICE

Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
(610) 429-1500

REGER RIZZO & DARNALL, LLP
ATTORNEYS FOR PLAINTIFF
David L. Black, Esquire
10 Valley Stream Parkway, Suite 201A
Malvern, PA 19355

2nd Publication of 3

EXISTENCE OF TRUST NOTICE

Trust Estate of JOSEPHINE M. PUSO, deceased, late of London Grove Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of JOSEPHINE M. PUSO are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to:

Keith A. Pusso, Trustee
DONALD B. LYNN, JR., Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

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, September 18th, 2025 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, October 20th, 2025.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

3rd Publication of 3

SALE NO. 25-9-229

Writ of Execution No. 2022-05228

DEBT \$305,141.18

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF DOWNINGTOWN IN THE COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 12/09/2004 AND RECORDED 12/28/2004, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 6373 AND PAGE 1806.

BEING the same premises which ALAN J. TRYENS by Deed dated 12/09/2004 and recorded in the Office of Recorder of Deeds of Chester County on 12/28/2004 at Book 6373, Page 1806 granted and conveyed unto WENDI D. TRYENS, AN UNMARRIED WOMAN.

Tax Parcel # 11-05-0052

PLAINTIFF: DLJ Mortgage Capital, Inc.
VS

DEFENDANT: **Wendi D. Tryens a/k/a Wendy D. Fitzsimmons**

SALE ADDRESS: 17 Whiteland Avenue, Downingtown, PA 19335

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

SALE NO. 25-9-231

Writ of Execution No. 2024-10690

DEBT \$141,841.75

All that certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Birmingham, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

Beginning at an iron pin in the middle of the Brandywine Creek Road in a line of land now or late of William Hoffman, thence leaving the road and extending along the Hoffman land, North 65 degrees 11 minutes East, 210 feet to an iron pin, a corner of land now or late of Pennock Eickman, thence extending by said Hickman land, North 36 degrees 51 minutes West, 60 feet to an iron pin, a corner of land now or late of J. Horace Quinby, thence by the said Quinby land, South 65 degrees 11 minutes West 210 feet to a spike in the middle of the Brandywine Creek Road, aforesaid, thence along the middle of Brandywine Creek Road, South 36 degrees 51 minutes East, 60 feet to the first mentioned iron pin

and place of beginning.

Title is vested in Sharon McDaniels, as sole owner by deed from Robert R. Ecker and Jean B. Ecker, Settlers and Trustees of the 1998 Ecker Family Trust dated May 29, 2007 and recorded on June 8, 2007 in the Chester County Clerk's/Register's Office as Book 7181, Page 1562.

Tax Parcel # 65-4-18.1

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **Sharon McDaniels**

SALE ADDRESS: 1285 Creek Road,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **MCCALLA
RAYMER LEIBERT PIERCE, LLP**
445-207-4041

SALE NO. 25-9-232

Writ of Execution No. 2024-08339

DEBT \$466,136.53

ALL THAT CERTAIN lot or parcel of land situated in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 24, 2003 and recorded in the Office of the Chester County Recorder of Deeds on February 11, 2003, in Deed Book Volume 5567 at Page 1346, as Instrument No. 200310187815.

Tax Parcel # 33-4-69.1B

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Diane M. Truskey and
Gregory G. Truskey**

SALE ADDRESS: 106 Steeplewood
Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **HLADIK,**

**ONORATO & FEDERMAN, LLP 215-
855-9521**

SALE NO. 25-9-234

Writ of Execution No. 2020-06007

DEBT \$2,696.23

ALL THAT CERTAIN lot or tract of land, together with the dwelling house designated as No. 73 Palmer Avenue erected thereon, situated in the Fourth Ward of the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel # 16-6-845

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Gina Long, Executrix of
the Estate of Edna F. Umile**

SALE ADDRESS: 73 Palmer Avenue,
Coatesville, PA 19320

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

SALE NO. 25-9-236

Writ of Execution No. 2022-04578

DEBT \$9,940.77

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania.

Tax Parcel # 39-4-123.1D

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **S&T Realty Co.**

SALE ADDRESS: 2350 Lincoln Highway,
Caln Township, PA 19335

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

SALE NO. 25-9-237**Writ of Execution No. 2023-05213****DEBT \$181,993.50**

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

Tax Parcel # 16-4-272

PLAINTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25

VS

DEFENDANT: **CAROLYN BOWEN A/K/A CAROLYN E. BOWEN A/K/A CAROLYN ORTEGA VILLA; CLINTON SYLVESTER**

SALE ADDRESS: 104 Country Run Drive, Coatesville, PA 19320

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

SALE NO. 25-9-240**Writ of Execution No. 2013-12186****DEBT \$152,332.37**

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

All that certain messuage or tract of land situate in the Borough of Modena, County of Chester and State of PA, bounded and described in accordance with a recent survey made by J.W. Harry, C.E., February 8, 1941 as follows:

Beginning at a point in the center of Brandywine Avenue in line with the East side of Baker Street; thence continuing along the center of said Brandywine Avenue South 44 degrees 01 minutes East 90 feet to a corner of land of William J. Elliott; thence by the same South 45 degrees 59 minutes West, 166.5 feet to the North side of Fulton Street; thence along said Fulton Street North 44 degrees 01 minutes West 90 feet to a point on the East side of Baker Street; thence by the same North 45 degrees 59 minutes East 166.5 feet to the point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO WAYNE GUYER SR. AND TAMARA L. GUYER, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM RICHARD A. DUSEWICZ, DATED AUGUST 1, 2005, RECORDED AUGUST 12, 2005, AT OFFICIAL RECORDS VOLUME 10562995, AND RECORDED IN BOOK 6582, PAGE 2138, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 10-001-004.0000

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-8, Home Equity Pass-Through Certificates, Series 2005-8

VS

DEFENDANT: **Wayne Guyer, Sr.; Tamara L. Guyer**

SALE ADDRESS: 141 North Brandywine Avenue, Modena, PA 19358

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

SALE NO. 25-9-241**Writ of Execution No. 2025-00172****DEBT \$142,991.28**

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

All that certain lot or piece of ground. Situate in East Whiteland Township, Chester County, Pennsylvania, bounded and described according to a Plan of Malvern Hunt made by Pennoni Associates, Inc. dated 11-30- 1998, last revised 6-28-2000 and recorded in Chester County as Plan No. 9015562 as follows to wit:

Beginning at a point on the Southerly side of Corbin Drive , a corner of Lot #1 on said plan, thence extending along said side of Lot #1 South 04 degrees 15 minutes 05 seconds East 135.00 feet to a point in the bed of a 20 feet wide utility easement, thence extending along and through said 20 feet wide utility easement South 85 degrees 44 minutes, 55 seconds West 101.00 feet to a point and corner of Lot #3 on said plan, thence extending along said side of Lot #3 and North 04 degrees 15 minutes, 05 seconds East 135.00 feet to a point on the Southerly side of said Corbin Drive, thence extending along said side of Corbin Drive North 85 degrees 44 minutes 55 seconds East 101.00 feet to the first mentioned point and place of beginning.

Being Lot #2 (A2) on said plan.

Containing 13,636 square feet more or less.

BEING THE SAME PROPERTY CONVEYED TO KHADER MOHAMMED WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM THE CUTLER GROUP, INC., DATED MARCH 22, 2002, RECORDED APRIL 3, 2002,

AS DOCUMENT ID 10068757, AND RECORDED IN BOOK 5244, PAGE 1813, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 42-03-0064.020

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **Khader Mohammed**

SALE ADDRESS: 4 Corbin Drive, Exton, PA 19341

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

SALE NO. 25-9-242**Writ of Execution No. 2025-00410****DEBT \$423,454.55**

PROPERTY SITUATE IN UPPER OXFORD TOWNSHIP

SOLD AS THE PROPERTY OF: EVAN SHOWS

Tax Parcel # 57-03-007

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **EVAN SHOWS**

SALE ADDRESS: 453 Ray Mar Road, Oxford, PA 19363

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

SALE NO. 25-9-243**Writ of Execution No. 2023-07142****DEBT \$14,461.41**

ALL THAT CERTAIN Unit in the property known, named and identified as Railway Square Condominiums, located in West Whiteland Township, Chester County, Commonwealth of Pa., which has here-

tofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa., C.S. 3101 et seq by the Recording in the Chester County Department of Records of a Declaration dated 11/23/1987 and recorded on 12/2/1987 in Record Book 986 page 81, being and designated as Unit No. 29, Court 12, together with a proportionate undivided interest in the Common Elements (as defined in such declaration) of 0.4348%

BEING the same premises which Matthew J. Fell and Kelly J. Fell, as Husband and Wife, by Deed dated May 26, 2006 and recorded June 14, 2006 in the Office for the Recorder of Deeds, in and for the County of Chester in Deed Book 6870 at Page 288 et seq., granted and conveyed unto Lawrence Robinson-Ray and April Robinson-Ray, in fee.

UPI # 41-5-1581

PLAINTIFF: Railway Square Condominium Association

VS

DEFENDANT: **Lawrence Robinson-Ray and April Robinson-Ray**

SALE ADDRESS: 337 Huntington Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **CLEMONS RICHTER & REISS, P.C. 215-348-1776**

SALE NO. 25-9-244

Writ of Execution No. 2023-06411

DEBT \$89,352.69

Property situate in the LOWER OXFORD TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 56-03-0059.010

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: CROSSCOUNTRY MORTGAGE, LLC

VS

DEFENDANT: **KAREN D. BINGHAM**

SALE ADDRESS: 356 Street Road, Oxford, PA 19363

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

SALE NO. 25-9-245

Writ of Execution No. 2019-04522

DEBT \$331,220.97

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

Tax Parcel # 50-05A-0343.0000

PLAINTIFF: WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ2

VS

DEFENDANT: **MARGARET LOMBERTINO; MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 25-9-246

Writ of Execution No. 2024-06976

DEBT \$200,673.21

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

Tax Parcel # 5306 152118A0

PLAINTIFF: U.S. BANK

TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE
FOR RCF2 ACQUISITION TRUST

VS

DEFENDANT: **SHEKARA RATH-
MANN; DONALD RATHMANN**

SALE ADDRESS: 118 Summit House
118, West Chester, PA 19382

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

SALE NO. 25-9-247

Writ of Execution No. 2025-00105

DEBT \$307,984.62

PROPERTY SITUATE IN NORTH COV-
ENTRY TOWNSHIP

SOLD AS THE PROPERTY OF: JUSTIN
MCCRARY

Tax Parcel # 17-06-0002.060

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PENNYMAC LOAN SER-
VICES, LLC

VS

DEFENDANT: **JUSTIN MCCRARY**

SALE ADDRESS: 2177 North Hill Camp
Road, Pottstown, PA 19465

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

SALE NO. 25-9-251

Writ of Execution No. 2019-04955

DEBT \$178,098.85

All that certain piece or parcel or Tract
of land situate in the Township of Valley,

Chester County, Pennsylvania, and being
known as 1451 Valley Road, Coatesville,
Pennsylvania 19320.

Tax Parcel # 38-5-6.01B

PLAINTIFF: Citizens Bank, N.A. f/k/a
RBS Citizens, N.A.

VS

DEFENDANT: **Lisa M. Collins a/k/a
Lisa Monique Collins and Ada F. Ricci,
Administrator of the Estate of Lisa M.
Collins a/k/a Lisa Monique Collins a/k/a
Lisa Monique Harrison Collins**

SALE ADDRESS: 1451 Valley Road,
Coatesville, PA 19320

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

SALE NO. 25-9-252

Writ of Execution No. 2023-06970

DEBT \$69,345.45

The following property situated in the
city of Parkesburg, County of Chester and
State of Pennsylvania:

ALL THAT CERTAIN tract of land known
as parts of lots Nos, 5 and 6 on a plan of
lots called "Park Terrace" situated in the
Borough of Parkesburg, Chester County,
Pennsylvania, bounded and described ac-
cording to a new description made by J.W.
Harry, C.E., January 8, 1951, follows to
wit:

BEGINNING at a point in the west line
of Octorara Avenue (sixty feet wide)
at the northeast corner of Lot No, 4 as
shown on said plan of lots; thence along
the northerly line of said Lot No, 4, North
eighty-eight (88) degrees West, one hun-
dred seventy-four (174) feet to a point in
a line of land now or late of Thomas C.
Young; thence along southwest corner of
Lot No. 7 as shown on said lot plan; thence
along the southerly line of said Lot No.

7, South eighty-eight (88) degrees East, eighty-four (84) feet to a point, a corner of remaining land of the grantors herein, about being convey to Romaine W. Dennison and Lewis Dennison; thence along the same for the following two courses and distances (1) South two (2) degrees West, forty (40) feet to a point; (2) South eighty-eight (88) degrees East, ninety (90) feet to a point in the west line of Octorara Avenue aforesaid; thence along the same South two (2) degrees West, ten (10) feet to the place of beginning,

CONTAINS fifty-one hundred (5,100) square feet of land more or less,

This being the same property conveyed to Jacob Denson and Janet Louise Denson, as joint tenants with right of survivorship, dated 12/28/2016 and recorded on 01/11/20217 in instrument no, 11521319, in the Chester County recorders office. Title to said premises is vested in by deed from dated May 4, 2018 and recorded May 16, 2018 in Deed Book 9743, Page 335 Instrument Number 11607224.

Tax Parcel # 8-3-9

PLAINTIFF: The Huntington National Bank

VS

DEFENDANT: **Jason LaMar Denson, Known Surviving Heir of Janet L. Denson a/k/a Janet Louise Denson and Unknown Surviving Heirs of Janet L. Denson a/k/a Janet Louise Denson**

SALE ADDRESS: 320 Octorara Avenue, Parkesburg, PA 19365

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

SALE NO. 25-9-253

**Writ of Execution No. 2023-00544
DEBT \$525,605.33**

All that certain messuage, tenement and

bad of land, situate on the Easterly side of an unimproved road leading from U.S. No. 1 to Hayesville in Lower Oxford Township, Chester County, Pennsylvania, bounded and described in accordance with a survey made 3/26/52 by Arthur Crowel, Registered Surveyor, as follows, to wit;

Beginning at an iron pipe, situate on the Westerly side of an unimproved road leading from U.S. Route No. 1 to Hayesville in line of land of T.E. Conner Estate; thence crossing said road and by land of T.E. Conner Estate North 83 degrees East 656 feet to an iron pipe in line of George and William Walls; thence by land of the said Walls South 17 degrees 15 minutes East 300 feet to an iron pipe a corner of land of Lester M. Norris; thence by land of the said Lester M. Norris North 83 degrees West 662 feet to a point near the East side of the aforementioned road, said point of ending being 17 feet from a pipe on the West side of said road; thence in and along said road North 16 degrees 07 minutes West 290.5 feet to the first mentioned point and place of beginning.

UPI # 56-9-7

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Luther Moyer**

SALE ADDRESS: 230 Reedville Road, Oxford, PA 19363

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

SALE NO. 25-9-254

**Writ of Execution No. 2025-01703
DEBT \$545,007.33**

PROPERTY LOCATED IN EASTTOWN TOWNSHIP

Tax Parcel # 55-03E-0076.01A0

PLAINTIFF: U.S. BANK NATIONAL

ASSOCIATION, AS TRUSTEE FOR
LEHMAN XS TRUST MORTGAGE-
PASS-THROUGH CERTIFICATES, SE-
RIES 2007-4N

VS

DEFENDANT: LINDA SUE SWANSON
A/K/A LINDA S. SWANSON, IN HER
CAPACITY AS ADMINISTRATRIX
OF THE ESTATE OF RICHARD MI-
CHAEL WEISMAN

SALE ADDRESS: 56 North Waterloo
Road, Devon, PA 19333

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

SALE NO. 25-9-255

Writ of Execution No. 2019-06641

DEBT \$322,982.40

PROPERTY LOCATED IN THE BOR-
OUGH OF PHOENIXVILLE

Tax Parcel # 1509-06250000

PLAINTIFF: MORTGAGE ASSETS
MANAGEMENT, LLC

VS

DEFENDANT: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRM OR ASSOCIA-
TIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
ROBERT F. GRADY; ERIC VANDER-
SLICE, IN HIS CAPACITY AS HEIR
OF LINDA GRADY, DECEASED HEIR
OF ROBERT F. GRADY; CIERRA NI-
COLE A/K/A CIERRA IRIZARRY,
IN HER CAPACITY AS HEIR OF
MARK GRADY, DECEASED HEIR
OF ROBERT F. GRADY; MEGAN
GRADY A/K/A MEGAN WINTERS,
IN HER CAPACITY AS HEIR OF
MARK GRADY, DECEASED HEIR
OF ROBERT F. GRADY; ASHELY
BETO A/K/A ASHLEY MOWRER, IN

HER CAPACITY AS HEIR OF MARK
GRADY, DECEASED HEIR OF RO-
BERT F. GRADY; BLAINE MOWRER,
IN HIS CAPACITY AS HEIR OF
MARK GRADY, DECEASED HEIR
OF ROBERT F. GRADY

SALE ADDRESS: 235 Morgan Street,
Phoenixville, PA 19460

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

SALE NO. 25-9-256

Writ of Execution No. 2023-01589

DEBT \$663,583.82

PROPERTY LOCATED IN WEST
WHITELAND TOWNSHIP

Tax Parcel # 41-2-253

PLAINTIFF: WELLS FARGO BANK,
N.A., AS TRUSTEE FOR MERRILL
LYNCH MORTGAGE INVESTORS
TRUST SERIES MLCC 2004-1 MORT-
GAGE PASS-THROUGH CERTIFI-
CATES

VS

DEFENDANT: DAVID G. LUCAS
A/K/A DAVID GEORGE LUCAS
A/K/A DAVID LUCAS

SALE ADDRESS: 916 Grand View Drive
A/K/A 916 Grandview Drive, Exton, PA
19341

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

SALE NO. 25-9-257

Writ of Execution No. 2024-07588

DEBT \$110,521.06

ALL THAT CERTAIN lot or parcel of
land situated in the Township of Sadsbury,
County of Chester, Commonwealth of
Pennsylvania, being more fully described

in Deed dated April 27, 1999 and recorded in the Office of the Chester County Recorder of Deeds on May 7, 1999, in Deed Book Volume 4559 at Page 1393.

Tax Parcel # 37-1-26.2

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **Thomas J. Reid**

SALE ADDRESS: 762 North Octorara Trail, Parkesburg, PA 19365 a/k/a 762 North Octorara Trail, Sadsbury Township, PA 19365

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

SALE NO. 25-9-258

Writ of Execution No. 2024-01318

DEBT \$502,342.40

ALL THAT CERTAIN lot or trace of Land, with the buildings and improvements thereon elected, Situate in the Township of East Coventry, County of Chester and State of Pennsylvania, bonded and described as follows, to wit:

BEGINNING at a point in the center line of the Schuylkill Road, distant 171 feet Southeasterly from the Southwesterly corner of the land now or formerly known of George W. Rinehart; thence along the said Schuylkill Road, South 44-1/2 degrees East, 135 feet to a point, thence along land now or formerly of said George W. Rinehart, North 45-1/2 degrees East, 322 feet 8 inches to a state, North 44-1/2 degrees West, 135 feet to a state and South 45-1/2 degrees West, 322 feet 8 inches to the place of beginning.

Being the same premises which Keith A Long, Trustee, by his Agent, Frances Denna Williams, by Power of Attorney by deed dated 5/19/2009 and recorded 4/06/2011 in Chester County in Record Book 8156

Page 1172 conveyed unto Scott McFarland and Elizabeth McFarland in fee.

Being the same premises which Scott McFarland and Elizabeth McFarland by deed dated 6/25/2021 and recorded 7/08/2021 in Chester County in Record Book 10599 Page 780 conveyed unto Scott McFarland, in fee.

Tax Parcel # 18-01-0091

PLAINTIFF: BENJAMIN GOLDFIELD

VS

DEFENDANT: **SCOTT MCFARLAND**

SALE

ADDRESS: 705 Old Schuylkill Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **STARK & STARK, P.C. 267-759-9670**

SALE NO. 25-9-259

Writ of Execution No. 2025-02613

DEBT \$367,024.82

PROPERTY SITUATE IN SADSBUY TOWNSHIP

Tax Parcel # 3704-05470000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **LEIDY A. COWLING & RICHARD A. COWLING II**

SALE ADDRESS: 29 Orr Lane, Coatesville, PA 19320

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