Chester County Law Reporter

(USPS 102-900)

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Vol. 74 WEST CHESTER, PENNSYLVANIA, NOVEMBER 05, 2026 No. 45

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Chester County Law Reporter

(USPS 102-900)

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15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
lawreporter@chescobar.org

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

Richard Meanix, Editor

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

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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. 2026-06595-NC

NOTICE IS HEREBY GIVEN that the name change petition of Alison Rosa Strumbeck was filed in the above-named court and will be heard on Tuesday, November 10, 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, July 14, 2026

Name to be changed from: Alison Rosa Strumbeck to: Alison Rosa Marsaga

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

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2026-10279-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mohamed Omar Elsayed Ahmed Morsi was filed in the above-named court and will be heard on Tuesday, February 16, 2027 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, October 22, 2026

Name to be changed from: Mohamed Omar Elsayed Ahmed Morsi to: Omar Elsayed Morsi

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

AARON, Edwin P, a/k/a Edwin Paul Aaron Sr, late of Londonderry Township. Sheryl Tristani, care of LOGAN T. GRAVES, Esquire, 49 N Duke Street, Lancaster, PA 17602, Executrix. LOGAN T. GRAVES, Esquire, May Herr & Grosh LLP, 49 N Duke Street, Lancaster, PA 17602, atty.

BRINE, Denise Kent, a/k/a Denise Brine Jefferson and Denise Brine Gonzalez, late of Tredyffrin Township. John S. Brine, care of LAURA M. TOBEY, Esquire, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087, Executor. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087, atty.

BUZALEK, Susan, a/k/a Susan M. Buzalek, late of Franklin Township. Lee Buzalek, care of KRISTEN L. BEHRENS, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Executor. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

CAMPBELL, Arlene R., late of Coatesville. John Campbell, 929 Lombard St. Apt. 302, Philadelphia, PA 19147, Executor.

CARTY, JR., James B., a/k/a James B. Carty, Jr., M.D., James B. Carty and Jim Carty, late of East Nottingham Township. John R. Carty, 738 Mustin Ln., Villanova, PA 19085, care of JOHN R. CARTY, Esquire, 738 Mustin Ln., Villanova, PA 19085, Executor. JOHN R. CARTY, Esquire, 738 Mustin Ln., Villanova, PA 19085, atty.

CHOMELAWALA, Taha, late of Tredyffrin Township. Fakhruddin Chomelawala, care of GEORGE J. BADEY IV, Esquire, 2200 Locust St, Philadelphia, PA 19103, Administrator. GEORGE J. BADEY IV, Esquire, Badey, Sloan & DiGenova, P.C., 2200 Locust St, Philadelphia, PA 19103, atty.

COURSON, Christopher, a/k/a Chris Courson, late of West Grove. Patricia Courson, care of KATHLEEN P. CARMEN, Esquire, 1235 Northgate Road, West Chester, Pa. 19382, Executrix. KATHLEEN P. CARMEN, Esquire, Law Offices of Kathleen P. Carmen, LLC, 1235 Northgate Road, West Chester, Pa. 19382, atty.

DURHAM, Gary David, a/k/a Gary Durham and Gary D Durham, late of West Chester. Lucinda Durham, 204 Red Lion Road, West Chester, PA 19382, Executor.

FABE, Mary Belle, late of West Whiteland Township. Christopher Fabe, care of JANET M. COLLITON, Esquire, 790 E. Market Ste., Ste. 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market Ste., Ste. 250, West Chester, PA 19382-4806, atty.

HARRIS-MITCHELL, Arlene, late of West Grove. Bryan Mitchell, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

HAYES, Evelyn Ruth, a/k/a Evelyn R. Hayes, Dr. Evelyn Ruth Hayes and Lyn Hayes, late of West Grove. Jennifer T. Woody, care of PETER S. GORDON, Esquire, 1925 Lovering Avenue, Wilmington, DE 19806, Executrix. PETER S. GORDON, Esquire, Gordon Fournaris and Mammarella, 1925 Lovering Avenue, Wilmington, DE 19806, atty.

HELLER, Laurie B., late of East Marlborough Township. James Norris, 95 13th St. East, Avalon, NJ 08202, care of GARTH G. HOYT, Esquire, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, Executor. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, atty.

HIDDLESON, Henry J., late of E. Caln Twp. Patricia S. Hiddleson, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher, Foley, Milliner, Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

KERN, Rodney M., late of Honey Brook Borough. Thomas E. Kern and Michael R. Kern, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executors. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

KLECKO, Mary Jane, late of West Whiteland Township. Michael J. Klecko, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

LEESE, Debra B., late of West Chester Borough. Donna B. Cullinan, care of MARCI S. MILLER, Esquire, P.O. Box 5349, Lancaster, PA 17606, Executrix. MARCI S. MILLER, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606, atty.

LOGAN, Mary Caroline, a/k/a Mary C. Logan, late of West Whiteland Township. Linda C. Boyle, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Dr., P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Dr., P.O. Box 673, Exton, PA 19341-0673, atty.

McELHILL, William John, a/k/a William J. McElhill and Bill McElhill, late of Westtown Township. Frances A. McElhill, care of JUDY ZIEGLER GALGON, Esquire, 327 Riverview Road, Swarthmore, PA 19081, Executrix. JUDY ZIEGLER GALGON, Esquire, 327 Riverview Road, Swarthmore, PA 19081, atty.

McGRATH, James M., a/k/a James Michael McGrath, late of Uwchlan Township. John A. McGrath, 1931 Bank St., Baltimore, MD 21231, care of DANIEL F. MONAHAN, Esquire, 158 W. Gay St., Ste. 204, West Chester, PA 19380, Administrator C.T.A.. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 158 W. Gay St., Ste. 204, West Chester, PA 19380, atty.

MOORE, Phyllis D., a/k/a Phyllis A. Moore and Phyllis D. M. Moore, late of West Nantmeal. Daniel R. Moore, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MORETZSOHN, Margery E., late of Pennsbury Township. Elizabeth Moretzsohn McGarrigle, care of KATHLEEN A. MALOLES, Esquire, 1684 S. Broad St., Ste. 230, Lansdale, PA 19446, Executrix. KATHLEEN A. MALOLES, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., Ste. 230, Lansdale, PA 19446, atty.

NORTHRUP, Doris R, late of Pennsbury Twp. Robin Anne Krug, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square PA 19348,

Executrix. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

PAULIG, Barbara L., late of Exton. Eileen Terry, 767 W. Kings Highway, Coatesville, PA 19320, care of MICHAEL P. ROWAN, Esquire, 101 East Gay Street Unit 3073, West Chester, PA 19380, Executrix. MICHAEL P. ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street Unit 3073, West Chester, PA 19380, atty.

PEOPLES, Helen M., late of Coatesville. William A. Peoples, Jr., 201 Five Point Road, Coatesville, PA 19320-4922, Executor.

PIECYK, Joyce Florence, late of Philadelphia County. Robert Halicks, 104 Trent Rd, Blackwood, NJ 08012, Administrator.

PIECYK, Mark Andrew, late of Philadelphia County. Robert Halicks, 104 Trent Rd, Turnersville, NJ 08012, Administrator.

REHER, Margaret M., late of Malvern. Maria Tyson-Cori, 73 Briar Patch Court, Sewell, NJ 08080, Executor.

ROSSI, Antoinette Marie, a/k/a/ Antointette M. Rossi, late of Malvern Borough. Lori M. Rossi, 128 Hibernia Rd., Coatesville, PA 19320 and John Rossi, 509 Coventry Ln., Glen Mills, PA 19342, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, atty.

SCHMIDT, Andrew Robert, late of Wayne. Margaret Schmidt, 634 Jackson Ave, Glenside, PA 19038, Executrix.

SLOANE, Jane C., a/k/a Jane Tilton Carson and Jane Carson Sloane, late of Tredyffrin Township. James D. Sloane, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Bleczinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

SWEIGART, Shirley J., a/k/a Shirley Sweigart, late of Honey Brook Township. Brenda L. Burkholder, 714 Aspen Lane, Lebanon, PA 17042, care of JUSTIN J. BOLLINGER, Esquire, P.O. Box 5349, Lancaster, PA 17606, Executrix. JUSTIN J. BOLLINGER, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606, atty.

WESTWOOD, Joseph Ray, late of Chadds Ford, Pennsbury Twp.. Thomas R. Westwood, 3 Main St., Myersville, Maryland 21773, Executor.

WETZEL, John A., late of East Goshen Township. Ian P. Wetzel, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

2nd Publication

ESTATE OF CALOGERO **ALLETTO**, DECEASED. Late of East Goshen Township, Chester County, PA LETTERS of ADMINISTRATION on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to MAURICE HUDSON, ADMINISTRATOR, c/o Joel S. Luber, Esq., 2929 Arch St., 13th Fl., Philadelphia, PA 19104, Or to his Attorney:
JOEL S. LUBER
REGER RIZZO DARNALL LLP
Cira Centre
2929 Arch St., 13th Fl.
Philadelphia, PA 19104

ANDROWICK, William, late of Honey Brook Township. William V. Androwick, care of NEVIN D. BEILER, Esquire, 105 S. Hoover Ave., New Holland, PA 17557, Executor. NEVIN D. BEILER, Esquire, Beiler Legal Services, P.C., 105 S. Hoover Ave., New Holland, PA 17557, atty.

BALDWIN, Hilda Johnson, a/k/a Hilda J. Baldwin, late of West Caln Township. Tracey Baldwin, care of RICK MORTON, Esquire, 999 West Chester Pike Suite 201, West Chester PA 19380, Executrix. RICK MORTON, Esquire, RMI Law, 999 West Chester Pike Suite 201, West Chester PA 19380, atty.

BRIZZI, Philomene, late of Tredyffrin Township. Brian V. Murray, care of DEVIN S. FOX, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, Administrator. DEVIN S. FOX, Esquire, Stevens & Lee, PC, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, atty.

BROWN, Carlton Tyrone, late of Caln Township. Kalpana Doshi, care of ZACHARY D. GRIFFITH, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Administratrix. ZACHARY D. GRIFFITH, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

DILLON, Cheryl Dombrow, a/k/a Cheryl Dillon, late of Tredyffrin Township. Kevin Michael Dillon, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Ste. 110, Media, PA 19063, Executor. NICHOLAS M. ORLOFF, Esquire, Lamb McErlane, P.C., 1 W. Third St., Ste. 110, Media, PA 19063, atty.

GALLO, Carole Julia, a/k/a Carole Gallo and Carole J. Gallo, late of Caln. Paula Gambrill, care of GORDON GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. GORDON GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GOLDBERG, Mitchell Jay, a/k/a Mitch Goldberg, late of Phoenixville. Susan M Goldberg, 1409 Denise Circle, Phoenixville, PA 19460, Executrix.

GOODALE, Patricia F., late of Penn Township. Kathleen J. McCormick, 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.

KATES, John C, a/k/a John Charles Kates, late of East Vincent Twp.. Susan E. Kates, 7203 Bluefield Dr., Dallas, TX 75248, care of BRIAN D. GOURLEY, Esquire, 114 E. Broad St., Souderton, PA 18964, Executrix. BRIAN D. GOURLEY, Esquire, Landis, Hunsberger, Gingrich & Weik, 114 E. Broad St., Souderton, PA 18964, atty.

LASKEY, Diane M., late of East Vincent Township. Raymond J. Laskey, 962 Sanatoga Rd., Pottstown, PA 19465, care of JAMES C. KOVALESKI, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executor. JAMES C. KOVALESKI, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

LAST, JR., Edmund G., late of East Goshen Township. Daniel F. Monahan, 158 W. Gay St., Ste. 204, West Chester, PA 19380, care of DANIEL F. MONAHAN, Esquire, 158 W. Gay St., Ste. 204, West Chester, PA 19380, Executor. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 158 W. Gay St., Ste. 204, West Chester, PA 19380, atty.

LAUDY, Barbara A., late of Kennett Township. Mark William Laudy, 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.

LEAR, Anna P., late of East Bradford Township. Anna Maria McClure, care of JENNIFER L. SIMONS, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. JENNIFER L. SIMONS, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

LOPEZ SALINAS, Jorge Rafael, late of East Whiteland Township. Grima Castro, care of ROSANA I. CHIPLE, Esquire, 21 South Church St, West Chester, PA 19382, Administrator. ROSANA I. CHIPLE, Esquire, Fink and Buchanan Law Offices, LLC, 21 South Church St, West Chester, PA 19382, atty.

LOPP, Carlos, late of Coatesville. Catherine Colleen Jennings-Lopp, care of LATISHA BERNARD SCHUENEMANN, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Administrator. LATISHA BERNARD SCHUENEMANN, Esquire, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

MANNING, Thomas Joseph, late of Easttown Township. Michele Price Manning, 507 Millbrook Rd., Devon, PA 19333, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

MORRIS, Livingston Boyd, late of Easttown Township. Robert Livingston Morris, 652 California St., Apt. C, Mountain View, CA 94041, care of ELIZABETH J. KILLACKEY, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. ELIZABETH J. KILLACKEY, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

OLEYKOWSKI, Matilda C., late of Valley Township. Joseph Oleykowski, care of JAMISON C. MacMAIN, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. JAMISON C. MacMAIN, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

PETERSEN, Laura K., late of West Brandywine Township. Andrew H. Dohan, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

PIZZO, Rose Marie, late of West Chester. George J Pizzo Jr., 12 Susies Hollow, Sewell, NJ 08080, Executor.

PRINCE, Constance S., a/k/a Constance L. Prince, late of Uwchlan Township. Scott L. Schaffer,

859 Shadowbrooke Drive, Dover, PA 17315, care of JOSEPH D. KERWIN, Esquire, 4245 State Route 209, Elizabethville, PA 17023, Executor. JOSEPH D. KERWIN, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023, atty.

RYAN, JR., James D., a/k/a James Donald Ryan, Jr., late of Tredyffrin Township. Meredith A. Horton, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

SCOGNA, Dora Ella, a/k/a Dora and Duerr, late of Devon. Dora Mead, care of JOHN DUFFY, Esquire, 807 Garrett Road, Upper Darby, PA 19082, Executrix. JOHN DUFFY, Esquire, Family Insurance, 807 Garrett Road, Upper Darby, PA 19082, atty.

TOBINUS, JR, John F., late of Pottstown. Courtney Tobinus, care of SHAWN P. QUINNAN, Esquire, 1220 Valley Forge Rd STE 6, Phoenixville, PA 19460, Administratrix. SHAWN P. QUINNAN, Esquire, Law Offices of Shawn P. Quinnan, 1220 Valley Forge Rd STE 6, Phoenixville, PA 19460, atty.

WARD, Jack Oliver, late of West Chester Borough. Mathew Ward, 727 S. Adams St., West Chester, PA 19382, care of CHRISTA F. HIGH, Esquire, 66 W. Eagle Rd., Ste. 1, Havertown, PA 19083, Executor. CHRISTA F. HIGH, Esquire, Law Offices of Daniel J. Siegel, LLC, 66 W. Eagle Rd., Ste. 1, Havertown, PA 19083, atty.

3rd Publication

BAIER, Mary Ann B., a/k/a Mary Ann Baier, late of Uwchlan Township. Michael F. Baier, 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.

BEWLEY, Evelyn D, late of London Grove Township. George Saienni, 344 Chatham Rd, West Grove, PA 19390, Executor.

CARROLL, Steven P., late of Oxford Borough. Christine Graff, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

COOK, Sue L., late of West Whiteland Township. Jenny A. LeSage, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

DOBBINS, Marsha, late of West Whiteland Township. Amanda Dobbins and Jennifer Dobbins, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FRAUMENI, Joan Marie, late of Caln Township. Patricia Fraumeni, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

IREY, Jacqueline A, late of West Nantmeal Township. Roger W. Irey, Jr., care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executor. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

LACKOVIC, Donna C., late of Schuylkill Township. John B. Lackovic, 3 Brocster Ct., Phoenix, MD 21131, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

McINERNEY, June J., late of Phoenixville Borough. Thomas F. McInerney, Jr., care of JACQUELINE A. JOHNSON, Esquire, 347 West Main Street, Trappe, PA, 19426, Administrator. JACQUELINE A. JOHNSON, Esquire, Johnson Starling & Rotman, 347 West Main Street, Trappe, PA, 19426, atty.

McWILLIAMS, Renee Alexandria, late of West Chester. Rachel Broadway, 411 Dexter Drive, Middletown, Delaware 19709, Administrator.

NELSON, Sally T., late of Tredyffrin Township. Alice N. Flint, care of KATHERINE F. THACKRAY, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Executrix. KATHERINE F. THACKRAY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

RIALE, Connie Marie, late of Franklin Township. Raymond Riale, IV, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ROGERS, Susan, late of East Brandywine Township. Mark Rogers, care of VINCENT CAROSELLA, JR, Esquire, 822 S Matlack Street Suite 101, West Chester PA 19382, Administrator. VINCENT CAROSELLA, JR, Esquire, Carosella & Associates PC, 822 S Matlack Street Suite 101, West Chester PA 19382, atty.

SABOE, Elena P., a/k/a Elena Saboe and Elena Prota Saboe, late of Paoli. Kirsten Saboe, Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, care of MATTHEW A. BOLE, Esquire, Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, Executrix. MATTHEW A. BOLE, Esquire, Fiffik Law Group, P.C., Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, atty.

SCHOLLENBERGER, Richard Norman, late of East Coventry Township. Jeff R. Schollenberger, 451 Kolb Road, Spring City, PA 19475, Executor.

SUSANIN, Roger D., a/k/a Roger David Susanin, late of East Goshen Township. Helene M. Susanin, 1752 Zephyr Glen Ct., West Chester, PA 19380, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Mattews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

TOMPKINS, Ann R., late of Borough of West Chester. Diane M. Tompkins, 312 Sharpless Street, West Chester, PA 19382, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

WILSON, Stacy, late of West Nottingham. Michael Wilson, 248 W. Ridge Road, Apt. 2, West Nottingham, PA 19362, care of PETER GIANGIULIO, Esquire, P.O. Box 567, Unionville, PA 19375, Administrator C.T.A.. PETER GIANGIULIO, Esquire, P.O. Box 567, Unionville, PA 19375, atty.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is Mary's Helpers Philadelphia Inc..
Articles of Incorporation were filed on Thursday, October 22, 2026
Articles of Incorporation were effective on Thursday, October 22, 2026
The purpose or purposes for which it was organized are: Faith-Based Teaching And Community Assistance
RYAN J. GRIFFIN, Esquire, CPA, CVA, Solicitor
James B. Griffin, P.C.
623 North Pottstown Pike
Exton, PA 19341

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is Shadow Creek Farm IEA Team, Inc..
Articles of Incorporation were filed on Wednesday, October 21, 2026
The purpose or purposes for which it was organized are: charitable and educational, including supporting youth equestrian education and interscholastic equestrian competition through the Interscholastic Equestrian Association (IEA).

2nd Publication of 3

TRUST NOTICE

THE RICHARD D. MERION AND JEANETTE T. MERION LIVING TRUST DATED MAY 31, 2005, RESTATEMENT DATED JANUARY 29, 2026
RICHARD D. MERION, Deceased
Late of West Chester Borough, Chester County, PA
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to JEANETTE T. MERION, TRUSTEE, 104 Cloverly Ln, West Chester, PA 19380,
Or to her Attorney:
GREGORY A. BARONI
BARONI ESTATE PLANNING & ELDER LAW
13 E. Central Ave.
Paoli, PA 19301

3rd Publication of 3

TRUST NOTICE

THE CLYDE ALLEN MOFFAT, JR. LIVING TRUST DATED FEBRUARY 4, 2026, RESTATEMENT DATED APRIL 13, 2026.
CLYDE ALLEN MOFFAT, JR. a/k/a CLYDE ALLEN MOFFAT, Deceased
Late of Malvern Borough, Chester County, PA
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to DEBORAH GAIL MILLET, TRUSTEE, c/o Danielle Friedman, Esq., 2000 Market St., Ste. 2700, Philadelphia, PA 19103,
Or to her Attorney:
DANIELLE FRIEDMAN
OFFIT KURMAN PA
2000 Market St., Ste. 2700
Philadelphia, PA 19103

NOTICE

CIVIL ACTION COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CASE NO. 2025-10892-RC
Newrez LLC, D/B/A Shellpoint Mortgage Servicing, Plaintiff
v.
Thomas Mathai, Defendant(s)
NOTICE OF ACTION
To: Thomas Mathai 176 Schilling Avenue Malvern, PA 19355
YOU ARE HEREBY NOTIFIED that Plaintiff, Newrez LLC, D/B/A Shellpoint Mortgage Servicing, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defendant, against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed as case number 2025-10892-RC, seeking to foreclose the mortgage secured on your property located at 176 Schilling Avenue,Malvern, PA 19355.
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.
Lawyer Referral Service Chester County Bar Association 15 West Gay Street West Chester, PA 19381 (610) 429-1500
Haydn Melton, Esquire Padgett Law Group 1055 East Baltimore Pike Suite 201 Media, PA 19063 PAattorney@padgettlawgroup.com (850) 422-2520

NOTICE

IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION
EASTERN DEVELOPMENT & PLANNING, INC.
Plaintiff,
vs.
RICHARD J. PULEO, a/k/a RICH PULEO and LORRAINE PULEO,
Defendants.
Case No. 2026-01493-CT

NOTICE TO DEFEND

Eastern Development and Planning, Inc. "EDPI" is suing you for breach of the June 25, 2019 Subordinated Debenture Note between EDPI and you. EDPI seeks damages for breach of $1,600,000.00; interest that has continued to accrue on the principal balance of the Note; the combined proceed from the sale of real property sold in Shippensburg, Pennsylvania and Breckenridge, Colorado; the reasonable attorney's fees and expenses EDPI has incurred and will incur to protect or enforce its rights related to the Note; pre-judgment interest and post-judgment interest as permitted by law; and any other relief that this Court deems to be appropriate.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objection in writing with the court. 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral and Information Service
Chester County Bar Association
15 West Gay Street West Chester, PA 19380
(610) 429-1500

NOTICE

NOTICE IS HEREBY GIVEN that the Consolidated Return of the Tax Claim Bureau of Chester County with respect to tax sales of real estate held on September 21, 2026 has been presented to the Court of Common Pleas of Chester County, Pennsylvania, which on October 26, 2026 confirmed said tax sales *nisi*. Objections or exceptions thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation *nisi*; otherwise said return will be confirmed absolute.

TAX CLAIM BUREAU OF
CHESTER COUNTY
Jonathan B. Schuck, Director

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, November 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, December 21st, 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

2nd Publication of 3

SALE NO. 26-3-44
Writ of Execution No. 2024-08364
DEBT $2,416,144.98

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. 26-11-173
Writ of Execution No. 2026-00718
DEBT $159,403.37

MUNICIPALITY: WEST CHESTER BOROUGH, CHESTER COUNTY DEED: BOOK NO. 6379, PAGE NO. 1988

Tax Parcel # 1-9-493

IMPROVEMENTS thereon: a residential dwelling Containing 0.0613 Acres

PLAINTIFF: Federal Home Loan Mortgage Corporation, As Trustee of the Freddie Mac SLST 2025-2 Participation Interest Trust

VS

DEFENDANT: **Sean Glaum**

SALE ADDRESS: 40 East Miner Street, West Chester PA 19382

PLAINTIFF ATTORNEY: **Leopold & Associates, PLLC 412-714-2880**

SALE NO. 26-11-174
Writ of Execution No. 2025-06216
DEBT $270,746.19

ALL THAT CERTAIN lot or tract of parcel of land, Situate in West Caln Township, Chester County, Commonwealth of Pennsylvania, described according to a Survey made by Edgar Laub, Registered Surveyor, dated January 13, 1968, as follows:

BEGINNING at a spike in a public macadam road (1358) and the Northeast corner of lands now or late of Lawrence Mattson; thence by said road and land now or late of John Williams North 30 degrees 53 minutes 40 seconds West, 32.58 feet to a spike; thence by land now or late of Wil-

liam Smith North 80 degrees 33 minutes 30 seconds East (passing over a spike in a stump 30 feet from last mentioned spike 295.59 feet to iron pipe; thence by land now or late of Benjamin Schrack South 5 degrees 52 minutes 50 seconds East 125 feet to an iron pin, thence by land now or late of Eldon Hughes South 83 degrees 47 minutes 50 seconds West (passing over an iron pin 30 feet from next mentioned spike 232.9 feet to a spike in said macadam road; thence by said road and by lands now or late of Lawrence Mattson North 38 degrees 0 minutes 30 seconds West 92.42 feet to a point of beginning.

BEING THE SAME PREMISES which David Rothberg, Executor of the Estate of Ann M. Rothberg a/k/a Ann Melinda Rothberg, deceased, by Deed dated 7/20/2023 and recorded in the Office of the Recorder of Deeds of Chester County on 7/25/2023 in Deed Book Volume 11085, Page 1196, granted and conveyed unto Lynda Crighton and John Johansen, IV..

Tax Parcel # 28-5-96.1

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PennyMac Loan Services, LLC

VS

DEFENDANT: **Lynda Crighton & John Johansen, IV**

SALE ADDRESS: 134 Cambridge Road, Coatesville PA 19320

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

SALE NO. 26-11-176
Writ of Execution No. 2025-11483
DEBT $668,983.58

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of Chestnut Hill, prepared by Hibbeln Engineering Company, dated 10/17/2000, last revised 10/25/2004 and recorded in Chester County as Plan No. 17342 as follows, to wit:

BEGINNING at a point on the Westerly side of Blossom Way, a corner of Lot No. 2 as shown on said plan; thence from said point of beginning, along the said side of Blossom Way the following two courses and distances: (1) South 10 degrees 10 minutes 48 seconds East 250.91 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.05 feet to a point on the Northerly side of French Creek Road; thence along the said side of French Creek Road the following three courses and distances: (1) on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 260.37 feet to a point of tangent (2) South 47 degrees 39 minutes 11 seconds West 108.00 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 122.24 feet to a corner of lands of Suzane Weber; thence along said lands of Suzane Weber and others North 07 degrees 19 minutes 53 seconds East 441.73 feet to a corner of Lot No. 2; thence along Lot No. 2 North 79 degrees 40 minutes 38 seconds East 337.11 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan. UNDER AND SUBJECT TO THE FOLLOWING CONDITIONS: A note will be placed on the deed for each and every lot created by the recordation of this plan clearly stating that the detention basin(s) and other stormwater facilities, as shown on the approved plans (including the on-lot and regional recharge areas) are a integral and perpetual component of the township's stormwater drainage system and as such may be protected, maintained and preserved in accordance with the "Re-

charge Management Plan" by the lot owner(s) whose property is encumbered by said facilities, the township has the right but not the obligation to enter the property from time to time for the expressed purpose of inspecting and to the extent not being maintained, maintaining these facilities in accordance with these requirements. Each property owner is advised that the stormwater facilities are designated to be infiltration facilities and will hold water for an extended prior of time. Being the same premises which The Woods at Chestnut Hill, LLC by Deed dated 2/24/2006 and recorded 3/7/2006 in Chester County in Record Book 6781 Page 1931 conveyed unto William J. Weaver and Cynthia O. Weaver, husband and wife as tenants by the entireties, in fee.

BEING the same premises which William J. Weaver and Cynthia O. Weaver by Deed dated June 15, 2007 and recorded in the Office of Recorder of Deeds of Chester County on August 3, 2007 at Book 7228, Page 2109 Instrument#10776410 granted and conveyed unto Patrick L. Olson.

UPI # 17-6-72.12

PLAINTIFF: Wilmington Trust Company, as Successor Trustee to Bank of America, National Association (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Loan Trust 2007-15AR, Mortgage Pass-Through Certificates, Series 2007-15AR pursuant to the Pooling and Servicing Agreement dated as of October 1, 2007

VS

DEFENDANT: **Patrick L. Olson A/K/A Patrick Olson**

SALE ADDRESS: 101 Blossom Way, Pottstown aka Township of North Coventry PA 19465

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

SALE NO. 26-11-177
Writ of Execution No. 2026-00377
DEBT $299,172.16

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan for "Mill Pond Farm" made by Regester Associates, Inc., Registered Land Surveyors, Kennett Square, PA., dated 11/15/1996 and recorded 09/11/1997 as Plan No. 14039, as follows, to wit:

BEGINNING at a point on the Southerly side of the cul-de-sac of Mill Pond Lane at a corner of Lot No. 7 on said Plan; thence extending from said point of beginning and along Lot No. 7, South 25 degrees 07 minutes 35 seconds West, 324.24 feet to a point in line of other lands of D.C.W., Inc.; thence extending along the same, South 78 degrees 45 minutes 04 seconds West, 60.70 feet to a point in line of lands of Emedio J. & Mario D. Basciani; thence extending along the same, North 00 degrees 55 minutes 15 seconds East, 330.83 feet to a corner of Lot No. 5 on said Plan; thence extending along the same North 81 degrees 52 minutes 15 seconds East 158.15 feet to a point on the Westerly side of the aforesaid culde- sac; thence extending along the same, along the arc of a circle curving to the left having a radius of 62.60 feet the arc distance of 61.90 feet with a chord bearing South 36 degrees 30 minutes 05 seconds East, 59.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

BEING the same premises which Antonio Fallia and Giuseppa Fallia by Deed dated October 30, 2020 and recorded in the Office of Recorder of Deeds of Chester County on December 9, 2020 at Book 10371, Page 478 Instrument# 11787022 granted and conveyed unto Christopher A. Crockett and Sara M. Rodriguez.

UPI # 69-3-116

PLAINTIFF: Regions Bank dba Regions Mortgage

VS

DEFENDANT: **Christopher A Crockett and Sara M Rodriguez**

SALE ADDRESS: 325 Mill Pond Lane, Oxford PA 19363

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

SALE NO. 26-11-178
Writ of Execution No. 2026-02324
DEBT $104,455.53

Property situate in VALLEY TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 38-5C-12

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TURSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-7

VS

DEFENDANT: **WILSON DARDEN & JESSIE DARDEN**

SALE ADDRESS: 907 Lafayette Street, Coatesville PA 19320

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

SALE NO. 26-11-180
Writ of Execution No. 2026-00310
DEBT $123,501.57

ALL THAT CERTAIN TRACT OF LAND SITUATED IN WEST CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A NEW SURVEY MADE BY J.W. HARRY, C.E. FEBRUARY 14, 1940, AS FOLLOWS:

BEGINNING AT A POINT IN OR NEAR THE MIDDLE OF A PUBLIC ROAD LEADING TO WAGONTOWN STATION, A CORNER OF LAND WILLIAM S. WARD, JR., THENCE LEAVING SAID ROAD AND BY LAND OF SAID WILLIAM S. WARD, SOUTH 68 DEGREES 30 MINUTES EAST, 502.72 FEET TO IRON PIN IN A LINE OF LAND OF WILLIAM GIVLER: THENCE BY THE SAME SOUTH 0 DEGREES 45 MINUTES WEST 74.86 FEET TO AN IRON PIPE A CORNER LAND OF JOHN ROBERTSON: THENCE BY THE SAME NORTH 68 DEGREES 30 MINUTES WEST, 532.2 FEET TO AN IRON PIN IN OR NEAR THE MIDDLE OF SAID ROAD LEADING TO WAGONTOWN STATION: THENCE ALONG THE SAME NORTH 28 DEGREES 30 MINUTES EAST, 53.6 FEET TO A POINT AND NORTH 9 DEGREES 30 MINUTES EAST 17.17 FEET TO THE PLACE OF BEGINNING.

CONTAINING 36.073 SQUARE FEET OF GROUND, BE THE SAME MORE OR LESS.

BEING the same premises which Federal Home Loan Mortgage Corporation by Daniel A. McGovern by Deed dated August 17, 2011 and recorded in the Office of Recorder of Deeds of Chester County on August 31, 2011 at Book 8238, Page 667 Instrument#11120192granted and conveyed unto David W. Beltz.

Tax Parcel # 2806 01230000

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **David R. Beltz, solely in his capacity as known heir of David W. Beltz, deceased and Nicole Marie Beltz, solely in her capacity as known heir of David W. Beltz, deceased**

SALE ADDRESS: 420 Wagontown Road, Coatesville PA 19320

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

SALE NO. 26-11-182
Writ of Execution No. 2024-07006
DEBT $161,773.30

PROPERY SITUATE IN THE BOROUGH OF PHOENIXVILLE

Tax Parcel # 15-013-06660.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **PAUL LEVENGOOD JR. & NICOLE WERTZ**

SALE ADDRESS: 236 Nutt Road, Phoenixville PA 19460

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

SALE NO. 26-11-183
Writ of Execution No. 2019-04955
DEBT $178,098.85

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, Situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan dated April 23, 1987 last revised June 9,1987 by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA as follows, to wit:

BEGINNING at a point on the North right-of-way line of Valley Road, Route 372, S.R. 0372; thence along said right-of-way line South 72 degrees 44 minutes West, 80 feet to a point a corner of Lot 4; thence leaving said right-of-way line and along Lot 4 North 17 degrees 16 minutes West 269.79 feet to a point on the South right-of-way line of a 20 foot wide Sanitary Sewer Easement; thence along the same North 76 degrees 30 minutes East, 50.19 feet; thence continuing along the same North 78 degrees 0 minutes 0 seconds East, 30.05 feet to a point a corner of Lot No. 2; thence along the same South 17 degrees 16 minutes East, 263.74 feet to the first mentioned point and place of beginning.

Tax Parcel # 38-5-61B

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

VS

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

SALE ADDRESS: 1451 Valley Road, Coatesville PA 19320

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

SALE NO. 26-11-184
Writ of Execution No. 2024-10690
DEBT $163,548.63

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, Settlors 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: U.S.BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

VS

DEFENDANT: **SHARON MCDANIELS**

SALE ADDRESS: 1285 Creek Road, West Chester PA 19382

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

SALE NO. 26-11-186
Writ of Execution No. 2025-05938
DEBT $71,107.50

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

Premises A:

All that certain lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate in the Township of Sadsbury, County of Chester and State of Pennsylvania, being Lot #5 in Subdivision Plan of land of J. Preston Davis and Mary R. Davis, prepared by W. J. Yetter and recorded in Chester County in Plan Book 3 page 68, bounded and described as follows, to wit:

Beginning at a point in public road, Old Wilmington Road, running North from Sadsburyvile, at the Southwest corner of Lot #6 in said Plan; thence along line of said Lot #6, North 65 degrees 42 minutes East 237.52 feet to a stake; thence by remaining land of J. Preston Davis and Mary R. Davis, South 24 degrees 18 minutes East 100 feet to a stake, a corner of Lot #4; thence along line of said Lot #4, South 65 degrees 42 minutes West 229.5 feet to a point in said public road; thence along in said road by Lot #8 on said plan, North 28 degrees 53 minutes West 100.32 feet to the place of beginning.

Premises B:

All that certain tract of land, situate in the Township of Sadsbury, County of Chester and State of Pennsylvania, known as Lot #6, erroneously listed as Lot #9 in previous deed, and recorded in Chester County, bounded and described according to a survey made 9/21/1954 by C. Timothy Slack, Professional Engineer, as follows:

Beginning at a railroad spike in the Wilmington Road, said point being a corner of Lots #6, 8 and 9; thence along Lot #9, North 28 degrees 53 minutes West 100.32 feet to a railroad spike and a corner of Lots #9, 10 and 7; thence along Lot #7 North

65 degrees 42 minutes East, 245.54 feet to a stake and a corner of Lot #7 and in line of Tract A: thence along Tract A, South 24 degrees 18 minutes East 100 feet to a stake and a corner of Lot #5; thence along Lot #5, South 65 degrees 42 minutes West, 237.52 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO RANDY BUCHANAN AND STEPHANIE L. BUCHANAN, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM KENNETH J. LESLIE AND LORI ANNE LESLIE, HUSBAND AND WIFE, DATED AUGUST 14, 1998, RECORDED AUGUST 18, 1998, AS INSTRUMENT NUMBER 60287, AND RECORDED IN BOOK 4403, PAGE 437, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA. INFORMATIONAL NOTE: STEPHANIE L. BUCHANAN DIED ON JANUARY 6, 2010, AND PURSUANT TO THE TENANTS BY THE ENTIRETY LANGUAGE IN THE ABOVEMENTIONED DEED, ALL HER INTERESTS PASSED TO RANDY BUCHANAN.

UPI # 37-2-62

PLAINTIFF: The Bank Of New York Mellon F/K/A The Bank of New York, As Successor In Interest To JPMorgan Bank, National Association, F/K/A JPMorgan Chase Bank, As Trustee For GSMPS Mortgage Loan Trust 2002-1

VS

DEFENDANT: **Amanda Daley, as believed Heir and/or Administrator to the Estate of Randy Buchanon, Unknown Heirs, and/or Administrators to the Estate of Randy Buchanan**

SALE ADDRESS: 790 Old Wilmington Road, Coatesville PA 19320

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

SALE NO. 26-11-188
Writ of Execution No. 2025-05671
DEBT $164,222.00

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE IN WEST WHITELAND TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF THE PROPERTY FOR JOSEPH A. BATES, MADE BY AUTILIO-DORAN ASSOCIATES ENGINEERS AND SURVEYORS DATED 6/26/1964, AS FOLLOWS, TO WIT:

UPI # 41-8-117

PLAINTIFF: TH MSR HOLDINGS LLC

VS

DEFENDANT: **RAYMOND HAWS JR. & CASSANDRE HAWS**

SALE ADDRESS: 612 Grubb Mill Road, West Chester PA 19380

PLAINTIFF ATTORNEY: **PADGETT LAW GROUP 850-422-2520**

SALE NO. 26-11-190
Writ of Execution No. 2018-11548
DEBT $367,144.70

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

Tax Parcel # 60-040-171

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **BOUBACAR TOURE**

SALE ADDRESS: 106 Birkdale Circle, Avondale PA 19311

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

SALE NO. 26-11-191
Writ of Execution No. 2024-04977
DEBT $36,044.05

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Hunters Glen made by Tatman and Lee Associates, Inc. dated 10/15/1991 and revised 2/15/1995 recorded in Chester County as Plan No. 12467 as follows to wit:

BEGINNING at a point on the Southeast side of Hunter Drive, a corner of Lot No. 4, as shown on said Plan; thence from said point of beginning along the Southeast side of Hunter Drive North 19° 3' 50" East, 103.25 feet to a point a corner of Lot No. 6; thence along Lot No. 6 South 54° 28' 11", 202 feet to a point in line of lands now or late of James C. Wayman; thence along the lands now or late of James C. Wayman South 19° 3' 50" West, 103.25 feet to a point, a corner of Lot No. 4; thence along Lot No. 4 North 54° 28' 11" West, 202 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 5 on said Plan.

CONTAINING 20,000 square feet of land be the same more or less.

UNDER AND SUBJECT to restrictions, conditions, easements, rights-of-way and convenants as in prior instruments of record.

BEING THE SAME PREMISES which Mark A. Hill and Heather L. Hill, by Deed dated 7/25/2003 and recorded 9/3/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5870, Page 641, granted and conveyed unto Robert Jara.

Tax Parcel # 29-4-364

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: **Robert Jara**

SALE ADDRESS: 20 Hunter Drive, Glenmoore PA 19343

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

SALE NO. 26-11-192
Writ of Execution No. 2026-03742
DEBT $201,902.93

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

Tax Parcel # 4602 02980000

PLAINTIFF: CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **PHILLIP R. CAPOTRIO & RICHARD CAVANAGH**

SALE ADDRESS: 709 Towhee Lane, Cochranville PA 19330

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

SALE NO. 26-11-193
Writ of Execution No. 2021-01544
DEBT $824,127.18

Property to be sold is situated in the Town-

ship of East Goshen, County of Chester, and Commonwealth of Pennsylvania.

Tax Parcel # 53-4R-37

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-IGLOO SERIES VI TRUST

VS

DEFENDANT: **KATHLEEN A. EARLEY**

SALE ADDRESS: 1670 East Strasburg Road, West Chester PA 19380

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

SALE NO. 26-11-195
Writ of Execution No. 2025-10429
DEBT $36,755.65

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances thereon, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Country Club Valley, by Drake & Waddington, Inc., Surveyors, Engineers, and Planners, Kennett Square, Pennsylvania 9/22/1987, last revised 4/29/1988 and recorded 6/9/1988 as Plan Nos. 8284, 8285, 8286 and 8287 as follows, to wit:

BEGINNING at a point on the Northerly side of Saddlebrook Lane (33 feet wide), said point being a corner of Unit No. 14 (as shown on said Plan); thence from said point of beginning leaving Saddlebrook Lane, crossing a Utility Easement and extending along Unit No. 14, North 7° 27' 9" West, 33 feet to a point in line of lands of Open Space, said point being an angle point in line of Unit No. 14; thence leaving Unit No. 14 and extending along lands of Open Space the (3) following courses and distances: (1) North 27° 48' East, 38.17 feet to a point, thence (2) North 63° 19' 58" East, 43.01 feet to a point, thence (3) South 62° 12' East, 30 feet to a point in line of Unit No. 16; thence leaving lands of Open Space aforesaid and extending along Unit No. 16, South 27° 48' West (recrossing the aforesaid easement), 103 feet to a point on the Northeasterly side of Saddlebrook Lane aforesaid, said point being a corner of Unit No. 16; thence along the Northerly and Northeasterly sides of Saddlebrook Lane on a line curving to the left having a radius of 48 feet an arc distance of29.53 feet to the first mentioned point and place of BEGINNING.

BEING Unit No. 15 on the above mentioned Plan.

BEING THE SAME PREMISES which Richard C. Kern, Jr., by Deed dated 4/25/2014 and recorded 4/28/2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8915, Page 650, granted and conveyed unto Rhonda Warmiak and Leon Warmiak. Leon Warmiak departed this life on January 8, 2017.

Tax Parcel # 38-2K-60

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.

VS

DEFENDANT: **Rhonda Warmiak**

SALE ADDRESS: 15 Saddlebrook Lane, Coatesville PA 19320

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

SALE NO. 26-11-196
Writ of Execution No. 2026-00965
DEBT $907,574.27

ALL THAT RIGHT, TITLE, INTEREST AND CLAIM OF PHOENIX PROPERTY

GROUP, A PENNSYLVANIA GENERAL PARTNERSHIP, OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CHESTER AND THE BOROUGH OF PHOENIXVILLE. ALL THAT CERTAIN TRACT OF LAND BEING KNOWN AS NUTT ROAD, PHOENIXVILLE, PA 19460. DEED BOOK VOLUME 4275, PAGE 1573

Tax Parcel # 15-7-15

PLAINTIFF: JTS Capital RE 4 LLC

VS

DEFENDANT: **Phoenix Property Group, a Pennsylvania General Partnership**

SALE ADDRESS: Nutt Road, Tax Parcel # 15-7-15, Phoenixville PA 19460

PLAINTIFF ATTORNEY: **FTB GIBBONS LLP 412-513-4300**

SALE NO. 26-11-197
Writ of Execution No. 2023-02579
DEBT $104,229.09

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

Tax Parcel # 1602 00450200

PLAINTIFF: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MORTGAGE HOLDERS II MASTER PARTICIPATION TRUST

VS

DEFENDANT: **Bonnie J. Hilton**

SALE ADDRESS: 417 Coates Street, Coatesville PA 19320

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

SALE NO. 26-11-198
Writ of Execution No. 2025-04705
DEBT $263,617.82

All that certain lot or piece of ground Situate in the Township of East Coventry, County of Chester and State of Pennsylvania, bounded and described according to a certain Plan thereof made by Francis W. Wack, registered Surveyor, Schwenksville , Pennsylvania dated October 12, 1953 as follow to wit:

Beginning at a point formed by the intersection of the center line of New Route 83 (120 feet wide) and the Title line in bed of Everett Lane; thence extending along the center line of New Route 83 North thirty-nine (39) degrees forty-one (41) minutes West, four hundred twenty-three and thirty-one hundredths (423.31) feet to a pin; thence leaving said Road and extending along land now or late Harry W. Shanaman and Lucy M., his wife North eighty-seven (87) degrees nine (9) minutes East, six hundred ninety and eight tenth (690.8) feet to a pin on the title line in bed of Everett Lane aforesaid thence extending along the title line in bed of Everett Lane South forty-nine (49) degrees West, five hundred fifty-four (554) feet to the first mentioned point and place of Beginning.

Tax Parcel # 18-5-8

PLAINTIFF: loanDepot.com

VS

DEFENDANT: **Matthew Walterlazowicki**

SALE ADDRESS: 42 Anderson Road, Spring City PA 19475

PLAINTIFF ATTORNEY: **ORLANS LAW GROUP PLLC 484-367-4191**

CCBA

Chester County Bar Association

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