



# Chester County Law Reporter

(USPS 102-900)

*The Official Legal Publication for Chester County*

Vol. 74

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No. 06

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# Chester County Law Reporter

(USPS 102-900)

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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. 2026-00433-NC**

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

Date of filing the Petition: Friday, January 16, 2026  
Name to be changed from: Edward Parola to: Edward Rohrbach

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. 2026-00093-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Elizabeth Isobel Barchi was filed in the above-named court and will be heard on Tuesday, April 7, 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, January 6, 2026  
Name to be changed from: Elizabeth Isobel Barchi to: Elizabeth Isobel Barchi Foxwood  
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. 2025-09949-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Oliva Olvera Soto on behalf of minor child Anali Alvarado-Olvera was filed in the above-named court and will be heard on Tuesday, February 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: Friday, October 24, 2025  
Name to be changed from: Anali Alvarado-Olvera to: Annalee Alvarado-Olvera

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**

**BAYLE**, Victoria H., late of Easttown Township. William P. Bayle, care of JONATHAN E. BECKER, Esquire, 300 W. State St. Ste. 300, Media, PA 19063, Executor. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St. Ste. 300, Media, PA 19063, atty.

**BERGLUND**, Dale Ann, late of Coatesville. Sommer Santiago, 215 Jonathan Drive, Coatesville, PA 19320, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executrix. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLawFirm.com, 712 Kimberton Road, Chester Springs, PA 19425, atty.

**BREHANY**, Mary Therese, a/k/a Therese Brehany and Mary T. Brehany, late of Downingtown.

Christopher J Brehany, 13020 Feldspar Ct, Clifton, VA 20124-0951, Executor.

**FEEHERY, SR.**, Robert F., a/k/a Robert Francis Feehery and Robert Francis Feehery, Sr., late of East Goshen Township. Teresa M. Feehery, care of RICHARD C. PARKER, Esquire, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, Executrix. RICHARD C. PARKER, Esquire, Miles & Parker, LLP, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, atty.

**FRUEH**, Mary T., a/k/a Mary T. Steinkirchner, late of Schuylkill Township. Lori Ann Hugo, 120 Forge Mountain Dr., King of Prussia, PA 19406-2621, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Administratrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

**GARTNER, JR.**, William S., late of Pennsylvania Township. Mary Beth Owens, 801 Fairville Rd., Chadds Ford, PA 19317, care of CYNTHIA L. DENGLE, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrix. CYNTHIA L. DENGLE, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

**HALLMAN**, Sylvia, late of Pottstown. Randall Hallman, care of R. NICHOLAS NANOVIC, Esquire, 33 S. 7th Street, PO Box 4060, Allentown, PA 18105-4060, Personal Representative. R. NICHOLAS NANOVIC, Esquire, Gross McGinley, LLP, 33 S. 7th Street, PO Box 4060, Allentown, PA 18105-4060, atty.

**HOWELL**, Gary L., a/k/a Gary Lawton Howell, late of Uwchlan Township. Marcus Howell, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**JARRETT**, Thomas Charles, a/k/a Thomas C. Jarrett, late of Malvern. Michelle L. Dolski, 109 Laurel Lane, Exton, PA 19341, Executrix.

**KADEL, JR.**, Raymond F., late of West Goshen Township. Colleen Kadel, 434 Willow Way, 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.

**KILCUR**, Maria Theresa, late of East Bradford Township. James Kilcur III, care of COURTNEY WIGGINS, Esquire, 211 N Walnut St, 1st Floor, West

Chester, PA 19380, Executor. COURTNEY WIGGINS, Esquire, Clarion Law, LLC, 211 N Walnut St, 1st Floor, West Chester, PA 19380, atty.

**LIBHART**, John Jay, a/k/a John J Libhart and Jack Libhart, late of Coatesville. Brenda Russell, PO Box 89, Downingtown, PA 19335, Administrator.

**LYONS**, Joseph Patrick, late of Borough of Downingtown. Patrick J. Lyons, 662 Perimeter Drive, Downingtown, PA 19335, Executor.

**McGUIGAN**, Mary B., late of Westtown Township. Natalie M. Darcy, care of JOSEPH A. WALHEIM, Esquire, 40 W. Eagle Rd., Ste. 2, Havertown, PA 19083-1425, Executrix. JOSEPH A. WALHEIM, Esquire, Joseph A. Walheim & Associates, P.C., 40 W. Eagle Rd., Ste. 2, Havertown, PA 19083-1425, atty.

**MORRISSEY**, Serena N., a/k/a Serena V. Morrissey and Serena Noznesky Morrissey, late of Kennett Square. Serena C. Morrissey, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

**MYERS**, Edward G., late of East Vincent Township. Aimee E. Myers, 35 Lahawa Dr., Downingtown, PA 19335, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

**PELLEGRINI**, Eugene M, late of Chester Springs. Cindy Trynyszewski, care of MICHAELANGELO DIPPOLTIO, Esquire, 712 Kimberton Road, Chester Springs PA, 19425, Executrix. MICHAELANGELO DIPPOLTIO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs PA, 19425, atty.

**PORTER**, Patricia A., a/k/a Patricia Porter, late of Tredyffrin Township. Elizabeth Porter, 238 Upper Gulph Rd., Radnor, PA 19087 and Claire Porter, 480 St. Davids Ave., St. Davids, PA 19087, care of GLENN R. WEISER, Esquire, 2000 Market St., Ste. 2820, Philadelphia, PA 19103, Executrices. GLENN R. WEISER, Esquire, McCarthy Weidler, P.C., 2000 Market St., Ste. 2820, Philadelphia, PA 19103, atty.

**TYSON**, Elaine J., late of Caln Township. Ronald T. Tyson & Carole L. Turansky, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representatives. BARRY S. RABIN, Esquire, The Law Firm of Barry

S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

**WILSON**, Curtis, late of West Grove. Allan Wilson, 21 West Hunter Creek Lane, West Grove, PA 19390, Administrator.

## 2nd Publication

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

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

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

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

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

**ELKINS**, William L., a/k/a William Lukens Elkins, late of East Fallowfield Township. Helen MacLeod Elkins, care of JENNIFER A. KOSTEVA, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. JENNIFER A. KOSTEVA, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

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

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

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

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

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

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

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

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

**OWENS**, Angeline Rose, a/k/a Angeline Owens, late of London Grove Township. Charles J. Owens, care of DUKE K. SCHNEIDER, Esquire, 17 W. Min-

er St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

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

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

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

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

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

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

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

### 3rd Publication

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**REEDER**, Anne E., late of Downingtown Borough. Joseph G. Borst, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

**REICHARDT**, Mary Lou, late of West Goshen Township. Robert Reichardt, Jr., care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201,

West Chester, PA 19380, Administrator. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

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

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

**THOMAS**, Ruth M., late of Easttown Township. Gordon R. Thomas, 310 N. Fairfield Rd., Devon, PA 19333, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

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

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

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#### NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on 1/16/26, Articles of Incorporation were filed with the Dept. of State for Parzival Holdings, a nonprofit corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of PA, exclusively for charitable purposes. FOX ROTHSCCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

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#### NONPROFIT CORPORATION NOTICE

Revenge Anonymous, Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. Buckley, Brion, McGuire & Morris LLP  
118 West Market St., Ste. 300  
West Chester, PA 19382

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3rd Publication of 3

TRUST NOTICE

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

Kelly Peltier, Marlene Anderson, and Carol Rosen, Trustees

Attorney:

VINCENT CAROSELLA, JR., Esquire

Carosella & Associates, P.C.

882 South Matlack Street, Suite 101

West Chester, PA 19382-4505

NOTICE

Chester County

Court of Common Pleas

Number: 2025-12382-RC

Notice of Action in Mortgage Foreclosure

Bank of America, N.A., Plaintiff v. Demetris Myrick, Known Surviving Heir of Trish-Ann Weishaar and Unknown Surviving Heirs of Trish-Ann Weishaar, Defendants

TO: Unknown Surviving Heirs of Trish-Ann Weishaar. Premises subject to foreclosure: 1254 Goldenrod Dr, Downingtown, Pennsylvania 19335. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections 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 without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice 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 Service, Chester County Bar Association, 15 W Gay St, West Chester, PA 19380, (610) 429-1500. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff,

1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

NOTICE

COURT OF COMMON PLEAS  
CHESTER COUNTY, PA -  
CIVIL DIVISION - LAW  
No. 2025-06487-RC  
MORTGAGE FORECLOSURE

THE NORTH RIVER INSURANCE COMPANY,  
Plaintiff,  
v.  
SHARMISTHA CHOWDHURY DATTA and  
ARINDAM DATTA,  
Defendants.

TO: ARINDAM DATTA

BY ORDER DATED DECEMBER 10, 2025, THE CHESTER COUNTY COURT OF COMMON PLEAS ENTERED AN ORDER AUTHORIZING THE NORTH RIVER INSURANCE COMPANY, TO SERVE THE COMPLAINT BY PUBLICATION.

You are hereby notified that on July 21, 2025, Plaintiff, The North River Insurance Company, filed a Complaint (the "Complaint") endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to No. 2025-06487-RC. The Complaint seeks to foreclosure on the real property located at **241 Tall Trees Circle, Downingtown Borough, Pennsylvania 19335** (the "Property"). The Mortgage was recorded in the Chester County Recorder of Deeds Office at Deed Book 10954, Page 1204 (the "Mortgage") whereupon the Property may be sold by the Sheriff of Chester County. The Complaint seeks recovery on the Mortgage in the amount of \$69,750.00 plus per diem interest of \$8.21 per day from July 1, 2025, plus attorneys' fees and costs of suit.

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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 SERVICE  
CHESTER COUNTY BAR ASSOCIATION  
15 WEST GAY STREET  
WEST CHESTER, PA 19380  
PHONE: 610-429-1500**

GROSS MCGINLEY, LLP  
Jessica S. Kaczinski, Esquire - No. 333860  
33 S 7th St., PO Box 4060  
Allentown, PA 18105-4060  
Phone: 610-820-5450  
Fax: 610-820-6006

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**Sheriff Sale of Real Estate**

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

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

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

**KEVIN D. DYKES, SHERIFF**

**2nd Publication of 3**

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

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

Tax Parcel # 33-2-276

PLAINTIFF: Uwchlan Township

VS

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

SALE ADDRESS: 2203 Bridgewater Court, Uwchlan, PA 19425

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

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

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

Tax Parcel # 16-6-232.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

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

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

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

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

Tax Parcel # 16-5-52

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 254 Fleetwood Street, Coatesville, PA 19320

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

**SALE NO. 26-2-29**  
**Writ of Execution No. 2024-01633**  
**DEBT \$30,947.71**

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

Tax Parcel # 43-5-12.6

PLAINTIFF:Tredyffrin/Easttown School District

VS

DEFENDANT: **Ning Sun**

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

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

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

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

BEGINNING at a spike in the title line in the bed of a public road leading in a Northernly direction to Whitford and in a Southernly direction to Grove a corner of lands of McAllister Edwards; thence leaving said road and crossing the Westerly side thereof and extending along said lands of McAllister Edwards South 87 degrees 47 minutes West 223.6 feet to a point in line of lands of Grove Gardens; thence extending along said lands North 17 degrees 49 minutes west 591.13 feet to an iron pin in line of lands of Kersey Cunningham;

thence extending along said lands North 61 degrees 29 minutes 40 seconds East, 135.1 feet to a limestone in line of lands of George Thomas, III, Estate; thence extending along said lands, South 24 degrees 46 minutes 50 seconds East recrossing the Westerly side of said public road

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

CONTAINING 2.515 acres more or less.

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

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

Tax Parcel # 41-5-228

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

VS

DEFENDANT: **Karen J. Herrmann**

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

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

**SALE NO. 26-2-34**  
**Writ of Execution No. 2025-04324**  
**DEBT \$128,871.04**

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

Situated in the County of Chester, State of Pennsylvania:

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

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

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

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

UPI # 38-5C-43

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Scott Williams**

SALE ADDRESS: 907 George Street, Coatesville, PA 19320

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

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

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

**DEBT \$325,003.05**

PROPERTY SITUATE IN BOROUGH OF BOROUGH OF MODENA

Tax Parcel # 10-3-2.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

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

SALEADDRESS: 16 Baker Street, Coatesville, PA 19320

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

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

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

**DEBT \$229,059.44**

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

BLR # 05-07-0125

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

**SALE NO. 26-2-39**  
**Writ of Execution No. 2024-06096**  
**DEBT \$291,611.09**

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

Tax Parcel # 04-01-0182

PLAINTIFF: LONGBRIDGE FINANCIAL, LLC

VS

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

SALE ADDRESS: 203 New Street, Avondale, PA 19311

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

**SALE NO. 26-2-40**  
**Writ of Execution No. 2022-10357**  
**DEBT \$76,431.95**

PROPERTY SITUATE IN BOROUGH OF TOWNSHIP OF WEST MARLBOROUGH

Tax Parcel # 48-01-0012.110

IMPROVEMENTS thereon: a residential

dwelling

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

VS

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

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

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

**SALE NO. 26-2-41**  
**Writ of Execution No. 2025-05379**  
**DEBT \$217,387.17**

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

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

minutes East, 170.37 feet to an iron pipe, a corner of land now or late of Jesse M. Hamby; thence extending along the same, North 88 degrees 48 minutes 30 seconds East, 871.01 feet to a point, a corner of lands now or late of Robert Johnson; thence extending along the same the six (6) following courses and distances : ( 1 ) South 00 degrees 34 minutes 30 seconds East, 85.85 feet to an iron pipe; (2) South 52 degrees 24 minutes 45 seconds East, 38.61 feet to an iron pipe; (3) south 71 degrees 36 minutes 45 seconds East, 49.98 feet to an iron pipe; (4) South 78 degrees 31 minutes 30 seconds East, 49.94 feet to an iron pipe; (5) South 88 degrees 43 minutes 30 seconds East, 25.86 feet to an iron pin; and (6) North 57 degrees 59 minutes 30 seconds East. 36.42 feet to a point, a corner of land now or late of George R. Crompton; thence extending along the same and a land of other, South 86 degrees 17 minutes 30 seconds East, 276.69 feet to point on the Northwesterly side of a road leading to Pennsylvania Highway Route 340; thence extending through the same, South 00 degrees 40 minutes 45 seconds West, 33.05 feet to a point on the Southeasterly side of said Highway; thence crossing same and along lands now or late of said C.M. Sheehan, north 86 degrees 17 minutes 30 seconds West, 275.79 feet to a point; thence extending South 00 degrees 52 minutes 30 seconds East, 17.96 feet to the first mentioned point and place of beginning.

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

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

AND THE SAID Ronald Lee Tukloff died on March 17 , 1999, whereby title to the

subject premises became solely vested in Joan P. Tukloff by operation of law.

TOGETHER WITH AND RESERVING the fee and common use, right, liberty, and privilege of a certain driveway. various widths, as and for a right of way, passage-way and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of other lots of ground bounding thereon and having the use thereof.

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

UPI # 39-4-37

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

VS

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

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

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